Subdivision Name: Bock Branch Estates

Developer: Land and Cattle LLC, Brian Frazier

Date Application Received: 6/23/26 Date Application Completed: 7/22/26

SUBDIVISION APPLICATION CHECKLIST (COUNTY COPY)

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

1) ✓ 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.

2) ✓ Confirm whether the planned subdivision will be classified as First or Second Tier.

3) ✓ Check the proposed subdivision name for conflicts or similarly named subdivision that is not a subsequent phase of an existing subdivision.

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

1) ✓ A plat of the proposed subdivision in compliance with these regulations.

2) ✓ Five (5) copies of the plat; 1 Mylar and 4 paper copies.

3) ✓ A digital map or a certificate regarding the availability of a digital map.

4) ✓ A certificate from the Upper Trinity Groundwater Conservation District that the proposed subdivision will have adequate water availability.

5) ✓ A survey of the proposed subdivision in compliance with these regulations.

6) ✓ A certificate from the surveyor who prepared the plat and survey in substantially the form as Appendix E.

7) ✓ A description by the developer of the manner and means of providing drinking water, sewerage, roads, electricity, and drainage structures.

8) ✓ All engineering specifications, drawings, and plans for infrastructure to be constructed comprising a plat application in compliance with these regulations.

9) ✓ A certificate from each engineer confirming compliance of their specifications, plans, and drawings, in substantially the form as Appendix F.

10) ✓ A certificate from NORTEX confirming the road names or numbers reserved for roads laid out in the subdivision.

11) ✓ Tax certificates confirming that no property taxes are due and unpaid for the subdivision.

12) ✓ 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.

13) ✓ 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. See letter from J. Mcas, PenTex

14) ✓ 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.

15) ✓ 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.

16) NA 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.

17) ✓ 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.