



# COLLIN COUNTY

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## MEMO

**Date:** October 6, 2025

**To:** Commissioners Court

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

**Subject:** Re-Plat for Lone Star Ranch South lot 2

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Timothy and Kimberly Woodard, owners of Lone Star Ranch South lot 2 requests Commissioners Court consideration of the attached re-plat for Lone Star Ranch South lot 2.

The purpose of this re-plat is to combine the platted 4.66-acre lot 2 with their owned 5.0-acre property that adjoins it. The resulting lot 2R will be 9.66 acres. On-site sewage facilities systems are suitable for this subdivision. Water is currently supplied to the lot by Marilee SUD. The 100-year flood plain is not present on the property. The lots do front on existing county roads; therefore, road construction is not required. This re-plat does not require a public hearing.

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 Re-Plat of Lone Star Ranch South lot 2R, with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.***