

MADISON COUNTY RURAL DEVELOPMENT



101 West Main – Suite B-13
Madisonville, TX 77864
(936)348-3810 Fax (936)348-6614

shelly.butts@madisoncountytexas.org



Notice is hereby given in compliance with the Madison County, Texas – Subdivision Regulations adopted in 1987 and, as currently revised. Section 4.3 of those regulations requires that Madison County post notice of certain re-plat applications continuously on our website for at least 30 days preceding the date of the meeting to consider the application until the day after the meeting.

On February 15, 2023, Madison County received an application for a REPLAT TO NEW SUBDIVISION for CAROLINE's HEAVEN, previously being two tracts of land as divided and recorded as a Minor Plat in VOL 1866, PAGE 47, NUMBER 118043, MADISON COUNTY, TEXAS, TRACT 1 – 12.36 Acres and Tract 2 11.67 Acres, joined into a single subdivision. Proposed development now proposed on "Preliminary/Final Plats Caroline's Heaven Lots 1-8 Out of 24.03 Acres/ Happy Houses, LLC., Tract 1 – 12.36 Acres & Tract 2 – 11.37 Acres Recorded in (Doc.# 119365) (O.P.R.M.C.T.) Gray B. King Survey Survey, A-19 Madison County, Texas Survey, by R.H. Bonds Surveying Company, PLLC , dated January 2023.

Any questions or comments may be directed to Shelly Butts, Rural Development Coordinator, by email to shelly.butts@madisoncountytexas.org, by phone to 936-241-6245, by mail at the above address, or in person in Commissioners Court on the date indicated below.

The 30-day comment period began on February 15, 2023, and will continue for a minimum of 30 days. At this time, the projected date to vote on this re-plat is set for March 22, 2023. Please contact the representative above for verification of this date and time.

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MADISON COUNTY RE-PLAT TO NEW SUBDIVISION SUBMITTAL APPLICATION

OWNER INFORMATION

Property Owner(s): Happy Houses Texas, LLC

Mailing Address: 434 Wm. D. Fitch Parkway, College Station, Texas 77846

A separate sheet may be added for additional owners. ☐ Check box if multiple owners apply.

Name of plat creator: R.H. Bonds

Title/Certification: Registered Professional Land Surveyor, No. 5559

Mailing Address: 138 Apalonia Avenue, P.O. Box 404, Anderson, Texas 77830

Telephone: 936.873.2800 **Email:**

Name of Developer's Agent: Ben Wall

Mailing Address:

Telephone: **Email:** benwall@texcon.net

Madison County is not responsible for any Deed Restrictions, HOA's, or other Conditions that may apply to your situation.

PROPERTY DESCRIPTION OF PLAT

Proposed Name of Subdivision: Caroline's Heaven

Recorded in Volume 1893, Page 161, Number 119365 of the Madison County Records. Located in the Gray B King Survey Tract 15 (12.36 Acres) and Tract 15-2 (11.67 Acres), Abstract 0019, as filed in Munsey Minor Plat Application recorded in Volume 1866, Page 47, Number 118043.

Directions to property: Off of FM 39, north of Normangee to Batson Loop, known as 911 addresses to be determined.

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Original Number of Acres: 24.03 more or less. Number of Lots resulting from division: 8.
Division shown on "Preliminay/Final Plats Caroline's Heaven Lots 1-8 Out of 24.03 Acres/
Happy Houses, LLC., Tract 1 – 12.36 Acres & Tract 2 – 11.37 Acres Recorded in (Doc.#
119365) (O.P.R.M.C.T.) Gray B. King Survey, A-19 Madison County, Texas Survey, by
R.H. Bonds Surveying Company, PLLC , dated January 2023.

Is the plat being submitted as a "major plat" or "minor plat"? (In general, non-commercial subdivisions of four or fewer lots fronting existing street(s), per Section 2.6 can be submitted as "minor plats"):

☒ Major plat or ☐ Minor plat

If applicable, describe the reason for the re-plat: Combining two previous tracts into one for further dividing.

Is the plat being submitted as a "preliminary plat" for comment or as a "final plat" seeking approval? ☒ Final plat seeking approval ☒ Preliminary plat for comment

This document is hereby executed by the property owner(s) of said tract of land.

2-16-23

Date

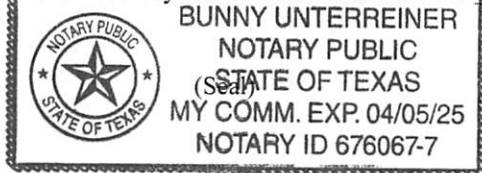
Signature of Owner

STATE OF TEXAS
COUNTY OF MADISON

Before me, on this day personally appeared Matthew Ratliff, known to me, or proved to me through Tx DL (form of ID or documentation) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for purposes and consideration therein expressed.

Given under my hand and seal of office this

16th day of February, 2023.



Notary Public in and for the State of Texas

My commission expires 4/5/25

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Subdivision Application

Initials of Owner(s) MR

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All applications must include the current deeds of ownership for the property, a copy of a plat showing the configuration and location of the property to be platted, a tax certificate from the Madison County Tax Office showing that all taxes are paid to date. Once approved, filing requirements apply and fees must be paid to County Clerk's office.

The submission of plans/drawings with this application makes such items public record, and the applicant understands that they may be viewed by the general public. Unless the Applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may reproduce (i.e. copy) such documents.

FOR COUNTY USE ONLY:

08/1914

Application Received By: Bunny Unterreiner Date Received: February 14, 2023

Fees Paid (amount): \$ 1312 ⁵⁰/_{xx} Check # 6484 County Receipt # 2808

Fees Received By: Bunny Unterreiner Date Received: February 15, 2023

Dates of Notice Period: _____ to _____

Verification of Notices Done: Dates _____ Source _____

Additional dates and Sources _____

Scheduled For Commissioners Court Meeting on: _____ Rescheduled? _____

Reason for rescheduling, if applicable: _____

Certification that all daughter lots have proper access to road: _____ Date _____

Signature of Wastewater DR: _____ Date: _____

Signature of 911 Coordinator: _____ Date: _____

Signature of Floodplain Administrator: _____ Date: _____

Signature of Engineer consulted: _____ Date: _____

Signature of Mid-Texas Groundwater Rep: _____ Date: _____

Consideration of driveway by TxDOT: _____ Date: _____

Notes: _____

Filed in Clerk's Office for Record: _____ Date: _____

Approved for filing by Commissioners Court.

_____ Date

_____ Madison County Judge

NOTICE TO APPLICANT

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Subdivision Application

Initials of Owner(s) VMK

SUBDIVISION OWNER
HAPPY HOUSES TEXAS, LLC.
434 WILLIAM D. FITCH PARKWAY
COLLEGE STATION, TEXAS 77845

THE STATE OF TEXAS
COUNTY OF MADISON

OWNERS STATEMENT

WE, HAPPY HOUSES TEXAS, LLC, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP DESIGNATED AS LOTS 1-8 OF THE CAROLINE'S HEAVEN SUBDIVISION, MADISON COUNTY, TEXAS, DO HEREBY PLAT SAID 24.03 ACRE PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREIN SHOWN, LOCATED IN THE GRAY B. KING SURVEY, A 19, MADISON COUNTY, TEXAS AND DEDICATE TO PUBLIC USE, AS THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN THEREON FOREVER AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT WE, HAPPY HOUSES TEXAS, LLC, HAVE COMPLIED OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE COUNTY AND ADOPTED BY THE COMMISSIONERS COURT OF MADISON COUNTY, TEXAS.

THERE IS ALSO DEDICATED FOR UTILITIES, A 10 FT. EASEMENT ALONG ROADS AND AT THE SIDES & BACK OF LOTS, A 25 FT. BUILDING LINE ALONG FRONT OF ALL LOTS AND FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT 5 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO ALL UTILITY EASEMENTS AND STREETS.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT SHALL BE RESTRICTED IN ITS USE WHICH RESTRICTIONS SHALL RUN WITH THE TITLE TO THE PROPERTY AND SHALL BE ENFORCEABLE AT THE OPTION OF MADISON COUNTY, BY MADISON COUNTY, OR WITH ANY CITIZEN, THEREOF, BY INJUNCTION.

1. THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THE PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

MATT RATLIFF - REPRESENTATIVE, HAPPY HOUSES TEXAS, LLC.

NOTARY PUBLIC ACKNOWLEDGEMENT.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023.

BY: _____
SIGNATURE

NOTARY PUBLIC, STATE OF TEXAS

NOTARY'S NAME: _____

NOTARY'S COMMISSION EXPIRES _____

COMMISSIONERS COURT ACKNOWLEDGEMENT.

THIS INSTRUMENT WAS ACKNOWLEDGED THIS _____ DAY OF _____, 2023.

BY: _____
COUNTY JUDGE

BY: _____
COMMISSIONER PRECINCT 1

BY: _____
COMMISSIONER PRECINCT 2

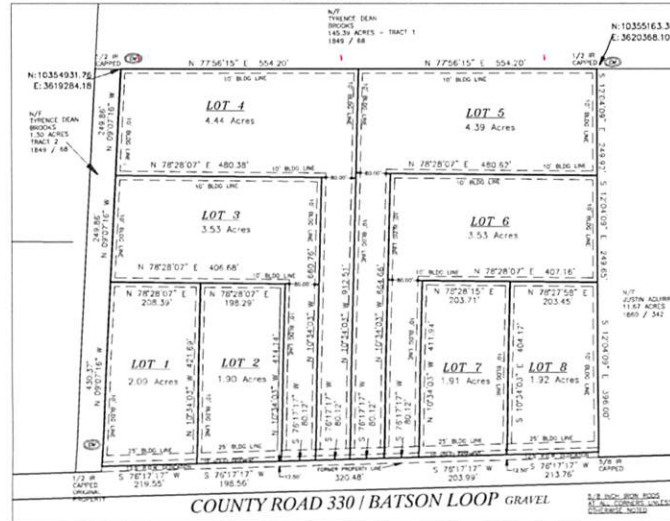
BY: _____
COMMISSIONER PRECINCT 3

COMMISSIONER PRECINCT 4

PRELIMINARY PLAT
CAROLINE'S HEAVEN
LOTS 1 - 8

OUT OF 24.03 ACRES / HAPPY HOUSES, LLC.
TRACT 1-12.36 ACRES & TRACT 2-11.37 ACRES
RECORDED IN (DOC. # 119365) (O.P.R.M.C.T.)
GRAY B. KING SURVEY SURVEY, A-19
MADISON COUNTY, TEXAS

JANUARY 2023



CULVERT SIZING CHART

| | |
|-------|-------|
| LOT 1 | 1-15" |
| LOT 2 | 1-15" |
| LOT 3 | 1-18" |
| LOT 4 | 1-24" |
| LOT 5 | 1-24" |
| LOT 6 | 2-18" |
| LOT 7 | 2-18" |
| LOT 8 | 2-18" |

GENERAL NOTES:

BEARING ORIENTATION IS GRID NORTH NAD 83 TEXAS CENTRAL ZONE 4201 EPOCH 2010

1. SETBACK LINES WILL COMPLY WITH ALL MADISON COUNTY SUBDIVISION RULES.

A 10 FT SETBACK / BUILDING LINES ON THE BACK AND SIDES OF ALL TRACTS.

B 25 FT BUILDING LINES ALL ROAD FRONTAGE OF ALL TRACTS.

2. ALL DRAINAGE CULVERTS SHALL BE FITTED WITH STANDARD 4:1 SAFETY END TREATMENTS

3. COORDINATES ANNOTATED AT THE NORTHWEST AND SOUTHWEST CORNERS OF THE SUBDIVISION ARE NAD 83 TEXAS CENTRAL ZONE 4201

LIENHOLDER'S ACKNOWLEDGMENT

FIRST STATE BANK OF BEDIAS, owner and holder of a lien against the property described 24.03 ACRES / said lien being evidenced by instrument of record in DOC. # 119365 of the Official Property Records of Madison County, Texas, do hereby in all things subordinate to said plat said lien, and hereby confirms that it is the present owner of said lien and has not assigned the same nor any part thereof.

representative F.S.B.B.

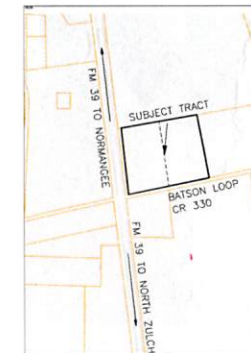
DATE

Notary Public
State of Texas

Notary's Name (Printed):
Notary's Commission
Expires: _____

0' 200' 400' 600'

VICINITY MAP NOT TO SCALE



SCALE 1" = 200'

LEGEND

CONTROLLING EASEMENT -
PROPERTY OWNERS' ROAD
AND USED IN EXISTING
ROADWAY LANE

METES & BOUNDS PARENT TRACT

JANUARY 23, 2023

METES AND BOUNDS DESCRIPTION
OF A 24.03 ACRE TRACT
IN THE GRAY B. KING SURVEY, A-19
MADISON COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, CONTAINING: 24.03 ACRES IN THE GRAY B. KING SURVEY, A-19, MADISON COUNTY, TEXAS OUT OF A CALLED 47.36 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JUSTIN L. MUNSEY AND SYNTHIA E. MUNSEY RECORDED IN VOLUME 177N, PAGE 328 OF THE OFFICIAL RECORDS OF MADISON COUNTY, TEXAS (O.P.R.M.C.T.).

BEGINNING AT A CAPPED 10 INCH IRON ROD FOUND ON THE NORTH RIGHT OF WAY (R.O.W.) LINE OF BATSON ROAD / COUNTY ROAD 330 MARKING THE SOUTHEAST CORNER OF A CALLED 145.39 ACRE TRACT DESCRIBED IN A DEED TO THYNNE DEAN BROOKS, RECORDED IN VOLUME 184N, PAGE 68 OF THE (O.P.R.M.C.T.) AND THE SOUTHWEST CORNER OF SAID PARENT TRACT AND OF THE HEREIN DESCRIBED TRACT.

THENCE: N 89°07'15" W, ALONG THE EAST LINE OF SAID BROOKS TRACT FOR A DISTANCE OF 842.42 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND MARKING AN INTERIOR CORNER OF SAID BROOKS TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE: N 77°56'15" E, ALONG THE SOUTH LINE OF SAID BROOKS TRACT FOR A DISTANCE OF 1108.38 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE: S 12°34'03" E, ACROSS AND THROUGH SAID PARENT TRACT FOR A DISTANCE OF 804.67 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF THE ABOVE-MENTIONED COUNTY ROAD 330 MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE: S 76°17'17" W, ALONG THE NORTH LINE OF SAID COUNTY ROAD 330 FOR A DISTANCE OF 1157.35 FEET TO THE POINT OF BEGINNING CONTAINING IN ALL 24.03 ACRES AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN JANUARY OF 2023.

BEARINGS REFERENCED ARE GRID NORTH NAD 83 TEXAS CENTRAL ZONE 4201 EPOCH 2010

R.H. BONDS R.P.L.S. 5559
ANDERSON, TEXAS



SURVEYORS ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT I, R.H. BONDS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 5559, HAVE PLATTED THE ABOVE PROPERTY FROM AN ACTUAL SURVEY ON THE GROUND MEETING ALL MINIMUM STANDARDS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING THAT ALL BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE ARE MARKED WITH IRON RODS 5/8 INCH IN DIAMETER, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

R.H. BONDS
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5559

R.H. BONDS
SURVEYING COMPANY, PLLC

Phone: 817-412-0001
Email: rhbonds@rhbonds.com

130 WEST ARDMORE AVENUE
ANDERSON, TEXAS 77804