



MEMO

Date: May 18, 2026

To: Commissioners Court

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

Subject: Final Plat and Street Sign Plan for Country Ridge Phase 2

Country Ridge Farmersville Estates LLC, owner and developer of Country Estates Phase 2, requests Commissioners Court consideration of the attached Final Plat and street sign plan for Country Estates Phase 2.

Phase 2 will be subdivided into 52 residential lots and 1 HOA lot. The lots will range from 1.0 to 4.5 acres. On-site sewage facilities systems are suitable for this subdivision. Water will be supplied to the subdivision by Verona SUD. The 100-year flood plain is present on the property. The lots do not front on an existing county road; therefore, road construction is required.

The project generally drains from east to west and will outfall to an existing FEMA floodplain associated with the Pot Rack Creek before ultimately draining into Lake Lavon. A Flood Study has been submitted to Collin County for review.

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 Country Ridge Phase 2, 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 Country Ridge Phase 2.***