

OFFICIAL RECOGNITION OF FIRE CHIEF BIFF
HUDDLESTON OF THE SUNSET VOLUNTEER FIRE
DEPARTMENT

The Sunset Volunteer Fire Department was founded fifty years ago in the summer of 1975. Biff Huddleston has been with the department since its inception and was one of the volunteers that went out on the first grass fire call. In 1983, several members of the department, including Biff Huddleston, attended an Emergency Care Attendant class where the Sunset Volunteer Fire Department became certified by the State of Texas as a First Responder Organization.

In his fifty years with the department, Biff Huddleston has held many leadership positions including Captain, First and Second Assistant Chief, Assistant Chief, and ultimately being appointed Chief in 2015. The Sunset Volunteer Fire Department responds to over three hundred calls for service a year. During Chief Huddleston's fifty years of service, he has responded to over ninety percent of those calls for service.

NOW, THEREFORE, THE MONTAGUE COUNTY COMMISSIONERS COURT:

Would like to officially recognize Chief Biff Huddleston's 50 years of service in conjunction with the 50th anniversary of the Sunset Volunteer Fire Department. We express our profound gratitude for the half-century of selfless service of Chief Huddleston and the Sunset Volunteer Fire Department.

We honor the past and current chiefs, firefighters, and community members whose efforts have made the department a vital part of our community's history and we wish the department continued success, service, and safety in the years to come.

SIGNED this 27th day of October, 2025.

Kevin L. Benton, County Judge

Roy Darden, Commissioner Pct. #1

Mike Mayfield, Commissioner Pct. #2

Mark Murphey, Commissioner Pct. #3

Bob Langford, Commissioner Pct. #4

AMENDED RESOLUTION

Amended Resolution supporting nomination of Randy West, David Fenoglio, Dale Hudspeth, Trent Myers and Bret Meekins to Montague County Tax Appraisal District Board of Directors.

WHEREAS Montague County cast 353 votes for Randy West, 353 votes for David Fenoglio, 353 votes cast for Dale Hudspeth, 353 votes cast for Trent Myers and 352 votes cast for Bret Meekins.

WHEREAS Randy West, David Fenoglio, Dale Hudspeth, Trent Myers and Bret Meekins are eligible and willing to serve if elected.

NOW THEREFORE be it resolved that the Commissioners Court of Montague County hereby cast the 1,764 votes as follows:

353	Randy West
353	David Fenoglio
353	Dale Hudspeth
353	Trent Myers
352	Bret Meekins

For the candidates for Montague County Tax Appraisal District Board of Directors.

Signed this the 27th day of October, 2025.

Kevin L. Benton, County Judge

Roy Darden, Pct. #1

Mike Mayfield, Pct. #2

Mark Murphey, Pct. #3

Bob Langford, Pct. #4

**IN THE COMMISSIONERS COURT
OF
MONTAGUE COUNTY, TEXAS**

**ORDER TO ABANDON/VACATE PARTIAL ROAD EASEMENT
AND CONVEY TO REFERENCED LAND OWNERS**

IT IS ORDERED IN THE INTEREST OF LANDOWNERS DESCRIBED IN THE ORIGINAL SURVEY OF THE TOWNSHIP OF SUNSET, TEXAS BEING DESCRIBED AS BLOCK 4 AND BLOCK 5 OF SAID SURVEY. This easement being the entire easement that is occupying space in Blocks 4 and Block 5 and only Block 4 and Block 5 that is designated easement for Greenwood Avenue. This easement was originally surveyed into the Original Sunset, Texas Townsite survey, however this road was never opened or improved and has remained under fence as pasture land for over 50 years and therefore in accordance with the TEXAS TRANSPORTATION CODE 251.057 (a) this road is considered closed and abandoned. This footage is considered in attached survey being a length of 300 ft. starting at the intersection of 2nd Street (aka Proctor Lane) and Greenwood Avenue and proceeds due East for 300.0 ft. to the intersection of Greenwood Avenue and First Street (aka Motley Lane). This easement being a total of 80 feet wide shall be divided equally between the named landowners in Block 4 (owner James Dale Ray and Martha Colleen Perry) and Block 5 (owner Paige Lajeane Dobyns) of said survey giving each landowner 40 feet each of conveyed easement. HOWEVER, IN Block 4, ATMOS ENERGY HAS A NATURAL GAS LINE AND SHALL RETAIN A 30 FEET EASEMENT WITH OWNER JAMES DALE RAY AND MARTHA COLLEEN PERRY IN BLOCK 4 LOTS 1 THRU 12 AS DESCRIBED IN EXHIBIT "A" OF ATMOS ENERGY CORPORATION 30 FEET WIDE PERMANENT EASEMENT.

IS BY THIS ORDER that said land involved in the above and described easement shall release and vacate all of the easement in Block 4 (owner Colleen Hay) WITH EXCEPTION OF PRESERVING A 30 FEET EASEMENT FOR ATMOS ENERGY GAS PIPELINE IN BLOCK 4 ONLY and Block 5 (owner Paige Dobyns) and by this order, title of any equitable interest concerning this Original Street easement shall be conveyed back to the land owners as described in the order, on the date this Order is signed by the Montague County Judge.

I, Montague County Judge, Honorable Kevin Benton, as Grantor, hereby grants the abandonment and vacating of whatever interest Montague County may hold as described in the above description.

A copy of the order is ordered to be filed in the deed of records of Montague County and serves as the official instrument of conveyance from Montague County.

ISSUED BY AUTHORITY OF THE COMMISSIONERS COURT OF MONTAGUE COUNTY, TEXAS, ON THIS 27th day of October, 2025.

County Judge, Montague County, Texas

Commissioner Precinct 1

Commissioner Precinct 2

Commissioner Precinct 3

Commissioner Precinct 4

County Clerk, Montague County, Texas

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY DOCUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Sunset/2
Montague County
9/30/2025 SF

DISTRIBUTION EASEMENT AND RIGHT OF WAY

THE STATE OF TEXAS

§

COUNTY OF MONTAGUE

§

KNOW ALL BY THESE PRESENTS:

§

The undersigned "**Grantor**" (**THE COMMISSIONERS COURT OF MONTAGUE COUNTY, TEXAS**) whether one or more, for and in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration paid by **ATMOS ENERGY CORPORATION**, a Texas and Virginia corporation, 5420 LBJ Freeway, Suite 1800, Dallas, Texas 75240, hereinafter referred to collectively as "**Grantee**" (**ATMOS ENERGY CORPORATION**), has granted, sold and conveyed and by these presents does grant, sell and convey unto said Grantee, its successors and assigns, a right of way and easement for the purpose of laying, constructing, operating, maintaining, inspecting g, repairing, replacing, changing the size of, relocating and changing the route or routes of, abandoning in place and removing at will, in whole or in part, one or more pipelines for the transportation of natural gas (including renewable/biogass, and together with water, cleansers, and other products necessary for the testing, inspection, maintenance, and operation of the pipeline(s)), and supporting structures, surface mounted equipment, conduits, cathodic protection equipment, aerial markers, and all necessary or desirable appurtenances over, under, through, across, and upon Grantor's land described on Exhibit "A" attached hereto and made a part hereof for all purposes.

This grant includes the right of ingress and egress along and upon said easement and right-of-way and over and across Grantor's adjacent and adjoining properties. Grantor shall not construct, and Grantee shall have the right to prevent and/or remove, any improvements, structures, buildings, reservoirs, or obstructions within the easement area. Further, Grantee has the right to trim, cut down , or eliminate trees or shrubbery, and to prevent or remove possible present or future hazards and/o r activities, any of which, in the sole judgment of the Grantee may presently or in the future endanger or interfere with the efficient, safe, and/or convenient exercise of Grantee's rights hereunder within the easement area.

The aforesaid consideration includes any and all damages that may be sustained by the original construction of said lines. This instrument shall not be construed as a written agreement between Grantor and Grantee for purposes of Section 756.122 of the Texas Health and Safety Code (or any successor statute).

TO HAVE AND TO HOLD the above described easement and right-of-way unto the said Grantee, its successors and assigns, until all of such pipelines shall be abandoned; and Grantor hereby binds itself, its successors, legal representative and assigns, to warrant and forever defend the above described easement and right-of-way unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

(Signature Page to Follow)

EXECUTED this _____ day of _____, 2025.

GRANTOR:

THE COMMISSIONERS COURT OF MONTAGUE COUNTY, TEXAS

(COUNTY JUDGE)

(COMMISSIONER PRECINT 1)

(COMMISSIONER PRECINT 2)

(COMMISSIONER PRECINT 3)

(COMMISSIONER PRECINT 4)

(ATTEST COUNTY CLERK)

STATE OF TEXAS

COUNTY OF _____

§
§
§

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

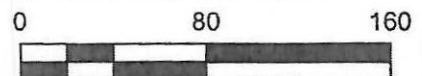
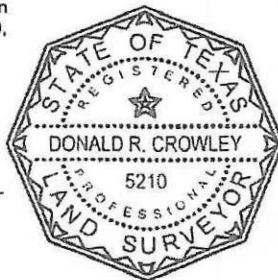
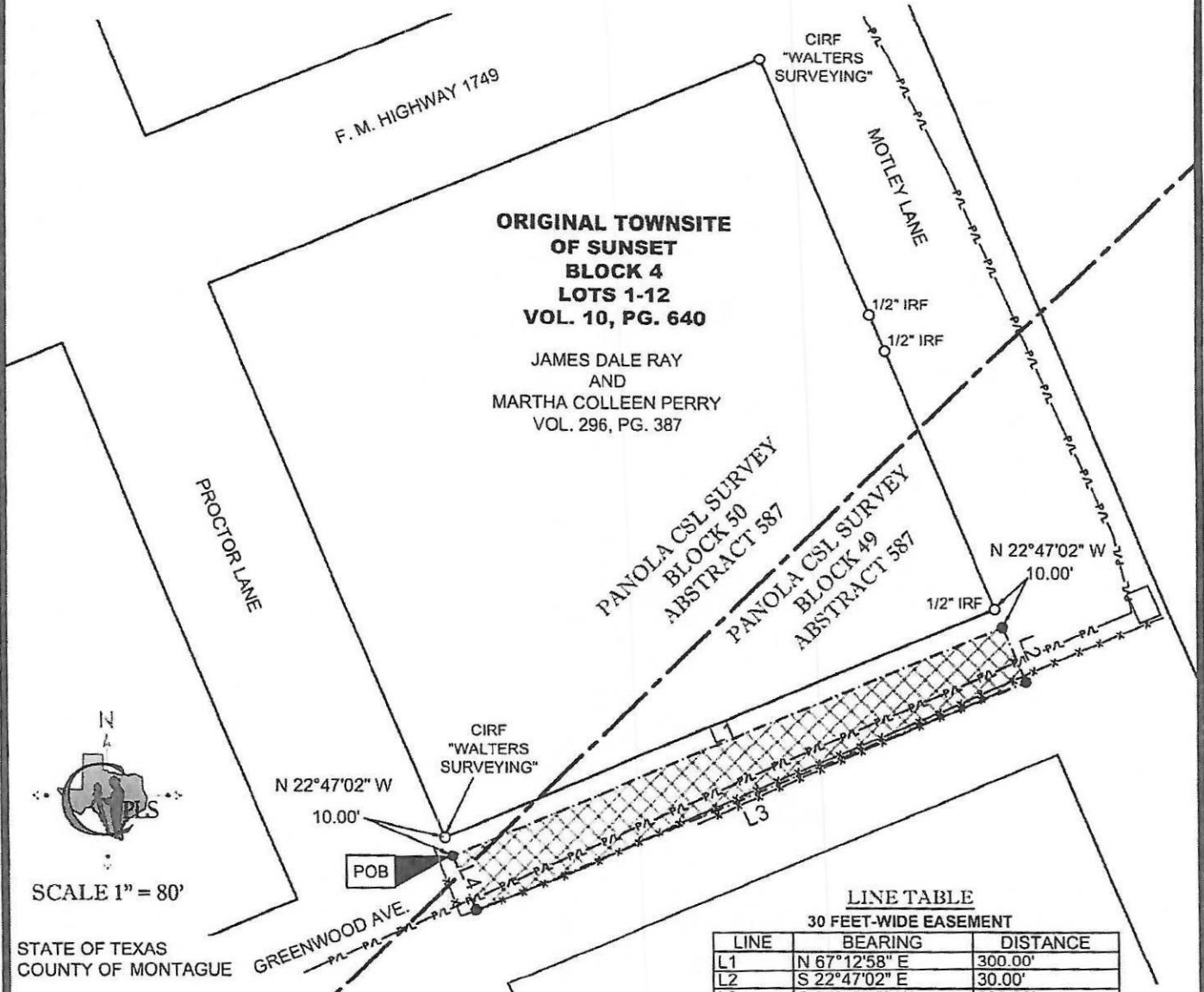
My Commission Expires: _____

Print Name: _____

EXHIBIT "A"

MONTAGUE COUNTY, TEXAS

LAT:33.452452
LON:97.763054



DRAWN BY: LAJ
DATE: August 20, 2025
DWG. NO.: GREENWOOD R1.dwg
BOOK NO.: FS
TRACT NO.: -
PROJECT AFE.: -
REVISION -1

ATMOS
energy

30 FEET-WIDE PERMANENT
PIPELINE EASEMENT
9,000 SQ. FT.
OR 0.21 ACRE

PROJECT: PROCTOR & MOTLEY
PLAT SHOWING A 30 FEET-WIDE PERMANENT PIPELINE EASEMENT IN BLOCKS 49 AND 50 OF THE PANOLA COUNTY SCHOOL LAND SURVEY, ABSTRACT 587, LOCATED IN THE TOWN OF SUNSET IN MONTAGUE COUNTY, TEXAS.

PAGE #:

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OF
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EXHIBIT "A"
ATMOS ENERGY CORPORATION
30 FEET-WIDE PERMANENT PIPELINE EASEMENT
GREENWOOD AVENUE

(STATE OF TEXAS)

(COUNTY OF MONTAGUE)

All that certain 30 feet-wide permanent pipeline easement being situated in the Blocks 49 and 50 of the Panola County School Land Survey, Abstract 587, in the town of Sunset, in Montague County, Texas and being in Greenwood Avenue, not open and occupied by James Dale Ray and Martha Colleen Perry, owners of Lots 1 through 12 of Block 4 of the Original Townsite of Sunset, Texas (Vol. 10, Pg. 640 of the Deed Records of said county), as recorded in Vol. 296, Pg. 387 of said Deed Records and said 30 feet-wide permanent pipeline easement being described by metes and bounds, as follows:

BEGINNING at the northwest corner described herein, on the northeast line of Proctor Lane and the northwest line of said Greenwood Avenue, from which an iron rod, with a cap stamped "WALTERS SURVEYING", found for the southwest corner of said Block 4 bears North 22°47'02" West, a distance of 10.00 feet (**NOTE: BEARINGS AND DISTANCES ARE BASED ON U. S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE - 4202**);

THENCE North 67°12'58" East, a distance of 300.00 feet to the northeast corner described herein, on the southwest line of Motley Lane, from which a 1/2 inch iron rod found for the southeast corner of said Block 4 bears North 22°47'02" West, a distance of 10.00 feet;

THENCE South 22°47'02" East, along said southwest line, a distance of 30.00 feet to the southeast corner described herein;

THENCE South 67°12'58" West, leaving said southwest line, a distance of 300.00 feet to southwest corner described herein, on said northeast line;

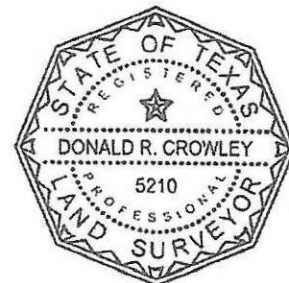
THENCE North 22°47'02" West, along said northeast line, a distance of 30.00 feet to the **POINT OF BEGINNING** and containing **9,000 square feet or 0.21 acre** of land.

REVISION #1

I hereby certify that the above and foregoing description represents an on the ground survey conducted under my supervision on August 19, 2025.

Original signed and stamped in blue ink.

Donald R. Crowley Date of Signature: October 1, 2025.
DONALD R. CROWLEY, R.P.L.S. No. 5210
FOR CROWLEY PIPELINE & LAND SURVEYING, L.L.C.
FRN:100465-00
117 WEST ARCHER STREET
JACKSBORO, TEXAS 76458
(940) 567-2234 Office
(940) 567-2155 Fax



Parker Dairy Acres - Precinct 1

Appendix A

SUBDIVISION APPLICATION CHECKLIST

The following tasks must be completed by the developer prior to filing any application for subdivision approval:

- ☒ Meet with the Precinct Commissioner and Development Officer at least 15 days prior to the date of filing the application of the subdivision property, to visually inspect the property, review the developer's intentions, establish any special requirements for the plat application, and to discuss the application process. *09-16-2025*
- ☒ Confirm whether the planned subdivision will be classified as First or Second Tier.
- ☒ Check the proposed subdivision name for conflicts or similarly named subdivision that is not a subsequent phase of an existing subdivision.

The following items must be included in any plat application for approval of a First Tier subdivision:

- ☒ A plat of the proposed subdivision in compliance with these regulations.
Four (4) paper + 1 Mylar
~~Six (6) reduced size (not less than letter sized) copies of the plat.~~
- ☒ A digital map or a certificate regarding the availability of a digital map.
- ☒ A certificate from the Upper Trinity Groundwater Conservation District that the proposed subdivision will have adequate water availability.
- ☒ A survey of the proposed subdivision in compliance with these regulations.
- ☒ A certificate from the surveyor who prepared the plat and survey in substantially the form as Appendix E.
- ☒ A description by the developer of the manner and means of providing drinking water, sewerage, roads, electricity, and drainage structures.
- ☒ All engineering specifications, drawings, and plans for infrastructure to be constructed comprising a plat application in compliance with these regulations.
- ☒ A certificate from each engineer confirming compliance of their specifications, plans, and drawings, in substantially the form as Appendix F. *Drainage; Sanitarian is not an engineer, but verified active*
- N/A* A certificate from NORTEX confirming the road names or numbers reserved for roads laid out in the subdivision.
- ☒ Tax certificates confirming that no property taxes are due and unpaid for the subdivision.

A certificate from the developer confirming that approval of the plat application and filing of the plat does not mean that the County will be responsible for maintenance of subdivision roads and streets.

If water, sewerage, and electricity are to be provided by a public utility, the developer must submit an executed public utility certificate in substantially the form as Appendix D. *Wise Electric-Appendix D; Nortex Communications- Will Serve letter*

If water is to be provided by private well, a Disclosure Statement shall be provided to the buyer prior to closing disclosing the nature of provision of water, together with certification of water availability and quality.

If OSSF is included in the plat application, a certificate from the Montague County OSSF Inspector or Development Officer stating that the subdivision plans comply with all applicable TCEQ rules, including housing density requirements or lot frontage, street width and all-weather capacity to handle emergency vehicles.

If fire hydrants or filler plugs are included in a plat application, a certificate from the public utility serving the subdivision to confirm sufficient water capacity is available to operate the fire hydrants or filler plugs.

All fees due to the County for the filing of an application must be paid to the County Clerk contemporaneously with the submission of the application.

First Tier

A plat of the subdivision showing the area/acreage of each lot or tract. Lots must have a minimum of sixty (60') feet of frontage to the adjoining street.

Certificates from the developer confirming the following:

Availability of water and sewage service.

Compliance with set-back lines.

Disclosure and Dedication of all necessary utility easements.

_____ Confirming the installation of culverts in compliance with the County ordinance on culverts.

If OSSF is proposed for the Second Tier subdivision, a certificate from the Montague County OSSF Inspector or Development Officer stating that the subdivision plans comply with all applicable TCEQ rules, including housing density requirements, street width and all-weather capacity to handle emergency vehicles.

A survey that shows sufficient topographic information adequate to demonstrate that the proposed subdivision will adequately drain and that any proposed development will not alter the natural flow of water to adjoining properties.

✓

All fees due to the County for the filing of an application must be paid to the County Clerk contemporaneously with the submission of the application.

After an application is approved, the developer must:

✓

File a plat of the proposed subdivision in compliance with these regulations.

NA

Meet with the Precinct Commissioner to review all materials used in constructing roads in the subdivision.

NA

Ensure that the work described in the plat application is completed in a good and workmanlike manner, in accordance with these regulations, the plat application, and any conditions of the order approving the application.

NA

Advise the Precinct Commissioner of the status of construction prior to expiration of any construction deadline.

✓

All fees due to the County for an approved application must be paid to the County Clerk no later than ten (10) days after the approval of the application.

NA

Submit proof of any required financial security to the Precinct Commissioner no later than thirty (30) days after the approval of the application.