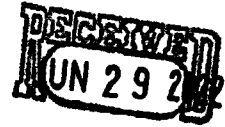




BIGGS & MATHEWS INC.

Consulting Engineers



June 24, 2022

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

RE: Review & Comments – Preliminary Plat
48.87 Acres – Stonewood Ranch Tracts 1-13
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: Jerry Campbell (Contact – David Claborn – 214-543-5171)
Preliminary Plat – Tracts 1-13, Stonewood Ranch a 48.87 Acre Tract out of Block 71, Henry D. Lindsley's Subdivision, A.G. Stitt Survey A-1260, Montague County, Texas.
Site Location: Adjacent to U.S. Highway No. 81 and Leeper Road
No. of Residential Tracts – 13

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) *No Drainage Easements & Ingress/Egress Easements designated.*
- 5) *Tracts 1-13 (Residential)*
- 6) *Not all contiguous current property owners name & property record Vol./Page are shown. (Show property owners name & property record east of Subdivision)*
- 7) *Not all land use of contiguous tracts is shown. (Show east of Subdivision)*
- 8) *Elevation contours were 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.*

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2020-001

- 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 not required.*
- 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) *Statement was provided there were no wells on this site. However, please provide a statement on the plat that (If found) 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:

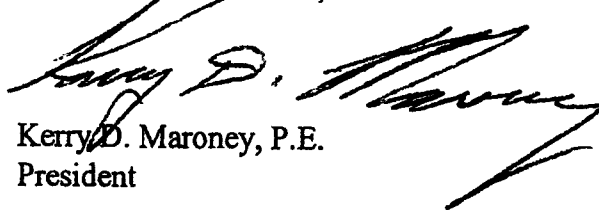
- *Appendix "A" Completed Preliminary Plat Check List*

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

Appendix A

Name of Subdivision: STONE WOOD RANCH

Contact Person: David Claborn Phone Number: 214-543-5171

**MONTAGUE COUNTY
SUBDIVISION PLATTING CHECKLIST
FIRST READING
(PRELIMINARY)**

- | YES | NO | N/A | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Name of proposed subdivision. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Name and address of Owner/subdivider/developer. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Volume, page and reference names of adjoining owners. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Volume, page and reference land use of adjoining owners. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Master Development Plan (if subdivision is a portion of a larger tract. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Location map. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scale (not smaller than 1" =200'). <i>If parent tract is larger than 320 acres, scale may be 1" =1,000' w/proposed plat 1" =200'.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | North directional arrow. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Contour information – rivers, creeks, bluffs, etc. (no greater than 20' intervals) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Major topographic features. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Total acreage in subdivision. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Total number of lots in subdivision. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Typical lot dimensions. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Land use of lots, parks, greenbelts. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Total length of roads. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Width of right-of-way. |

PRELIMINARY CHECKLIST
(continued)

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Special flood hazard areas/note. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Road maintenance requested (County/Home Owner's Assn.). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Approval by TxDOT or County for driveway entrance(s). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location of wells - water, gas, & oil, where applicable & unused capped statement. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plat Application Fees paid. (receipt from County Treasurer required) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | On-Site Sewage Facility Preliminary plan, Inspector's Approval |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Acknowledgement of Rural Addressing / Signage. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water Availability Study. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Tax Certificates and rollback receipts if required. |
-

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.**

Untitled Map

Write a description for your map.

2332

19

Ringgold

82

82

81

Leeper Rd

81

82

Legend

 Leeper Rd

Google Earth

2 mi

