



# COLLIN COUNTY

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March 14, 2017

**To:** Commissioners Court  
**From:** Tracy Homfeld, PE; Assistant Director of Engineering  
**Subject:** Lots A1 and A10, The Hills of Lone Star Phase 7A/Northgate – Final Plat

C. Kent Adams, dba Lone Star Partners, owner and developer of Lots A1 and A10 in The Hills of Lone Star Phase 7A/Northgate, requests Commissioners Court consider approval of the attached Final Plat.

## **LOCATION AND SIZE**

Located north of CR 179 just east of Lone Star Road; see location map attached. This phase of the Hills of Lone Star subdivision consists of two (2) lots which sizes range from 2.818 acres to 2.809 acres. The lots do front on the county road; therefore no road construction is required.

## **UTILITIES AND DRAINAGE**

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 not encroach upon the subdivision. The developer will be utilizing existing drainage patterns. If any work is to be done to the existing county road ditches to accommodate lot drainage, the developer and or builder will be required to permit through public works before any work can be done in the county's right of way.

## **ACTION**

We recommend Commissioners Court approve the Lots A1 and A10, The Hills of Lone Star Phase 7A/Northgate – Final Plat and authorize the owner to file the final plat after obtaining the appropriate signatures.