



BIGGS & MATHEWS INC.

Consulting Engineers

June 01, 2022

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

RE: Review & Comments – Preliminary Plat
63.82 Acres – Carter Heights Lots 1-30, Block 1
Montague County, Texas

Dear Judge Benton:

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: Prairie Branch Properties, LLC (Contact – Daniel Deweber)
Preliminary Plat – Lots 1-30, Block 1, Carter Heights a 63.82 Acre Tract out of Daniel Farris Survey A-262, R.W. Floyd Survey A-1405, & F. Marlett Survey A-982, Montague County, Texas.
Site Location: Adjacent to F.M. Highway No. 1125 and west of Williams Road.
No. of Residential Lots – 30*

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 not designated.*
- 5) *Lots 1-30 (Residential)*
- 6) *Contiguous current property owners name & property record Vol./Page is shown.*
- 7) *Land Use of contiguous tracts is not shown.*
- 8) *Elevation contours were not provided; however, floodplain information was 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.*

2500 BROOK AVENUE • WICHITA FALLS, TEXAS 76301-6105 • (940) 766-0156 • FAX: (940) 766-3383

2020-001

- 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, are not shown, nor is there 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 document was provided as part of the Preliminary Plat submission:

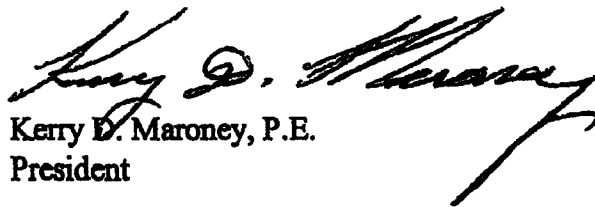
- *Appendix "A" Completed Preliminary Plat Check List*
- *Groundwater Availability Letter (Erwin Water Well Drilling, LLC)*

This concludes our 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

Erwin

WATER WELL DRILLING, LLC

6991 FM 4
Jacksboro, TX 76458
(940) 567-5708
info@erwindrilling.com

To Whom It May Concern:

Erwin Water Well has completed a review of available groundwater for the proposed development located at 8024 Fm 1125, Bowie TX. Publicly available driller's reports for the adjacent properties, along with knowledge of the area indicate that there would be an adequate amount of usable groundwater to support this residential project. However, there is always uncertainty involved in water well drilling and Erwin Water Well is not responsible for the quality and/or quantity of water.

Regards,



Bryan Erwin
TDLR Water Well Driller's License No: 60445
bryan@erwindrilling.com

Untitled Map

Write a description for your map.

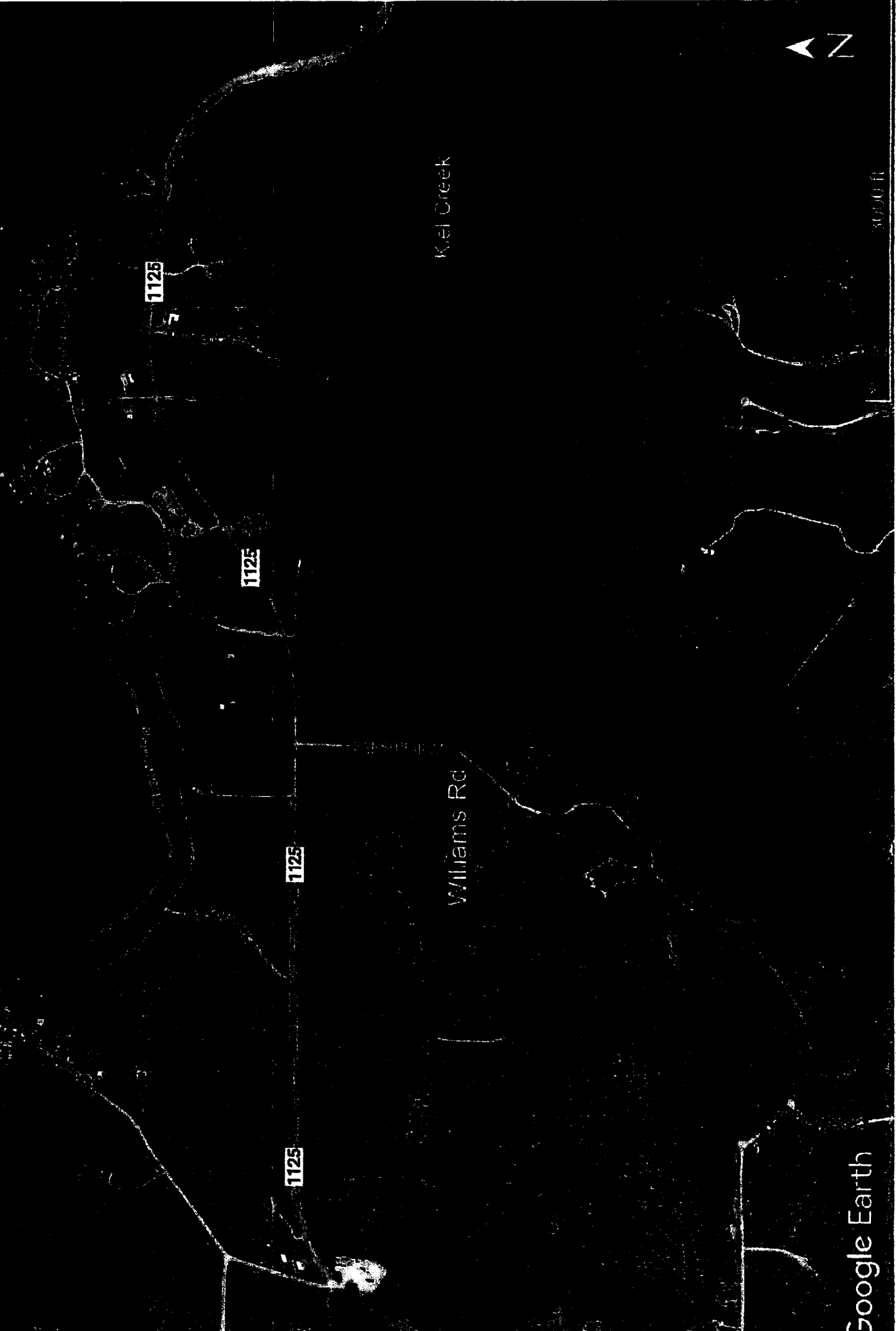
Legend

 Williams Rd

Google Earth



3000 ft



Appendix B

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

Subdivision name: Carter Heights

- | 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 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 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sign-off for TxDOT road access, if applicable. |

Appendices:

**FINAL CHECKLIST
(continued)**

Appendices:

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appendix C (1) – Certificate of Dedication by Owner/subdivider/developer (when owner/subdivider/developer is an individual)
<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.**