



COLLIN COUNTY

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June 7, 2021

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Terra Escalante 623 Addition Final Plat

Terra Escalante LLC., Terra Escalante 623 Addition, requests Commissioners Court consideration of the attached Final Plat.

The proposed development is located along CR 623 from CR 825 south, approximately 2.80 miles east of Blue Ridge, see location map attached. The Subdivision will consist of ten (30) residential lots. The residential lots will range from 1.00 acre to 2.4 acres.

On-site sewage facilities systems are suitable for this subdivision. Water will be supplied to the subdivision by Frognot SUD. The 100-year flood plain is not present on the property. All lots front on an existing road, therefore new road construction is not required.

The plat generally meets SUBDIVISION RULES as outlined in Section 1.05 of the Collin County Subdivision Regulations and authorized under Local Government Code (LGC) 232, however the developer will be required to make the necessary technical edits. Those items will be outlined in a detailed punch list to the developer within 10 days following Court's conditional approval and will cite the reference in the County's Subdivision Regulations and LGC.

ACTION

We request Commissioners Court consideration for the approval of the Final Plat for Terra Escalante 623 Addition with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.