



COLLIN COUNTY

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April 10, 2014

To: Commissioners Court
From: Tracy R. Homfeld, PE, Assistant Director of Engineering
Subject: The Hills of Lone Star Lots, Lot 37R – Re-Plat

C. Kent Adams, owner and developer of The Hills of Lone Star Subdivision, request Commissioners' Court consider approval of the Re-Plat of lot 37 into lot 37R. (See location map and replat attached)

This re-plat will adjust the front property line of Lot 37 (and utility easements) to match up with the proposed future extension of River Park Rd. Straightening out this portion of the road will help to avoid taking out a row of mature trees.

Additionally, because Lot 37 was originally on more of a curve, the east property line had a substantial slant that is not workable with the adjusted routing of the proposed extension of River Park, so another goal of the re-plat is to "square up" Lot 37 with River Park Rd. In squaring up Lot 37, the goal of the re-plat was also to contain the re-platted Lot 37 within the area of the original plat. This reduces the lot acreage from 4.23 acres to 3.00 acres.

The replat also incorporates a right-of-way dedication for the proposed adjusted extension. Previously it was designated as an easement.

We recommend Commissioners Court consider approval of The Hills of Lone Star Re-Plat of lot 37R.