



COLLIN COUNTY

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MEMO

Date: September 16, 2024
To: Commissioners Court
From: Tracy Homfeld, PE, CFM; Assistant Director of Engineering
Subject: Final Plat for Cornerstone Ranch

Cornerstone Ranch, owner of Cornerstone Ranch, requests Commissioners Court consideration of the attached Final Plat for Cornerstone Ranch.

Cornerstone Ranch will be created by subdividing the original 31 acre tract into 3 lots. The lots will range from 10.5 to 28.2 acres. On-site sewage facilities systems are suitable for this subdivision. Water will be supplied to the subdivision by Marilee SUD. The 100-year flood plain is not present on the property. The lots do front on an existing public road; therefore, road construction is not required.

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 of Cornerstone Ranch, with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.