



COLLIN COUNTY

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March 14, 2017

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Cope Addition; Lots 1-4 Block A – Final Plat

Cope Equities, owner and developer of Cope Addition, Lots 1-4, Block A, requests Commissioners Court approval of the attached Final Plat.

LOCATION AND SIZE

Located at the Northeast corner of CR 490 and CR 1114, near Princeton, TX. See location map attached. The subdivision consist of four (4) lots ranging in sizes from sizes range from 1.000 acres to 5.000 acres. The lots do front on an existing county road; therefore no road construction is required. A small portion of the addition is in Princeton's Extra Territorial Jurisdiction (ETJ). The City has deferred their jurisdiction on platting for this small portion of the lot.

UTILITIES AND DRAINAGE

On-site sewage facilities systems are suitable for this subdivision. Water will be supplied to the subdivision by Culleoka Water Supply Corp. 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 Cope Addition, Lots 1-4, Block A Final Plat and authorize the owner to file the final plat after obtaining the appropriate signatures.