



COLLIN COUNTY

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May 3, 2016

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Final Plat for Lone Star Ranch Subdivision

Mark Melton, Matt Zavadil and Michael Melton, owners and developer of Lone Star Ranch Subdivision requests Commissioners Court consider approval of the attached Final Plat.

LOCATION AND SIZE

Located on CR 175/Lone Star Road; see location map attached. This phase consists of seventeen (17) lots ranging from 1.457 acres to 6.859 acres. Not all lots front on an existing county road; therefore road construction is required.

ROADS, UTILITIES AND DRAINAGE

The owner has submitted road plans for the proposed Brocken Spur Trail, and final plat for review. The plans show adequate road cross-sections and drainage patterns within the subdivision. On-site sewage facilities are suitable for this subdivision. Water will be supplied to the subdivision by Marilee Special Utility District. The 100-year flood plain does not encroach upon the subdivision. The Road construction will be required before the plat can be filed or the appropriate financial security will be required.

ACTION

We request Commissioners Court consideration for the approval of the Final Plat Lone Star Ranch Subdivision.