



# COLLIN COUNTY

Engineering Department  
4690 Community Ave.  
Suite 200  
McKinney, Texas 75071  
972-548-3733  
[www.collincountytx.gov](http://www.collincountytx.gov)

December 17, 2018

**To:** Commissioners Court  
**From:** Tracy Homfeld, PE; Assistant Director of Engineering  
**Subject:** Patriot Place (45 lots) – Final Plat

Cope Equities LLC, owner and developer of Patriot Place, requests Commissioners Court consider approval of the attached Final Plat.

## **LOCATION AND SIZE**

The development is located on FM 982 at CR 439, approximately 6.4 miles South of Princeton; see location map attached. The Subdivision consists of Forty-Five (45) residential lots ranging from 1.00 acre to 1.66 acres. Not all lots front on an existing road, therefore road construction is required.

## **UTILITIES AND DRAINAGE**

The plans show adequate cross sections and drainage patterns within the subdivision. On-site sewage facilities are suitable for this subdivision. Water will be supplied to the subdivision by Culleoka 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 Final Plat for Patriot Place.