



COLLIN COUNTY

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MEMO

Date: September 29, 2025

To: Commissioners Court

From: Tracy Homfeld, PE, CFM; Assistant Director of Engineering

Subject: Final Plat for East Point Landing

Golden Ranches Celina 169, LP, owner and developer of East Point Landing, requests Commissioners Court consideration of the attached Final Plat for East Point Landing.

East Point Landing is 106.92 acres consisting of 49 residential lots and 2 HOA lots. The lots do not front on the existing public roads; therefore, road construction will be required. The development will be gated and the roads shall be maintained by the HOA.

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 East Point Landing with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.