

Appendix B

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

Subdivision name: Lake Pointe

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

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.**



BIGGS & MATHEWS INC.

Consulting Engineers



September 5, 2022

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

Bob Langford
Commissioner Precinct 4
Montague County, Texas
P.O. Box 416
Montague, Texas 76251

RE: Review & Comments – Preliminary Plat
24.96 Acres – Lake Pointe Subdivision Lots 1 thru 7, Block 1
Montague County, Texas

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: Not Provided and Not Shown on Preliminary Plat
Preliminary Plat – Lots 1 thru 7, Lake Pointe, a 24.96 Acre Tract out Block 7, Kaufman County
School Land Survey A-407, Montague County, Texas.
Site Location: Adjacent to Tradewinds Road & North of F.M. 2634
No. of Residential Lots – 7*

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) *Lots 1-7 (Residential)*
- 6) *All contiguous current property owners name & property record Vol./Page are shown.*

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

2020-001

- 7) *Not all land use of contiguous tracts is shown.*
- 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.*
- 13) *Name and address of developer has not 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 not provided that there were no wells on this site. 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:

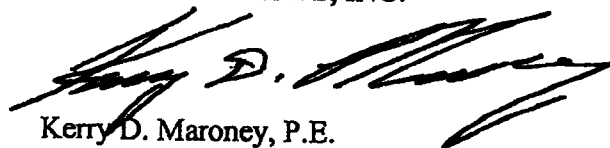
- *Appendix "A" Water Wells Near Tradewinds (Provided By Upper Trinity Groundwater Conservation District)*

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

- 📍 Lake Pointe Subdivision
- 📍 Tradewinds Rd

Devils Gulch

2953

2634

Tradewinds Rd

Lake Pointe Subdivision

Lake Nischo

Google Earth



2000 ft