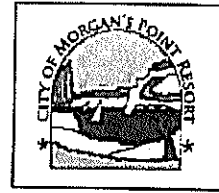


NOTICE TO BUILDERS / OWNERS



DUE TO THE HIGH COST OF WATER LINE REPAIRS, **THE CITY REQUIRES WATER LINE LOCATES FOR PERMITS THAT WILL DISTURB ANY PART OF THE GROUND IN ANY WAY.** THE CITY OFFERS WATER LINE LOCATES AT NO CHARGE.

- For convenience, the water line will be identified within three (3) days
- This service is provided to prevent damages to the water lines and save you money
- Damages to the water lines and the cost of water loss are billed to builders and/or owners – So don't come up wet!
- Have your water line located at the start of any project

Other Underground Utilities

- Call 1-800-DIG-TESS (800-344-8377) to locate other underground utilities

***ONLY COMPLETED BUILDING PERMIT APPLICATIONS WILL BE
ACCEPTED***

ALL INSPECTIONS CAN BE SCHEDULED

BY CALLING 254-780-1334

CITY OF MORGAN'S POINT RESORT

WATER/WATESWATER DIRECTOR - JESSE MEASLES - 254-534-2405

PLEASE CALL JESSE MEASLES FOR METER PLACEMENT ON NEW BUILDS

City of Morgan's Point Resort Building Permit Application

Property Address: _____

Instructions: Construction plans and specifications must accompany this completed application. Plans and specifications must include the following information:

1.	LEGAL SURVEY – for permanent structures such as Residences and/or Mobile Homes
2.	PLOT PLAN – drawn to scale to include the property dimension, set back distance from property lines, all existing structures to include septic location and driveway, and finally proposed structures. (See attached example: Illustration of Zoning Standards)
3.	FOUNDATION DETAIL DRAWING consisting of cross sections, reinforcing steel, and plasticity test.
4.	CONSTRUCTION BLUEPRINTS with elevations and/or photographs of mobile homes (include year model and serial number of mobile home), storage buildings, fences, and carports
5.	SIGNED CERTIFICATE OF COMPLIANCE (blank form is included in this packet)
6.	WATER LINE LOCATION performed by the City at the request of Property Owner or Contractor (blank form is included in this packet) NOTE: This form must be approved by the Health Department before a septic permit is issued.
7.	BELL COUNTY HEALTH DEPARTMENT septic evaluation and approval for new residences and new mobile homes, as per Resolution 7-89. You may contact the Bell County Health Department at (254) 778-7557.
8.	MANUAL J & RESCHECK or COMMERICAL CHECK CERTIFICATION with working papers
9.	TXDOT PERMITTED ACCESS for developments along State Highway frontage. For more information call (254) 939-3778.
10.	DRAINAGE STUDY for property in low or poor drainage areas – check maps in this packet or as directed by the Water Sup or the Building Official.
11.	CUSTOMER SERVICE INSPECTION CERTIFICATION for new construction or existing service where contaminant hazards are suspected or major renovation or expansion of distribution facilities (a signed and dated original must be submitted to the City of Morgan's Point Resort).
12.	BACKFLOW PREVENTION TESTING FORM must be completed for each assembly tested (a signed and dated original must be submitted to the City of Morgan's Point Resort when installed).

NOTICE:

ONLY DIRT WORK MAY BE STARTED BEFORE A BUILDING PERMIT IS ISSUED. Dirt work is defined as clearing a lot and tilling the soil but does not include the setting of a PAD for foundation. Residential structures will not be habitable until the building official issues a CERTIFICATE of OCCUPANCY. Water taps are separate from building permit fees and must be paid by a separate check (a water tap application is provided in this packet). Lawn sprinkler systems must include documentation for the installation and testing of a backflow preventer. A Customer Service Inspection Certificate must be completed prior to Certificate of Occupancy. You may call Brad Phillips at (254) 770-8057 with specific questions. **Permits usually take one week for approval. Permit Fees must be paid before issuance of permit and are non-refundable after permit is issued. Incomplete applications, surveys, drawings and/or missing photographs will delay approval.**

I have read and understand these instructions _____

Date _____

Property Owner _____

City of Morgan's Point Resort Building Permit Application

Property Address: _____

Legal Address: Section _____ Block _____ Lots: _____

Applicant: _____ Phone: _____

Address: _____

Property Owner: _____ Phone: _____

Address: _____

General Construction Contractor: _____ Phone: _____

Address: _____

Electrical Contractor: _____ Phone: _____

Address: _____ License # _____ Insurance ☐

Plumbing Contractor: _____ Phone: _____

Address: _____ License # _____ Insurance ☐

Mechanical Contractor: _____ Phone: _____

Describe improvement to be constructed (*Sprinkler, storage bldg, etc.*):

Aggregate Building Area (*measured in square feet*): _____

Lot Area (*measured in square feet*): _____

Living Area (*measured in square feet*): _____

Material List

Floor: _____

Walls: _____

Ceiling: _____

Roof: _____

Fire Walls: _____

Siding: _____

Masonry (%): _____

For new residences and mobile homes

Number of Floors: _____

Number of Bathrooms: _____

Number of Bedrooms: _____

City of Morgan's Point Resort Certificate of Compliance

The undersigned owner of Morgan's Point Resort City:

Hereby authorizes _____

To make application to the City Building official of the City of Morgan's Point Resort, Texas, for the issuance of a building permit for the undersigned to build the following improvement on said property:

(Generally, describe the improvements to be constructed)

Said improvements, when completed, will be used for the following purposes:

I/We certify that I/We will comply with all requirements of the International Building Codes and applicable ordinances, of the City of Morgan's Point Resort.

Dated this the _____ day of _____, _____.

whichever
applies

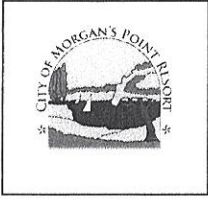
Signature: _____

Owner

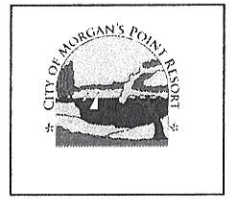
Signature: _____

Builder/Contractor

OFFICE USE ONLY: RECEIPT NUMBER _____ ☐ CASH ☐ CHECK ☐ CREDIT



PERMIT FEES PAID



Building: \$ _____

Square Footage: _____ X 0.06

Manufactured Home: \$ _____

Square Footage: _____

Storage Building: \$ _____

Square Footage: _____

Fence: \$ _____

Electrical: \$ _____

Deck: \$ _____

Plumbing: \$ _____

Roof: \$ _____

Mechanical: \$ _____

Hot Water Heater: \$ _____

Foundation: \$ _____

Solar Panels: \$ _____

Framing: \$ _____

Insulation: \$ _____

Driveway & Flatwork: \$ _____

Certificate of Occupancy: \$ _____

Carport: \$ _____

Sprinkler System: \$ _____

Swimming Pool: \$ _____

Meter Tap: \$ _____

Backflow Deposit: \$ **200.00** (to be refunded upon receiving completed test within seven days of the backflow test)

PERMIT TOTAL: \$ _____

NEW RESIDENTIAL CONSTRUCTION

- A. Includes single and multiple family residences.
- B. Square footage includes all under roof construction. Multi-story structures shall be calculated, as above for each occupied floor and sum of all floor area shall be construed as the aggregate area.
- C. Fees to be paid by individual contractors upon application for permit are as follows;

Building	\$ 0.06	Per square foot \$25.00 Minimum
Foundation	\$64.00	Each inspection
Framing	\$40.00	1 Phase inspection
Insulation	\$40.00	1 Phase inspection
Electrical	\$160.00	4 Phase inspection
Plumbing	\$120.00	3 Phase inspection
Mechanical	\$80.00	2 Phase inspection
Sprinkler System	\$64.00	1 Phase inspection
Blasting	\$32.00	1 Phase inspection
Driveway & Flatwork	\$40.00	Each inspection
Certificate of Occupancy	\$40.00	1 Phase inspection
Re-Inspection	\$40.00	Each inspection

NEW COMMERCIAL CONSTRUCTION

Building	\$ 0.08	Per square foot \$48.00 Minimum
Foundation	\$64.00	Each inspection
Framing	\$40.00	1 Phase inspection
Insulation	\$40.00	1 Phase inspection
Electrical	\$160.00	4 Phase inspection
Plumbing	\$120.00	3 Phase inspection
Mechanical	\$80.00	2 Phase inspection
Sprinkler System	\$64.00	1 Phase inspection
Blasting	\$32.00	1 Phase inspection
Driveway & Flatwork	\$40.00	Each inspection
Certificate of Occupancy	\$40.00	1 Phase inspection
Re-Inspection	\$40.00	Each inspection

MANUFACTURED HOMES

(Refer to Ordinance 4-12c)

Move In	\$80.00	1 Phase inspection
Electrical	\$40.00	1 Phase inspection
Plumbing	\$40.00	1 Phase inspection
Mechanical	\$40.00	1 Phase inspection
Sprinkler System	\$40.00	1 Phase inspection
Blasting	\$32.00	1 Phase inspection
Driveway & Flatwork	\$40.00	Each inspection
Certificate of Occupancy	\$40.00	1 Phase inspection
Re-Inspection	\$40.00	Each re-inspection

STORAGE BUILDINGS AND FENCES

(Without Electrical or Plumbing)

Building	\$0.06 (per square foot \$40.00 Minimum)
Fence	\$25.00

GARAGE / CARPORTS (ATTACHED OR DETACHED)

Building	\$0.06	Per square foot \$40.00 Minimum
Foundation	\$64.00	Each inspection
Electrical	\$40.00	Each Phase inspection
Plumbing	\$40.00	Each Phase inspection
Mechanical	\$40.00	Each Phase inspection

RESIDENTIAL/COMMERCIAL REMODEL, RENOVATION & ALTERATION

RESIDENTIAL

Building	\$ 0.06	Per square foot \$50.00 Minimum
Foundation	\$64.00	Each inspection
Framing	\$40.00	Each Phase inspection
Insulation	\$40.00	1 Phase inspection
Electrical	\$40.00	Each Phase inspection
Plumbing	\$40.00	Each Phase inspection
Mechanical	\$40.00	1 Phase inspection
Certificate of Occupancy	\$40.00	1 Phase inspection
Re-Inspection	\$40.00	Re- inspection

COMMERCIAL

Building	\$ 0.08	Per square foot \$50.00 Minimum
Foundation	\$64.00	Each inspection
Framing	\$40.00	Each Phase inspection
Insulation	\$40.00	1 Phase inspection
Electrical	\$40.00	Each Phase inspection
Plumbing	\$40.00	Each Phase inspection
Mechanical	\$40.00	Each Phase inspection
Certificate of Occupancy	\$40.00	1 Phase inspection
Re-Inspection	\$40.00	Each Re- inspection

SWIMMING POOLS

Flat rate fee for each swimming pool \$80.00

(Includes a rough-in inspection of the steel, electrical bonding and plumbing and then a final inspection of the electrical system and security fencing)

RAZE, DEMOLISH AND REMOVAL OF STRUCTURES AND MANUFACTURED HOUSING

Permit fee \$24.00

No permit will be issued until a **three hundred (\$300) surety bond** has been posted with the Building Official. Said bond is to ensure the proper cleanup of the premises subsequent to the removal of the structure.

RE-INSPECTION FEES

A re-inspection fee of \$40.00 will be charged for each re-inspection required