



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

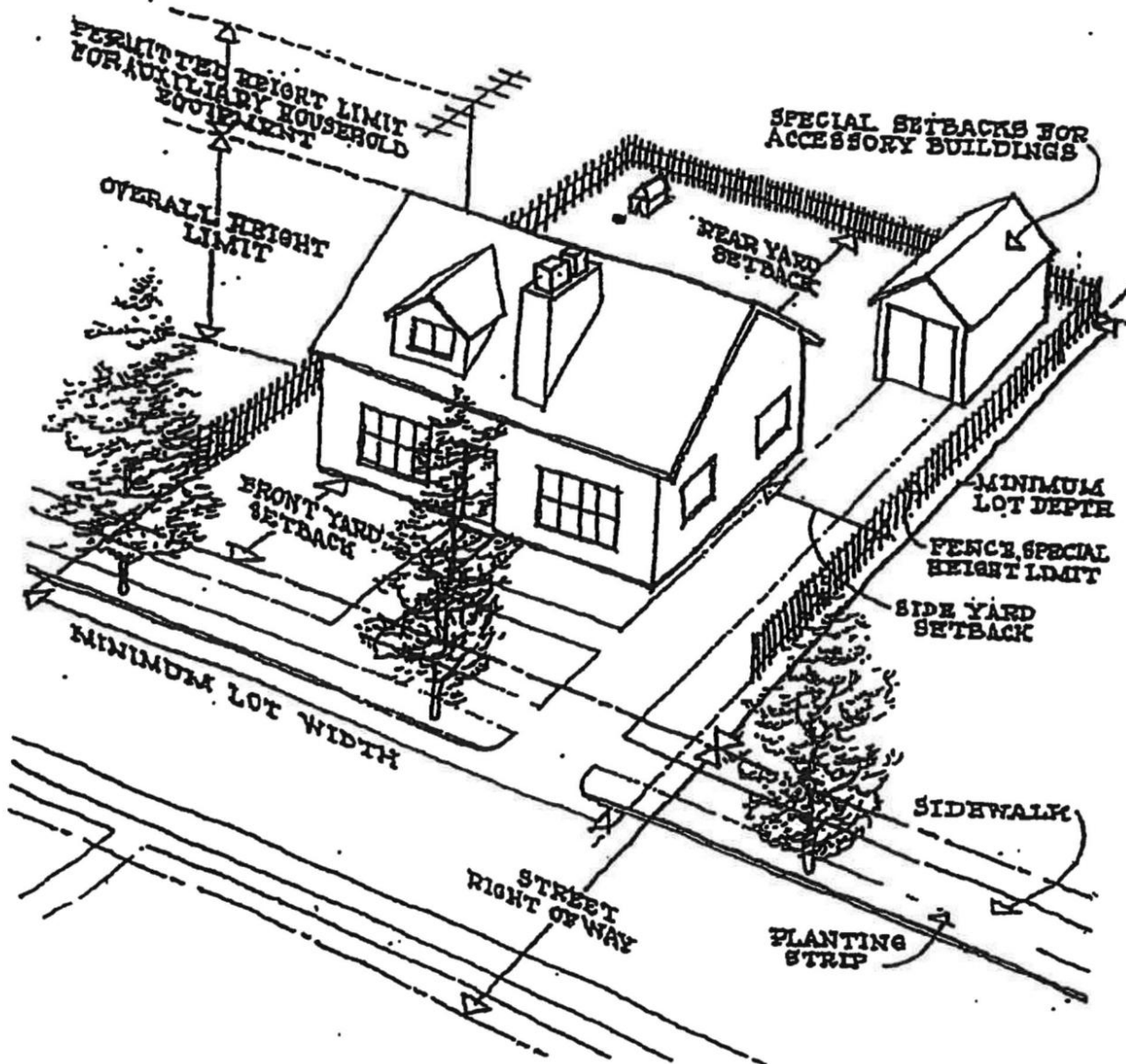
BY CALLING 254-780-1334

CITY OF MORGAN'S POINT RESORT

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

PLEASE CALL JESSE MEASLES FOR METER PLACEMENT ON NEW BUILDS

Illustration of Zoning Standards



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 **Elias Carrasco 432.349.0541** 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 _____
Applicant/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.*):

Estimated Cost of Improvements to be constructed: (*OPTIONAL*) _____

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

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

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

Material List

Floor: _____

Roof: _____

Masonry (%): _____

Walls: _____

Fire Walls: _____

Ceiling: _____

Siding: _____

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 Ordinance 4-1, of the City of Morgan's Point Resort. I hereby certify that I have received a copy of Ordinance 4-1, Building Code. From the City of Morgan's Point Resort, Texas.

Dated this the _____ day of _____, _____.

Signature: _____
Owner

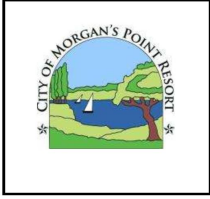
Signature: _____
Builder/Contractor

Signature: _____
Owner/Contractor

OFFICE USE ONLY: RECEIPT NUMBER _____

CASH

CHECK



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: \$ _____

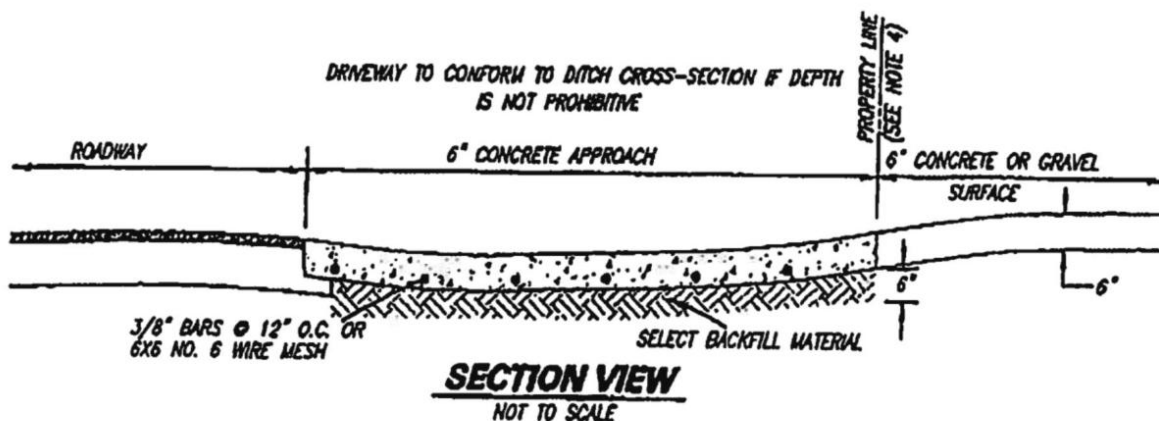
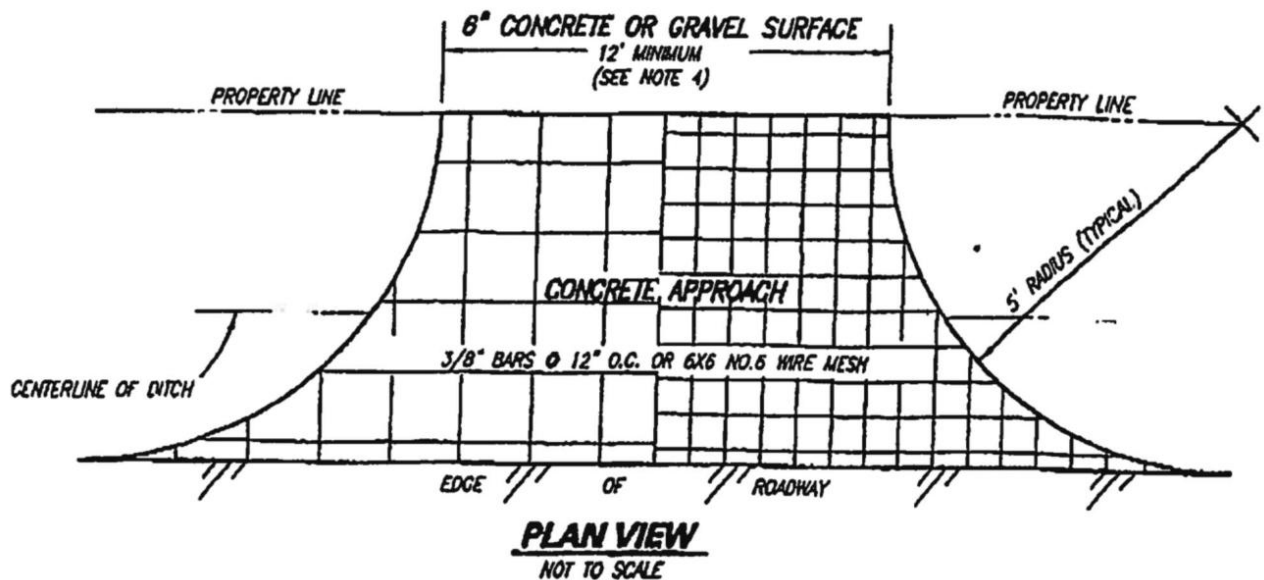
Sprinkler System: \$ _____

Swimming Pool: \$ _____

Meter Tap: \$ _____

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

PERMIT TOTAL: \$ _____



NOTES:

1. DRIVEWAY CONCRETE SHALL BE CLASS "A" 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. ALL REINFORCING SHALL BE LOCATED 2" FROM THE BOTTOM OF POURED CONCRETE.
2. MATERIAL FOR GRAVEL SURFACES SHALL BE CRUSHED LIMESTONE TYPE A, GRADE 2 IN ACCORDANCE WITH TxDOT STANDARD SPECIFICATIONS OR BETTER.
3. SELECT MATERIAL SHALL CONSIST OF CLAYEY SAND TO CLAYEY GRAVEL MATERIAL (SC TO GC) OR BETTER AND THE PLASTICITY INDEX SHALL NOT BE MORE THAN 20%. SELECT MATERIAL SHALL BE PLACED AND TAMPED TO 95% OF THE MODIFIED PROCTOR OR TO THE SATISFACTION OF THE CITY OF MORGANS POINT.
4. EXPANSION JOINTS WILL BE REQUIRED WHEN CONCRETE SURFACES EXTEND BEYOND THE PROPERTY LINE. EXPANSION JOINTS SHALL CONSIST OF 1/2" ASPHALT BOARD OR BETTER WITH 1/2" SMOOTH STEEL DOWELS AT 24" O.C.

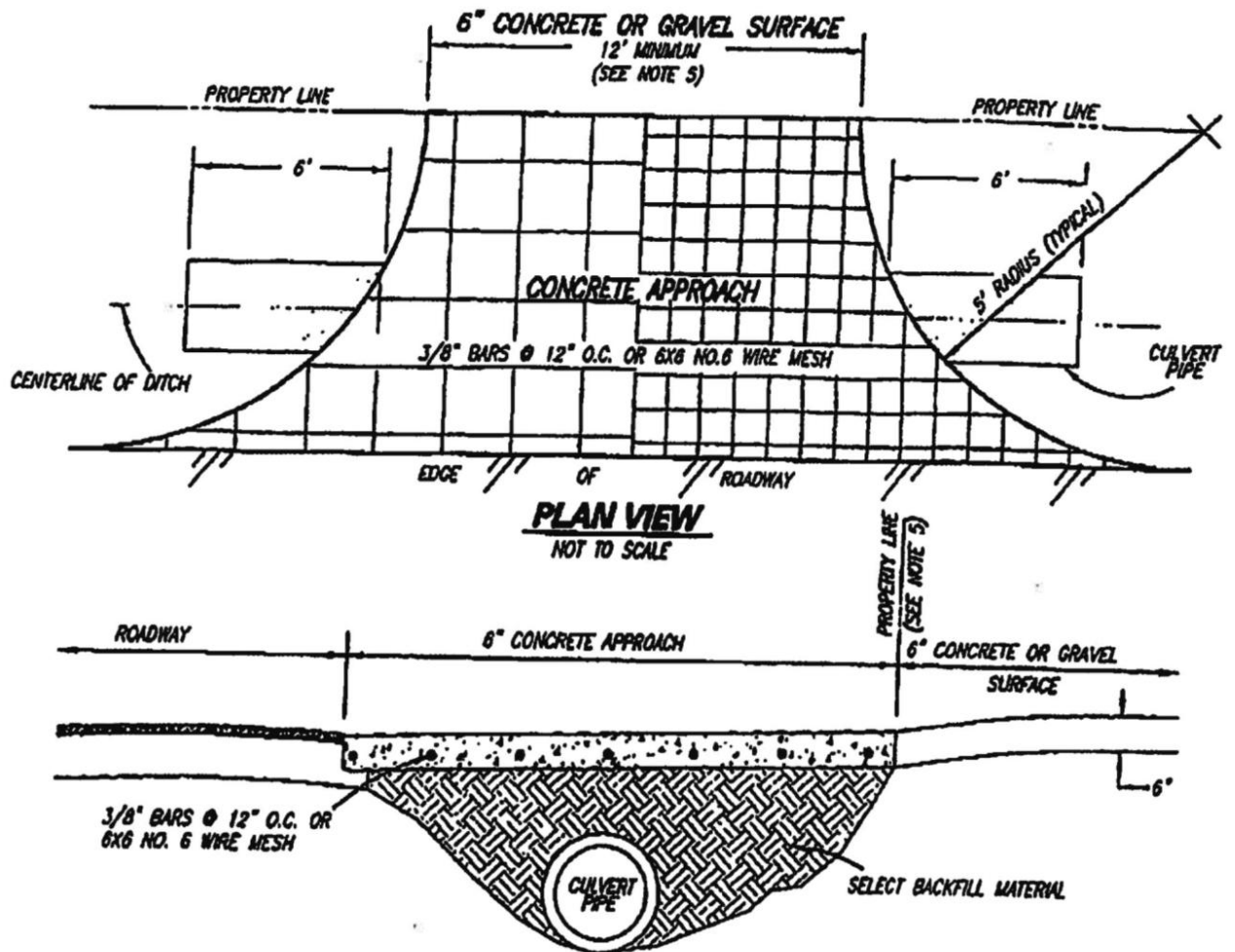


R. H. Kasper
2-2-98

Prepared By
Romig-Parker Associates, L.L.P.
February 1998

**CITY OF
MORGANS POINT RESORT**

EXHIBIT A
Typical Driveway Reinforcement Plan
for Non-curb and Gutter Streets
(Shallow Ditch Crossings)



NOTES:

1. DRIVEWAY CONCRETE SHALL BE CLASS "A" 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. ALL REINFORCING SHALL BE LOCATED 2" FROM THE BOTTOM OF POURED CONCRETE.
2. MATERIAL FOR GRAVEL SURFACES SHALL BE CRUSHED LIMESTONE TYPE A, GRADE 2 IN ACCORDANCE WITH TxDOT STANDARD SPECIFICATIONS OR BETTER.
3. SELECT MATERIAL SHALL CONSIST OF CLAYEY SAND TO CLAYEY GRAVEL MATERIAL (SC TO GC) OR BETTER AND THE PLASTICITY INDEX SHALL NOT BE MORE THAN 20%. SELECT MATERIAL SHALL BE PLACED AND TAMPED TO 95% OF THE MODIFIED PROCTOR OR TO THE SATISFACTION OF THE CITY OF MORGANS POINT.
4. CULVERT PIPE SHALL BE INSTALLED UNDER DRIVEWAY APPROACH, EXTENDING 6' BEYOND EDGE OF DRIVEWAY ON BOTH SIDES. PIPE DIAMETER WILL BE DETERMINED BY DITCH GEOMETRY AND BY THE CITY OF MORGANS POINT. PIPE SHALL BE REINFORCED CONCRETE PIPE CLASS III IN ACCORDANCE WITH ASTM C-76 OR CORRUGATED METAL PIPE GAGE 12.
5. EXPANSION JOINTS WILL BE REQUIRED WHEN CONCRETE SURFACES EXTEND BEYOND THE PROPERTY LINE. EXPANSION JOINTS SHALL CONSIST OF 1/2" ASPHALT BOARD OR BETTER WITH 1/2" SMOOTH STEEL DOWELS AT 24" O.C.



Prepared By
Romberg-Parker Associates, L.L.P.
February 1998

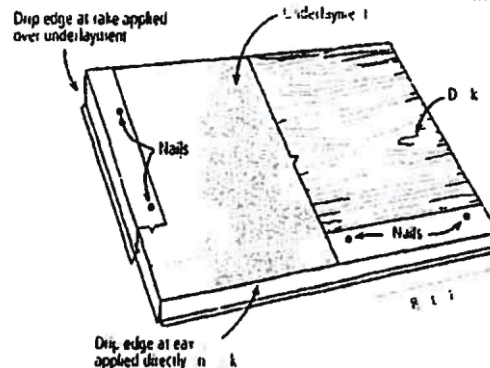
Bill H. Kasper
2-2-98

**CITY OF
MORGANS POINT RESORT**

EXHIBIT B
Typical Driveway Reinforcement Plan
for Non-curb and Gutter Streets
(Deep Ditch Crossings)

Drip Edges

Drip edges provide efficient water shedding at the rakes and eaves and protect the underlying wood from rotting. Drip edges should be made of a corrosion-resistant material that extends approximately 3" back from the roof edges and bends downward over them.



Apply the drip edge underneath the underlayment along the eaves and over the underlayment on the rakes. Figure 6 details the placement and fastening of drip edges in combination with underlayments. The use of a drip edge is strongly recommended.

Roofing Nails

It is recommended by ARMA that properly driven and applied roofing nails are utilized as the preferred nailing system for asphalt shingles.

Nails

Nails should have a minimum nominal shank diameter of 12 gauge, 0.105", and a minimum head diameter of 1/2". Nails will have smooth shanks (except for "gripper marks" sometimes located just below the head) although nails with shank deformations such as "barbs" may be used.

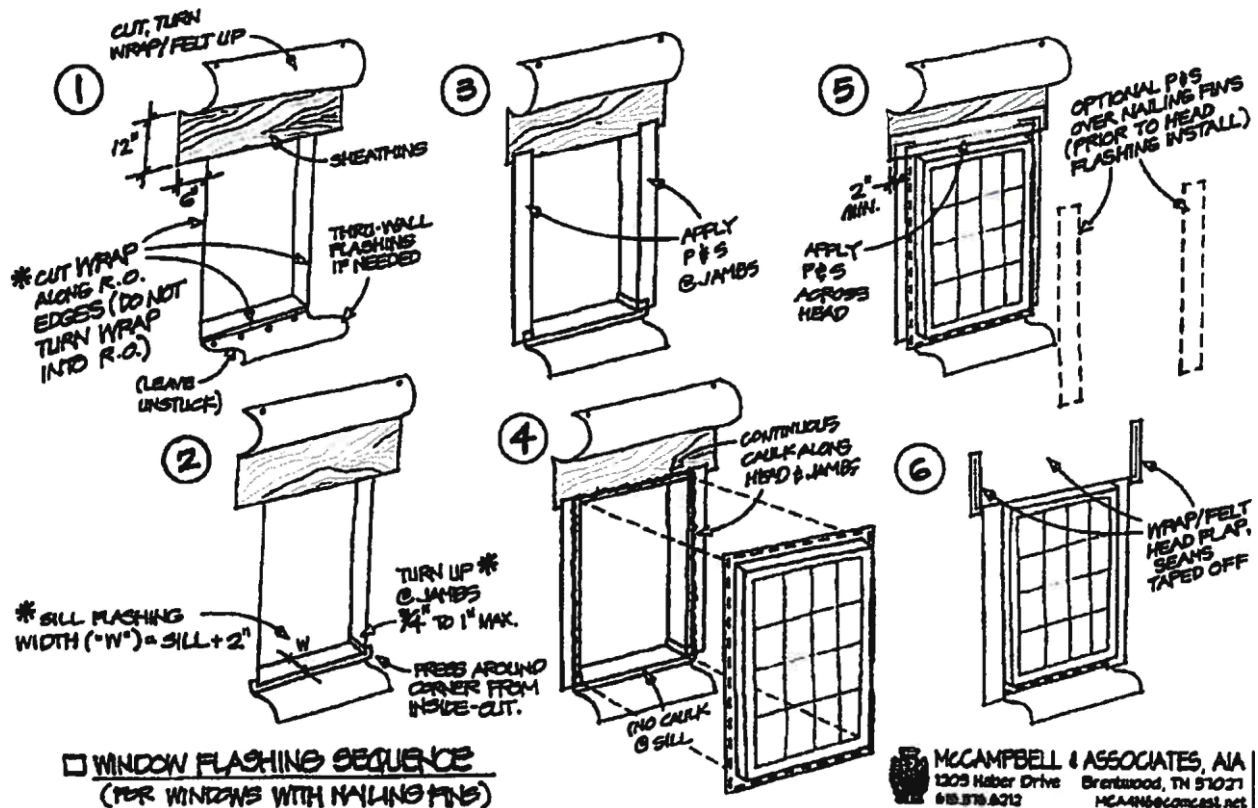
Corrosion Resistance

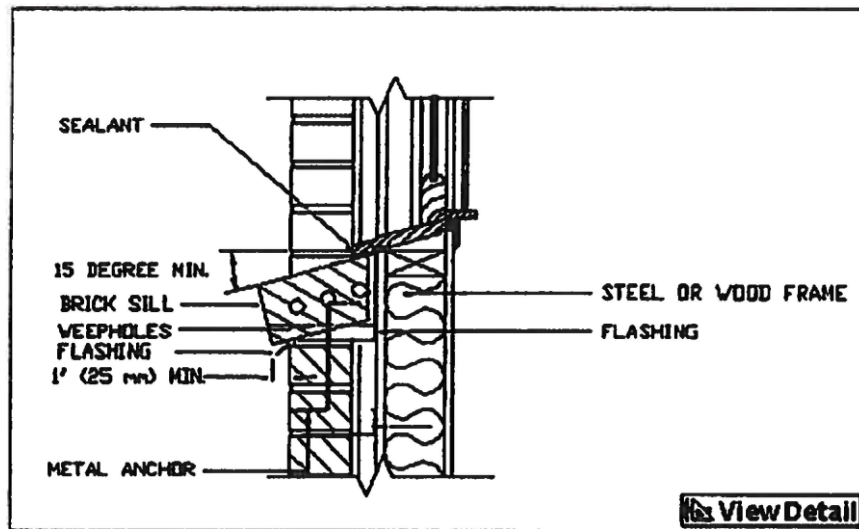
Galvanizing by various processes is the typical means of achieving corrosion resistance. Aluminum roofing nails do not require additional coatings for corrosion resistance. Steel nails should be protected.

Nail Length

Nails should be long enough to penetrate 1/4" into the roof deck. Where the deck is less than 1/4" thick, the nail should be long enough to penetrate fully and extend at least 1/2" through the roof deck.

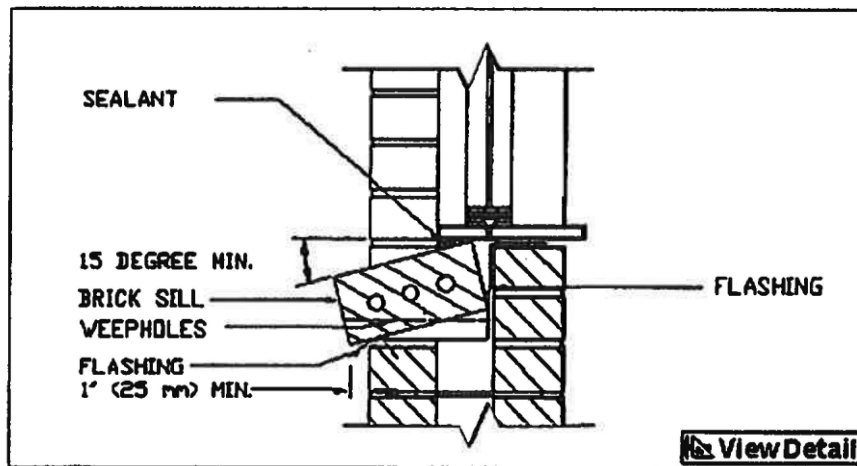
In determining the nail length consideration should be given to the number of layers of shingles, shingle thickness(es), underlayment and flashings (eaves, sidewall and valley, etc.).





Sill in Frame/Brick Veneer Construction

FIG. 3



Sill in Cavity Wall Construction

FIG. 4

When concrete or stone sills are used, they should be sloped away from the building, and also sloped from the ends toward the center, see Figs. 5 and 6. The slope away from the building should be at least 15 deg from horizontal, the slope from the ends should be 1/8 in. (3 mm) to 12 in. (300 mm) toward the center of the sill. For sills longer than 4 ft (1.2 m), the slope should extend for at least a distance of 2 ft (600 mm) from the ends, see Fig. 6.

CERTIFICATION OF COMPLIANCE

The undersigned owner of Lot(s) _____ of Block _____ of
Section _____ of the City of Morgan's Point Resort, Texas, 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:

(Describe generally 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 code and
applicable ordinances, of the City of Morgan's Point Resort.

Dated this the _____ day of _____, _20____.

Signature: _____

Owner

Signature: _____

Builder/Contractor

OFFICE USE ONLY: SERVICE ORDER# _____ INITIALS _____ ACCOUNT # _____

☐ Tap Fee Received ☐ Entered In System ☐ 911 Updated ☐ Garbage Fee Added



TAP APPLICATION FORM



Today's Date _____

Service Address _____ Phone# _____

Applicant/Contractor _____

Billing Address _____

Driver's License # _____ State _____

CONTRACTOR APPLICATION AND AGREEMENT

Agreement made this _____ day of _____, between the City of Morgan's Point Resort; a City organized under the laws of the State of Texas (hereinafter called the City of Morgan's Point Resort) and _____, (hereinafter called the Contractor).

The City shall sell and deliver water service to the Applicant and Applicant shall purchase, and/or reserve water service from the City in accordance with the Bylaws and Tariff of the City as amended from time to time by the City Council. Delivery of water service requires compliance with said policies, including payment of Water Tap Fee.

All water shall be metered with meters furnished and installed by the City. The meter and/or connection is for the sole use of the Contractor and is to serve water to only one (1) dwelling and/or one (1) business. Extensions of pipe or pipes to transfer water from one property to another, to share, resell, or sub-meter water to any other person, dwellings, business, and/or property, etc., is prohibited.

The Contractor shall install at his own expense a service line from the water meter to the point of use, including any customer service isolation valves and other equipment which may be specified by the City. The use of pipes or pipe fittings that contain more than 8.0% lead or solders and flux that contain more than 0.2% lead is prohibited for any plumbing installation or repair of any residential or non-residential facility providing water for human consumption to the City.

The Contractor shall grant to the City, now or in the future, any easements of right-of-way for the purpose of installing, maintaining, and operating such pipelines, meters, valves, and any other such equipment which may be deemed necessary by the City to extend or improve service for existing or future Residents, on such forms as required by the City.

The City shall have the right to locate a water service meter and the pipe necessary to connect the meter on the Resident's property at a point to be chosen by the City Water Superintendent, and shall have access to its property and equipment located upon Customer's premises at all reasonable times for any purpose connected with or in the furtherance of its business operation, and upon discontinuance of Service the City shall have the right to remove any of its equipment from the Resident's property.

The City's authorized employees shall have access to the Resident's property or premises at all reasonable times for the purpose of inspection for possible violations of the City's policies or Texas Department of Health Rules and Regulations. The City strictly prohibits the connection of service pipelines from its water service meter to any private well or other unknown water supply.

By execution of the Service Application and agreement, Applicant agrees that noncompliance with the terms of this Agreement by said Applicant shall constitute denial of discontinuance of service until such time as the violation is corrected to the satisfaction of the City.

Any misrepresentation of the facts by the Applicant of this agreement shall result in discontinuance of service pursuant to the terms and conditions of the City's Tariff.

Applicant

Signature _____



City of Morgan's Point Resort
8 Morgan's Point Blvd.
Morgan's Point Resort, Texas 76513
Public Water System ID: 0140116
Attn: Morgan's Point Resort Utilities
Phone: 254-780-1334 Fax:254-780-9287



BACKFLOW PREVENTION ASSEMBLY TEST AND MAINTENANCE REPORT

The following form must be completed for each assembly tested. A signed and dated original must be submitted to the public water supplier for recordkeeping purposes.*

Address Of Service

The backflow prevention assembly has been tested and maintained as required by commission regulations and is certified to be operating within acceptable parameters.

Type of Backflow Prevention Assembly (BPA)					
Reduced Pressure Principle		Reduced Pressure Principle-Detector			
Double Check Valve		Double Check-Detector			
Pressure Vacuum Breaker		Spill-Resistant Pressure Vacuum Breaker			
Manufacturer			Size		
Model Number			BPA Location		
Serial Number			BPA Serves		
☐ New	☐ Existing	☐ Replacement	Old model/serial #		
Is the assembly installed in accordance with manufacturer recommendations and or local codes:					☐ Yes ☐ No
Initial Test	Reduced Pressure Principle Assembly			Pressure Vacuum Breaker	
Pass	Double Check Valve Assembly				
Fail	1st Check	2nd Check***	Relief Valve	Air Inlet	Check Valve
Date	Held At psid	Held At psid	Opened At	Open At	Held At
	Closed Tight	Closed Tight	Did Not Open	Did Not Open	Leaked
	Leaked	Leaked			
Repairs And Materials**	Replace Relief Parts And O Rings				
Test After Repair	Held At psid	Held At psid	Opened At psid	Opened At psid	Held At psid
	Closed Tight	Closed Tight			

*** 2nd Check: Numeric reading required for DCVA only.

Differential pressure gauge used:		☐ Potable	☐ Non-Potable
Make/Model	SN	Calibration Date	
Remarks:			

Company Name	Licensed Tester, Print
Company Address	Licensed Tester, Signature
Company Phone #	BPAT License #
License Expiration Date	

The above is certified to be true at the time of testing.

*Test records must be kept for at least three years. (30 TAC 290.46B).

**Use only manufacturer's replacement parts.

City of Morgan's Point Resort



Customer Service Inspection Certificate

Public Water System ID #: 0140116

8 Morgan's Point Blvd. Morgan's Point Resort Tx. 76513

Location of Service:

Reason For Inspection			
New Construction		Existing service where contaminant hazards are suspected	
Material improvement, correction or expansion of distribution facilities			

I, _____, upon inspection of the private water distribution facilities connected to the aforementioned public water supply do hereby certify that, to the best of my knowledge

Compliance	Non-Compliance
	No direct or indirect connection between the public drinking water supply and a potential source of contamination exists. Potential sources are isolated from the public water system by an air gap or an appropriate backflow prevention assembly in accordance with Commission regulations.
	No cross-connection between the public drinking water supply and a private water system exists. Where an actual air gap is not maintained between the public water supply and a private water supply, an approved reduced pressure principle backflow prevention assembly is properly installed.
	No connection exists which would allow the return of water used for condensing, cooling or industrial processes back to the public water supply.
	No pipe or pipe fitting which contains more than 8.0% lead exists in private water distribution facilities installed on or after July 1, 1988 and prior to January 4, 2014.
	Plumbing installed on or after January 4, 2014 bears the expected labeling indicating <0.25% lead content. If not properly labeled, please provide written comment.
	No solder or flux which contains more than 0.2% lead exists in private water distribution facilities installed on or after July 1, 1988.

I further certify that the following materials were used in the installation of the private water distribution facilities.

Service Lines	Lead	Copper	PVC	Other
Solder	Lead	Lead Free	Solvent Weld	Other
Remarks				

I recognize that this document shall be retained by the aforementioned Public Water System for a minimum of ten years and that I am legally responsible for the validity of the information I have provided.

Signature of Inspector	License Type
Inspector Name (print)	License Number
Title of Inspector	Date / Time of Inspection

A Customer Service Inspection Certificate should be on file for each connection in a public water system to document compliance with 30 TAC 290.44(h) / 290.46(j).

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 \$30.00 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 \$25.00 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.