



Building, Planning and Code Compliance
City of Glen Rose, Texas 76043 Tel: (254) 897-9373 Fax: (254) 897-7989

Staff use only
Date Received: _____
Fee : 219.⁰⁰ Paid on: 9/28/23

Preliminary Plat Application

Address of property: 501 English Street, Glen Rose, TX 76043

Applicant's Name: Green Acres Venture Date: _____

Property Owner Information

Full Name: Green Acres Venture, LLC

Address: PO Box 123, Rainbow, TX 76077

Telephone No: 254.897.3649 Email: _____

Applicant/Owner's Representative (if not the owner)

Full Name: Tamara R Valentine

Address: PO Box 123, Rainbow, TX 76077

Telephone No: _____ Email: _____

Property Information

Present zoning at site: R1

Form of Ownership of the property: [] Individual [] Partnership [x] ^{LLC} Corporation

Legal Description of current property:

Acres: 5.400 Lot # C4-1 Block: _____

Subdivision: A136

Addition comments/information

SoCAD Description: Property ID: R000001062 Acres 5.400, Tract C4-1, Abst A136, A136 MILAM CO SCH LD, TRACT C4-1, ACRES 5.40

I/We, am/are the owner(s) of the property. I/We hereby certify that all the information provided is true and correct.

Owner(s) Signature:

Tamara R Valentine
Vice President of Management

Date: 6/16/2023



Building, Planning and Code Enforcement Department
201 NE Vernon Street, PO Box 1949, Glen Rose, Texas 76043
(254) 897-2272 Fax: (254) 897-7989

November 3, 2023

Public hearing, discussion and possible action for a Preliminary Plat application for the Creekside Edition, as submitted by Green Acres Venture, LLC and owners representative Tamara R Valentine for property located off English Street, being a 5.400 acre, Tract C4-1, Abstract A136, A136 Milam Co Sch LD, Tract C4-1, Acres 5.40; in the City of Glen Rose, Somervell County, Texas.

Dear Property Owner:

This letter is to inform you that an application for a Preliminary Plat has been submitted to the City of Glen Rose for property located in the area of your ownership. The purpose of the Preliminary Plat request is to allow for the construction of a twenty-two (22) lot subdivision. State law requires the City to notify all property owners (most recent tax rolls) within 200' of the proposed request. The Planning and Zoning Commission will hold a public hearing on November 15, 2023, at 5:30 p.m. in the City Council Chambers of City Hall, 201 NE Vernon Street, Glen Rose, Texas, 76043 and then to the City Council December 12, 2023 at 5:30 p.m. at same location in order to hear public comment on this request.

It is important that you submit your opinion in writing to the Building and Planning Office for consideration by both the Planning and Zoning Commission and City Council. A form is included with this letter which you may mail or return to one of the drop boxes located at City Hall.

Questions regarding the Preliminary Plat application request or this letter may be directed to Jodi Holthe, (254)-897-2272, ext:109. Thank you.

Sincerely,

Building and Planning / Code Enforcement

NOTICE OF PUBLIC HEARING



City of Glen Rose, Texas
Building, Planning, Code Enforcement Department
P.O. Box 1949, Glen Rose, TX 76043
Ph: (254) 897-2272 Fax: (254) 897-7989

Public hearing, discussion and possible action for a Preliminary Plat request for Creekside Edition, a proposed 22 lot subdivision from Applicant / Owners Representative Tamara R Valentine for property owned by Green Acres Venture, LLC., and located off English Street, being a 5.400 acre, Tract C4-1, Abstract A136, A136 Milam Co Sch LD, Tract C4-1, Acres 5.40; in the City of Glen Rose, Somervell County, Texas.

This letter may be deposited in either of the two drop boxes located at City Hall, 201 NE Vernon Street, Glen Rose, Texas or mailed to City Hall, Attention: Planning and Zoning Department, PO Box 1949, Glen Rose, Texas 7643.

NAME: _____

ADDRESS: _____

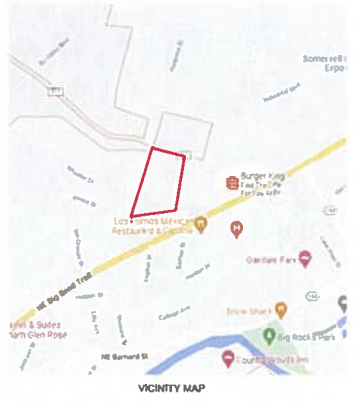
I AM () IN FAVOR () IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

Building and Planning / Code Enforcement



APPROXIMATE LIMITS OF EXISTING 100 YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR SOMERVILLE COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48425C0040 C, EFFECTIVE DATE 4-3-1995.



All That Certain Lot Tract Or Parcel Of Land Situated On Block 48 Milam County School Land Survey Abstract No. 136, In The City Of Glen Rose, Somerville County, Tx And Being All Of A Called 5.4 Acre Tract Described In Instrument No. 20220968 Of The Somerville County Official Public Records (SCOPR) And Being More Particularly Described By Metes And Bounds As Follows:

Beginning At A 5/8" Iron Rod With Aluminum Cap Marked "Youghn Surveyor No. 1807" Found In The Northeastly Line Of English Street, And The Southwest Corner Of A Tract Recorded In 20120578 (SCOPR).

Thence S 83°47'52" W Along The West Line Of English Street, A Distance Of 77.98 Feet To A 5/8" Iron Rod Marked "RPS 314".

Thence S 08°41'49" W Along The West Line Of English Street, A Distance Of 72.43 Feet To A 1/2" Iron Rod Found At The Northeastly Corner Of A 0.42 Acre Tract Recorded In Instrument No. 20091412 (SCOPR).

Thence S 83°19'03" W, Running Just Northerly Of A Fence, A Distance Of 207.32 Feet To A 5/8" Iron Rod Found In The Easterly Line Of Lot 28 Block 1 Of The Golden Heights Addition Section Two, As Shown By Plat Recorded In Volume 83, Page 873 Of The Somerville County Deed Records (SCDR).

Thence N 08°43'47" E, Along The West Line Of This Tract, The East Line Of Golden Heights Section 3 Block 8 Recorded In Volume 82, Page 827 (SCDR) And The East Line Of A Called 34.59 Acre Tract Recorded In Instrument No. 20190662 (SCOPR), A Distance Of 829.42 Feet To A Point In Wheeler Branch, From Which A 5/8" Iron Rod Marked "RPS 314" Found For Reference Bears S 08°43'47" W 36.19 Feet.

Thence Down Wheeler Branch And A Tract Described In Volume 54, Page 385 (SCDR), And A Tract Described In Volume 47, Page 661 (SCDR) As Follows; S 62°00'00" E 51.98 Feet To A Point For Corner, S 68°00'00" E 126.00 Feet To A Point For Corner, And S 78°00'50" E 120.03 Feet To A Point For Corner At The North West Corner Of The Bluebird Park Addition As Shown By Plat Recorded In Instrument No. 2012129 Of The Somerville County Official Public Records (SCOPR); Well Found 1/2" Iron Rod S 08°55'19" W 30.04 Feet.

Thence S 09°55'19" W Mostly Along A Fence, A Distance Of 720.83 Feet To The Point Of Beginning And Containing 5.385 Acres.

THE STATE OF TEXAS:
COUNTY OF SOMERVILLE:
The owner of the land shown on this plat whose names are subscribed hereto, and in person or through a duly authorized agent, dedicates the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Date _____

Date _____

STATE OF TEXAS:
COUNTY OF SOMERVILLE:
Before me, the undersigned authority on this day personally appeared:

known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the _____ day of _____, 2023.

Date _____
Notary Public - Somerville County, Texas

SOMERVILLE COUNTY, TEXAS
MILAM CO. SCHOOL LAND SURVEY, Abstract No. 136
Preliminary Plat of
Creekside Edition
BEING ALL OF A CALLED 5.4 ACRE TRACT DESCRIBED IN
INST. NO. 20220968

CERTIFICATE OF RECORD

STATE OF TEXAS:
COUNTY OF SOMERVILLE:
I, Michelle Reynolds, County Clerk of Somerville County, do hereby certify that the foregoing Plat with its certificate of authentication was filed for record in my office on the _____ day of _____, 2023 at _____ o'clock, _____ M, in the Official Public Records of said County and in Plat Cabinet _____, Slide No. _____.

In testimony whereof, witness my hand and official seal of office, this the _____ day of _____, 2023.

Michelle Reynolds
Clerk, County Court
Somerville County, Texas

I HEREBY CERTIFY THAT THIS IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

PRELIMINARY
NOT FOR THE TRANSFER
OF REAL PROPERTY
BILLY D. MURPHREE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 3652

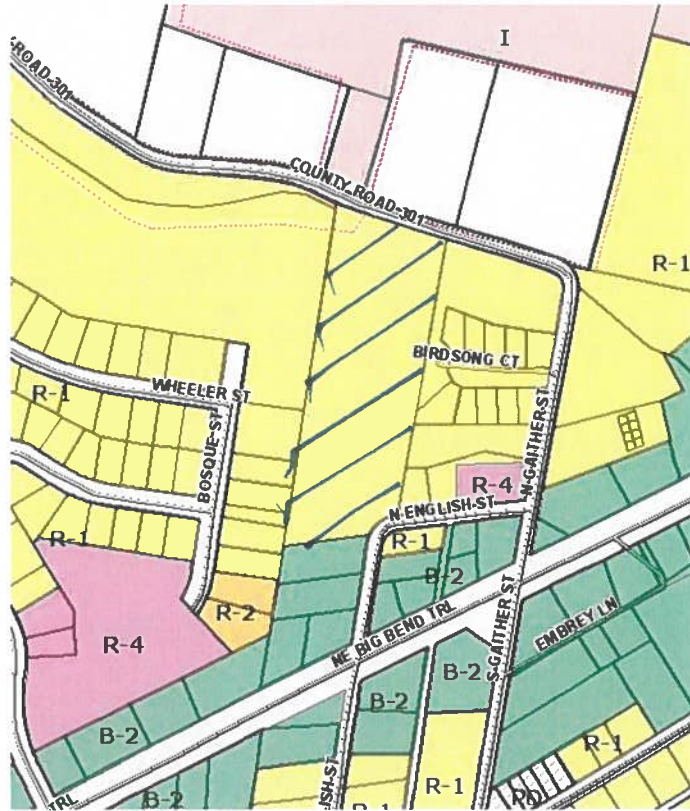
DATED THIS THE _____ DAY OF _____, 2023.

- THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48425C0050 C, DATED APRIL 3RD, 1995
- UTILITIES SHOWN REFLECT ONLY THOSE THAT WERE VISIBLE APPARENT AND FOUND DURING THE COURSE OF THE SURVEY OR EASEMENT DESCRIPTIONS FURNISHED TO US PRIOR TO THE SURVEY
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE

Creekside Edition

Zoning

Current Zoning






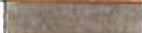



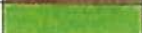



Future Zoning



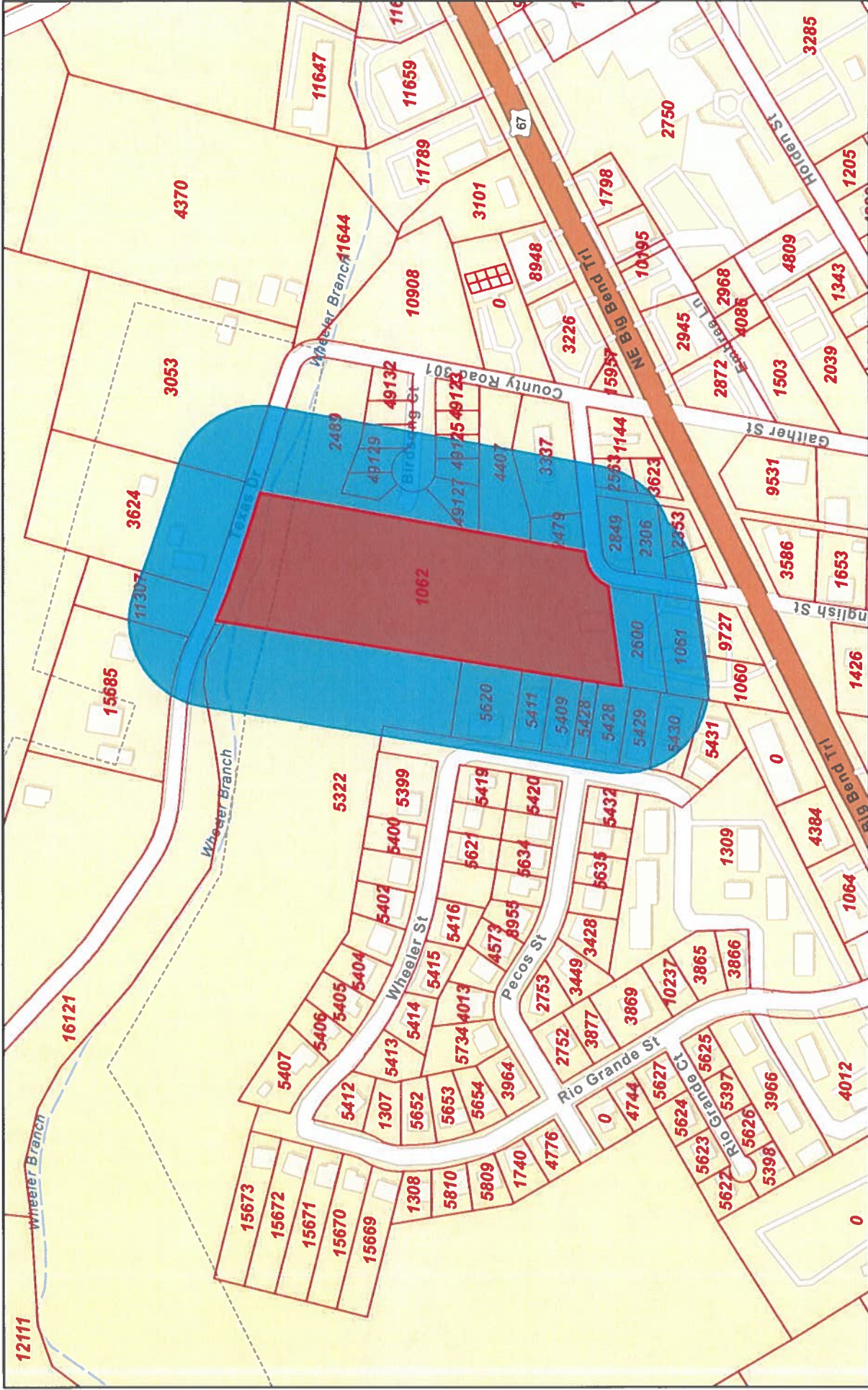
Creekside Edition

Zoning

LEGEND

Zone	Map Section/Area	Color	Color Name
R-1	Single Family		Golden Yellow
R-2M	Single Family/Duplex/Cabin		Pink
R-3	Single/Two-Four/MH		Tan
R-4	Multi-Family		Gray
B-1	Restricted Commercial		Orange
B-2	General Commercial		Aqua Green
I	Industrial		Brown
OSP	Open Space Parks		Yellow Green
PD	Planned Development		Mahogany Overlay
PF	Public Facilities		Violet Purple Overlay
H	Historic District		Black Overlay

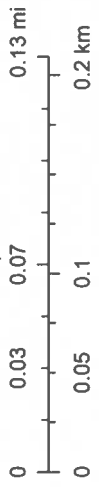
Green Acres Venture



10/3/2023, 2:16:49 PM

Abstracts  Override 1  Parcels

1:4,514



Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, SafeGraph, Somervell County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Preliminary Plat
Creekside Edition

1. Green Acres Venture LLC
PO Box 123
Rainbow, TX 76077
2. Rojelio and Jennifer Montoya
PO Box 2856
Glen Rose, TX 76043
3. James Edward etux Janice Elain Gilheany
204 Bosque St
Glen Rose, TX 76043
4. Charles and Lana Martin
202 Bosque St
Glen Rose, TX 76043
5. Kurt Dempsey
200 Bosque St
Glen Rose, TX 76043
6. Labarbara Ann Baker
PO Box 684
Glen Rose, TX 76043
2 Lots
7. Kenneth Shane and Kaitlin Rae Wigington
104 Bosque St
Glen Rose, TX 76043
8. Realty Capital Holdings, LLC
PO Box 2930
Glen Rose, TX 76043
R5430 & R5431
9. Prosperity Bank
80 Sugar Creek Center Blvd
Sugar Land, TX 77478
R2600, R1060, R9727 & R1061

10. Bluebird Park HOA
107 Birdsong
Glen Rose, TX 76043
11. Maxine Anderson
108 Birdsong Ct
Glen Rose, TX 76043
12. Andrew M Lounsberry
106 Birdsong
Glen Rose, TX 76043
13. Life Estate of Robert and Darla Schuster
104 Birdsong Ct
Glen Rose, TX 76043
14. Vickie Lynn Vogler
PO Box 2266
Glen Rose, TX 76043
15. Troy Dale and Londa Sue Parker
107 Birdsong Ct
Glen Rose, TX 76043
R49127 & R49126
16. Lawrence Stevens
105 Birdsong Ct
Glen Rose, TX 76043
17. Christopher Shane Morrison
PO Box 2429
Glen Rose, TX 76043
18. Jan Wegand Family Trust
1244 CR 1005
Bluff Dale, TX 76433
19. Josh R Robinson
PO Box 334
Glen Rose, TX 76043

20. Betty Ann Mccroskey
PO Box 828
Glen Rose, TX 76043
21. Kevin Morgan
PO Box 181
Rainbow, TX 76077
22. Hoodenpyle Flossie M Estate
c/o Elva L Harrington, Executor
808 Elk Hollow Ct, Apt 128
Crowley, TX 76036-3902
23. SS Pizza GR, LLC
801 NE Big Bend Tr
Glen Rose, TX 76043
2 Lots
24. Kevin Tod Morgan
PO Box 181
Rainbow, TX 76077