



# **BIGGS & MATHEWS INC.**

*Consulting Engineers*

November 30, 2021

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

Mike Mayfield  
County Commissioner Precinct No. 2  
Montague County, Texas  
P.O. Box 416  
Montague, Texas 76251

RE: **Review & Comments – Preliminary Plat  
Smyrna Estates – 22.19 Acre Tract (Lots 1-9, Blk 1)**

Dear Judge Benton & Commissioner Mayfield:

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: Amigos, LLC.  
Preliminary Plat – Smyrna Estates Lots 1-9, Block 1  
22.19 Acre Tract out of Block 73, Panola County School Land Survey, A-587, Montague County  
Site Location: Adjacent to Smyrna Road  
No. of Residential Lots – 9*

## **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 (None Designated)*
- 5) *Lots 1-9 (Residential)*
- 6) *Contiguous current property owners name & property record Vol./Page is shown.*
- 7) *Land Use of contiguous tracts is not shown.*

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2020-001

- 8) *No major topographic features and contours shown.*
- 9) *Drainage evaluation & drainage plan – Not Required*
- 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 and lengths of roads have been provided.*
- 18) *Streets within the subdivision will 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. (N/A)*
- 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. (N/A)*
- 21) *Location of all wells, water, oil and natural gas, are not shown, in addition to a statement that all unused wells have or will be plugged. If no wells are located on this property, then a statement to that affect should be included.*

*Note: Items shown in "red" should be addressed as part of the Final Plat submission along with all other Final Plat Submission requirements.*

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

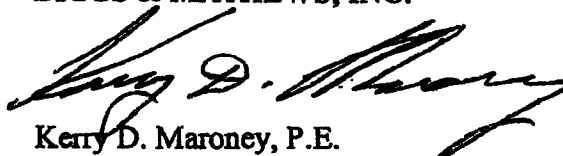
- *Appendix "A" Completed Preliminary Plat Check List*
- *Groundwater Letter from Clay Pitts Water Well*
- *Montague CAD Tax Certificate*
- *Montague County Treasurer Receipts*

*This concludes are review and we look forward to reviewing/commenting on the Final Plat when 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: Smyrna Estates

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Incorporated City's Boundary/ETJ Note.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Servicing Utilities Note.
<input checked="" type="checkbox"/>	<input 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:**

<b>YES</b>	<b>NO</b>	<b>N/A</b>	
<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix D – Certificate of Recording (if applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appendix E – Water Supply Certificate
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appendix F – Certificate of Surveyor
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix G – Certificate of Engineer
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appendix H – Certificate of OSSF Inspector's Approval
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix I-Certificate of Road Maintenance (when roads are to be retained as private roads)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix J – Certificate of County Road Maintenance Disclaimer
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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

Appendix S-Development Fees

*Zyber*  
Signature of Reviewer

12/7/21  
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.**

**Clay Pitts Water Wells**  
**PO Box 1722 Springtown Tx 76082**  
**817-247-2026**

**Gabe Cocanougher**

**Project: Curry Road in Alvord 80-100 feet deep**

**To Whom It May Concern:**

**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. Clay Pitts Water Wells cannot and will not be held responsible for any gallons per minute found or the quality of the water.**

**Thanks,**

**Clay Pitts**

**TX LIC # 58155**



**Regulated By:**

**Texas Department of Licensing and Regulation**

**PO BOX 12157**

**Austin TX 78711**