



January 24, 2022

**To:** Commissioners Court  
**From:** Tracy Homfeld, PE; Assistant Director of Engineering  
**Subject:** Ranger Crossing phase 2 Final Plat

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Princeton Holdings, LP, owner and developer of the Ranger Crossing Subdivision (Collin County Municipal District #4), request Commissioners Court consideration of the attached Final Plat of Ranger Crossing phase 2.

This development is a Municipal Utility District (MUD) and all the infrastructure will be owned and maintained by the district.

Phase 2 is 45.41 acres consisting of 213 residential lots and 2 HOA lots. The lots do not front on the existing public roads; therefore, road construction will be required.

The project generally drains from west to east and will outfall directly into the Lake Lavon floodplain.

Water will be supplied to the development by Culleoka Water Supply Company and sanitary sewer will be provided by the City of Princeton. Storm Drains and Sanitary Sewer Plans will meet the standards for the City of Princeton and the roads will meet the County's minimum standards as well as the standards for the City of Princeton..

The plat generally meets the County's 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 Ranger Crossing phase 2 with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.***