

MONTAGUE COUNTY
APPLICATION FOR A PERMIT AND RIGHT-OF-WAY

DATE: February 1, 2022

NAME: Bridwell Oil Company

ADDRESS: 810 8th Street, Wichita Falls, Texas 76301

CONTACT PERSON: Mark Henderson TELEPHONE NO. 940-723-4351

ROAD NAME: Wendels Road COMMISSIONER PCT. 2

GPS Coordinates: Latitude 33 36 23.35 N Longitude -97 53 34.89 W
(GPS Coordinates for Road Crossings)

 TEMPORARY XX PERMANENT SS PLAT ATTACHED

This document is an application for a permit and right-of-way. Please give a descriptive explanation of the work to be done:

Approximate 150', 8" bore under Wendels road as shown on plat. Case bore with 4" casing and install a 2" poly pipe flowline to accommodate gas sales from the Bridwell Oil Company Overstreet Lease.

If your application for the permit and right-of-way is approved by the Montague County Commissioners Court and an Order to grant the permit and right-of-way for such pipeline or utility lines should be granted, the following is understood:

1. That such pipeline or utility lines shall be so buried, cased, covered, constructed and maintained as not to interfere with the use and occupancy of such roads by public.
2. That any adjustments of said pipeline or utility lines required for any State Farm to Market Road or any other improved road would be at 100 per cent cost to the applicant.
3. That all the rights, privileges and right-of-ways will be vested in said Applicant and its successors and assigns, without further grant or procedure.
4. Fees may or may not apply. If fees apply, fees need to accompany the application.
5. Notice of all applications will be sent to the Upper Trinity Groundwater Conservation District.
6. Utility lines shall be so buried at least 36 (thirty-six) inches in order to be able to maintain roads and ditches.

Source of the water:

Full Name and Address of Property Owner: _____

Well Site Physical Address: _____ UTGCD ID#: _____

Type of Water Used:

Surface Water _____ Percentage

Ground Water _____ Percentage
Both _____ Percentage

GPS Coordinates: Latitude _____ Longitude _____

Meter Serial Number: _____

Beginning Meter Reading (as displayed on meter): _____

Ending Meter Reading (as displayed on meter): _____

Location of the use of the water: _____ County: _____

Will any of this water be transported for use outside of the District (Montague, Parker, Wise, and Hood Counties)?
Yes No

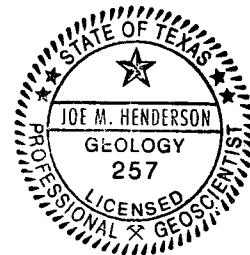
If yes, explain how the water was measured and include amount transported. _____

AFFIRMATION

I HEREBY SWEAR OR AFFIRM THAT THE INFORMATION INCLUDED IN THIS REPORT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE 2/1/2022

SIGNATURE Mark Henderson



J.Andersn
A-8

Carleton
A-126

Wendels Rd
150' Bore
NE to SW

Gilmore Stone Rd

A-755

A-756

Montague County, Texas
Prepared by Bridwell Oil Company



Scale 1' = 500'
500'


Bore: ----

ORDER GRANTING PERMIT AND RIGHT-OF-WAY
TO CONSTRUCT PIPELINE

STATE OF TEXAS X Bridwell Oil Company
X
COUNTY OF MONTAGUE X

Now, on this the 14TH DAY OF February, 2022, at a regular Term and Session of the Commissioner's Court of Montague County, Texas, came to be considered the application of Bridwell Oil Company. for a permit and right-of-way to lay, construct, maintain, operate a ROAD CROSSING on WENDELS ROAD of the County of Montague, State of Texas, and the court having considered such application and is here referred to and made a part hereof, and having determined that the permit and right-of-way for such pipeline should be granted, it is accordingly ordered by the Court:

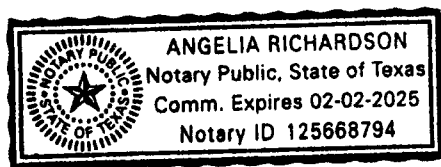
1. That the County of Montague, State of Texas, does hereby grant the right, privilege and right-of-way to Bridwell Oil Company, to lay, construct, maintain, operate a pipeline along, over, across or under the public roads, streets, alleyways of the County of Montague, State of Texas.
2. That such pipeline shall be so buried, cased or uncased, covered, constructed and maintained as not to interfere with the use and occupancy of such roads by public. Said pipeline shall be buried 3 feet-cased or 6 feet-uncased below bar ditches.
3. That any adjustments of said pipeline required for any State Farm to Market Road or any other improved road would be at 100 per cent cost to Bridwell Oil Company.
4. That all the rights, privileges and right-of-way herein above mentioned are by this order duly vested in said Bridwell Oil Company, its successors and assigns, without further grant or procedure.

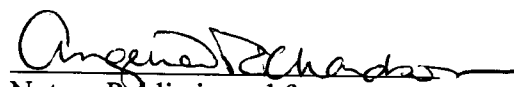

Kevin Benton, County Judge

STATE OF TEXAS X Bridwell Oil Company
X
COUNTY OF MONTAGUE X

Before me, the undersigned authority, on this personally appeared Kevin Benton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 14th day of February, 2022
My commission expires:




Notary Public in and for
Montague County, Texas

Appendix B

**MONTAGUE COUNTY SUBDIVISION PLATTING CHECKLIST
SECOND READING (FINAL)**

Subdivision name: The Ranches at Blackjack Meadows, LLC

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 checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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

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 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.

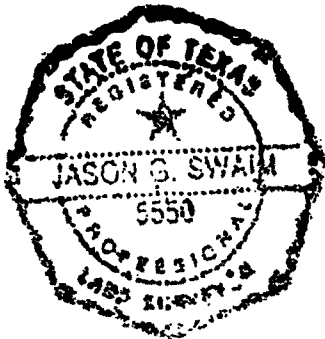


Registered Professional / State Land Surveyor

1-29-22
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.



Registered Professional Engineer

1-28-22
Date

License No. 84832

Seal:

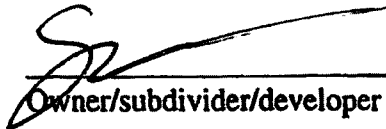


[NOTE: The engineer may be required to be present for questioning at the presentation of the plat to the Commissioners Court.]

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."

 _____ 1/28/22
Owner/subdivider/developer or Representative Date



BIGGS & MATHEWS INC.

Consulting Engineers

January 26, 2022

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 – Preliminary Plat
Ranches at Blackjack Meadows – 284.18 Acre Tract (Lots 1-77)

Dear Judge Benton & Commissioner Langford:

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: Ranches at Blackjack Meadows, LLC
Preliminary Plat – Ranches at Blackjack Meadows, LLC (Lots 1-77)
284.18 Acre Tract out of Section 2 M.E.P. & P.R.R. Co. Survey Abstract No. 511, Montague County, Texas
Site Location: Adjacent to Aurelia School Road (Approx. 0.70 Miles North of Fenoglio Rd)
No. of Residential Lots – 77*

CONFORMANCE WITH PRELIMINARY PLAT REQUIREMENTS:

- 1) *Typical dimensions are shown on all lots.*
- 2) *Street ROW widths are shown. (Scaled to be the Required 60' Width)*
- 3) *No areas designated as recreational uses.*
- 4) *Drainage Easements & Ingress/Egress Easements are designated.*
- 5) *Lots 1-77 (Residential)*
- 6) *Contiguous current property owners name & property record Vol./Page is shown.*
- 7) *Land Use of contiguous tracts is shown.*

- 8) *Elevation contours are shown (10' USGS) & floodplain information is provided.*
- 9) *Drainage evaluation & drainage plan has been 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) *Total acreage has been provided.*
- 15) *Total number of lots has been provided.*
- 16) *Total area and length of roads are included.*
- 17) *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.*
- 18) *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. ✓*
- 19) *Must verify that names of roadways are not duplicates of other streets within Montague County. ✓*
- 20) *Location of all wells, water, oil and natural gas, where applicable appear to be shown, in addition to a statement that all unused wells have or will be plugged.*

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:

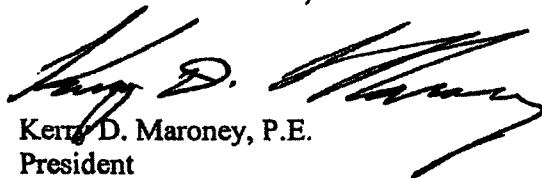
- *Appendix "A" Completed Preliminary Plat Check List*
- *Montague County Tax Certificates*
- *Groundwater Certification & State Well Reports (Swaim Engineering)*

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

Untitled Map

Write a description for your map.

Legend

Ranches at Blackjack

Ranches at Blackjack

Google Earth

3000 ft



SWAIM

ENGINEERING & SURVEYING

506 N Mason St
Bowie, Texas 78230
(940) 872 - 5075
www.swaimengineering.com

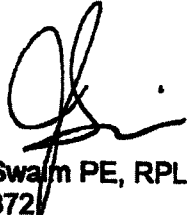
Date: January 6, 2022

To: Bob Langford
Montague County Commissioner Precinct 4

Project: The Ranches at Blackjack Meadow 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. Blackjack 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 in the approximate locations shown on the map TWDB Map provided. There is already one well on site being used by the residence that may also be used for analysis and testing. Existing Well Reports for nearby wells are provided for information.

Sincerely,



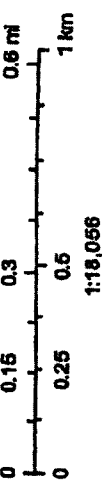
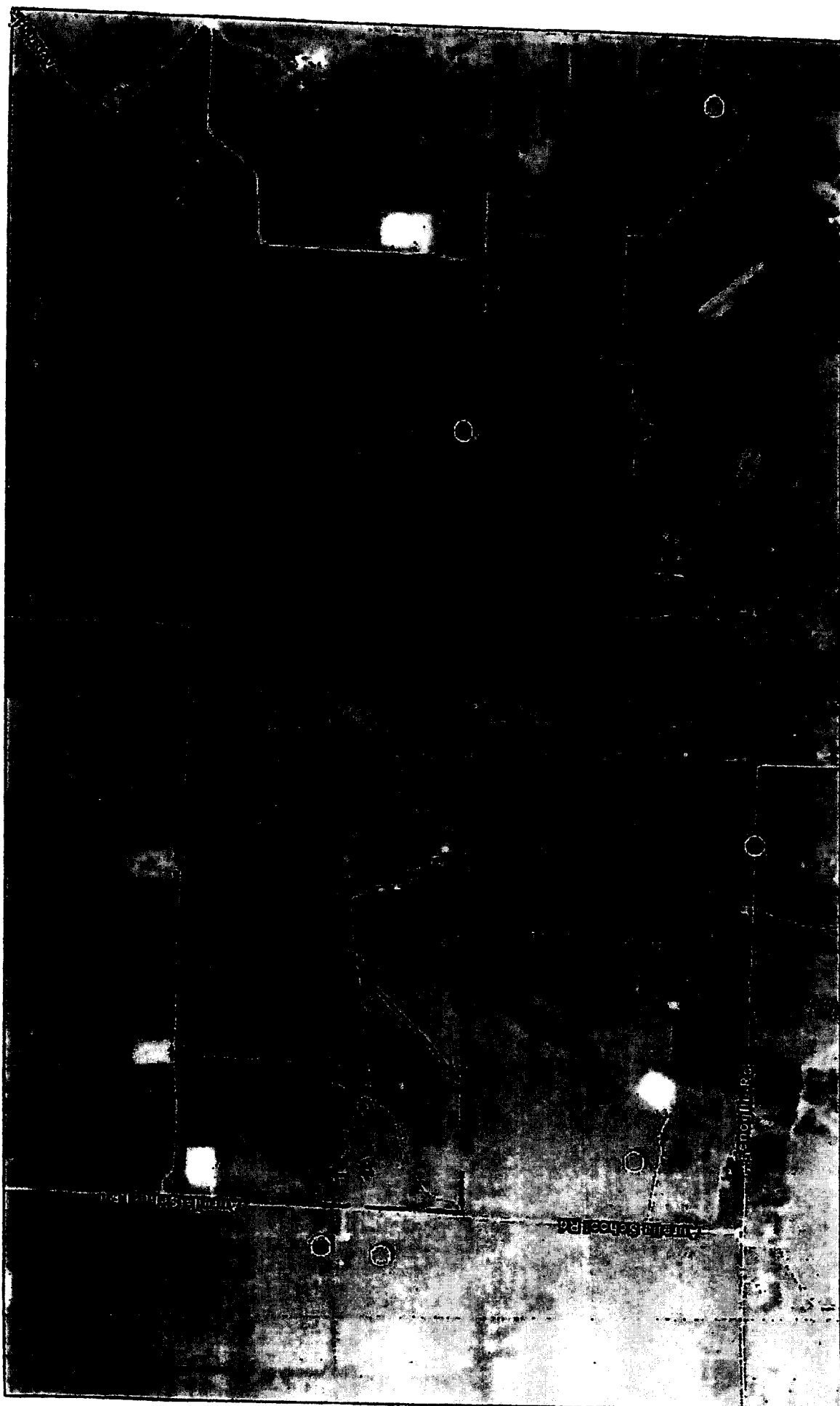
Jason G. Swaim PE, RPLS
TX PE 84872
TX RPLS 5550

Page 1 of 1

Mobile (940) 531- 0047

Fax (940) 872 - 4079

Email jswaim@swaimengineering.com



Source: Esri, Microsoft, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Texas Water Development Board

January 6, 2022

Well Reports

The data in Water Data Interactive is presented as the best available information provided by the TWDB and does not constitute a warranty of the TWDB. The TWDB provides information via this web site as a public service. Neither the State of Texas nor the TWDB assumes any legal liability or responsibility for the accuracy or completeness of the information or for any particular purpose.

STATE OF TEXAS WELL REPORT for Tracking #590219

Owner: Donna Beth Hackney	Owner Well #: 1
Address: 2526 Aurelia School Rd Nocona, TX 76255	Grid #: 19-19-5
Well Location: 2526 Aurelia School Rd Nocona, TX 76255	Latitude: 33° 41' 29.44" N
Well County: Montague	Longitude: 097° 40' 41.81" W
	Elevation: 1101 ft. above sea level
Type of Work: New Well	
	Proposed Use: Domestic

Drilling Start Date: 11/15/2021 **Drilling End Date:** 11/15/2021

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	7.875	0	200

Drilling Method: Air Rotary

Borehole Completion: Filter Packed

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Filter Material</i>	<i>Size</i>
Filter Pack Intervals:	10	200	Sand	12/20

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
Annular Seal Data:	-1	2	Cement
	2	10	Bentonite

Seal Method: Hand Mixed

Sealed By: Driller

Distance to Property Line (ft.): 50+

Distance to Septic Field or other concentrated contamination (ft.): No septic

Distance to Septic Tank (ft.): No septic

Method of Verification: Land Owner

Surface Completion: Surface Sleeve Installed

Surface Completion by Driller

Water Level: 45 ft. below land surface on 2021-11-15 **Measurement Method:** Weighted Line

Packers: No Data

Type of Pump: Submersible **Pump Depth (ft.):** 160

Well Tests: Jetted **Yield:** 15 GPM with 20 ft. drawdown after 1 hours

STATE OF TEXAS WELL REPORT for Tracking #198302

Owner:	Cecil Webb	Owner Well #:	No Data
Address:	4508 Weeks Park Lane Wichita Falls, TX 76308	Grid #:	19-19-6
Well Location:	Aurelia Rd Montague, TX	Latitude:	33° 41' 22" N
Well County:	Montague	Longitude:	097° 39' 12" W
		Elevation:	No Data
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Start Date: 8/9/2006 Drilling End Date: 8/9/2006

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	7.5	0	120

Drilling Method: Air Rotary

Borehole Completion: Filter Packed

	Top Depth (ft.)	Bottom Depth (ft.)	Filter Material	Size
Filter Pack Intervals:	80	120	Gravel	Pea

	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	0	15	8

Seal Method: Slurry

Sealed By: Prater Drilling

Distance to Property Line (ft.): 100+

Distance to Septic Field or other
concentrated contamination (ft.): none

Distance to Septic Tank (ft.): No Data

Method of Verification: Measured

Surface Completion: Surface Sleeve Installed

Water Level: 39 ft. below land surface on 2006-08-09 Measurement Method: Unknown

Packers: No Data

Type of Pump: No Data

Well Tests: Jetted Yield: 20 GPM with 80 ft. drawdown after 1 hours

Jo Lee

(Shelby well reactivated
788 g. Per Plan w/ Mt-Bldg)
Sent 12/2/21 4:08 PM

From: texas811locates@texas811.org
Sent: Thursday, December 02, 2021 4:09 PM
To: JLEE@SWAIMENGINEERING.COM
Subject: Locate Message

Get it done
12/2/21 4:08 PM

To update or view a map of the dig location click [here](#) to go to the Texas811 Portal Site.

Texas811 Locate Request

Ticket Number:	2183666083	Old Ticket:	
Source:	Portal Ticket	Hours Notice:	48
Type:	Normal	Taken Date:	12/2/2021 4:08:46 PM
Seq Num:	1		

Company Information

Excavator:	Swaim Engineering and Surveying	Type:	Excavator
Address:	506 N Mason St.	Contact:	Jo Lee
City, St, Zip:	Bowie, TX 76230	Contact Phone:	(940) 872-5075
Phone:	(940) 872-5075	Caller:	Jo Lee
Fax:		Caller Phone:	(940) 872-5075
Callback:	10 a.m. to 4 p.m.		
Caller Email:	JLEE@SWAIMENGINEERING.COM		
Contact Email:	JLEE@SWAIMENGINEERING.COM		

Work Information

State:	TX	Work Date:	12/6/2021 4:00:00 PM
County:	MONTAGUE	Work Zip Code:	76255
City:	NOCONA		
Work Done For:	Swaim Engineering	Duration:	6 months
Address:	0000 Aurelia Ranch Rd	Deeper Than 16in:	No
Intersection:	Fenoglio Rd	Explosives:	No
Nature of Work:	Surveying	White Lined:	No
Map Book:		Excavation Depth:	
Excavation Length:		Directional Boring:	No
Equipment Type:	None		

Excavator Supplied GPS

Driving Directions to Work Site

From 4 way stop sign in Montague, Tx. at intersection of FM 175 and SH 59, turn east on SH59, travel 2.0 mi to Nobile Rd. Turn left. travel 1.2 mi to Fenoglio Rd. Turn right on to Fenoglio Rd. Travel 0.4 mi to Aurelia School Rd. Travel 0.7 mi. Destination is on the right, across from 2474 Aurelia School Rd., Nocona, Tx.

Work Site Locate Instructions

CONT NORTH 670 FT - THEN EAST 1310.94 FT - THEN NORTH 1316.27 FT - THEN EAST 4007.46 FT - THEN SOUTH 2650.22 FT - THEN WEST FOR 2702.43 - THEN WEST 1315.92 FT - THEN WEST 1311.38 FT - THEN NORTH 667.02 FT BACK TO THE STARTING POINT - Mark all utilities within the area marked on the map below. Approximately 285 acres.

Additional Information

Job Number: 21224, Subdivision: The Ranches at Blackjack Meadow, LLC

Interactive Ticket Link

<https://portal.texas811.org/#/ticket/2183666083>

Excavator Requested Positive Response Method

Members

Code	Name
EO7	Eog Resources
WINTX	Windarvan

Please be advised that water, slurry, sewage, service lines and privately owned facilities in the area of the proposed excavation may not be located even after contacting the 811 Center. If your facility is not listed or marked by the utility company you will need to contact the company directly or get private locates by an authorized party.

Jo Lee

From: windstreamprs@korweb.com
Sent: Monday, December 06, 2021 1:52 PM
To: JLEE@SWAIMENGINEERING.COM
Subject: Ticket 2183666083 for WINTX - Status Change

Our records indicate you called in dig request **2183666083** at **0000 AURELIA RANCH RD, NOCONA, TX.**

This email is a status update relating to ticket number **2183666083** for code **WINTX**.

Ticket: 2183666083
Member Code: WINTX
Company: SWAIM ENGINEERING AND SURVEYING
Done For: SWAIM ENGINEERING
Work to begin on: 12/6/2021 4:00:00 PM
County: MONTAGUE
City: NOCONA
Address: 0000AURELIA RANCH RD
Contact: JO LEE
Phone: (940) 872-5075
Completed on: 12/6/2021 1:46:57 PM
Response: CLEAR UG NOT IN CONFLICT

Facility	Work Performed	Action Code
PHONE	CLEARED	

Remarks:

Notes:

Windstream has addressed your ticket as noted above. If you have any further questions please contact our Damage Prevention Groups at 1-800-289-1901. Please note! The positive response you received is just for Windstream Telecommunications. If you have questions regarding responses from other utilities, please contact them directly. Windstream is working with the one call center to promote Safety and Damage Prevention. It's a shared responsibility. Thank you for doing your part in supporting public safety. Please visit <http://www.call811.com> regarding best practices.

12/6/2021

Jo Lee

From: agt_comm@irrh.com
Sent: Friday, December 03, 2021 9:56 AM
To: JLEE@SWAIMENGINEERING.COM
Subject: Ticket 2183666083 - EOG

To: Swaim Engineering and Surveying **Attn:** Jo Lee
Voice: 9408725075 **Fax:**
Re: EOG

This is a response to an underground locate request

Ticket: 2183666083
County: MONTAGUE **Place:** NOCONA
Address: 0000 AURELIA RANCH RD

EO7:

A member of the EOG Pipeline Damage Prevention Team has surveyed the proposed work area as defined in this locate request. At this time, all underground utilities operated by EOG Resources within the designated excavation area have been marked. Mechanical excavation is NOT permitted within the tolerance zone, per state requirements, or a further distance at EOG's request, whichever is greater.

If the status of this one-call changes or more information is required, please contact 811 and update ticket.

This message was generated by an automated system. Please do not reply to this email.

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

DATE December 2, 2021

TO: Wise Electric Cooperative, Inc.
ATTN: Chris Walsh
cwalsh@wiseec.com

RE: Proposed 284.18 ac. Sec. 2, MEP&PRR Co. Survey, Abstract 511, Aurelia School Road, Montague County, Texas

Dear Mr. Walsh

This is to confirm that you have received a copy of the proposed subdivision plat for the referenced project on or around Dec. 2, 2021. I ask that you please review this plat and respond Checking/mark the appropriate statement below. Please sign, date and submit your response to me. You may also respond by fax to (940) 872-4079. Please note that if a response is not received within two (2) weeks of the above listed date, it will be understood that you have no objections to this plat. I appreciate your cooperation in this matter. Please contact me at (940) 531-0047 if you have any questions

Sincerely,
Jason Swaim, PE, RPLS

The proposed plat for The Ranches at Blackjack Meadow, LLC has been reviewed and the following has been found:

We have reviewed the plat and have no facilities in the area of the proposed subdivision.

We have reviewed the plat and have facilities in the area and have no conflicts with, nor need any additional easements for facilities in the proposed subdivision.

We have reviewed the plat and have Conflicts with or need easements for facilities in the proposed subdivision at the following locations:

Wise EC has existing facilities within the boundaries that will either have to be dedicated an easement to remain or be removed during Wise EC development phase for electric service. Wise EC will require easements along all front, side, and rear lot lines

Please address the comments and provide a revised copy:

Name: Chris Walsh Date: December 6, 2021

Page 1 of 1

Mobile (940) 531-0047

Fax (940) 872 - 4079

Email jswalm@swaimengineering.com

Improvement / Buildings	Improvement Value: \$0
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Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
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Land Details	Market Value: \$11,630	Production Market Value: \$0	Production Value: \$0
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Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
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Deed History

Sold By	Volume	Page	Deed Date	Instrument
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Property Tax Estimation by Entity / Jurisdiction

Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
MG	MONTAGUE COUNTY	0	\$0.5641	0.005841	\$0.00
NH	NOCONA HOSPITAL DIST	0	\$0.18	0.0018	\$0.00
Total Estimation			\$0.7441	0.007441	\$0.00

**The above property tax estimation is not a tax bill. Do not pay.
Click here to view actual Property Tax Bill.**

Southwest Data Solutions provides this information "as is" without warranty of any kind.
Southwest Data Solutions is not responsible for any errors or omissions.

MONTAGUE COUNTY

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Property Year 2021 [Tax Summary](#)

Information Updated 1/5/2022

Property ID: R000006053 Geo ID: 20015.0000.0000.0205

< Previous Property 15 / 48 Next Property >

Property Details

Ownership

Available Actions

MONTAGUE COUNTY

C/O COUNTY AUDITOR
PO BOX 58
MONTAGUE, TX 76251-0056

Ownership Interest: 1.0000000

Qualified Exemptions

Const Exempt

* For property owner confidentiality reasons not all exemption details are available online.

Legal Information

Legal: Acres: 1.163, AB 15, GRIFFIN BAYNE SURVEY

Situs: Not Applicable

Property Valuation History

Values by Year		2021	2020	2019	2018	2017	n/a
Improvements	+	\$0	\$0	\$0	\$0	\$0	\$0
Land	+	\$11,630	\$6,980	\$6,980	\$6,980	\$5,820	\$0
Production Market	+	\$0	\$0	\$0	\$0	\$0	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$11,630	\$6,980	\$6,980	\$6,980	\$5,820	\$0
Agricultural Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Homestead Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$11,630	\$6,980	\$6,980	\$6,980	\$5,820	\$0

Appendix N

REVISION TO PLAT

Name of Subdivision: Bonita Oaks Ranch

Recorded in Volume 10, Page 477 of the ^{Plat} Real Property Records of Montague County, Texas

Commissioner Precinct No.: 4

Owner/subdivider/developer:

Bonita Oaks Ranch LLC

Owner/subdivider/developer's Mailing Address:

110 W. E-20 Suite 120 Weatherford, Tx 76086

Owner/subdivider/developer's Phone Number(s):

210-336-6420

Lots or Tracts to be revised (include Unit, Section or Phase # if applicable):

17, 18, 22, 23, 25, 26, 31, 33

Resulting Lot Number to be Known As: _____

Lienholder: _____ Yes No

If yes, Name of Lienholder: _____

(Attach Lienholder's Acknowledgement, Appendix K)

IF REVISED PLAT INCLUDES ANY CHANGES TO AN EXISTING UTILITY EASEMENT, RELEASE OF SAID EASEMENTS BY THE UTILITY PROVIDERS IS REQUIRED BEFORE APPROVAL OR FILING OF SAID PLAT.

The signature affixed below will certify that the owner/subdivider/developer of the described property does hereby request to revise the plat of the property. The owner/subdivider/developer certifies that any and all lienholders have acknowledged this revision as per the attached Lienholder's Acknowledgement, if applicable.


(Owner/subdivider/developer's Signature)

Monte Magness

(Printed name)

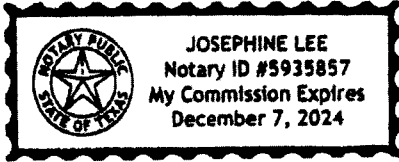
THE STATE OF TEXAS

§
§
§

COUNTY OF MONTAGUE

SWORN TO AND SUBSCRIBED before me by Monte Magness

_____ on the 8th day of February, 2022.



Josephine Lee
Notary Public in and for
The State of Texas

APPROVED BY COMMISSIONERS COURT ON THE _____ DAY OF _____,
2022.

MONTAGUE COUNTY JUDGE

ATTEST: _____
MONTAGUE COUNTY CLERK