



COLLIN COUNTY

Engineering Department
4690 Community Ave
Suite 200
McKinney, Texas 75071
972-548-3733
www.collincountytx.gov

May 23, 2017

To: Commissioners' Court
From: Tracy Homfeld, P.E., CFM; Asst. Director of Engineering
Subject: Preston Park Estates Phase III – Final Plat

Harlan Properties, Inc., owner and developer of Preston Park Estates Phase III, requests Commissioners' Court consider approval of the Final Plat for Preston Park Estates Phase III. This subdivision is located in Celina's ETJ but was originally approved in 2007 giving vested rights for approval to the county. The plat has been changed slightly and the ownership has changed therefore we are asking for re-approval.

LOCATION AND SIZE

The subdivision is located on off CR 106, east of Preston Road and west of CR 132; see location map attached. The subdivision consists of thirty-eight (38) lots and one (1) Common area drainage easement lot for detention. The lot sizes are approximately one (1) area. All lots do not front on the county road; therefore road construction is required.

ROADS, UTILITIES AND DRAINAGE

The owner has submitted road plans, and final plat for review. The plans show adequate road cross-sections and drainage patterns within the subdivision. Adequate right-of-way is dedicated. Alternative on site sewage facilities systems are suitable for Preston Park Estates III. Water will be supplied to the subdivision by Marilee Special Utility District. There is no 100-year flood plain within the subdivision. Road construction, or appropriate financial security, will be required before the plat can be filed.

ACTION

We recommend Commissioners Court approve the Preston Park Estates Phase III Final Plat.