

# Untitled Map

Write a description for your map.

## Legend



Williamson Rd

Google Earth



© 2007

1125

7

***Letter of Transmittal***



348 Cundiff Crafton Road  
Chico, Texas 76431  
Phone 940-644-2800

December 19, 2019

Judge Rick Lewis  
County Judge  
Montague, Texas  
P.O. Box 475  
Montague, TX 76251

Dear Judge Lewis,

I submit herewith the additional items for the preliminary plat of Lots 1-8, Block 1, Amon Carter Estates, located in Precinct 2.

No new roads will be built in Amon Carter Estates. The existing roads are Williamson Road, Jay bird Road and Song Bird Road. All lots have sufficient road frontage.

A review of the soils for on-site sewer systems has been performed by Mr. William Cameron, Registered Sanitarian. His review is included with this application.

Amon Carter Lake Water supply Corporation will provide the water utilities. A letter of will serve is included with this application.

Wise Electric Cooperative is the electric provider for Amon Carter Estates. Their letter is included with this application.

North Texas Regional Planning informed me that 911 addressing will not provide addresses until the time of construction of residences on the lots. There contact number is 940-322-5281 for additional information.



**BIGGS & MATHEWS INC.**  
**Consulting Engineers**

January 21, 2020

Judge Rick Lewis  
County Judge  
Montague County, Texas  
P.O. Box 475  
Montague, Texas 76251

RE: Review & Comments – Preliminary Plat Lots 1-8, Block 1  
Amon Carter Estates – 20.45 Acre Tract

Dear Judge Lewis:

We have reviewed the above referenced submitted preliminary plat, in an attempt to determine its conformance with the latest Montague County Subdivision Regulations, dated August 16, 2019.

Based on our review, please see the following information and our response to the submission.

**GENERAL SITE INFORMATION:**

*Owner/Developer: C.L. Gage*  
*Preliminary Plat – Amon Carter Estates – Lots 1-8, Block 1*  
*20.45 Acre Tract out of Farris Survey, Abstract No. 262, Montague, County, Texas*  
*Site Location: Adjacent to FM 1125 Along Williamson Road*  
*No. of Residential Lots – 7*  
*No. Commercial Lots - 1*

**CONFORMANCE WITH PRELIMINARY PLAT REQUIREMENTS:**

- 1) *Typical dimensions are shown on all lots.*
- 2) *Street ROW widths are shown.*
- 3) *No areas designated as recreational uses.*
- 4) *Drainage Easements & Ingress/Egress Easements are designated.*
- 5) *Land Use – Lot 1 (Commercial) & Lots 2-8 (Residential)*
- 6) *Contiguous current property owners name & property record vol./page is shown.*
- 7) *Land Use of contiguous tracts is not designated.*
- 8) *Elevations contours are shown (2' Contours) & floodplain information is provided.*
- 9) *Drainage evaluation & drainage plan not provided.*
- 10) *Master Development Plan – Not Required.*

- 11) *North directional arrow is shown.*
- 12) *Vicinity & Location map is shown.*
- 13) *Name and address of developer has been provided.*
- 14) *Name and address of developer has been provided.*
- 15) *Total acreage has been provided.*
- 16) *Total number of lots has been provided.*
- 17) *Total area within road rights-of-way & length of roads has not been provided.*
- 18) *Must provide the following statement on plat: Streets within the subdivision may not be accepted into the county maintenance inventory and are the responsibility of the owner/sub-divider/developer or Home Owners Association until formally accepted for maintenance by the County under a separate Order.*
- 19) *Must verify that the name of this subdivision does not conflict in spelling, pronunciation, or in any way with the name of any other subdivision within Montague County.*
- 20) *Must verify that names of roadways are not duplicates of other streets within Montague County.*
- 21) *Location of all wells, water, oil and natural gas, where applicable should be shown, in addition to a statement that all unused wells have been capped or plugged.*

*Finally, it should be noted that the following attached documents were provided as part of the Preliminary Plat submission:*

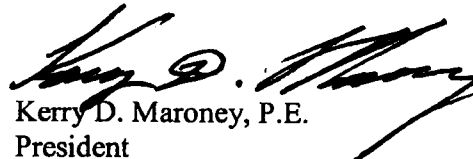
- *Appendix "A" Completed Preliminary Plat Check List*
- *Soils Evaluation from Sustainable Solutions, Inc.*
- *Amon Carter Lake WSC statement for water service.*
- *Wise Electric Cooperative statement for electric service.*

This concludes are review and we look forward to reviewing/commenting on the Final Plat when submitted at a later date.

If you have any questions concerning our review, please contact me.

Sincerely,

BIGGS & MATHEWS, INC.

  
Kerry D. Maroney, P.E.  
President

**Owner/Developer:**

**Gage C.L.  
P.O. Box 167  
Decatur, TX 76234-0167  
Tel: 940-627-5594**

**Surveyor:**

**Mike Herringers  
MDH Surveying  
348 Cundiff Crafton Road  
Chico, TX 76431  
940-644-2800  
[mdhsurveying@hotmail.com](mailto:mdhsurveying@hotmail.com)**

**Sincerely,**

**Mike Herringers**



**Enclosure: 5 preliminary plats**

**Receipt**

**Tax statement**

**Wise Electric Coop letter**

**Amon Carter Lake Water Supply Corp. letter**

**OSSF letter**

**Preliminary checklist**

Appendix A

Name of Subdivision: Aman Carter Estates

Contact Person: Mike Hettygers

Phone Number: 940-644-2800

**MONTAGUE COUNTY  
SUBDIVISION PLATTING CHECKLIST  
FIRST READING  
(PRELIMINARY)**

- | YES                                 | NO                                  | N/A                      |  |
|-------------------------------------|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Name of proposed subdivision.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Name and address of Owner/subdivider/developer.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Volume, page and reference names of adjoining owners.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Volume, page and reference land use of adjoining owners.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Master Development Plan (if subdivision is a portion of a larger tract).   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Location map.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Scale (not smaller than 1" = 200'). <i>If parent tract is larger than 320 acres, scale may be 1" = 1,000' w/proposed plat 1" = 200'.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | North directional arrow.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Contour information – rivers, creeks, bluffs, etc. (no greater than 20' intervals)   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Major topographic features.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Total acreage in subdivision.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Total number of lots in subdivision.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Typical lot dimensions.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Land use of lots, parks, greenbelts.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Total length of roads.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Width of right-of-way.   |

**PRELIMINARY CHECKLIST**  
**(continued)**

- |                                     |                                     |                          |  |
|-------------------------------------|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Special flood hazard areas/note.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Road maintenance requested (County/Home Owner's Assn.).                            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Approval by TxDOT or County for driveway entrance(s).                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Location of wells - water, gas, & oil, where applicable & unused capped statement. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Plat Application Fees paid. (receipt from County Treasurer required)               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | On-Site Sewage Facility Preliminary plan, Inspector's Approval                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Acknowledgement of Rural Addressing / Signage.                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Water Availability Study.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Tax Certificates and rollback receipts if required.                                |
- 

\_\_\_\_\_  
Signature of Reviewer

\_\_\_\_\_  
Date of Review

**ADDITIONAL REQUIREMENTS:**  
**ALL ITEMS ON THIS CHECKLIST MUST BE IN THE HANDS OF THE COUNTY**  
**JUDGE'S OFFICE NO LESS THAN THIRTY (30) DAYS PRIOR TO THE**  
**COMMISSIONERS COURT HEARING DATE.**

**Amon Carter Lake Water Supply Corporation  
P.O. Box 512  
Bowie, TX 76230  
(940) 872-5505  
TX1690023**

December 12, 2019

To Whom It May Concern,

Amon Carter Lake Water Supply Corporation (ACLWSC) will provide drinking water utilities where we have current lines in place. Any further development outside our existing line placements will require further development at the expense of the builder.

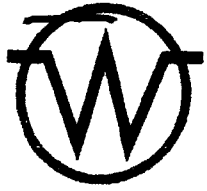
Amon Carter Lake Water Supply Corp. operates under rules and regulations of TCEQ (Texas Commission on Environmental Quality) under designator TX1690023. ACLWSC purchases water from the City of Bowie, TX1690001.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathy Adam', with a long horizontal flourish extending to the right.

Kathy Adam  
Office Manager  
Amon Carter Lake Water Supply Corp.





# WISE ELECTRIC COOPERATIVE

*Member owned since 1938*

November 14, 2019

C.L. Gage, Owner/Developer  
P.O. Box 167  
Decatur, TX 76234

To Whom It May Concern:

This letter is written to inform you that Wise Electric Cooperative is the electric service provider for AMON CARTER ESTATES, LOTS 1-8, BLOCK 1, BEING A 20.45 ACRE TRACT IN THE D. FARRISS SURVEY, ABSTRACT NO. 262, MONTAGUE COUNTY, TEXAS. Any addition, removal, modification or relocation of existing electric distribution facilities owned by Wise Electric Cooperative will be subject to Cooperative policies and procedures. Any questions or comments may be forwarded to me at (940)627-2167.

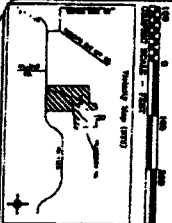
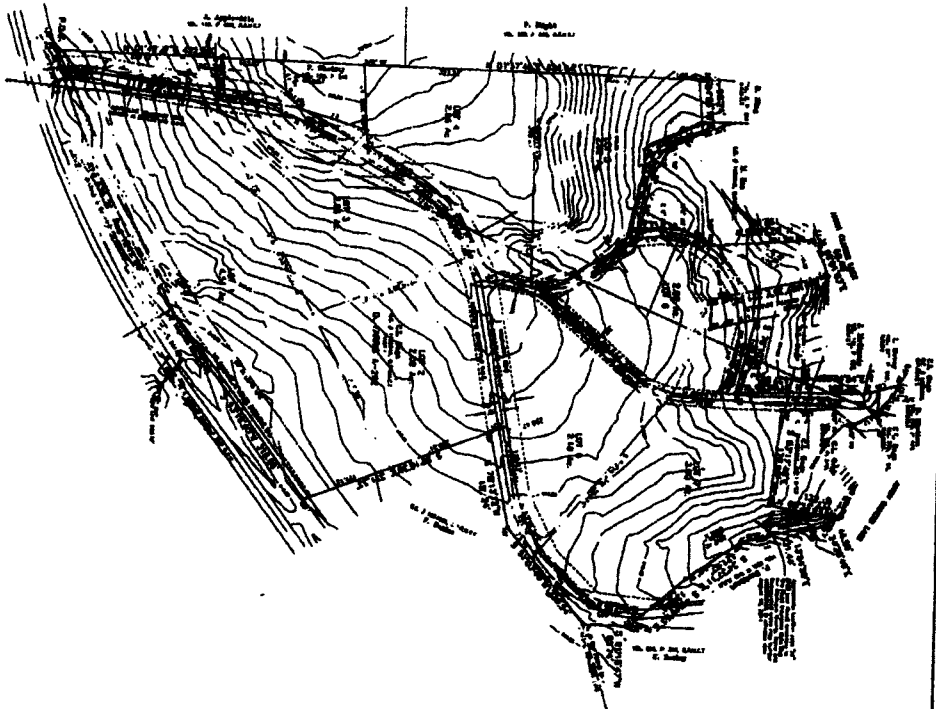
Sincerely,

Chris Walsh  
Operations-Engineering/Warehouse Manager

1900 N. Trinity / P.O. Box 269, Decatur, Texas 76234 / Telephone (940) 627-2167

A Touchstone Energy Cooperative

**Survey/Production**  
 Date: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
 Contour Interval: \_\_\_\_\_  
 Projection: \_\_\_\_\_  
 Datum: \_\_\_\_\_

**GENERAL NOTES**

1. This map is a reproduction of the original map and is not to be used as a substitute for the original map.
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Station	Distance	Remarks
1	0+00	Start of road
2	0+10	Curve to right
3	0+20	Curve to left
4	0+30	Curve to right
5	0+40	Curve to left
6	0+50	Curve to right
7	0+60	Curve to left
8	0+70	Curve to right
9	0+80	Curve to left
10	0+90	Curve to right
11	1+00	End of road

**STATE OF TEXAS**  
**COUNTY OF HARRIS**

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original map as shown to me by the engineer in charge of the same, and that the same is a true and correct copy of the original map as shown to me by the engineer in charge of the same.

**207 Engineers EXHIBIT 2017**

\_\_\_\_\_

**PRELIMINARY PLAN**  
**Amnon Carler Estates**  
 Lots 1-d, Block 1  
 BEING A ROAD ASSESSMENT IN THE  
 10 PARCEL SURVEY, INSTRUMENT  
 NUMBER 200, 1920,  
 HARRIS COUNTY, TEXAS.

**GENERAL NOTES**

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**PRELIMINARY PLAN**  
**Amnon Carler Estates**  
 Lots 1-d, Block 1  
 BEING A ROAD ASSESSMENT IN THE  
 10 PARCEL SURVEY, INSTRUMENT  
 NUMBER 200, 1920,  
 HARRIS COUNTY, TEXAS.

Sustainable Solutions, Inc.  
P.O. Box 742  
Springtown, TX 76082  
817-723-5398

Date: December 18, 2019

To: Whom It May Concern  
Platting and Subdivision Review  
Montague County  
P.O. Box 475  
Montague, TX 76251

Regarding : New Subdivision Application For: AMON CARTER ESTATES

Gentlemen,

I have been hired to evaluate situs and soil profiles for a new eight (8) lot subdivision located near Lake Amon Carter. These lots front along Williamson Rd., Songbird Ln., Jaybird Rd., and McLain Rd.; all county roads north of FM 1125, Montague County. The developer for this subdivision is C.L. Gage of Decatur, TX.

I visited the site December 13, 2019 and made a soil boring on each lot and examined the soil horizons to a depth of 5 foot. Additionally, I walked each lot for discovery of construction obstacles preventing approved treatment or dispersal systems being placed on the lot.

The lots as shown on an attached preliminary plat, range in size from 2 acres to 4.5 acres. The size of the lots and the probable home site locations, indicate to me that there should be no restrictions in constructing any of the allowed on-site sewer systems. Slopes would appear to be manageable in design of drain fields. Any difficulties from elevation differences should be easily overcome through use of small pumps. And, the available systems likely used in the soil series found, make use of pumps in any case.

The soil horizons discovered at borings on lots 1, 2, and 3 would likely support standard leach fields. Other suitable designs include low pressure dose drain fields and mound drain fields.

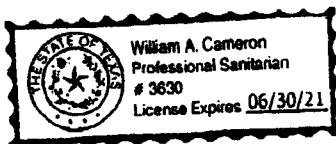
The soil horizons discovered on Lots 4, 5, 6, 7, and 8 would require non-standard designs such as; soil substitution drain fields, low pressure dosed drain fields, or, further effluent treatment and gravity or pressure dosing to standard drain fields, as well as spray dispersal of treated effluent. So there are an adequate number of approved treatment and dispersal methods to protect the public and environment, for use by future homeowners.

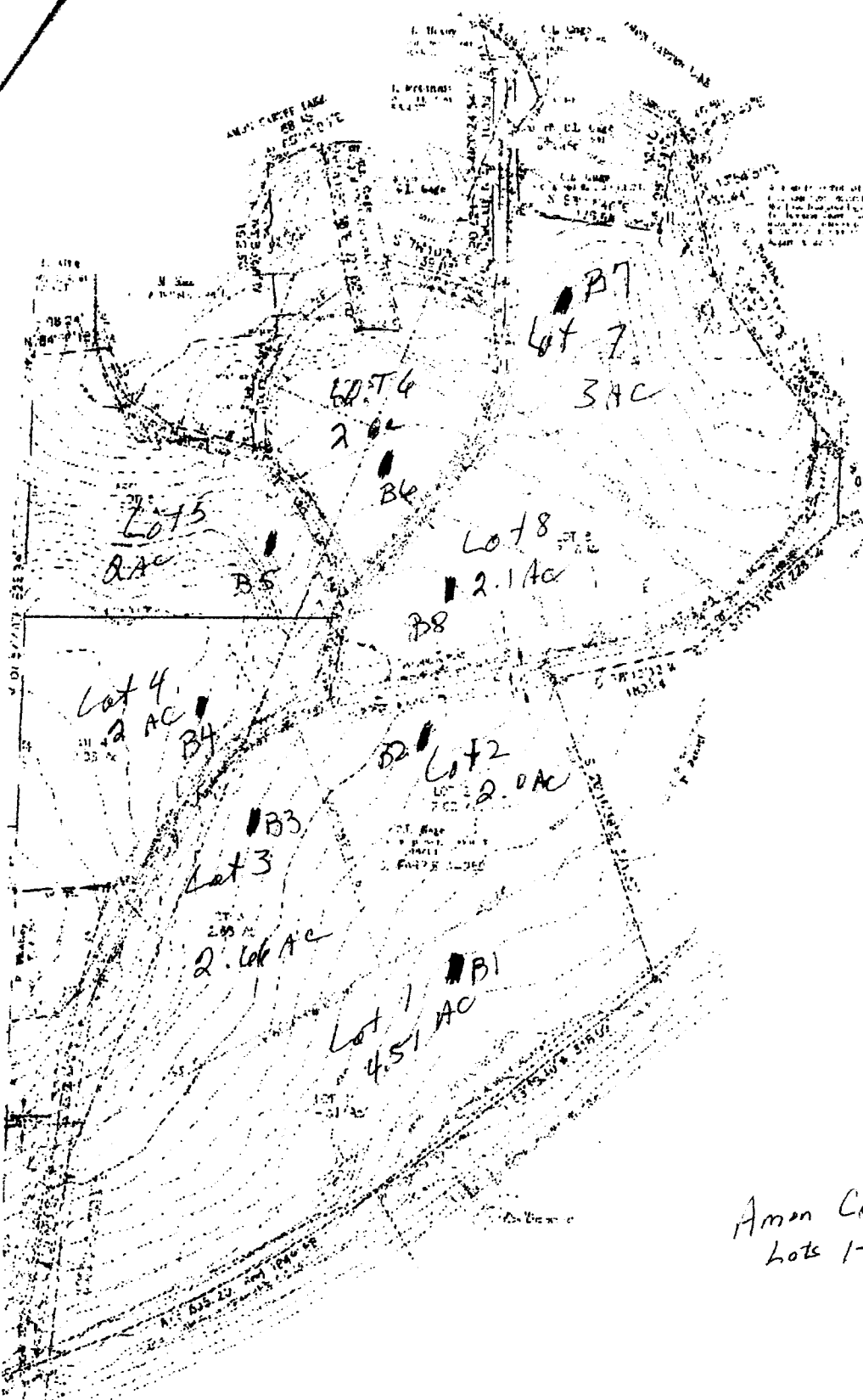
In summary, the lots would appear to contain adequate space and satisfactory soil horizons for dispersal of the anticipated effluent produced by the homes to be built on these sites. I would suggest that the lots be limited to single family residential use, however.

Should any questions arise in consideration of the on-site sewer capabilities, please contact me by phone or mail at your convenience.

Respectfully Submitted

William A. Cameron  
Registered Sanitarian





Amen Carter Estates  
Lots 1-8



# MONTAGUE CAD TAX CERTIFICATE

ID: R000008046

REF:

**MONTAGUE CAD**  
**P.O. BOX 121**  
**MONTAGUE, TX 76251**  
**PHONE: 940-894-6011**  
**FAX: 940-894-6599**

Owner Information
GAGE C L PO BOX 167 DECATUR, TX 76234-0167

Amount Due		\$0.00
<i>IF PAID IN DECEMBER 2019</i>		
Paid in Month	*Addn Fees	Tax Due
January 2020	0.00	0.00
February 2020	0.00	0.00
March 2020	0.00	0.00

Mail **MISCELLANEOUS**  
 to

**IF THIS PROPERTY RECEIVED OR IS  
 RECEIVING SPECIAL VALUATION  
 BASED ON ITS USE, ADDITIONAL  
 ROLLBACK TAXES MAY BECOME DUE AS  
 PROVIDED BY TAX CODE CHAPTER 23.**

Property Information	Legal Information	Market Values	Summary
ID: R000008046 GEOID: 20262.0000.0000.1060  OWNER INTEREST: 1.0 SITUS: TETTLETON CIRCLE	LEGAL: AB 262, DANIEL FARRIS SURVEY ACRES: 21.810	Improvement 7,500 Land 217,240	Total Market 224,740 Total Assessed 224,740

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2017	BO BOWIE ISD	2,741.83	2,741.83	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL FOR 2017</b>	<b>2,741.83</b>	<b>2,741.83</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
2018	BO BOWIE ISD	2,741.83	2,741.83	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL FOR 2018</b>	<b>2,741.83</b>	<b>2,741.83</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
2019	BO BOWIE ISD	2,584.51	2,584.51	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL FOR 2019</b>	<b>2,584.51</b>	<b>2,584.51</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
		<b>8,068.17</b>	<b>8,068.17</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Quick Link:



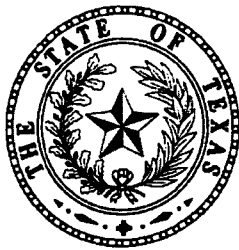
Amount Due	\$0.00
<i>IF PAID IN DECEMBER 2019</i>	

*This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.*

*[Handwritten Signature]*  
 Signature of Collections Officer

12/20/2019  
 Date of Tax Certificate

<b>RECEIPT</b>		DATE <u>12-5-19</u>	No. <u>212130</u>
RECEIVED FROM <u>C L Gage JR</u>		\$ <u>2100<sup>00</sup></u>	
<u>Twenty-One Hundred Dollars &amp; <sup>00</sup>/<sub>100</sub></u> DOLLARS			
<input type="radio"/> FOR RENT	<input type="radio"/> FOR <u>Preliminary PLAT + Final Plat with 10 Lots!</u>		
ACCOUNT	<input type="radio"/> CASH	<input checked="" type="radio"/> CHECK	FROM _____ TO _____



**Rick Lewis**  
**Montague County Judge**  
**P.O. Box 475**  
**Montague, Texas 76251**

940-894-2401 Phone

940-894-3999 Fax

January 28, 2020

Mike Herrijgers  
 MDH Surveying  
 348 Cundiff Crafton Road  
 Chico, Texas 76431  
[mdhsurveying@hotmail.com](mailto:mdhsurveying@hotmail.com)

RE: Conformance with Preliminary Plat Requirements

Based on the review of, Preliminary Plat -Amon Carter Estates-Lots 1-8, Block 1,  
 District of Montague, Texas, the undersigned has determined the plat conforms with Preliminary Plat Requirements