

Appendix A

Name of Subdivision: Lake Pointe

Contact Person: CLINT BROWN

Phone Number: 817 360 0317

**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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Volume, page and reference names of adjoining owners. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Land use of lots, parks, greenbelts. |
| <input 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)

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

Lake Pointe

- 1. The name of the proposed subdivision is Lake Pointe**
- 2. The owner/developer is Clint and De Brown, 4035 Cottonwood Creek Road, Saint Jo, Texas 76265**
- 3. For adjoining owners see Walters Surveying Plat attached**
- 4. Land uses of adjoining owners are vacant land and private residences. See Walters Plat referred to above**
- 5. This is a portion of 76.8 acres and there are no further development plans at this time.**
- 6. The Location Map is reflected on the Walters Plat referred to above**
- 7. Scale is set forth on Walters Plat**
- 8. North Direction Arrow is set forth on Walters Plat**
- 9. Contour information is set forth on Walters Plat**
- 10. Major topographic features are set forth on Walters Plat**
- 11. Total acreage is 24.96 acres**
- 12. Total number of lots is 7**
- 13. Typical lots size is 3.14 acres. 300 feet by 455 feet**
- 14. There are no other lots, parks, or greenbelts**
- 15. There are no roads in this development**
- 16. Length of roads N/A**
- 17. There are no rights-of-way. There are three 10 ' utility easements reflected on the Walters Survey**
- 18. There are no special flood hazard areas**
- 19. No road maintenance is requested**
- 20. No driveway entrances are planned by developer**
- 21. There are no water, gas, or oil wells**

- 22. Plat application fees have been paid**
- 23. Developer has not planned an on-site sewage facility**
- 24. No rural addressing is planned by developer**
- 25. Water availability report is attached**
- 26. Tax certificates/roll back receipts ~~are not required~~**