



# COLLIN COUNTY

Engineering Department  
4690 Community Ave.  
Suite 200  
McKinney, Texas 75071  
972-548-3733  
www.collincountytx.gov

August 21, 2023

**To:** Commissioners Court  
**From:** Tracy Homfeld, PE; Assistant Director of Engineering  
**Subject:** Terra Escalante 623 Addition Re-plat lots 7-30

---

Riverside East Homebuilders LLC., owner and developer of the Terra Escalante 623 Addition, requests Commissioners Court consideration of the attached re-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. This re-plat will create additional drainage easements needed for the development. Drainage plans have been submitted for review in order to improve existing drainage conditions. The developer will be required to obtain the necessary permitting from Collin County for work within the public road right of way.

On-site sewage facilities systems are suitable for this subdivision. Water is 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 Re-plat for Terra Escalante 623 Addition lots 7-30 with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.***