

THE STATE OF TEXAS
COUNTY OF MADISON

WE, BCP LAND, LLC, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP DESIGNATED MADISONVILLE ACRES, MADISON COUNTY TEXAS, DO HEREBY PLAT SAID 77.617 ACRE PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, LOCATED IN THE LEWIS CLEMMONS SURVEY, A-275, 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 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, BCP LAND, 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 ALL 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 FIVE (5) FEET WIDE FROM A PLANE OF TWENTY (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 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 THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.


JASON BARKER

THE STATE OF TEXAS
COUNTY OF Collin

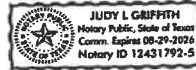
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF September, 2023.

BY: Judy L. Griffith

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Judy L. Griffith

MY COMMISSION EXPIRES: 8-29-26



METES & BOUNDS DESCRIPTION OF 77.617 ACRES
IN THE LEWIS CLEMMONS SURVEY, ABSTRACT NUMBER 275
MADISON COUNTY, TEXAS

BEING A 77.617 ACRE TRACT OF LAND SITUATED IN THE LEWIS CLEMMONS SURVEY, ABSTRACT NUMBER 275, MADISON COUNTY, TEXAS, BEING COMPRISED OF ALL OF THAT CERTAIN CALLED 37.328 ACRE TRACT DESCRIBED AS "TRACT ONE" AND ALL OF THAT CERTAIN CALLED 10 ACRE TRACT DESCRIBED AS "TRACT FOUR", BOTH IN INSTRUMENT TO JILL SNOWDEN ACORD, RECORDED IN VOLUME 686, PAGE 19 OF THE OFFICIAL PUBLIC RECORDS OF MADISON COUNTY, TEXAS (O.P.R.M.C.T.), AND ALL OF THAT CERTAIN CALLED 28.042 ACRE TRACT DESCRIBED IN INSTRUMENT TO DAMON ACORD AND JILL ACORD, RECORDED IN VOLUME 1283, PAGE 293, O.P.R.M.C.T., SAID 77.617 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" SET IN THE SOUTHWESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 75 (SH 75, 100 FEET WIDE) FOR THE COMMON EASTERLY CORNER OF SAID 10 ACRE TRACT AND THAT CERTAIN CALLED 55 ACRE TRACT DESCRIBED IN INSTRUMENT TO AMFAC FOOD MONTEREY, INC., RECORDED IN VOLUME 258, PAGE 241 OF THE DEED RECORDS OF MADISON COUNTY, TEXAS (D.R.M.C.T.), BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED 77.617 ACRE TRACT, SAID POINT OF BEGINNING HAVING A TEXAS STATE PLANE COORDINATE VALUE OF N: 10,329,833.83, E: 3,707,254.34, CENTRAL ZONE (4203), GRID MEASUREMENTS:

THENCE SOUTH 64°15'23" WEST, 2612.97 FEET, WITH THE SOUTHEASTERLY LINE OF SAID 10 ACRE TRACT, SAID 28.042 ACRE TRACT, AND SAID 37.328 ACRE TRACT, COMMON TO THE NORTH-WESTERLY LINE OF SAID 55 ACRE TRACT AND ANOTHER 65 ACRE TRACT DESCRIBED IN SAID INSTRUMENT TO AMFAC FOOD MONTEREY, INC., TO A 6 INCH CEDAR POST FOUND FOR THE OCCUPIED COMMON SOUTHERLY CORNER OF SAID 37.328 ACRE TRACT AND THAT CERTAIN TRACT DESCRIBED AS "THIRD TRACT" IN INSTRUMENT TO LARRY ELIZONDO, RECORDED IN VOLUME 1874, PAGE 111, O.P.R.M.C.T., BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED 77.617 ACRE TRACT, FROM WHICH A 3/8 INCH IRON ROD FOUND FOR REFERENCE BEARS, SOUTH 64°15'23" WEST, 1268.36 FEET;

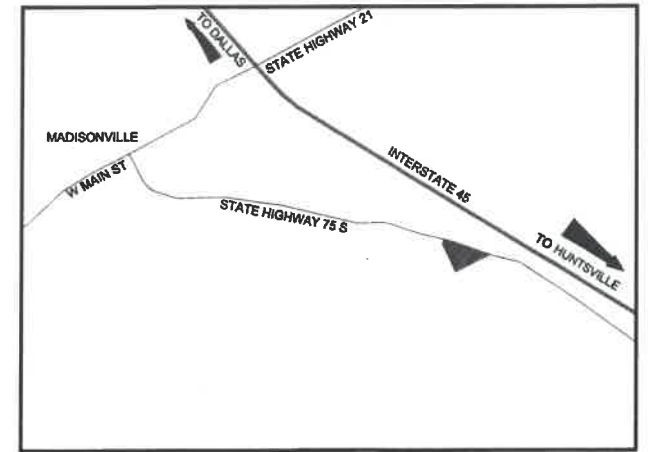
THENCE NORTH 25°55'59" WEST, 2186.05 FEET, WITH THE COMMON LINE BETWEEN SAID 37.328 ACRE TRACT AND SAID "THIRD TRACT", TO A 1/2 INCH IRON ROD (BENT) FOUND FOR THE COMMON NORTHERLY CORNER OF SAID 37.328 ACRE TRACT AND SAID "THIRD TRACT", BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED 77.617 ACRE TRACT;

THENCE NORTH 32°16'03" EAST, 258.97 FEET, WITH THE NORTH-WESTERLY LINE OF SAID 37.328 ACRE TRACT, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" SET IN THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID SH 75, FOR THE NORTHERLY CORNER OF SAID 37.328 ACRE TRACT AND THE HEREIN DESCRIBED 77.617 ACRE TRACT, FROM WHICH A 3/8 INCH IRON ROD FOUND FOR APPARENT NORTHWESTERLY CORNER OF THAT CERTAIN CALLED 1.7 ACRE TRACT DESCRIBED IN INSTRUMENT TO DANIEL LYNN KELLY, ET AL, RECORDED IN VOLUME 1862, PAGE 96, O.P.R.M.C.T., BEARS NORTH 78°20'20" WEST, 645.90 FEET;

THENCE WITH THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID SH 75, THE NORTHEASTERLY LINE OF SAID 37.328 ACRE TRACT, SAID 28.042 ACRE TRACT AND SAID 10 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 76°20'20" EAST, 629.09 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;
2. SOUTHEASTERLY, 294.90 FEET, WITH THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CENTRAL ANGLE OF 08°00'10", AND A CHORD THAT BEARS SOUTH 72°49'56" EAST, 294.77 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" SET FOR THE END OF SAID CURVE;
3. SOUTH 70°17'46" EAST, 2421.05 FEET, TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 77.617 ACRES OF LAND WITHIN THIS FIELD NOTE DESCRIPTION.

BEARINGS RECITED HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM (NAD) 1983, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), GRID MEASUREMENTS.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND BASED ON GPS OBSERVATIONS, AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00012584.
2. SETBACK LINES WILL COMPLY WITH ALL MADISON COUNTY SUBDIVISION RULES.
3. ALL DRIVEWAY CULVERTS SHALL BE FITTED WITH STANDARD 4:1 SAFETY END TREATMENTS.

THIS INSTRUMENT WAS ACKNOWLEDGED THIS 27th DAY OF September, 2023.


KENNETH STAR
COMMISSIONER, PRECINCT 1


CARL WIMMER
COMMISSIONER, PRECINCT 2


CHAD DE
COUNTY JUDGE


CARL
COMMISSIONER, PRECINCT 3


DAN
COMMISSIONER, PRECINCT 4

THE STATE OF TEXAS
COUNTY OF MADISON

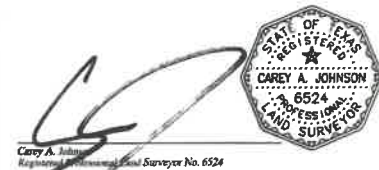
I, ADRIAN LAWSON, CLERK OF THE COUNTY COURT OF MADISON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON September 27, 2023 AT 11:43 O'CLOCK, A.M., AND DULY RECORDED ON September 27, 2023 AT 11:44 O'CLOCK, A.M. IN VOLUME 1944, PAGE 174, OF THE OFFICIAL PROPERTY RECORDS FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT MADISONVILLE, MADISON COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.


ADRIAN LAWSON, CLERK, COUNTY COURT
MADISON COUNTY, TEXAS

BY: _____
DEPUTY

I, CAREY A. JOHNSON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS WHICH HAVE A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3') UNLESS OTHERWISE NOTED; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.



FINAL PLAT OF
MADISONVILLE ACRES

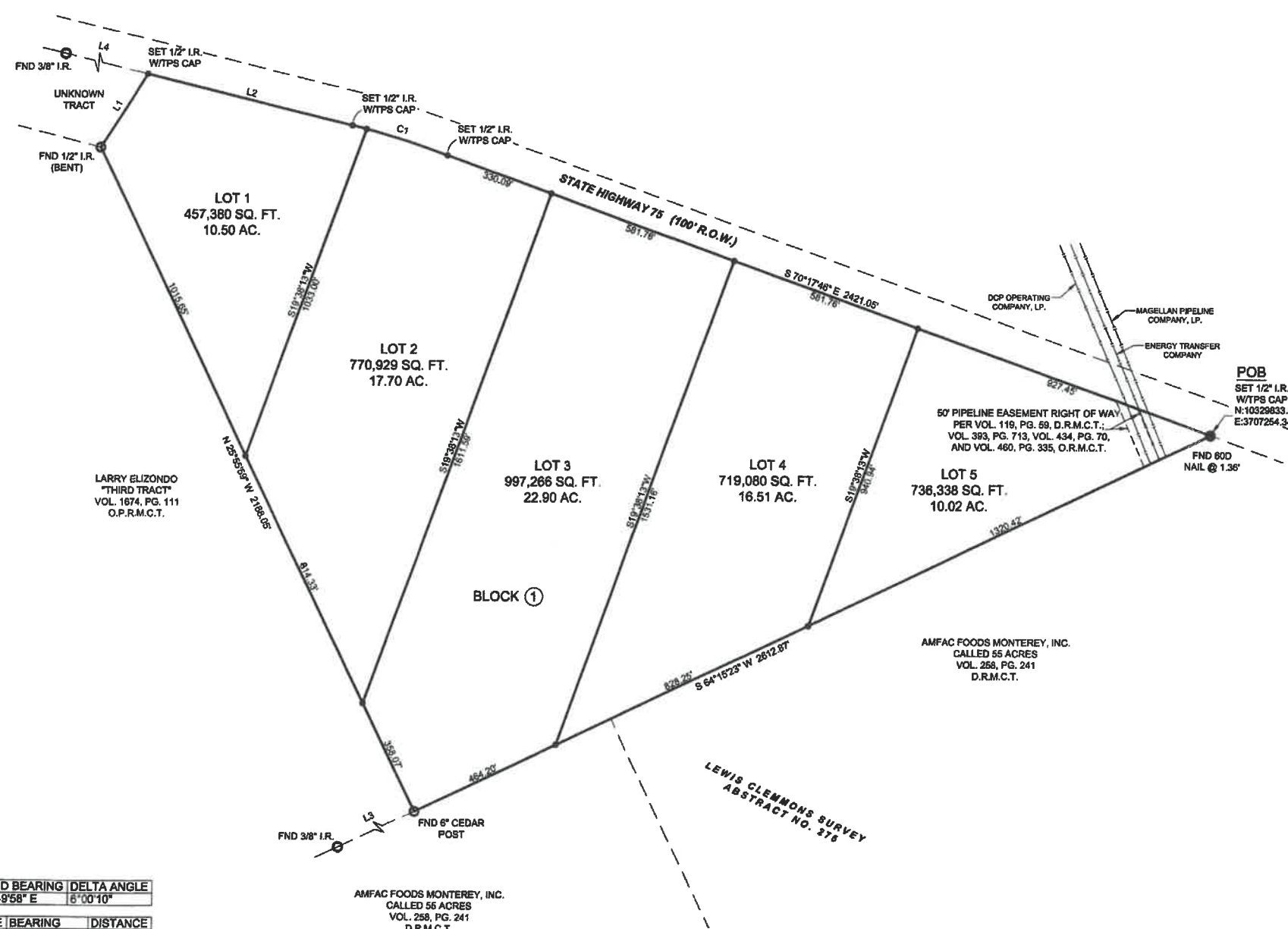
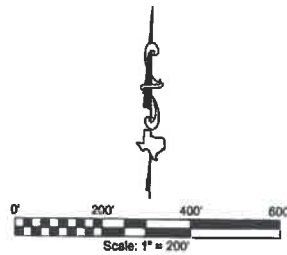
BEING A SUBDIVISION OF 77.619 ACRES SITUATED IN THE LEWIS CLEMMONS SURVEY, ABSTRACT NO. 275, MADISON COUNTY, TEXAS.

6 LOTS - 1 BLOCK

SEPTEMBER 2023

OWNER
BCP LAND, LLC





LEGEND

- SET 3/8" IRON ROD W/CAP "TPS 100834-00"
- FOUND SURVEY MONUMENT (DESCRIBED)
- CALCULATED CORNER
- I.R. IRON ROD
- W/CAP WITH CAP
- VOL. / PG. VOLUME / PAGE
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS OF MADISON COUNTY, TEXAS
- R.P.R.M.C.T. REAL PROPERTY RECORDS OF MADISON COUNTY, TEXAS
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- EASEMENT
- BUILDING LINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2814.79'	294.90'	294.77'	S 72°49'58" E	6°00'10"

LINE	BEARING	DISTANCE
L1	N 32°15'03" E	255.07'
L2	S 75°20'20" E	629.09'
L3	S 64°15'23" W	1256.36'
L4	N 76°20'20" W	1545.90'

**FINAL PLAT OF
MADISONVILLE ACRES**

BEING A SUBDIVISION OF 77.619 ACRES SITUATED IN THE LEWIS CLEMMONS SURVEY, ABSTRACT NO. 276, MADISON COUNTY, TEXAS.

5 LOTS - 1 BLOCK
SEPTEMBER 2023

OWNER
BCP LAND, LLC

