



MEMO

Date: August 3, 2026
To: Commissioners Court
From: Tracy Homfeld, PE, CFM; Assistant Director of Engineering
Subject: Final Plat for The Preserve of Collin County Phase 1 North

Preserve at Royse City, LLC, owner and developer of The Preserve of Collin County (The Preserve MUD of Collin County), requests Commissioners Court consideration of the attached Final Plat of The Preserve of Collin County Phase 1 North.

This development is located within a Municipal Utility District (MUD) and all public infrastructure will be owned and maintained by the district. The District is in the process of securing agreements for emergency services. Phase 1 consists of approximately 25.41 acres and includes 229 residential lots and four (4) HOA lots. Because the lots do not front on the existing public roads, construction of new public roads is required. All public roads will be designed and constructed to meet or exceed the County's minimum design standards.

The project generally drains from east to west and will outfall into Bluff Creek.

Potable water service will be provided by the Nevada Special Utility District (SUD), and sanitary sewer service will be provided by a Texas Commission on Environmental Quality (TCEQ) permitted waste water treatment facility.

Attached is a list of proposed conditions that must be addressed by the applicant as part of the Court's conditional approval. If the Court grants conditional approval, the County will provide the list of conditions to the applicant following the Court's action, in accordance with the Collin County Subdivision Regulations.

RECOMMENDED ACTION

We recommend that the Commissioners Court consider conditional approval of the Final Plat for The Preserve of Collin County Phase 1 North, subject to the attached conditions.