

## 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.

On December 24, 2024, Madison County received an application for a REPLAT OF TRACT 1, UNNAMED VEST DIVISION, V1836 P51, hereby requesting 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](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 December 24, 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 February 11, 2025. Please contact the representative above for verification of this date and time.

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## **MADISON COUNTY RE-PLAT SUBMITTAL APPLICATION, WITH VARIANCE**

### **OWNER INFORMATION**

**Property Owner(s): Mountsion Construction Company, LLC**

**Mailing Address: 13161 Bert Brown Road, Conroe, Texas 77302**

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

**Name of plat creator: Xavier Sandolval**

**Title/Certification: Registered Professional Land Surveyor, No. 5886**

**Mailing Address: 105 N Madison, Madisonville, Texas 77864**

**Telephone: 936-348-9503**

**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 Tract 1, Unnamed Vest Division, V1836 P51**  
**Recorded in Volume 1983, Page 41, Number of the official records of Madison County, Texas, located in the Jesse Young Survey, Abstract 0247, Tract 113-1, 6.3192 acres more or less. Known as addresses to be determined in the 9900 block of Goose Prairie Road, Midway, Texas 75852. Current division resulting in the creation of three lots: 1-A) a 3.0260 acre tract, 1-B) 2.2145 acre tract, and 1-C) 1.0787 acre tract as recorded in the official records and described by metes and bounds as attached to this application.**

**Original Number of Acres: +/- 6.3192 acres. Number of Lots resulting from division: 3.**  
**Re-plat shown on on "Survey of 3.0260 acres out of a called 6.3192 acre tract of land, lying and being situated in the Jesse Young Survey, A-247, recorded in Volume 1983, Page 41, of the Official Records of Madison County, Texas (O.R.MC.T.)", and "Survey of 2.2145 acres**

Page 1 of 10  
Subdivision Application

Initials of Owner(s) 216

# MADISON COUNTY RURAL DEVELOPMENT



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out of a called 6.3192 acre tract of land, lying and being situated in the Jesse Young Survey, A-247, and "Survey of 1.0787 acres out of a called 6.3192 acre tract of land, lying and being situated in the Jesse Young Survey, A-247, recorded in Volume 1983, Page 41, of the Official Records of Madison County, Texas (O.R.MC.T.)" Surveys by 1836 Surveying & Mapping, dated 11/14/24, as attached.

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 w/VARIANCE or ☐ Minor plat

Variance requested for greater than 1:3 proposed on Tract 1-C.

If applicable, describe the reason for the re-plat: Dividing into 3 lots.

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.

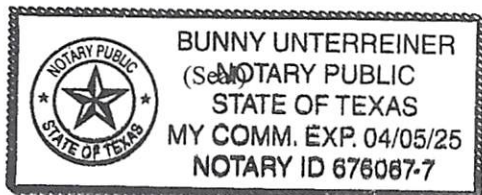
12.24.24  
Date

[Signature]  
Signature of Owner

STATE OF TEXAS  
COUNTY OF MADISON

Before me, on this day personally appeared Luis Ivan Contreras Bustos known to me, or proved to me through Mexico ID Card (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 24 day of December, 2024



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

Page 2 of 10  
Subdivision Application

Initials of Owner(s) LIC



# MADISON COUNTY RURAL DEVELOPMENT



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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.

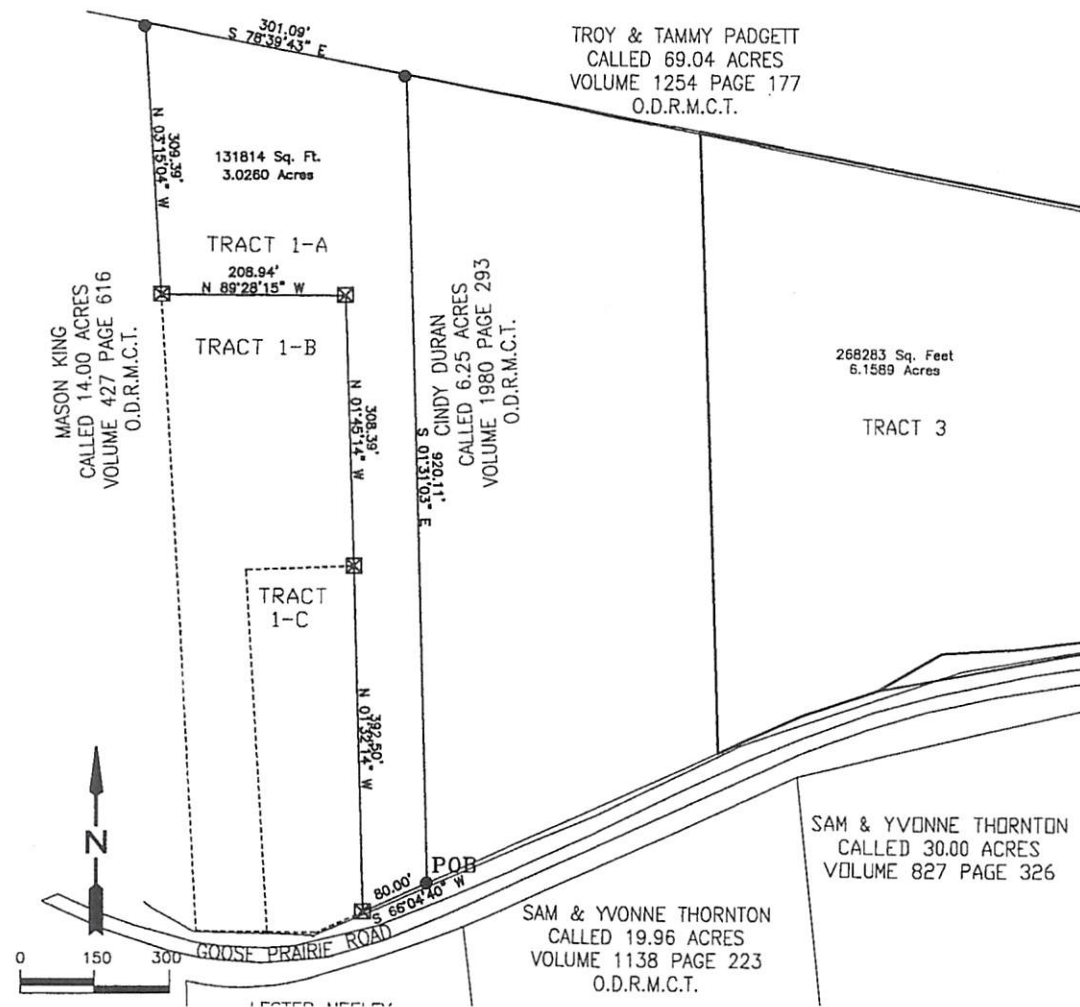
FOR COUNTY USE ONLY:		2023
Application Received By: _____	Date Received: _____	
Fees Paid (amount): \$ <u>404.50</u>	Check # <u>100251</u>	County Receipt # <u>2559</u>
Fees Received By: _____	Date Received: _____	
Dates of Notice Period: _____	to _____	
Verification of Notices Done: Dates _____	Source _____	
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-East Texas GCD Rep: _____	Date: _____	
Consideration of driveway by TxDOT: _____	Date: _____	
Reason for Variance, if applicable: _____		
Notes: <u>The proposed Tract 1-C's depth is greater than 338.34' deep, which is in violation of the 1:3 width:depth ratio. Variance requested.</u>		
Filed in Clerk's Office for Record: _____	Date: _____	

Approved for filing by Commissioners Court.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Madison County Judge

Survey of 3.0260 acres out of a called 6.3192 acre tract of land, lying and being situated in the JESSE YOUNG Survey, A-247, recorded in Volume 1983, Page 41, of the Official Records of Madison County, Texas (O.R.M.C.T.)



Subject Address:  
TBD GOOSE PRAIRIE RD  
MIDWAY, TEXAS 75852

This survey was completed without  
the benefit of a Title Commitment

Basis of Bearings for this Survey is  
Grid North from GPS Observation  
TEXAS CENTRAL 4203 NAD83

#### LEGEND

- = Subject Property Line
- = Iron Rod Found As Noted
- ☒ = Set Iron Rod
- X- = Fence
- W- = Buried Water Line
- OHP- = Overhead Power Line
- POB = Point of Beginning
- R/W = Right of Way Line
- (R) = Record Measurement
- (M) = Field Measurement
- = Sign



#### CERTIFICATION

I, XAVIER SANDOVAL, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY  
CERTIFY THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY, PERFORMED UNDER  
MY SUPERVISION THIS THE 14th DAY OF NOVEMBER, 2024.

XAVIER D. SANDOVAL, R.P.L.S. NO. 5886 DATE: 11.14.2024  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

CURRENT LISTED OWNER  
MOUNTSION CONSTRUCTION COMPANY LLC  
13161 BERT BROWN ROAD  
CONROE, TX 77302

DRAWING NO: 2024GPL1-A SCALE: 1"=300'  
DRAWN BY: CAC DATE: 11/14/24  
CHECKED BY: XDS DATE: 11/14/24

SURVEYED BY: B.THEECK

TBPELS NO. 10194595

INTEGRITY BEYOND REPROACH | TITR 2.8



1836 Surveying & Mapping  
101 N. Madison St. Madisonville, TN 37044  
Office: 936.348.9503  
Land Surveyors & Right of Way Professionals  
www.wesurveytexas.com

Page 4 of 10

LIC

Tract 1-A

EXHIBIT "A"

**Survey** of 3.0260 acres (131,814 SQ. FT.), out of a called 6.3192 acre tract, lying and being situated in the J. Young Survey, A-247, Madison County, as recorded in Volume 1983, Page 41 of the Official Records of Madison County, Texas (O.R.M.C.T.) and being more particularly described as follows:

**BEGINNING** at a ½" iron rod found marked "Kerr" at the southwest corner of a called 6.25 acre tract of land recorded in Volume 1980, Page 283 (O.R.M.C.T.), said point also being in the north margin of Goose Prairie Road for "**POINT OF BEGINNING**" of the herein described 3.0260 acres;

**THENCE** S 66°04'40" W, along and with the north margin of Goose Prairie Road, a distance of 80.00 feet to a ½ inch iron rod set, said point also the being the southeast corner of "Tract 1-C" for the southwest corner of the herein described 3.0260 acres;

**THENCE** departing the north margin of Goose Prairie Road cutting across and through the of the called 6.3192 acre parent the following courses and distances;

- N 01°32'14" W, a distance of 392.50 feet to a ½ inch iron rod set, said point being the northeast corner of "Tract 1-C", the southeast corner of "Tract 1-B", for an interior corner of the herein described 3.0260 acres;
- N 01°45'14" W, a distance of 308.39' feet to a set ½" iron rod, said point being the northeast corner of "Tract 1-B", for an interior corner of the herein described 3.0260 acres;
- N 89°28'15" W, a distance of 208.94 feet to a set ½" iron rod being the on the common line of a called 14.00 acre tract recorded in Volume 427, Page 616 (O.R.M.C.T.), and the northwest corner of "Tract 1-B" for the southwest corner of the herein described 3.0260 acres;

**THENCE** N 03°15'04" W, along and with the common line of the called 14.00 acres, a distance of 309.39' feet to a ½ inch iron rod found for the northeast corner of the called 14.00 acres, said point also the being on the common line of a called 69.04 acre tract recorded in Volume 1254, Page 177 (O.R.M.C.T) for the northwest corner of the herein described 3.0260 acres;

**THENCE** S 78°39'43" E, along and with the common line of the called 69.04 acres, a distance of 301.09' feet to a ½ inch iron rod found for the northwest corner of the aforementioned 6.25 acres, for the northeast corner of the herein described 3.0260 acres;

**THENCE** S 01°13'03" E, a distance of 920.11 feet and back to the "**POINT OF BEGINNING**" and containing 3.0260 acres, (131,814 SQ. FT.) more or less, inside the herein described.

Bearings and distances in this description are based on the Texas State Plane Coordinate System, North American Datum of 1983, Central Zone 4203.

Xavier Sandoval

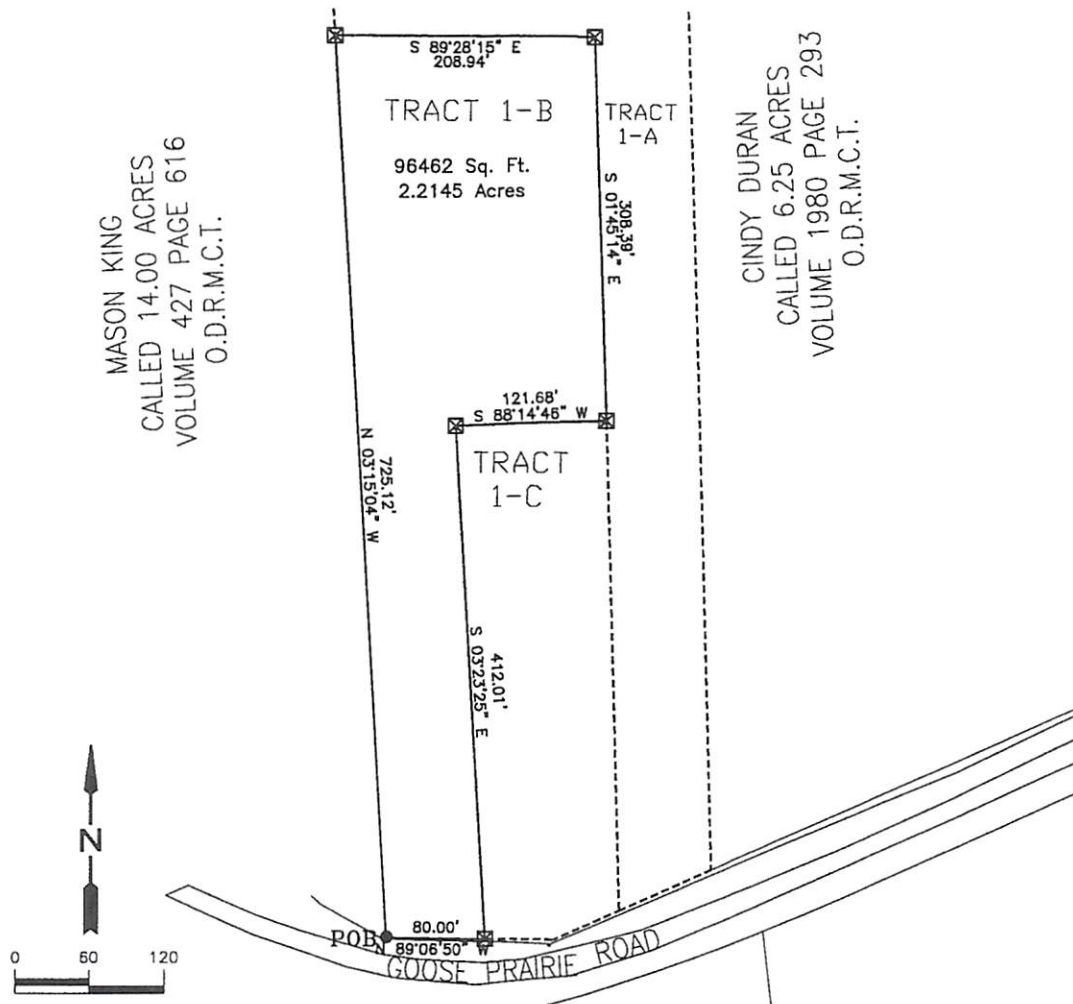


Page 5 of 10

LIC



Survey of 2.2145 acres out of a called 6.3192 acre tract of land, lying and being situated in the JESSE YOUNG Survey, A-247, recorded in Volume 1983, Page 41, of the Official Records of Madison County, Texas (O.R.M.C.T.)



Subject Address:  
TBD GOOSE PRAIRIE RD  
MIDWAY, TEXAS 75852

This survey was completed without  
the benefit of a Title Commitment

Basis of Bearings for this Survey is  
Grid North from GPS Observation  
TEXAS CENTRAL 4203 NAD83

#### LEGEND

- = Subject Property Line
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- ☒ = Set Iron Rod
- X- = Fence
- W- = Buried Water Line
- OHP- = Overhead Power Line
- POB = Point of Beginning
- R/W = Right of Way Line
- (R) = Record Measurement
- (M) = Field Measurement
- = Sign



*Xavier Sandoval*

#### CERTIFICATION

I, XAVIER SANDOVAL, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY  
CERTIFY THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY, PERFORMED UNDER  
MY SUPERVISION THIS THE 14th DAY OF NOVEMBER, 2024.

XAVIER D. SANDOVAL, R.P.L.S. NO. 5886 DATE: 11.14.2024  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

CURRENT LISTED OWNER  
MOUNTSION CONSTRUCTION COMPANY LLC  
13161 BERT BROWN ROAD  
CONROE, TX 77302

DRAWING NO: 2024GPL1-C SCALE: 1"=120'  
DRAWN BY: CAC DATE: 11/14/24  
CHECKED BY: XDS DATE: 11/14/24

SURVEYED BY: B.THEECK

T&PELS NO. 10194595

INTEGRITY BEYOND APPROACH | TITUS 24



1836 Surveying & Mapping  
101 N. Madison St. Madisonville, TX 77854  
Office: 936.348.9503  
Land Surveyors & Right of Way Professionals  
www.westvaytexas.com

*Page 6 of 10*

*LIC*

EXHIBIT "A"

Survey of 2.2145 acres (96,462 SQ. FT.), out of a called 6.3192 acre tract, lying and being situated in the J. Young Survey, A-247, Madison County, as recorded in Volume 1983, Page 41 of the Official Records of Madison County, Texas (O.R.M.C.T.) and being more particularly described as follows:

**BEGINNING** at a ½" iron rod found, at the southeast corner of a called 14.00 acre tract recorded in Volume 427, Page 616 (O.R.M.C.T.), said point also being in the north margin of Goose Prairie Road for "**POINT OF BEGINNING**" of the herein described 2.2145 acres;

**THENCE** N 03°15'04" W, along and with the common line of the called 14.00 acres, a distance of 725.12 feet to a ½ inch iron rod set, said point also being the southwest corner of "Tract 1-A" for the northwest corner of the herein described 2.2145 acres;

**THENCE** departing the common line of the called 14.00 acres and cutting across and through the of the called 6.3192 acre parent the following courses and distances;

- S 89°28'15" E, a distance of 208.94 feet to a ½ inch iron rod set, said point being an interior corner of "Tract 1-A", for the northeast corner of the herein described 2.2145 acres;
- S 01°45'14"E, a distance of 308.39' feet to a set ½" iron rod, said point being the northeast corner of "Tract 1-C", for an interior corner of the herein described 2.2145 acres;
- S 88°14'46" W, a distance of 121.68 feet to a set ½" iron rod being the northwest corner of "Tract 1-C" for an interior corner of the herein described 2.2145 acres;

**THENCE** S 03°23'25" W, along and with the common line "Tract 1-C", a distance of 412.01' feet to a ½ inch iron rod set in the north margin of Goose Prairie Road, being the southwest corner of "Tract 1-C", for the southeast corner of the herein described 2.2145 acres;

**THENCE** N 89°06'50" W, a distance of 80.00 feet and back to the "**POINT OF BEGINNING**" and containing 2.2145 acres, (96,462 SQ. FT.) more or less, inside the herein described.

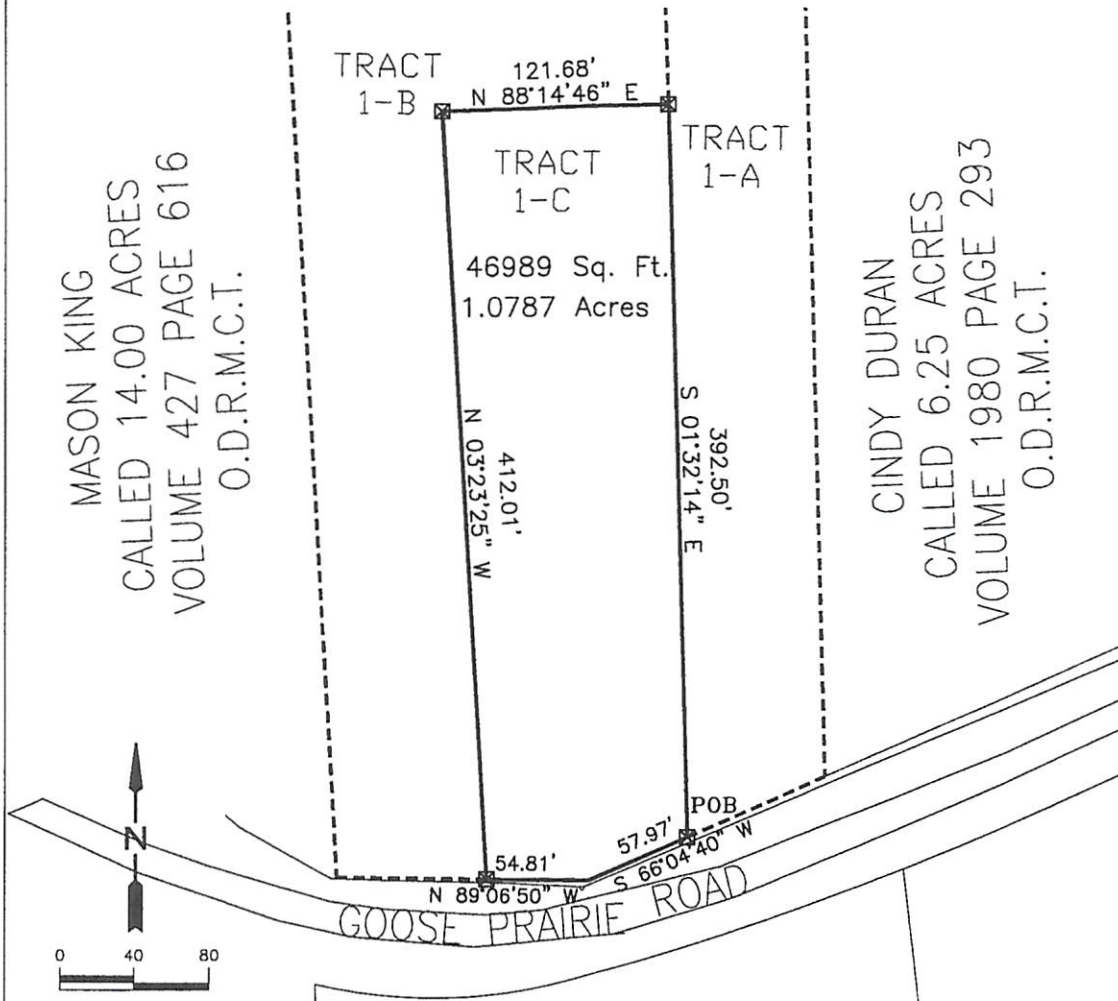
Bearings and distances in this description are based on the Texas State Plane Coordinate System, North American Datum of 1983, Central Zone 4203.

Xavier Sandoval





Survey of 1.0787 acres out of a called 6.3192 acre tract of land, lying and being situated in the JESSE YOUNG Survey, A-247, recorded in Volume 1983, Page 41, of the Official Records of Madison County, Texas (O.R.M.C.T.)



Subject Address:  
TBD GOOSE PRAIRIE RD  
MIDWAY, TEXAS 75852

This survey was completed without  
the benefit of a Title Commitment

Basis of Bearings for this Survey is  
Grid North from GPS Observation  
TEXAS CENTRAL 4203 NAD83

#### LEGEND

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- ☒ = Set Iron Rod
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- (R) = Record Measurement
- (M) = Field Measurement
- = Sign



*Xavier Sandoval*

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MY SUPERVISION THIS THE 14th DAY OF NOVEMBER, 2024.

XAVIER D. SANDOVAL, R.P.L.S. NO. 5886 DATE: 11.14.2024  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

CURRENT LISTED OWNER  
MOUNTSUN CONSTRUCTION COMPANY LLC  
13161 BERT BROWN ROAD  
CONROE, TX 77302

DRAWING NO: 2024-GP1-C SCALE: 1"=80'  
DRAWN BY: CAC DATE: 11/14/24  
CHECKED BY: XDS DATE: 11/14/24

SURVEYED BY: B.THEECK

TPELS NO. 10194595

INTEGRITY BEYOND REPUTATION



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Land Surveyors & Right of Way Professionals  
www.wcsurveytexas.com

*Page 8 of 10*

*216*

EXHIBIT "A"

**Survey** of 1.0787 acres (46,989 SQ. FT.), out of a called 6.3192 acre tract, lying and being situated in the J. Young Survey, A-247, Madison County, as recorded in Volume 1983, Page 41 of the Official Records of Madison County, Texas (O.R.M.C.T.) and being more particularly described as follows:

**BEGINNING** at a ½" iron rod set, at the southwest corner of "Tract 1-A", said point also being in the north margin of Goose Prairie Road for "**POINT OF BEGINNING**" of the herein described 1.0787 acres;

**THENCE** S 66°04'40" W, along and with the north margin of Goose Prairie Road, a distance of 59.97' feet to a ½ inch iron rod set in the north margin of Goose Prairie Road, for an corner of the herein described 1.0787 acres;

**THENCE** N 89°06'50" W, along and with the north margin of Goose Prairie Road, a distance of 54.81' feet to a ½ inch iron rod set in the north margin of Goose Prairie Road, said point also being the southwest corner of " Tract 1-B" for the southwest corner of the herein described 1.0787 acres;

**THENCE** departing the north margin of Goose Prairie Road and cutting across and through the of the called 6.3192 acre parent the following courses and distances;

- N 03°23'25" E, a distance of 412.01 feet to a ½ inch iron rod set, for the northwest corner of the herein described 1.0787 acres;
- N 88°14'46"E, a distance of 121.68' feet to a set ½" iron rod, for the northeast corner of the herein described 1.0787 acres;

**THENCE** S 01°32'14" E, a distance of 392.50 feet and back to the "**POINT OF BEGINNING**" and containing 1.0787 acres, (46,989 SQ. FT.) more or less, inside the herein described.

Bearings and distances in this description are based on the Texas State Plane Coordinate System, North American Datum of 1983, Central Zone 4203.

*Xavier Sandoval*



**Issued By:**

MADISON COUNTY TAX OFFICE  
PO BOX 417  
MADISONVILLE, TX 77864

**Property Information**

Property ID: 23786      Geo ID: R-0247-001-1135-901  
Legal Acres: 6.3192  
Legal Desc: A0247 JESSE YOUNG TRACT 113-1 6.3192 ACRES  
LOT 1  
Situs: GOOSE PRAIRIE RD TX  
DBA:  
Exemptions:

Owner ID: 87077      100.00%  
VEST STEVEN R & CHRISTINE H  
P O BOX 155  
LEONA, TX 75850

**For Entities**

MADISON COUNTY  
MADISONVILLE ISD

**Value Information**

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	66,470
Productivity Market:	0
Productivity Use:	0
Assessed Value	66,470

**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: 09/12/2024

Total Due if paid by: 09/30/2024      0.00

Tax Certificate Issued for:	Taxes Paid in 2023
MADISONVILLE ISD	580.81
MADISON COUNTY	319.05

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: 09/12/2024  
Requested By: COUNTER  
Fee Amount: 10.00  
Reference #: IVAN CONTRERAS

Page: 1

Signature of Authorized Officer of Collecting Office

Page 10 of 10