



Long Branch Estates- Hillside Phase

Owners: Long Branch Cattle Company, LLC and Jersey Development Company LLC

Application Date: 9/22/2026

Application Completeness Date: 9/28/2026

Court date: 10/26/2026

CONDITIONS FOR PLAT APPROVAL:

1. Platting required

The Tower Car Wash lot is part of the original tract and must be included in this plat. (Section 1.01.F.1)

2. Certifications and Plat Notes required

- a. Remove the existing owners certificate and replace with owners certification-private, from the Collin County subdivision regulations, appendix C, #2. (Section 1.03.D.11)
- b. Provide certification of Collin County commissioner's court, Collin County subdivision regulations, appendix C, #8. (Section 1.03.E.1.l)
- c. Provide health dept. certification, Collin County subdivision regulations, appendix C, #5. (Section 1.03.E.1.m)
- d. Provide Collin County standard plat notes, Collin County subdivision regulations, appendix D. (Section 1.03.E.5.b)
- e. Provide special plat notes for private roads, Collin County subdivision regulations, Appendix E. (Section 1.03.E.1.n)
- f. Provide OSSF plat notes from the OSSF approval letter. (Section 1.03.E.1.n)

3. Requirements for Final Plat

Provide name, address and phone for all property owners. (Section 1.03.E.1.e)

4. Lot, Roadway and Right of Way information

- a. Provide the distance from the entrance to the nearest road intersection. 500 foot minimum spacing required along a future thoroughfare road. (Section 1.03.E.2.f)
- b. Label Right of Way as Dedication along FM 455. (Section 1.03.E.2.k)
- c. County Road 133 is on the County's approved future thoroughfare plan and will require 60 feet right of way be dedicated from the centerline of the road. (Section 1.03.E.2.k)

5. Drainage Easements

- a. Revise the plat to demonstrate compliance with the County's prohibition on lot-to-lot drainage by providing a drainage easement along the rear lots along the eastern plat line. (Section 1.03.E.3.b)
- b. All easements labeled as #1, being a 10-foot utility easement, in the provided legend should be identified as Drainage / Utility Easements. (Section 1.03.E.3.b)

6. Lot requirements

- a. A 25-foot building setback line is required along front of all lots. (Section 1.05.A.5)
- b. The Tower Car Wash lot front along CR 133 and will require a 50-foot building setback line. (Section 1.05.A.5)

7. Technical edits required

In general notes, #1, remove City Ordinance and replace with Collin County Regulations. (Technical Edit)

Comments are included on the plat itself and will also be available to the applicant.