



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 – Final Plat
Lots 1 & 2, Block 1 Kingdom Heights II
Montague County, Texas

Dear Judge Benton:

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: Kingdom Real Estate Investments, LLC (Contact-Buckey D. Ross)
Final Plat – Lots 1 & 2, Block 1, Kingdom Heights II
10.03 Acre Tract out of T. E. & L. Co. Survey No. 3420 A-804, Montague County, Texas
Site Location: F.M. Highway No. 1816 & Polk Road
No. of Residential Lots – 2

CONFORMANCE WITH FINAL PLAT REQUIREMENTS:

- 1) *No Preliminary Plat was submitted nor reviewed for this tract.*
- 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) *No drainage structures are shown.*
- 8) *Location & size of applicable drainage and utility easements are shown.*
- 9) *Boundaries of City Limits/ETJ's are not 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 are designated.*

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2020-001

- 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 are provided.*
- 13) *Acknowledgment and certificate of dedication by the Owner/Developer is provided.*
- 14) *Certificate of recording (Appendix D) is provided.*
- 15) *Water Supply Certification (Appendix E) is provided.*
- 16) *Certification of Surveyor (Appendix F) is provided.*
- 17) *Certification of Engineer (Appendix G) not provided.*
- 18) *Certification of Road Maintenance (Appendix I or J) not provided.*
- 19) *Certification of County Approval of Plat (Appendix K) is 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 applicable.*
- 23) *Cattleguard specifications as required. (Appendix P) not applicable.*
- 24) *Typical County Road cross-section (Appendix Q) not applicable.*
- 25) *Summary of County Road Standards (Appendix R) not applicable.*
- 26) *Development Fee (Appendix S) not provided.*

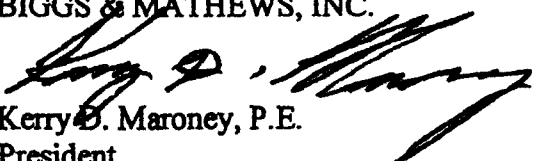
REQUIRED SUBMISSION BY OWNER/DEVELOPER:

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

This concludes are review on the Final Plat as submitted, and 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

Polk Rd

1816

1816

1816

Polk Rd

BT

Google Earth

300 ft



Appendix B

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

Subdivision name: Kingdom HEIGHT 11

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

Appendix S-Development Fees



Signature of Reviewer

7-21-22

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.**