



COLLIN COUNTY

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March 14, 2017

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Lot 1-15, CA-1 & Tract 1, The Hills of Lone Star Phase 8 / Highlands – Final Plat

C. Kent Adams, dba Lone Star Partners, owner and developer of the above reference development, requests Commissioners Court consider approval of the attached Final Plat.

LOCATION AND SIZE

Located off the west side of Lone Star Rd and just south of CR 179; see location map attached. This phase of the Hills of Lone Star subdivision consists of fifteen (15) residential lots, one (1) 0.910 acre Common Area lot a 133.088 acre Tract 1. The residential lot sizes range from 2.005 acres to 2.399 acres. Most 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 not encroach upon the subdivision.

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

ACTION

We recommend Commissioners Court approve the Lot 1-15, CA-1 & Tract 1, The Hills of Lone Star Phase 8 / Highlands Final Plat