

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 September 19, 2024, Madison County received an application for a REPLAT OF CAROLINE'S HEAVEN SUBDIVISION, LOTS 1-8, hereby requesting for further division through this Re-Plat Application attached.

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 September 19, 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 22, 2024. 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:**

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: Re-Plat of Caroline's Heaven

Recorded in Volume 1924, Page 196, Number 121200 of the Madison County Records. Located in Caroline's Heaven Lots 1-8 Subdivision, as approved April 12, 2023 by Madison County Commissioners Court.

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

Original Number of Acres: 24.03 more or less. No change in number of Lots resulting from division. Division changes are changes in General Notes and removing restrictions previously approved, as shown on "Preliminary and Final" "Re-Plat Caroline's Heaven Lots 1-8 Recorded in (DOC#121200) (O.P.R.M.C.T.), Gray B. King Survey, A-19 Madison County, Texas Survey, by R.H. Bonds Surveying Company, PLLC, dated August 2024.

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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.

9-10-2024

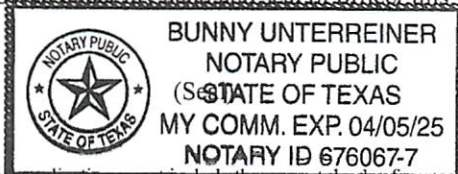
Date

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 TDL (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 10 day of September, 2024.



Notary Public in and for the State of Texas
My commission expires 4/5/25.

As a condition of the recording of this instrument, the applicant must provide, 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.

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FOR COUNTY USE ONLY:		08/1914
Application Received By: <u>Bing Untertan</u>		Date Received: <u>Sept 10, 2024</u>
Fees Paid (amount): \$ <u>272.50</u>	Check # <u>8244</u>	County Receipt # <u>3066</u>
Fees Received By: <u>Bing Untertan</u>		Date Received: <u>Sept. 19, 2024</u>
Dates of Notice Period: <u>Sept 19, 2024</u>		to <u>October 19, 2024</u>
Verification of Notices Done: Dates _____		Source _____
Additional dates and Sources _____		
Scheduled For Commissioners Court Meeting on: <u>October 20, 2024</u> Rescheduled? _____		
Reason for rescheduling, if applicable: _____		
Certification that all daughter lots have proper access to road: <u>Shelly K. Butts</u> Date <u>9/19/24</u>		
Signature of Wastewater DR: _____		Date: <u>9/19/24</u>
Signature of 911 Coordinator: <u>Shelly K. Butts</u>		Date: <u>9/19/2024</u>
Signature of Floodplain Administrator: <u>Shelly K. Butts</u>		Date: <u>9/19/2024</u>
Signature of Engineer consulted: _____		Date: _____
Signature of Mid-East Texas Groundwater Rep: _____		Date: _____
Consideration of driveway by TxDOT: <u>Not applicable County road</u>		Date: <u>9/19/2024</u>
Notes: <u>Re plat to update restrictions from original plat.</u>		
<u>*Preliminary plat shall be replaced with final plat for filing. Only 2 tax certificates due to CAD tax period and final approval dates.</u>		
Filed in Clerk's Office for Record: _____		Date: _____

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

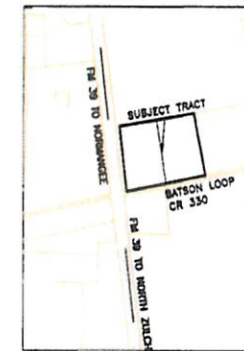
NOTICE TO APPLICANT

Once approved through Commissioners Court, the applicant shall file the official plat(s), certification of surveyor, certification of owner, tax statements, and fees to the Madison County Clerk at 103 W Trinity, Suite 104, Madisonville, Texas. Please contact their office at 936-241-6210 for complete information and requirements for filing.

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

RE- PLAT
CAROLINE'S HEAVEN
LOTS 1 - 8
RECORDED IN (DOC. # 121200) (O.P.R.M.C.T.)
GRAY B. KING SURVEY SURVEY, A-19
MADISON COUNTY, TEXAS

0' 200' 400' 600'
VICINITY MAP NOT TO SCALE



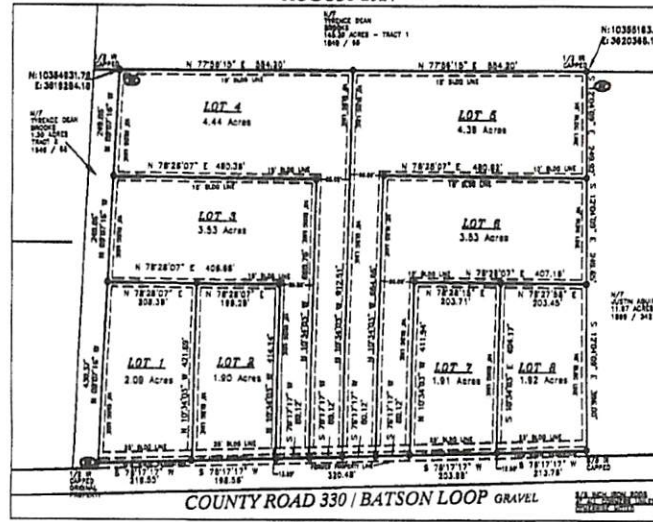
SCALE 1" = 200'

LEGEND

CONTROLLING WORKMAN, PROPERTY OWNER, ENGINEER AND USER TO ESTABLISH EASEMENT LINES

PRELIMINARY FOR REVIEW ONLY!!

AUGUST 2024



COUNTY ROAD 330 / BATSON LOOP GRAVEL

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 SET BACK / BUILDING LINES ON THE BACK AND SIDES OF ALL TRACTS.
B. 35 FT. BUILDING LINES ALL ROAD FRONTAGE OF ALL TRACTS.
 2. ALL DRIVEWAY 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
 4. MADISON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROPOSED CULVERTS AND DRIVEWAYS
 5. NO UTILITY CONSTRUCTION IS TO BE ALLOWED WITHIN THE 12.5 FOOT RIGHT OF WAY DEDICATION

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. # 119385 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:

SURVEYOR'S ACKNOWLEDGMENT:

THIS IS TO CERTIFY THAT I, R.H. BONDS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 3359, 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 3/8 INCH IN DIAMETER, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

R.H. BONDS
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 3359
JOB# 84-0180

R.H. BONDS
SURVEYING COMPANY, PLLC
131 WEST PARKWAY AVE
AUSTIN, TEXAS 78701

THE STATE OF TEXAS
COUNTY OF MADISON

OWNERS STATEMENT

WE, HAPPY HOUSES TEXAS, LLC, OWNERS OF CAROLINE'S HEAVEN SUBDIVISION, IN THE ABOVE AND FOREGOING MAP DESIGNATED AS LOT 1-8 OF SAID CAROLINE'S HEAVEN SUBDIVISION, MADISON COUNTY, TEXAS, DO HEREBY RE-PLAT SAID SUBDIVISION 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 THEREIN FOREVER AND DO HEREBY WAIVE ANY CLAIM FOR DAMAGES OCCURRED 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 THIS 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 31 FT. BUILDING LINE ALONG FRONT OF ALL LOTS AND FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT 3 FEET WIDE FROM A PLANE 30 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 HAVE NO RESTRICTIONS OF LAND USE, AND SHALL RUN WITH THIS TITLE TO THE PROPERTY AND SHALL BE ENFORCEABLE AT THE OPTION OF MADISON COUNTY, BY MADISON COUNTY, OR WITH ANY CITIZEN, THEREOF, BY INJUNCTION.

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

MATT RAYLIP - REPRESENTATIVE, HAPPY HOUSES TEXAS, LLC.

NOTARY PUBLIC ACKNOWLEDGMENT:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024.

BY: _____
SIGNATURE

NOTARY PUBLIC, STATE OF TEXAS

NOTARY'S NAME: _____

NOTARY'S COMMISSION EXPIRES: _____

COMMISSIONERS COURT ACKNOWLEDGMENT:

THIS INSTRUMENT WAS ACKNOWLEDGED THIS _____ DAY OF _____, 2024.

BY: _____ COUNTY JUDGE BY: _____ COMMISSIONER PRECINCT 1

BY: _____ COMMISSIONER PRECINCT 2 BY: _____ COMMISSIONER PRECINCT 3

BY: _____ COMMISSIONER PRECINCT 4

COUNTY CLERK ACKNOWLEDGEMENT STATEMENT:

THE STATE OF TEXAS
COUNTY OF MADISON

I, ADRIAN LAWSON, CLERK OF THE COUNTY OF MADISON, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE _____ DAY OF _____, 2024, AT _____ O'CLOCK _____ M., _____ AND DULY RECORDED IN VOLUME _____, PAGE _____ OF THE REAL PROPERTY RECORDS OF MADISON COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

Through Tax Year
2023

TAX CERTIFICATE

Certificate #
15411

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

Property Information

Property ID: 19402 Geo ID: R-0019-000-0150-906
Legal Acres: 12.3600
Legal Desc: A0019 GRAY B KING TRACT 15 12.36 ACRES
Situs: 12197 BATSON LOOP TX
DBA:
Exemptions:

Owner ID: 88782 100.00%
HAPPY HOUSES TEXAS LLC
434 WM. D. FITCH PKWY
COLLEGE STATION, TX 77845

For Entities

MADISON COUNTY
NORMANGEE ISD

Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	145,550
Productivity Market:	0
Productivity Use:	0
Assessed Value	145,550

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: 09/10/2024

Total Due if paid by: 09/30/2024

0.00

Tax Certificate Issued for:
NORMANGEE ISD
MADISON COUNTY

Taxes Paid in 2023
1,700.46
698.64

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: 09/10/2024
Requested By: COUNTER
Fee Amount: 10.00
Reference #: MATTHEW RATLIFF

Signature of Authorized Officer of Collecting Office

Page: 1

Through Tax Year
2023

TAX CERTIFICATE

Certificate #
15412

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

Property Information

Property ID: 105482 Geo ID: R-0019-000-0152-906
Legal Acres: 11.6700
Legal Desc: A0019 GRAY B KING TRACT 15-2 11.67 ACRES
Situs: BATSON LOOP TX
DBA:
Exemptions:

Owner ID: 88782 100.00%
HAPPY HOUSES TEXAS LLC
434 WM. D. FITCH PKWY
COLLEGE STATION, TX 77845

For Entities

MADISON COUNTY
NORMANGEE ISD

Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	137,420
Productivity Market:	0
Productivity Use:	0
Assessed Value	137,420

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: 09/10/2024

Total Due if paid by: 09/30/2024

0.00

Tax Certificate Issued for:
NORMANGEE ISD
MADISON COUNTY

Taxes Paid in 2023
1,605.48
659.61

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)].

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Page: 1

Signature of Authorized Officer of Collecting Office

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MR