



COLLIN COUNTY

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MEMO

Date: March 24, 2025
To: Commissioners Court
From: Tracy Homfeld, PE, CFM; Assistant Director of Engineering
Subject: Final Plat and Street Sign Plan for Terra Escalante 825 Addition

Terra Escalante LLC., owner and developer of the Terra Escalante 825 Addition, requests Commissioners Court consideration of the attached Final Plat and street sign plan for Terra Escalante 825 Addition.

The Terra Escalante 825 Addition will be subdivided into 72 Residential lots and 1 HOA lot. The lots will range from 1.0 to 3.28. On-site sewage facilities systems are suitable for this subdivision. Water will be supplied to the subdivision by Frognot WSC. The 100-year flood plain is not present on the property. The lots do not front on an existing county road; therefore, road construction is required.

Terra Escalante 825 Addition will add approximately 2.08 miles of new two-course surface treatment roads. Collin County Public Works has estimated the cost for maintaining the roads and drainage within the right of way at approximately \$57,200.00/year.

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.

In addition, the owner has submitted a street sign plan for the development. The plan was prepared by a Texas licensed professional engineer according to the Manual on Uniform Traffic Control Devices (MUTCD). The Engineering department has reviewed and concurs with the submitted street sign plan.

ACTION

We request Commissioners Court consideration for:

1) The approval of the Final Plat of The Terra Escalante 825 Addition, with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003, and

2) Approval of the street sign plan for The Terra Escalante 825 Addition.