



COLLIN COUNTY

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March 14, 2017

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Final Plat for Lots 1-14, CA-2R, CA-3, CA-4 & Tract 1; The Hills of Lone Star; Phase 6/East Fork South

C. Kent Adams, dba Lone Star Partners, owner and developer of Lots 1-14, CA-2R, CA-3, CA-4 & Tract 1; The Hills of Lone Star; Phase 6/East Fork South, requests Commissioners Court consider approval of the attached Final Plat.

LOCATION AND SIZE

The new lots and roads are located off River Park Road, in the southeast corner of the subdivision. The Hills of Lone Star Subdivision (phases 1-6) are located in the Southeast corner of CR 179 and Lone Star Road; see location map attached. This phase of the subdivision consists of fourteen (14) new lots, three (3) Common Area lots and one (1) Tract. Sizes range from 3.056 acres to 9.31 acres. Most of the lots do not front on the county road; therefore road construction is required.

ROADS, UTILITIES AND DRAINAGE

The owner has submitted road plans and the final plat for review. The plans show adequate road cross-sections and drainage patterns within the subdivision. Adequate right-of-way is dedicated. On site sewage facilities systems are suitable for this subdivision. Water will be supplied to the subdivision by Marilee Special Utility District. The 100-year flood plain does encroach upon the subdivision. The developer has left adequate area outside the 100-yr flood plain for home construction. No road construction or grading will occur in the 100-yr floodplain.

Road construction, or appropriate financial security, will be required before the plat can be filed.

Most of the area encompassed under this plat is within the City of Anna's Extra Territorial Jurisdiction (ETJ). I have attached a letter from the city that defers their jurisdiction to the county.

ACTION

We recommend Commissioners Court approve the Final Plat for Lots 1-14, CA-2R, CA-3, CA-4 & Tract 1; The Hills of Lone Star; Phase 6/East Fork South.