

# MADISON COUNTY RURAL DEVELOPMENT



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

[shelly.butts@madisoncountytexas.org](mailto: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.

Madison County received an application for a REPLAT OF Block1, Lot 2, MADISONVILLE ACRES, hereby requesting for further division through this Re-Plat Application attached.

Please find a copy of the application submitted by Caleb Thompson & Ashley Thompson, along with the proposed draft surveys.

Any questions or comments may be directed to Shelly Butts, Rural Development Coordinator, by email to [shelly.butts@madisoncountytexas.org](mailto: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 September 3, 2024, and will continue for a minimum of 30 days. At this time, the projected date to vote on this re-plat is set for October 8, 2024. Please contact the representative above for verification of this date and time.

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### MADISON COUNTY **RE-PLAT** SUBMITTAL APPLICATION

#### OWNER INFORMATION

Property Owner(s): Caleb Thompson & Ashley Thompson

Mailing Address: 4028 Crooked Creek Path, College Station, Texas 77845

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

Name of plat creator: Kerr Surveying – Michael Konetski

Title/Certification: Registered Professional Land Surveyor, No. 6531

Mailing Address: 1718 Briarcrest Drive, Bryan, Texas 77802

Telephone: 979-268-3195 Email:

Name of Developer's Agent: N/A

Mailing Address:

Telephone: Email:

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: Replat of Block 1, Lot 2, Madisonville Acres

Recorded in Volume 1960, Page 330, Number 123341 of the Madison County Records, originally designated on the Madisonville Acres Plat within the Lewis Clemmons Survey Abstract 0275, recorded in Volume 1944, Page 174, Official Records of Madison County, Texas.

Directions to property: Off of State Highway 75 South of Madisonville, known as 911 addresses to be determined in the 5000 block of State Highway 75 South, Madisonville, Texas.

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Subdivision Application

Initials of Owner(s) AT CT

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Original Number of Acres: +/- 17.700 acres. Number of Lots resulting from division: 2.  
Re-plat shown on "Minor Replat of Madisonville Acres Block 1, Lots 2A and 2B being a  
Replat of 17.70 Acres Madisonville Acres, Block 1, Lot 2 Volume 1944, Page 174 OPRMCT  
Lewis Clemmons Survey, Abstract 275 Madison County, Texas" Survey, by Michael  
Konetski, RPLS 6531, dated 7/29/2024.

Is the plat being submitted as a "major plat" "Re-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 ☒ Re-plat or ☐ Minor plat

If applicable, describe the reason for the re-plat: Selling a 3 acre tract.

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.

8/5/2024 Ashley Thompson  
Date Signature of Owner  
8/5/2024 Caleb Thompson  
Date Signature of Owner

STATE OF TEXAS  
COUNTY OF MADISON

Before me, on this day personally appeared Ashley Thompson and Caleb Thompson, known to me, or proved to me through \_\_\_\_\_ (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 officer this 5<sup>th</sup> day of August, 2024



[Signature]  
Notary Public in and for the State of Texas  
My commission expires 02-18-2026

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Subdivision Application

Initials of Owner(s) AT CT



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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.

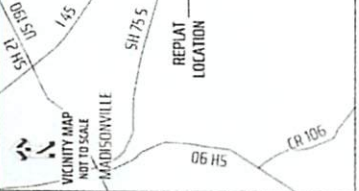
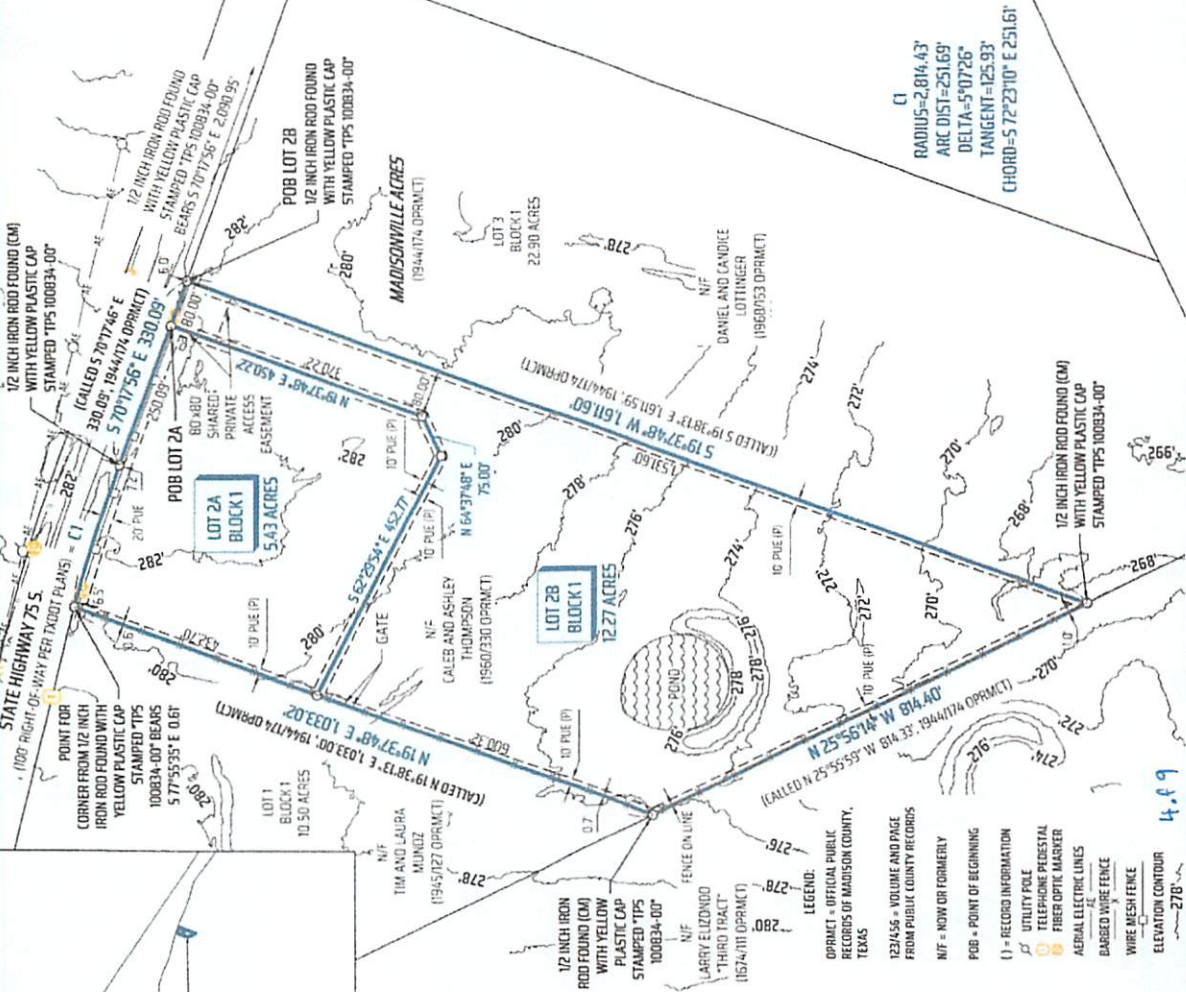
The submission of plans/drawings with this application makes such items public record, and the applicant understands that they may be viewed by the general public. Unless the Applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered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

FOR COUNTY USE ONLY:		2023
Application Received By: <u>Shelly K Butts</u>		Date Received: <u>Sept. 3, 2024</u>
Fees Paid (amount): \$ <u>305.30</u>	Check # <u>1056</u>	County Receipt # <u>2552</u>
Fees Received By: <u>Shelly K Butts</u>		Date Received: <u>9/3/2024</u>
Dates of Notice Period: <u>September 3, 2024</u> to <u>October 3, 2024</u>		
Verification of Notices Done: Dates _____ Source _____		
Additional dates and Sources _____		
Scheduled For Commissioners Court Meeting on: <u>10/8/24</u>		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: <u>Shelly K Butts</u>		Date: <u>9/3/2024</u>
Signature of Floodplain Administrator: <u>Shelly K Butts</u>		Date: <u>9/3/2024</u>
Signature of Engineer consulted: _____		Date: _____
Signature of Mid-East Texas GCD Rep: _____		Date: _____
Consideration of driveway by TxDOT: <u>Approved 4/25/24</u>		Date: <u>9/3/2024</u>
Reason for Variance, if applicable: _____		
Notes: _____		
Filed in Clerk's Office for Record: _____ Date: _____		

Approved for filing by Commissioners Court.	
_____ Date	_____ Madison County Judge

# GENERAL NOTES

1. READING SYSTEM SHOWN HEREIN IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED BY GPS OBSERVATION USING THE LEICA SMARTREX MADO3 (14-2011) EPOCH 2010 MULTI-TECH (GPS SOLUTION 2 (MYCS)).
2. DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES (FEET) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000267510895 (CALCULATED USING GEODIN2010).
3. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
4. CONTOUR LINES SHOWN HEREIN ARE FROM THE EASTERN TEXAS LOCAR 1:250,000 - CONTOUR 1 SW.
5. THIS TRAIL LIES WITHIN FLOOD ZONE "X" UNSHARED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE MADISON COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 481000023A, EFFECTIVE DATE 09-27-1991.
6. ALL PROPERTY CORNERS ARE 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED.
7. ELECTRIC SERVICE TO BE THROUGH MIDSOUTH ELECTRIC COOPERATIVE.
8. WATER SUPPLY TO BE THROUGH PRIVATE WATER WELL.
9. ON SITE SEWER FACILITIES TO COMPLY WITH COUNTY AND STATE REGULATIONS.
10. ALL MAINTENANCE ON RIGHT-OF-WAY SHALL BE MOVEABLE OR IN CLUSTERS AND PLACED AS TO ALLOW THE MAINTENANCE OF THE SHOULDERS OF THE ROAD.
11. THIS PLAT WAS PREPARED IN CONJUNCTION WITH FIELD NOTES DESCRIBING (LINES AND EASEMENTS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.
12. LOTS 2A AND 2B, BLOCK 1 REPLATED HEREIN SHALL BE SINGLE FAMILY RESIDENTIAL LOTS.
13. BOTH LOTS SHALL ACCESS STATE HIGHWAY 75 S. THROUGH THE TADOT-APPROVED DRIVEWAY AT THE FRONT OF LOT 2B, BLOCK 1 AND THROUGH THE 80.00' x 80.00' SHARED PRIVATE ACCESS EASEMENT SHOWN HEREIN. BOTH LOT OWNERS OF LOTS 2A AND 2B SHALL HAVE VEHICULAR AND PEDESTRIAN ACCESS OVER, ACROSS, AND UPON 80.00' x 80.00' SHARED PRIVATE ACCESS EASEMENT SHOWN HEREIN.
14. PER DEED RESTRICTIONS (1960/330 OPRMCT); NO MORE THAN TWO MANUFACTURED, MOBILE, OR TINY HOMES ALLOWED ON PROPERTY. PROPERTY MAY NOT BE FURTHER DIVIDED. RESTRICTIONS ALLOW ONE DIVISION INTO TWO LOTS, COMPLETED BY THIS REPLAT. ONLY TWO RESIDENCES ALLOWED ON EACH LOT SHOWN HEREIN.
15. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY LANDMARK TITLE COMPANY OF MADISON COUNTY, TEXAS, EFFECTIVE DATE: 02-08-2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
  - 1. E. 100.00' (1964/074 OPRMCT) BUILDING LINES AND EASEMENTS ON PLAT DO NOT APPLY TO THIS LOT AND EASEMENTS ARE SHOWN HEREIN.
  - 10.00' (1942/53 OPRMCT) SURFACE METER SITE EASEMENT TO DCP SOUTHERN HILLS PIPELINE, LLC DOES NOT APPLY TO THIS LOT AND IS NOT SHOWN HEREIN.
  - 10.00' 50' WIDE RIGHT OF WAY FOR PIPELINE GRANTED IN JUDGMENT UNDER CAUSE NO. 788, COUNTY COURT OF MADISON COUNTY, TEXAS, AND FOUND IN 19/559 DMRCT, ASSIGNED 393/773, CONVEYED 434/70, AND AMENDED 460/335 OPRMCT DOES NOT CROSS THIS LOT AND IS NOT SHOWN HEREIN.
  - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
16. 10' PUBLIC UTILITY EASEMENTS (PUE) ALONG ALL LOT LINES PER PLAT 1944/74 OPRMCT (PI) 20' WIDE PUE DEDICATED BY THIS REPLAT ALONG THE FRONT OF BOTH LOTS ADJACENT TO SH 75 S. RIGHT OF WAY TO REPLACE AND EXPAND 10' PUE.



CERTIFICATION OF THE SURVEYOR  
STATE OF TEXAS  
COUNTY OF BRADIS



Michael Konecki  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6531

### MINOR REPLAT

OF  
MADISONVILLE ACRES  
BLOCK 1, LOTS 2A AND 2B  
BEING A REPLAT OF 17.70 ACRES  
MADISONVILLE ACRES, BLOCK 1, LOT 2  
VOLUME 1944, PAGE 174 OPRMCT  
LEWIS CLEMMONS SURVEY, ABSTRACT 275  
MADISON COUNTY, TEXAS

SCALE: 1 INCH = 200 FEET  
SURVEY DATE: 08-07-2024 (PLAT DATE: 08-02-2024)  
JOB NUMBER: 24-314 (JOB NAME: 24-314 Grid RP)  
POINT FILE: 24-314  
DRAWN BY: JIF CHECKED BY: MK  
PREPARED BY: KERR SURVEYING, LLC  
TOWNSHIP: 10N RANGE: 10E  
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802  
PHONE: (979) 268-3195  
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

"When one person stands to gain over another, the facts must be uncovered"





FIELD NOTES DESCRIPTION  
OF A  
5.43 ACRE TRACT  
LEWIS CLEMMONS SURVEY, ABSTRACT 275  
MADISON COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 5.43 ACRES IN THE LEWIS CLEMMONS SURVEY, ABSTRACT 275, IN MADISON COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK 1 AS DEPICTED ON THE PLAT OF MADISONVILLE ACRES FILED IN VOLUME 1944, PAGE 174 OF THE OFFICIAL PUBLIC RECORDS OF MADISON COUNTY, TEXAS (OPRMCT); SAID 5.43 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch iron rod found (all 1/2 inch iron rods found with yellow plastic caps stamped "TPS 100834-00" unless otherwise noted) on the south right-of-way of State Highway 75 S. (100 foot right-of-way per TXDOT plans) marking the north corner of Lot 3, Block 1 of said Madisonville Acres and the east corner of said Lot 2, Block 1; for reference another 1/2 inch iron rod found bears S 70° 17' 56" E a distance of 2,090.95 feet;

**THENCE**, with said right-of-way and north line of Lot 3, N 70° 17' 56" W a distance of 80.00 feet to a 1/2 inch iron rod set (all 1/2 inch iron rods set with blue plastic cap stamped "KERR SURVEYING") marking the **POINT OF BEGINNING** hereof;

**THENCE**, severing said Lot 2 and with the common lines of a 12.27 acre portion of Lot 2 surveyed the same date as this survey for the following three (3) courses and distances:

- 1) S 19° 37' 48" W a distance of 450.22 feet to a 1/2 inch iron rod set;
- 2) S 64° 37' 48" W a distance of 75.00 feet to a 1/2 inch iron rod set;
- 3) N 62° 29' 54" W a distance of 452.77 feet to a 1/2 inch iron rod set on the east line of Lot 1, Block 1 and the west line of Lot 2, Block 1;

**THENCE**, with the common line of said Lots 1 and 2, N 19° 37' 48" E a distance of 432.70 feet to a point on said southwest right-of-way of State Highway 75 S. being the northeast corner of said Lot 1 and common with the north corner of Lot 2, for reference a 1/2 inch iron rod found with yellow plastic cap stamped "TPS 100834-00" bears S 77° 55' 35" E a distance of 0.61 feet;

5.43

CT M

THENCE, with said right-of-way for the following two (2) courses and distances:

- 1) With a curve to the right having a radius of 2,814.43 feet, an arc length of 251.69 feet, a delta angle of  $05^{\circ} 07' 26''$ , and a chord which bears  $S 72^{\circ} 23' 10'' E$  a distance of 251.61 feet to a 1/2 inch iron rod found;
- 2)  $S 70^{\circ} 17' 56'' E$  a distance of 250.09 feet to the POINT OF BEGINNING hereof and containing 5.43 acres of land, more or less.

Surveyed on the ground July and August 2024 under my supervision. See plat prepared August 2024 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are grid distances. To obtain surface distances (not surface areas) multiply by a combined scale factor of 1.00012671510895 (calculated using GEOID12B). Reference drawing: 24-514 Grid RP.dwg.

*Michael Konetski*  
8/2/24

Michael Konetski

Registered Professional Land Surveyor No. 6531



**KERR**  
**SURVEYING**

Kerr Surveying, LLC | 1718 Briarcrest Drive, Bryan, TX 77802

Office: (979) 268-3195 | Web: [www.kerrlandsurveying.com](http://www.kerrlandsurveying.com)

[Surveys@kerrsurveying.net](mailto:Surveys@kerrsurveying.net) | TBPELS Firm No. 10018500

6.49

24-514 Lot 2A M&Bs.docx (file name)

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**FIELD NOTES DESCRIPTION  
OF A  
12.27 ACRE TRACT  
LEWIS CLEMMONS SURVEY, ABSTRACT 275  
MADISON COUNTY, TEXAS**

**A FIELD NOTES DESCRIPTION OF 12.27 ACRES IN THE LEWIS CLEMMONS SURVEY, ABSTRACT 275, IN MADISON COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK 1 AS DEPICTED ON THE PLAT OF MADISONVILLE ACRES FILED IN VOLUME 1944, PAGE 174 OF THE OFFICIAL PUBLIC RECORDS OF MADISON COUNTY, TEXAS (OPRMCT); SAID 12.27 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2 inch iron rod found (all 1/2 inch iron rods found with yellow plastic caps stamped "TPS 100834-00" unless otherwise noted) on the south right-of-way of State Highway 75 S. (100 foot right-of-way per TXDOT plans) marking the north corner of Lot 3, Block 1 of said Madisonville Acres and the east corner of said Lot 2, Block 1; for reference another 1/2 inch iron rod found bears S 70° 17' 56" E a distance of 2,090.95 feet;

**THENCE**, with the common line of said Lots 2 and 3, **S 19° 37' 48" W a distance of 1,611.60 feet** to a 1/2 inch rod found on the northeast line of a called "Third Tract" described in a deed to Larry Elizondo in Volume 1674, Page 111 (OPRMCT) and marking the southwest common corner of said Lots 2 and 3;

**THENCE**, with the common line of said Elizondo tract and said Lot 2, Block 1, **N 25° 56' 14" W a distance of 814.40 feet** to a 1/2 inch iron rod found marking the southwest corner of Lot 2 common with the south corner of Lot 1, Block 1;

**THENCE**, with the common line of said Lots 1 and 2, **N 19° 37' 48" E a distance of 600.32 feet** to a 1/2 inch iron rod set (all 1/2 inch iron rods set with blue plastic cap stamped "KERR SURVEYING");

**THENCE**, severing said Lot 2 and with the common lines of a 5.43 acre portion of Lot 2 surveyed the same date as this survey for the following three (3) courses and distances:

- 1) **S 62° 29' 54" E a distance of 452.77 feet** to a 1/2 inch iron rod set;
- 2) **N 64° 37' 48" E a distance of 75.00 feet** to a 1/2 inch iron rod set;

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3) **N 19° 37' 48" E a distance of 450.22 feet** to a 1/2 inch iron rod set on said south right-of-way of State Highway 75 S;  
**THENCE**, with said right-of-way and the north line of said Lot 2, **S 70° 17' 56" E a distance of 80.00 feet** to the **POINT OF BEGINNING** hereof and containing **12.27 acres of land**, more or less.

Surveyed on the ground July and August 2024 under my supervision. See plat prepared August 2024 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are grid distances. To obtain surface distances (not surface areas) multiply by a combined scale factor of 1.00012671510895 (calculated using GEOID12B). Reference drawing: 24-514 Grid RP.dwg.



*Michael Konetski* 8/2/24

Michael Konetski

Registered Professional Land Surveyor No. 6531

## KERR SURVEYING

Kerr Surveying, LLC | 1718 Briarcrest Drive, Bryan, TX 77802

Office: (979) 268-3195 | Web: [www.kerrlandsurveying.com](http://www.kerrlandsurveying.com)

[Surveys@kerrsurveying.net](mailto:Surveys@kerrsurveying.net) | TBPELS Firm No. 10018500

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24-514 Lot 2B MGBs.docx (file name)

CTAT 2 | Page

Through Tax Year  
2023

## TAX CERTIFICATE

Certificate #  
15239

Issued By:  
MADISON COUNTY TAX OFFICE  
PO BOX 417  
MADISONVILLE, TX 77864

Owner ID: 89504 100.00%  
BCP LAND LLC  
10318 WHISPERING PINES DR  
FRISCO, TX 75033

### Property Information

Property ID: 24204 Geo ID: R-0275-000-0040-901  
Legal Acres: 77.6170  
Legal Desc: A0275 LEWIS CLEMMONS TRACT 4 77.617 ACRES  
SN1 N209881,HUD# TEX0271144  
Situs: 5133 HWY 75 SOUTH  
DEA:  
Exemptions:

### For Entities

### Value Information

MADISON COUNTY	Improvement HS:	12,230
MADISONVILLE ISD	Improvement NHS:	9,490
	Land HS:	12,640
	Land NHS:	0
	Productivity Market:	477,660
	Productivity Use:	4,540
	Assessed Value	38,900

Property is receiving Ag Use

### Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 04/08/2024

Total Due if paid by: 04/30/2024 0.00

Tax Certificate issued for:  
MADISONVILLE ISD  
MADISON COUNTY

Taxes Paid in 2023  
339.91  
185.72

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate (Tax Code Section 31.08(b)).

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 04/08/2024  
Requested By: COUNTER  
Fee Amount: 10.00  
Reference #: CALEB THOMPSON Page: 1

Signature of Authorized Officer of Collecting Office

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