



BIGGS & MATHEWS INC.

Consulting Engineers

November 30, 2021

Judge Kevin Benton
County Judge
Montague County, Texas
P.O. Box 475
Montague, Texas 76251

Bob Langford
County Commissioner Precinct No. 4
Montague County, Texas
P.O. Box 416
Montague, Texas 76251

RE: Review & Comments – Final Plat
Bonita Oaks Ranch – 264.35 Acre Tract (Lots 1-50)

Dear Judge Benton & Commissioner Langford:

We have reviewed the above referenced submitted final 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: Bonita Oaks Ranch LLC.
Preliminary Plat – Bonita Oaks Ranch Lots 1-50
264.35 Acre Tract out of N.B. Zumwalt Survey Abstract No. 1057, G.W. Powell Survey Abstract No. 604, M.E.P&P R.R. Co. Survey Abstract No. 525, & W.Z. Waldron Survey Abstract No. 1459, Montague County, Texas
Site Location: Adjacent to Old Bonita Road
No. of Residential Lots – 50*

CONFORMANCE WITH FINAL PLAT REQUIREMENTS:

- 1) *Preliminary Plat has been reviewed with comments as applicable.*
- 2) *Name of proposed subdivision has been provided.*
- 3) *Lot & Block numbers are shown.*
- 4) *Proposed street names have been shown.*
- 5) *Acreage for lots & blocks are shown.*
- 6) *Name and address of surveyor & engineer are shown.*

- 7) *Size and location of drainage structures are shown.*
- 8) *Location & size of drainage and utility easements are shown.*
- 9) *Boundaries of City Limits/ETJ's are provided as applicable with statement that "This property is not located within the municipal limits or ETJ boundaries of any community.*
- 10) *Statement of how utilities will be provided to the development with names of utility companies to provide service. (Provided)*
- 11) *Where applicable, Certification from a licensed professional engineer the method for providing the following: a) Connection to existing water & sewer system b) Creation of a new public water or sewer utility that complies with TCEQ c) Installing wells that meet public drinking water standards or septic systems that meet on-site sewerage facility requirements of the state d) a statement that the water and wastewater facilities will accommodate ultimate development of the tracts for a minimum of 30 years. (Not Provided)*
- 12) *Description of monuments used to mark boundaries, lot, and block corners, and all points of curvature and tangency on street rights of way. (Provided)*
- 13) *Acknowledgment and certificate of dedication by the Owner/Developer (Appendix C Provided)*
- 14) *Certificate of recording (Appendix D) (Not Provided)*
- 15) *Water Supply Certification (Appendix E) (Not Provided)*
- 16) *Certification of Surveyor (Appendix F) (Provided)*
- 17) *Certification of Engineer (Appendix G) (Provided)*
- 18) *Certification of Road Maintenance (Appendix I or J) (Provided)*
- 19) *Certification of County Approval of Plat (Appendix K) (Not Provided)*
- 20) *County permit to construct driveway if required (Appendix L) (Not Provided)*
- 21) *Lienholder's Acknowledgement (Appendix M) (Not Provided)*
- 22) *Notice of utility line installation in County ROW (Appendix O) (Not Provided)*
- 23) *Cattleguard specifications as required. (Appendix P) (Not Provided)*
- 24) *Typical County Road cross-section (Appendix Q) (Not Provided)*
- 25) *Summary of County Road Standards (Appendix R) (Not Provided)*
- 26) *Development Fee (Appendix S) (Provided)*

REQUIRED SUBMISSION BY OWNER/DEVELOPER:

- 1) *Proposed restrictive covenants as applicable (N/A)*
- 2) *Tax certificate showing all taxes are currently paid on the property (Provided)*
- 3) *Articles of Incorporation and By-Laws of Homeowner's Association (N/A)*
- 4) *Construction plans for street & drainage improvements (Not Provided)*
- 5) *Road construction security (Not Provided)*
- 6) *Receipt from Treasurer's office showing the preliminary plat fees have been paid. (Provided)*
- 7) *A sign-off from Texas Department of Transportation approving road access. (N/A)*

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

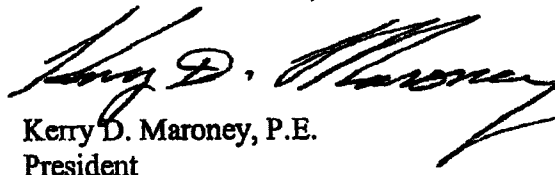
- *Appendix "B" Completed Final Plat Check List*
- *Appendix "C" Certificate of Dedication by Developer*
- *Appendix "F" Certificate of Surveyor*
- *Appendix "G" Certificate of Engineer*
- *Appendix "I" Certificate of Road Maintenance*
- *Appendix "S" Development Fees*
- *Engineer Groundwater Certificate*
- *Montague County Tax Certificates*

This concludes are review on the Final Plat as submitted.

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

Sincerely,

BIGGS & MATHEWS, INC.



Kerry D. Maroney, P.E.
President

Appendix B

MONTAGUE COUNTY SUBDIVISION PLATTING CHECKLIST
SECOND READING (FINAL)

Subdivision name: Bonita Oaks Ranch

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All information required for preliminary plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot and block numbers.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Street names, <i>must be pre-approved by 9-1-1 Coordinator.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Acreage of each lot or parcel.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name and address of Surveyor/Engineer.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location and size of drainage structures.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location, size, and proposed use of easements.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Incorporated City's Boundary/ETJ Note.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Servicing Utilities Note.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Certification from licensed professional engineer regarding utilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Restrictive covenants.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tax certificates and rollback receipts if required.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Home Owner's Association Incorporation articles and by-laws (if applicable).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction plans of roads and drainage improvements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Receipt showing payment of preliminary plat fees.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sign-off for TxDOT road access, if applicable.

Appendices:

FINAL CHECKLIST
(continued)

Appendices:

YES	NO	N/A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix C (1) – Certificate of Dedication by Owner/subdivider/developer (when owner/subdivider/developer is an individual)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appendix C (2) – Certificate of Dedication by Owner/subdivider/developer (when owner/subdivider/developer is a corporation)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appendix D – Certificate of Recording (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix E – Water Supply Certificate
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appendix F – Certificate of Surveyor
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appendix G – Certificate of Engineer
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix H – Certificate of OSSF Inspector's Approval
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appendix I-Certificate of Road Maintenance (when roads are to be retained as private roads)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appendix J – Certificate of County Road Maintenance Disclaimer
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appendix K-Certificate of County Approval of Plat
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix L-Permit to Construct Driveway in County RoW
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix M-Lienholder's Acknowledgement
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix N-Revision to Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix O-Notice of Utility Installation in County RoW
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix P-Plans and Specifications for Cattleguard (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix Q-Cross Section Road Standards
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix R-Summary of Road Standards

**FINAL CHECKLIST
(continued)**

Appendices:

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appendix S-Development Fees

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.**

Appendix C (2)

CERTIFICATE OF DEDICATION BY OWNER/SUBDIVIDER/developer
(When owner/subdivider/developer is a Corporation)

THE STATE OF TEXAS §
§
COUNTY OF MONTAGUE §

KNOW ALL MEN BY THESE PRESENT, that Bovite Oaks Ranch LLC a corporation organized and existing under the laws of the State of Texas, with its home address at 110 W Ir20 Ste 120 Weatherford, TX 76086 and owner/subdivider/developer of 24.35 acres of land out of the W.2 Water A.1459 & others Surveys in Montague County, Texas, as conveyed to it by deed dated July 23, 2021 and recorded in Volume 210384 Page 24 - Real Property Records of Montague County, DOES HEREBY SUBDIVIDE 24.35 acres of land out of said Surveys see Pg 2

(Note: if the subdivision lies in more than one survey, determine the acreage in each survey and repeat for each original survey within the subdivision)

to be known as the Bovite Oaks Ranch Subdivision, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the public (or "owner/subdivider/developer of the property shown hereon" for private streets) the use of the streets and easements shown hereon.

IN WITNESS WHEREOF the said Bovite Oaks Ranch LLC has caused these present to be executed by its Agent, thereunto duly authorized, this the 28th day of November, A.D., 2021.

[Signature] President - Authorized Agent ATTEST: [Signature] ACR, MGR.
(Name, Title) (Name, Title)

THE STATE OF TEXAS §
§
COUNTY OF MONTAGUE §

BEFORE ME, the undersigned authority, on this day personally appeared Monte Magness known to me to be the person whose name is subscribed to the foregoing instrument as an officer of Bovite Oaks Ranch LLC and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 23 day of November, A.D., 2021.



[Signature]
Notary Public in and for
The State of Texas

See Page 2 of Appendix C(2) attached hereto and made a part hereof for all purposes.

APPENDIX C (2) PAGE 2

CERTIFICATE OF DEDICATION BY OWNER/SUBDIVIDER IF CORPORATION

"Owner/Subdivider/developer of 264.35 acres conveyed to said corporation by deed dated July 23, 2021 and recorded under Clerk's File No. 2103841, Official Records of Montague County, Texas, being a part of the following listed surveys with acreages shown for each:

W.Z. WALDRON SURVEY A-1459, 158.19 acres
G.W. POWELL SURVEY A-604 22.23 acres
N.B. ZUMWALT SURVEY A-1057 78.94 acres
M.E.P. & P.R.R. CO. SURVEY A-525 4.99 acres

To be known as BONITA OAKS RANCH, in accordance with the plat shown hereon"

This page is made a part of Certificate of Dedication by Owner/Subdivider/developer

INITIAL

MM

Appendix F

CERTIFICATE OF SURVEYOR

THE STATE OF TEXAS §
 §
COUNTY OF MONTAGUE §

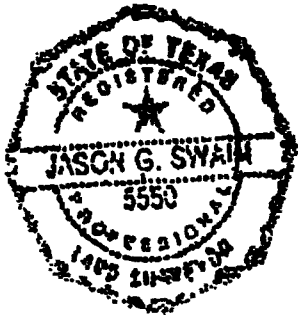
KNOW ALL MEN BY THESE PRESENT, that I, the undersigned, a Registered Professional / State Land Surveyor in the State of Texas, do hereby certify that this Plat complies with the survey related requirements of the Montague County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

Jasch G. Swain
Registered Professional / State Land Surveyor

11-23-21
Date

License No. 5550

Seal:



Appendix G

CERTIFICATE OF ENGINEER

THE STATE OF TEXAS §
 §
COUNTY OF MONTAGUE §

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that this plat complies with the engineering related requirements of the Montague County Subdivision Regulations.

Jason G. Swaim
Registered Professional Engineer
License No. 84832

11-23-21
Date

Seal:



[NOTE: The engineer may be required to be present for questioning at the presentation of the plat to the Commissioners Court.]

Appendix I

CERTIFICATE OF ROAD MAINTENANCE
(When roads are to be maintained as Private Roads)

"In approving this plat by the Commissioners Court of Montague County, Texas, it is understood that all roads shown hereon are private roads and shall remain the property of the Owner/subdivider/developer and/or subsequent owners of the property. The construction, repair, and maintenance of these roads and any associated drainage improvements will be the responsibility of the Owner/subdivider/developer and/or subsequent owners of the subdivision and will not be the responsibility of Montague County."



Owner/subdivider/developer or Representative

11/23/21
Date

Appendix J

CERTIFICATE OF ROAD MAINTENANCE
(When roads are to be dedicated to Montague County for maintenance)

"In approving this plat by the Commissioners Court of Montague County, Texas, it is understood that all roads shown hereon are private roads and shall remain the property of the Owner/subdivider/developer and/or subsequent owners of the property until such time as the Commissioners Court approves the dedication of the roads to the County for maintenance by way of a Warranty Deed. Acceptance of this plat does not constitute acceptance of the roads shown hereon by Montague County."



Owner/subdivider/developer or Representative

11/23/21

Date

SWAIM

ENGINEERING & SURVEYING
506 N Mason St
Bowie, Texas 76230
(940) 872 - 5075
www.swaimengineering.com

Date: September 30, 2021

To: Bob Langford
Montague County Commissioner Precinct 4

Project: Bonita Oaks Ranch Subdivision Ground Water Certification

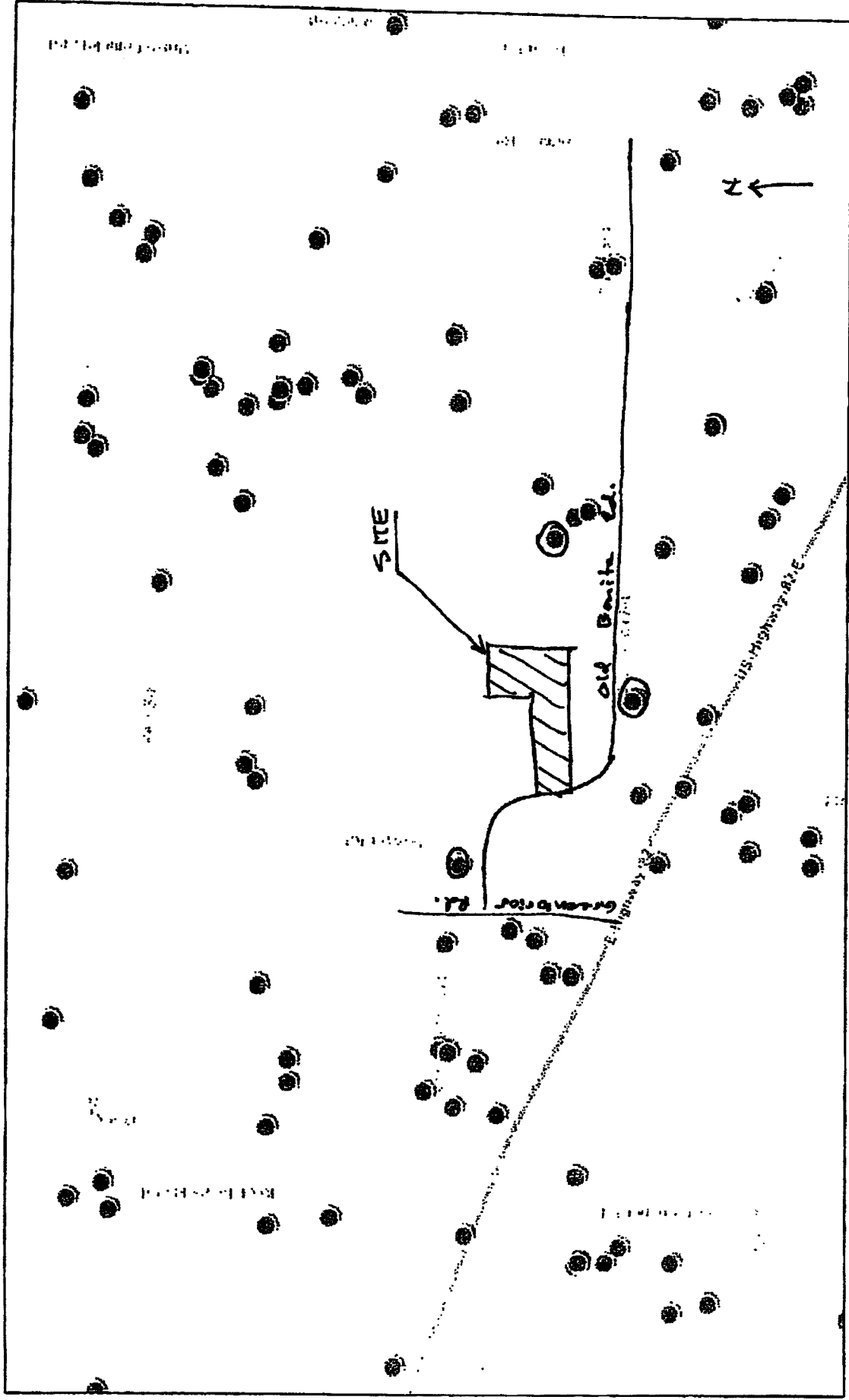
Upon checking the wells in this area on the water data interactive map there appears to be sufficient water for the specific location. However, there is always a risk of getting no water when drilling a well. Bonita Oaks Ranch nor Swaim Engineering cannot and will not be held responsible for any gallons per minute found or the quality of the water. It is anticipated that two test wells will be permitted with the state and drilled onsite and be tested to verify the ground water on site. There is already one well on site being used by the residence there and has had no issues that were reported.

Sincerely,



Jason G. Swaim PE, RPLS
TX PE 84872
TX RPLS 5550

bonita water wells 9-27-21 98



**Texas Water
Development Board**



Well Reports

September 29, 2021

The data in this water distribution map are for informational purposes only. The Texas Water Development Board does not warrant the accuracy or completeness of the data. The Texas Water Development Board is not responsible for any errors or omissions in this report.

1:72,224

Source: Earl HERR, Gambia, Missouri, Increment P Corp., GESCO, USGS, PAO, NPS, NROAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri