

Stephen Parrish
County Commissioner Pct. #1



Carl Cannon
County Commissioner Pct. #3

Carl Wiseman
County Commissioner Pct. #2

David Pohorelsky
County Commissioner Pct. #4

CLARK OSBORNE
Madison County Judge
103 West Trinity, Suite 113

**NOTICE OF THE SPECIAL MEETING OF THE COMMISSIONERS COURT OF
MADISON COUNTY, TEXAS
TUESDAY, MAY 27, 2025, AT 9:30 AM
IN THE COUNTY COURTROOM OF THE MADISON COUNTY ANNEX**

1. Invocation and Pledge of Allegiance
2. Call the Meeting to Order

County Clerk – Adrian Lawson

3. Review and/or correct minutes of the commissioners' court regular meeting held on May 13, 2025.
 - a) Minutes

Collections Report

4. Approve Collection Reports for County Clerk and County Criminal Court
5. Approve Collection Reports for District Attorney
6. Approve Collection Reports for District Clerk

Treasurer – Judi Delesandri

7. Approve paying County bills.
8. Approve bills paid since last court day – May 13, 2025.
9. Approve Treasurer's report.
10. Approve personnel changes.

Auditor – Susan Pugh

11. Auditor's Report
12. Budget Amendments.

Departmental Reports

13. Historical Commission
14. Designated Representative Monthly Report – Tom McWhorter
15. Tax Assessor/Collector Monthly Report – Karen Lane, Tax A/C
16. Emergency Management Report – Shelly Butts
17. County Extension Agent Monthly Report – Allen Homann/Ty Jordan
18. Veterans Affairs-Erica Greene
19. Election Administrator – Bobbie Duke

20. Justice of the Peace – Steve Cole/Jon Stevens

21. Sheriff's Office – Bobby Adams

22. Madison County Library – Veronica Landmann

23. Constable – Charles Turner/Aaron Campbell

24. District Attorney – Courtney Cain

25. County Commissioners Report

26. Judge's Report – Clark Osborne

27. Public Comment

Hear Comments in reference to the following Agenda Items Only - time limit 3 minutes, one person at a time will be called from the Public Participation Forms submitted. Move to the front of the Court and stand at the podium.

28. Presentations

29. Action Items

- a) Discuss and take action on Application for Final Minor Plat with Variance in Floodplain submitted by Blake Akbari for property recorded in Volume 1951, Page 17, Number 122741 of the Official Records of Madison County Texas.
- b) Discuss and take action on acknowledging the closing of the 30-day comment period and discuss and consider the Re-Plat for Subdivision and approving the Re-Plat of Town-County Estates, Tract 1, property recorded in Volume 1158, Page 19, Number 74438 of the Official Records of Madison County, Texas.
- c) Discuss and take action on appointing Jeff Young as a voting member to the Madison County Historical Commission.
- d) Discuss and take action on accepting the City of Madisonville's post-event report for the 2025 Mudbug & Music Festival.
- e) Discuss and take action on accepting the City of Madisonville's 2024 4th of July Post-Event Report.
- f) Discuss and take action on authorizing the District Attorney's Office to trade in a 2019 F-150 VIN# 1FTEW1E40KKC54112 towards the purchase of a 2024 Silverado 1500 Crew Cab 4WD from Caldwell County Chevrolet and payment from the Madison County DA's Forfeiture Account.
- g) Discuss and take action on authorizing the District Attorney's office to purchase a 2024 Chevrolet Malibu from Caldwell Country Chevrolet and payment from the Madison County DA's Forfeiture Account.
- h) Discuss and take action on authorizing the District Attorney's Office to staff the office with a Law Student Intern from South Texas College of Law, at no cost to the County.
- i) Discuss and take action on authorizing the District Attorney's Office to staff the office with a paralegal intern from Blinn College for Summer of 2025, at no cost to the County.

30. Public Comment

Public Comment - No discussion or action will be taken at this time by the court. 3 minute time limit per speaker. One person at a time will be called from the Public Participation Forms submitted. Move to the front of the Court and stand at the podium. Please address your comments to your commissioner.

31. Adjourn

Certification:

Signed and dated _____, 2025.

CLARK OSBORNE, COUNTY JUDGE

I, the undersigned County Clerk, do hereby certify that the agenda for the above-named Commissioners' Court is a true and correct copy, and that I posted this copy on the ____ day of _____, 2025 at _____ on the bulletin board and all doors of the Madison County Courthouse, in Madisonville, Texas. This notice remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Signed and dated ____ day of _____, 2025

Adrian Lawson, County Clerk



Minutes for the
Madison County Commissioners Court
Tuesday, May 13, 2025

THE STATE OF TEXAS
COUNTY OF MADISON

IN COMMISSIONERS COURT
OF MADISON COUNTY, TEXAS

The Madison County Commissioners Court met in Regular Session on the 13th day of May 2025, 9:30 a.m., at the Madison County Courthouse Annex, County Courtroom, 103 W. Trinity Street, Suite 106, Madisonville, Texas with the following members:

Clark Osborne	County Judge	Present
Stephen Parrish	Commissioner, Precinct 1	Present
Carl Wiseman	Commissioner, Precinct 2	Present
Carl Cannon	Commissioner, Precinct 3	Present
David Pohorelsky	Commissioner, Precinct 4	Present

1. Invocation and Pledges of Allegiance
 - Invocation – Mr. Bennett
 - Pledge of allegiance to the United States and Texas flags – Judge Osborne
2. Call the Meeting to Order
 - Meeting was called to order at 9:32 A.M.

COUNTY CLERK – ADRIAN LAWSON

3. Review and/or correct minutes of the commissioners' court regular meeting held on April 22, 2025.
 - a) Minutes 04/22/2025
No corrections needed.

COLLECTION REPORTS

4. Approve Collection Reports for County Clerk and County Criminal Court.
Reports submitted, see attached.
Commissioner Cannon made a motion to approve; Commissioner Wiseman gave a second; Judge Osborne called for a vote to approve the Collection Reports for County Clerk and County Criminal Court, all in favor.
MOTION CARRIED.
5. Approve Collection Reports for District Attorney.
No report submitted.
6. Approve Collection Report for District Clerk.
No report submitted.

Treasurer – Judi Delesandri

7. Approve paying County bills.
Report submitted, see attached.
Commissioner Pohorelsky made a motion to approve; Commissioner Parrish gave a second;
Judge Osborne called for a vote to approve paying County bills, all in favor.
MOTION CARRIED.
8. Approve bills paid since last court date – April 22, 2025.
Report submitted, see attached.
Commissioner Cannon made a motion to approve; Commissioner Wiseman gave a second;
Judge Osborne called for a vote to approve bills paid since last court date April 22, 2025, all in favor.
MOTION CARRIED.
9. Approve Treasurer’s Report.
Report submitted, see attached.
Commissioner Cannon made a motion to approve; Commissioner Wiseman gave a second;
Judge Osborne called for a vote to approve Treasurer’s Report, all in favor.
MOTION CARRIED.
10. Approve personnel changes.
Report submitted, see attached.
Judge Osborne made a motion; Commissioner Pohorelsky gave a second; Judge Osborne called for a vote to approve the new hire and not the payroll changes as presented, all in favor.
MOTION CARRIED.

Auditor – Susan Pugh

11. Auditor’s Report
Report submitted, see attached.
Commissioner Cannon made a motion to approve; Commissioner Pohorelsky gave a second;
Judge Osborne called for a vote to approve Auditor’s Report, all in favor.
MOTION CARRIED.
12. Budget Amendments.
Report submitted, see attached.
Commissioner Cannon made a motion to approve; Commissioner Pohorelsky gave a second;
Judge Osborne called for a vote to approve Budget Amendments and Line-Item Transfers, all in favor.
MOTION CARRIED.

Departmental Reports

13. Historical Commission
No report submitted.
14. Designated Representative Monthly Report – Tom McWhorter
No report submitted. Tom stated for the month of April they processed 8 septic permits for a total of \$1,840.00.
15. Tax Assessor/Collector Monthly Report – Karen Lane, TAC
Report submitted, see attached.
16. Emergency Management Report – Shelly Butts

Report submitted, see attached.

17. County Extension Agent Monthly Report-Allen Homann/Ty Jordan
No report submitted.
18. Veterans Affairs - Erica Greene
No report submitted.
19. Elections Administrator-Bobbie Duke
No report submitted. Bobbie spoke about the City Election.
20. Justice of the Peace – Steve Cole/Jon Stevens
Report submitted, see attached.
21. Sheriff’s Office – Bobby Adams
No report submitted.
22. Madison County Library – Veronica Landmann
No reports submitted.
23. Constable – Charles Turner/Aaron Campbell
Reports submitted, see attached.
24. District Attorney – Courtney Cain
No report submitted. Courtney Cain spoke District Jury Trial.
25. County Commissioners Report
Pct. 1 – Commissioner Parrish
No report submitted. Commissioner Parrish stated they were trying to put things back together after the rain.
Pct. 2 – Commissioner Wiseman
No report submitted. Commissioner Wiseman stated they are boom maxing, cutting trees and picking up trees on the side of the road, and general maintenance.
Pct. 3 – Commissioner Cannon
No report submitted. Commissioner Cannon stated they were cutting trees and straightening up the roads after the rain.
Pct. 4 – Commissioner Pohorelsky
No report submitted. Commissioner Pohorelsky stated they were grading. Commissioner Pohorelsky thanked Commissioner Cannon and Commissioner Wiseman for their help after his county truck broke down.
26. Judge’s Report – Clark Osborne
No report submitted. Judge Osborne spoke about district court jury trial, the elevator, security system, and repairing the library.
27. **Public Comment**
Hear Comments in reference to the following Agenda Items Only – time limit 3 minutes, one person at a time will be called from the Public Participation Forms submitted. Move to the front of the Court and stand at the podium.
 - No Public Participation form was submitted to the Clerk of Court.
28. Presentations
 - a) Madisonville High School Lifeskills Students

Suzanne Smith and Madisonville High School Lifeskills students presented A video from their 5th Annual Autism Awareness week April 22-26, 2025.

29. Action Items

- a) Discuss and take action on City of Madisonville’s H.O.T. Funds Application for the 2025 4th of July Celebration.

Judge Osborne provided information to the court, see attached.

Commissioner Cannon made a motion to approve; Commissioner Wiseman gave a second; Judge Osborne called for a vote to approve the City of Madisonville’s H.O.T. Funds Application for the 2025 4th of July Celebration in the amount of \$5,000.00, all in favor.

MOTION CARRIED.

- b) Discuss and take action on First Amendment to the Third Restatement of the Interlocal Agreement for the Construction, Acquisition, Implementation, Operation and Maintenance of the Brazos Valley Wide Area Communication System (BVWACS)

Shelly Butts and Judge Osborne provided information to the court, see attached.

Commissioner Cannon made a motion to approve; Commissioner Pohorelsky gave a second; Judge Osborne called for a vote to approve First Amendment to the Third Restatement of the Interlocal Agreement for the Construction, Acquisition, Implementation, operation and Maintenance of the Brazos Valley Wide Are Communication System (BVWACS), all in favor.

MOTION CARRIED.

- c) Discuss and take action on First Amendment to the Interlocal Agreement for Managing Entity by the BVCOG for the Brazos Valley Wide Area Communications System (BVWACS)

Judge Osborne provided information to the court, see attached.

Commissioner Parrish made a motion to approve; Commissioner Wiseman gave a second; Judge Osborne called for a vote to approve First Amendment to the Interlocal Agreement for Managing Entity by the BVCOG for the Brazos Valley Wide Area Communications System (BVWACS), all in favor.

MOTION CARRIED.

- d) Discuss and take action on Application for Final Minor Plat with Variance submitted by Lisa D. Vincent and James T. Vincent for property recorded in Volume 732, page 088, Number 43069 of the official records of Madison County, Texas.

Shelly Butts provided information to the court, see attached.

Commissioner Cannon made a motion to approve; Commissioner Parrish gave a second; Judge Osborne called for a vote to approve Application for Final Minor Plat with Variance submitted by Lisa D. Vincent and James T. Vincent for property recorded in Volume 732, page 088, Number 43069 of the official records of Madison County, Texas, all in favor.

MOTION CARRIED.

- e) Discuss and take action on Application for Final Minot Plat with Variance in Floodplain submitted by Blake Akbari for property recorded in Volume 1951, Page 17, Number 122741 of the Official Records of Madison County, Texas.

Shelly Butts provided information to the court, see attached.

Commissioner Cannon made a motion to postpone; Commissioner Pohorelsky gave a second; Judge Osborne called for a vote to postpone until clarification on no record found for easement on Application for Final Minot Plat with Variance in Floodplain submitted by Blake Akbari for property recorded in Volume 1951, Page 17, Number 122741 of the Official Records of Madison County, Texas, all in favor.

MOTION CARRIED.

f) Discuss and take action authorizing the County Auditor to investigate and negotiate credit card agreement(s) for use by County Employees for County business only.

Judge Osborne provided information to the court.

Commissioner Wiseman made a motion to approve; Commissioner Pohorelsky gave a second; Judge Osborne called for a vote to approve authorizing the County Auditor to investigate and negotiate credit card agreement(s) for use by County Employees for County business only, all in favor.

MOTION CARRIED.

g) Discuss and take action on authorizing the District Attorney's Office to auction their 2019 Ford F150 XLT, VIN: 1FTEW1E40KKC54112.

Judge Osborne provided information to the court.

Commissioner Parrish made a motion to approve; Commissioner Pohorelsky gave a second; Judge Osborne called for a vote to approve authorizing the District Attorney's Office to auction their 2019 Ford F150 XLT, VIN: 1FTEW1W40KKC54112, all in favor.

MOTION CARRIED.

h) Discuss and take action on creating and appointing a Personnel Policy Committee. Judi Delesandri, Susan Pugh and Judge Osborne provided information to the court, see attached.

Judge Osborne made a motion to approve; Commissioner Parrish gave a second; Judge Osborne called for a vote to approve creating and appointing a personnel Policy Committee with six permanent positions, County Treasurer, County Judge, Senior Commissioner, District Attorney, County Auditor, and County Sheriff and three rotating positions Tax Assessor Collector, District Clerk, and Constable Precinct 1, all in favor.

MOTION CARRIED.

i) Discuss and take action on Unclaimed Property Capital Credits for Counties Request.

Judge Osborne, Donna Cuevas, Susan Pugh provided information to the court, see attached. Commissioner Parrish made a motion to approve; Commissioner Wiseman gave a second; Judge Osborne called for a vote to approve Unclaimed Property Capital Credits for Counties Request, all in favor.

MOTION CARRIED.

j) Discuss and take action on revised Work Experience/Subsidizes Employment Worksite Agency Agreement.

Judge Osborne provided information to the court, see attached,

Commissioner Wiseman made a motion to approve; Commissioner Pohorelsky gave a second; Judge Osborne called for a vote to approve revised Work Experience/Subsidizes Employment Worksite Agency Agreement, all in favor.

MOTION CARRIED.

k) Discuss and take action on County Child Welfare Services Non-Financial Agreement Judge Osborne and Donna Cuevas provided information to the court, see attached.

Commissioner Pohorelsky made a motion to postpone; Commissioner Wiseman gave a second; Judge Osborne called for a vote to postpone County Child Welfare Services Non-Financial Agreement, all in favor.

MOTION CARRIED.

l) Discuss and take action on Temporary Employee Position for JP1/JP2 and funding for same.

Jon Stevens, Judge Osborne, and Susan Pugh provided information to the court.

Judge Osborne made a motion to approve; Commissioner Parrish gave a second; Judge Osborne called for a vote to approve hiring a Temporary Employee for JP1/JP2 for a period not to exceed seventeen (17) weeks and to negotiate with a temporary agency to fill that position, all in favor.

MOTION CARRIED.

m) Discuss and take action on accepting a 2009 Ford 4D Police Unit VIN: 2FAHP71V59X128269 from Sam Houston State University.

Judge Osborne provided information to the court.

Commissioner Wiseman made a motion to approve; Commissioner Pohorelsky gave a second; Judge Osborne called for a vote to approve accepting a 2009 Ford 4D Police Unit VIN: 2FAHP71V59X128269 from Sam Houston State University, all in favor.

MOTION CARRIED.

n) Discuss and take action on quotes for Window 11 compliant Notebook Docking stations, Desktops Computers and Laptop Computers and funding for same.

Judge Osborne, Donna Cuevas, Susan Pugh, Blake Baldobino, and Aaron Campbell provided information to the court, see attached.

Judge Osborne made a motion to postpone; Commissioner Parrish gave a second; Judge Osborne called for a vote to postpone quotes for Window 11 compliant Notebook Docking station, Desktop Computers, and laptop Computers and funding for same, all in favor.

MOTION CARRIED.

o) Discuss and take action on quotes for Window 11 compliant Toughbooks for the Sheriff's Office and funding for same.

See attached.

Judge Osborne made a motion to postpone; Commissioner Parrish gave a second; Judge Osborne called for a vote to postpone quotes for Window 11 compliant Toughbooks for the Sheriff's Office and funding for same, all in favor.

MOTION CARRIED.

30. Public Comment

No discussion or action will be taken at this time by the Court. A three (3) minute limit per speaker. One person at a time will be called from the Public Participation Forms submitted. Move to the front of the Court and stand at the podium. Please address your comments to your commissioner.

31. Adjourn

Commissioner Wiseman made a motion to adjourn; Commissioner Pohorelsky gave a second; Judge Osborne called for a vote to adjourn, all in favor.

MOTION CARRIED.

Meeting was adjourned Tuesday, May 13, 2025, at 10:56 A.M.

I, Adrian Lawson, Madison County Clerk, do hereby attest that the foregoing is a true and accurate accounting of the Commissioners Court's authorized proceedings for May 13, 2025.



Signed this 22nd day of May 2025.

Adrian Lawson

Adrian Lawson, County Clerk
Commissioners' Court
Madison County, Texas

MADISON COUNTY RURAL DEVELOPMENT



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



shelly.butts@madisoncountytexas.org

MADISON COUNTY MINOR PLAT SUBMITTAL APPLICATION WITH VARIANCE IN FLOODPLAIN

OWNER INFORMATION

Property Owner(s): Blake Akbari

Mailing Address: 2303 Barak Lane, Bryan, Texas 77802

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

Name of plat creator: Adam C. Wallace

Title/Certification: Registered Professional Land Surveyor, No. 6132

Mailing Address: P.O. Box 10313, College Station, Texas 77840

Telephone:

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: N/A

Recorded in Volume 1951, Page 17, Number 122741 of the official records of Madison County, Texas, located in the John Payne Survey, Abstract 0025, Lots 9-A, 10-A & 13A of the unrecorded First Texas Equities Inc. subdivision, 39.92 acres more or less. Known as 15017 Wood Duck Lane, North Zulch, Texas 77872. Current division resulting in the creation of two lots: 1) a 15.64 acre tract and 2) a 19.86 acre tract as recorded in the official records and described by metes and bounds as attached to this application.

Division shown on "Survey Plat Tract 1: 15.64 Acres. Tract 2: 19.86 Acres. Abstract: John Payne Survey, A-25, Vol. 1951, Page 17. Street Address: 15017 Wood Duck Lane. County: Madison. Surveyed For: Blake Akbari" Survey by ATM Surveying, dated 3/31/2025, as attached.

Page 1 of 11
Subdivision Application

Initials of Owner(s) AA

MADISON COUNTY RURAL DEVELOPMENT



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



shelly.butts@madisoncountytexas.org

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 Variance requested for frontage on a private road with easement only. Part of parcel is within floodplain.

If applicable, describe the reason for the re-plat:

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

CERTIFICATIONS AND ACKNOWLEDGEMENTS

I, the below signed individual, am the legal owner or legal representative of the owner of the property described in this application and do hereby certify that the information contained in this application is true and correct under penalty of law.

I hereby release, indemnify and hold harmless Madison County and its officials, employees and agents from and against any and all claims, losses, damages, costs, expenses or liabilities, including reasonable attorneys’ fees) arising out of or in connection with the administration and actions arising from the inspection, development, administration, review or granting related to this application or occurring under any permit issued in relation to this application.

I understand that I am responsible for compliance with any Deed Restrictions, HOA’s, or other conditions that may apply to this property. Check here if any of the above apply:

I acknowledge that the above-described division of this property is governed by local, state and federal laws. All current and/or future development must be in compliance with Madison County orders, rules, and policies, including but not limited to Madison County Subdivision rules, Floodplain rules, Wastewater rules and applicable local, state and federal laws.

05/06/25

Date

Signature of Owner

STATE OF TEXAS
COUNTY OF MADISON

Before me, on this day personally appeared Blake Akbari, known to me, or proved to me through TDL (form of ID or documentation) to be the person whose

Page 2 of 11
Subdivision Application

Initials of Owner(s)

MADISON COUNTY RURAL DEVELOPMENT



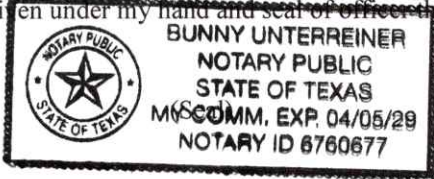
101 West Main – Suite B-13
 Madisonville, TX 77864
 (936)348-3810 Fax (936)348-6614



shelly.butts@madisoncountytexas.org

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 6 day of May, 2025



Bunny Unterreiner
 Notary Public in and for the State of Texas
 My commission expires 4/5/29.

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. All Affidavits of Exception must include a copy of a survey showing the configuration and location of the property to be subdivided and a signed, sealed copy of field notes. The applicant must provide the current deeds of ownership for the property and a tax certificate from the Madison County Tax Office showing that all taxes are paid to date. Once approved, filing requirements may apply and fees must be paid to County Clerk's office, if applicable. Please see current Subdivision Regulations for full information.

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:		082021
Application Received By: <u>Bunny Unterreiner</u>	Date Received: <u>May 6, 2025</u>	
Fees Paid (amount): \$ <u>550.00</u>	Check # <u>1014</u>	County Receipt # <u>3167</u>
Fees Received By: <u>Bunny Unterreiner</u>	Date Received: <u>May 6, 2025</u>	
Dates of Notice Period: <u>NA</u>	to _____	
Verification of Notices Done: Dates _____	Source _____	
Additional dates and Sources _____		
Scheduled For Commissioners Court Meeting on: <u>May 13, 2025</u>	Rescheduled? _____	
Reason for rescheduling, if applicable: _____		
Certification that all daughter lots have proper access to road: <u>Variance Requested</u>	Date: <u>5-6-2025</u>	
Consideration of TxDOT driveway approval: <u>NA - private road</u>	Date: <u>5-6-25</u>	
Signature of Wastewater DR: <u>[Signature]</u>	Date: <u>5-6-25</u>	
Signature of 911 Coordinator: <u>Shelly K. Butts</u>	Date: <u>5-6-2025</u>	
Signature of Floodplain Administrator: <u>Shelly K. Butts</u>	Date: <u>5-6-2025</u>	
Signature of Engineer/Consultant _____	Date: _____	
Signature of Mid-East Texas GCD Rep: <u>L. McBarly</u>	Date: <u>5-6-2025</u>	
Notes: <u>Frontage is along Wood Duck Lane, which is a private road within Madison County. Subdivision rules</u>		
Page <u>3</u> of <u>11</u>	Initials of Owner(s) <u>[Signature]</u>	
Subdivision Application		

MADISON COUNTY RURAL DEVELOPMENT



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



shelly.butts@madisoncountytexas.org

require that frontage be on a publicly accessible roadway. Part of parcel is within floodplain. Madison County Floodplain Regulations shall apply to future development.

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.

Page 4 of 11
Subdivision Application

Initials of Owner(s) EA

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 15.64 acres, being part of the John Payne Survey, A-25 in Madison County Texas, being part of the remainder of 39.92 acres described in Vol. 1951, Page 17 of the Madison County Official Records (M.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" iron rods and a 60D nail called for and found as noted in the previous recorded deed, and as surveyed on the ground on March 31st, 2025. This description is also referred to the plat prepared by ATM Surveying, Project No. 2024-07005, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" found for a northwest corner of this tract, also being the northeast corner of the Brian and April Garrett called 4.45 acre tract, as recorded in Vol. 1944, Page 95 of the M.C.O.R., also being a point in the south line of the Walter and Abigael Noel called 9.31 acre tract, as recorded in Vol. 1434, Page 329 of the M.C.O.R.;

THENCE South $89^{\circ}10'42''$ East, a distance of 312.28 feet along the common line between this tract and said 9.31 acre tract to a 1/2" iron rod found leaning for a point in the north line of this tract, also being the southwest corner of the Walter and Abigael Noel called 16.00 acre tract, as recorded in Vol. 1434, Page 329;

THENCE South $89^{\circ}10'16''$ East, a distance of 655.82 feet along the common line between this tract and said 16.0 acre tract to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" found for the northeast corner of this tract, also being a point in the west line of the Elwood T. Barrett called 225.10 acre tract, as recorded in Vol. 896, Page 84 of the M.C.O.R., from which a 1/2" iron rod with blue plastic cap marked "OFFSET - RPLS 6132" set for reference bears N $89^{\circ}09'06''$ W, a distance of 161.67 feet;

THENCE along the common line between this tract and said 225.10 acre tract, for the following calls:

South $6^{\circ}39'31''$ West, a distance of 505.09 feet to a 1/2" iron rod with a maroon plastic cap marked "ATM SURV - RPLS 6132" set for a south corner of this tract;

South $87^{\circ}09'46''$ West, a distance of 370.70 feet to a calculated bend in this tract;

South $00^{\circ}32'09''$ East, a distance of 11.08 feet to a calculated south corner of this tract, from which a 1/2" iron rod with blue plastic cap marked "OFFSET - RPLS 6132" set for reference bears N $87^{\circ}17'57''$ W, a distance of 25.72 feet for reference;

THENCE severing said remainder of 39.92 acre tract, for the following calls:

North $86^{\circ}59'47''$ West, a distance of 1285.17 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a bend in this tract;

Around a curve to the left having a delta angle of $47^{\circ}36'43''$, an arc distance of 41.55 feet, a radius of 50.00 feet, and a chord of North $24^{\circ}04'28''$ West, a distance of 40.36 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a bend in this tract;

North $84^{\circ}49'37''$ West, a distance of 30.05 feet to a point for corner, also being a point in the east line of the Jeff Hibbetts called 10.00 acre tract, as recorded in Vol. 642, Page 246 of the M.C.O.R., said point also being

Page 6 of 11

A
Initials

on the east line of the same tract recorded in on the east line of the 0.781 acre esmt. recorded in Vol. 450, Page 790) which calls itself the centerline of a 60' wide access easement, but the east half of the easement was not found after extensive research;

THENCE North 5°10'23" East, a distance of 199.78 feet along the common line between this tract and said Hibbetts tract to a calculated northwest corner of this tract, also being the southwest corner of the said Garrett tract;

THENCE along the common line between this tract and said Garrett tract, for the following calls:

South 88°20'29" East, a distance of 30.00 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" found for a point in the north line of this tract;

South 88°20'29" East, a distance of 735.78 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" found for a bend in this tract;

North 1°32'34" East, a distance of 261.46 feet to the **PLACE OF BEGINNING** containing 15.64 acres, from which 0.1382 acre lies within the right-of-way line of a 60' wide access easement (but for which we did not find a recording for the east half, after extensive research), also called Wood Duck Lane.



Adam Wallace
Texas Registered Professional Land Surveyor No. 6132 - FIRM #101784-00
24-07005-Wood Duck Ln-15017-15 acres--legal —03-31-2025

Page 7 of 11



METES AND BOUNDS DESCRIPTION

Being a tract of land containing 19.86 acres, being part of the John Payne Survey, A-25 in Madison County Texas, being part of the remainder of 39.92 acres described in Vol. 1951, Page 17 of the Madison County Official Records (M.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" iron rods and a 60D nail called for and found as noted in the previous recorded deed, and as surveyed on the ground on March 31st, 2025. This description is also referred to the plat prepared by ATM Surveying, Project No. 2024-07005, and being more particularly described as follows:

BEGINNING at a 60D nail found for a bend in the west line of this tract, also being the north corner of the Bettie Stroud Faust called 10.00 acre tract as recorded in Vol. 257, Page 296 of the M.C.O.R., also being the southeast corner of the Jeff Hibbetts called 10.00 acre tract, as recorded in Vol. 642, Page 246 of the M.C.O.R.;

THENCE North $5^{\circ}10'23''$ East, a distance of 39.88 feet along the common line between this tract and said Hibbetts tract to a point for a north corner of this tract;

THENCE severing said remainder of 39.92 acre tract, for the following calls:

South $84^{\circ}49'37''$ East, a distance of 30.05 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a bend in this tract;

Around a curve to the right having a delta angle of $47^{\circ}36'43''$, an arc distance of 41.55 feet, a radius of 50.00 feet, and a chord of South $24^{\circ}04'28''$ East, a distance of 40.36 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a bend in this tract;

South $63^{\circ}08'08''$ East, a distance of 16.59 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a bend in this tract;

South $87^{\circ}17'57''$ East, a distance of 1270.02 feet to a calculated point in the centerline of Rayleigh Branch, also being a point in the west line of the Elwood T. Barrett called 225.10 acre tract, as recorded in Vol. 896, Page 84 of the M.C.O.R., from which a 1/2" iron rod with blue plastic cap marked "OFFSET - RPLS 6132" set for reference bears N $87^{\circ}17'57''$ W, a distance of 25.72 feet for reference;

THENCE along the common line between this tract and said 225.10 acre tract, and said centerline of Rayleigh Branch, for the following calls:

South $0^{\circ}32'09''$ East, a distance of 84.49 feet to a calculated point for corner;

South $29^{\circ}25'16''$ West, a distance of 93.57 feet to a calculated point for corner, also being a northwest corner of the E.L. Dobesh, B.R. Dobesh and E.L. Gilfond called 224 acre tract, as recorded in Vol. 903, Page 27 of the M.C.O.R.;

THENCE along the common line between this tract and said 224 acre tract, and said centerline of Rayleigh Branch, for the following calls:

South $30^{\circ}33'54''$ East, a distance of 181.49 feet to a calculated point for corner;

Page 8 of 11


Initials

South 21°47'05" East, a distance of 42.00 feet to a calculated point for corner;
South 62°01'08" West, a distance of 90.78 feet to a calculated point for corner;
South 42°49'56" West, a distance of 95.07 feet to a calculated point for corner;
North 28°09'08" West, a distance of 66.00 feet to a calculated point for corner;
North 14°49'33" West, a distance of 43.75 feet to a calculated point for corner;
North 85°47'26" West, a distance of 58.30 feet to a calculated point for corner;
South 0°16'31" West, a distance of 76.36 feet to a calculated point for corner;
South 4°20'36" West, a distance of 40.96 feet to a calculated point for corner;
South 61°21'53" West, a distance of 33.33 feet to a calculated point for corner;
North 71°45'58" West, a distance of 121.55 feet to a calculated point for corner;
North 73°59'26" West, a distance of 120.63 feet to a calculated point for corner;
North 86°49'25" West, a distance of 176.45 feet to a calculated point for corner;
South 47°09'52" West, a distance of 47.88 feet to a calculated point for corner;
South 27°36'47" West, a distance of 50.58 feet to a calculated point for corner;
South 46°05'48" West, a distance of 28.74 feet to a calculated point for corner;
South 63°56'50" West, a distance of 55.12 feet to a calculated point for corner;
South 17°10'20" West, a distance of 32.54 feet to a calculated point for corner;
South 22°38'03" East, a distance of 44.58 feet to a calculated point for corner;
South 39°19'24" East, a distance of 97.65 feet to a calculated point for corner;
South 52°53'14" East, a distance of 116.17 feet to a calculated point for corner;
South 12°36'21" East, a distance of 64.97 feet to a calculated point for corner;
South 13°10'54" West, a distance of 51.17 feet to a calculated point for corner;

Page 9 of 11


Initials

South 23°12'08" West, a distance of 91.30 feet to a calculated point for corner;

South 12°36'01" West, a distance of 82.27 feet to a calculated point for corner;

South 54°48'56" West, a distance of 32.76 feet to a calculated point for corner;

South 82°11'34" West, a distance of 133.08 feet to a calculated point for corner;

South 13°40'57" West, a distance of 100.88 feet to a calculated point for corner;

North 88°15'36" West, a distance of 82.44 feet to a calculated point for corner;

North 44°10'20" West, a distance of 48.39 feet to a calculated point for corner, also being a southeast corner of the Nancy Boswell Nuche called 15.00 acre tract, as recorded in Vol. 420, Page 249 of the M.C.O.R., from which a hackberry tree found bears N 16°28'46" W, a distance of 19.16 feet;

THENCE North 18°07'40" West, a distance of 1215.50 feet along the common line between this tract and said 15.00 acre tract, and then along the Bettie Stroud Faust called 10.00 acre tract to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the west line of this tract;

THENCE North 18°11'43" West, a distance of 50.00 feet along the common line between this tract and said Faust tract to the **PLACE OF BEGINNING** containing 19.86 acres, from which 0.0736 acre lies within the right-of-way line of a 60' wide access easement (but for which we did not find a recording for the east half, after extensive research), also called Wood Duck Lane.



Adam Wallace
Texas Registered Professional Land Surveyor No. 6132 - FIRM #101784-00
24-07005-Wood Duck Ln-15017-20 acres--legal —03-31-2025

Page 10 of 11



Initials

TAX CERTIFICATE

Issued By:

MADISON COUNTY TAX OFFICE
PO BOX 417
MADISONVILLE, TX 77864

Property Information

Property ID: 19930 Geo ID: R-0025-060-0130-903
Legal Acres: 35.4700
Legal Desc: FIRST TEXAS EQUITIES INC LOT 9-A (PT)& 10-A & 13-A
35.47 ACRES
Situs: 15017 WOOD DUCK LANE
DBA:
Exemptions: HS

Owner ID: 89635 100.00%
AKBARI BLAKE
15017 WOOD DUCK LANE
NORTH ZULCH, TX 77872

For Entities

MADISON COUNTY
NORTH ZULCH ISD

Value Information

Improvement HS: 178,980
Improvement NHS: 0
Land HS: 194,240
Land NHS: 150,240
Productivity Market: 0
Productivity Use: 0
Assessed Value 523,460

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: 03/04/2025

Total Due if paid by: 03/31/2025 0.00

Tax Certificate Issued for:	Taxes Paid in 2024
NORTH ZULCH ISD	4,016.09
MADISON COUNTY	2,512.61

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)].

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: 03/04/2025
Requested By: COUNTER
Fee Amount: 10.00
Reference #: BLAKE

Signature of Authorized Officer of Collecting Office

Page 11 of 11

Page 1



MADISON COUNTY RURAL DEVELOPMENT

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



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 has received an application for a RE-PLAT OF RE-PLAT OF TRACT 1, TOWN – COUNTRY ESTATES SUBDIVISION, hereby requesting further division through this Re-Plat Application attached.

Please find a copy of the application submitted by Penny Sager, 3451 Ranch Lane, Madisonville, Texas 77864

Any questions or comments may be directed to Shelly Butts, Rural Development Coordinator, by email to shelly.butts@madisoncountytexas.org, by phone to 936-241-6213, or by mail at the above address.

The 30-day comment period began on April 24, 2025, and will continue for 30 days until May 24, 2025. At this time, the projected date for Commissioners Court to vote on this re-plat is set for May 27, 2025. Please contact the representative above for verification of this date and time.

MADISON COUNTY RURAL DEVELOPMENT



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



MADISON COUNTY RE-PLAT SUBMITTAL APPLICATION

COPY

OWNER INFORMATION

Proposed Name of Subdivision Re-Plat: Town & Country Tract 1

Property Owner(s): Penny Sager

Mailing Address: 3451 Ranch Lane, Madisonville, Texas 77864

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

Name of plat creator: Xavier D. Sandoval – 1836 Surveying & Mapping

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

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

Telephone: 936-348-9503 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: Town-Country Estates Subdivision, Replat of Tract 1
Recorded in Volume 1, Page 7 of the Madison County Records.**

**Directions to property: Off of State Highway 90 South of Madisonville to Ranch Lane,
known as 911 address 3451 Ranch Lane, Madisonville, Texas, and address(es) to be
determined.**

**Original Number of Acres: +/- 8 acres. Number of Lots resulting from division: 2. Re-plat
shown on "Re-Plat of a 2.0003 acres (87,132 Sq. Ft.) being out the residue of Tract 1 of the
Town-Country Estates Subdivision, as recorded in Volume 1, Page 7 of the Official Map or**

Page 1 of 7
Subdivision Application

Initials of Owner(s) PS

MADISON COUNTY RURAL DEVELOPMENT



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



Plat Records of Madison County, Texas” Survey, by Xavier D. Sandoval, RPLS 5886,
dated 04/08/2025.

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 [X] Re-plat or [] Minor plat

If applicable, describe the reason for the re-plat: Dividing lot for relative.

Is the plat being submitted as a “preliminary plat” for comment or as a “final plat” seeking
approval? [X] Final plat seeking approval [] Preliminary plat for comment

CERTIFICATIONS AND ACKNOWLEDGEMENTS

I, the below signed individual, am the legal owner or legal representative of the owner of the
property described in this application and do hereby certify that the information contained in this
application is true and correct under penalty of law.

I hereby release, indemnify and hold harmless Madison County and its officials, employees and
agents from and against any and all claims, losses, damages, costs, expenses or liabilities, including
reasonable attorneys’ fees) arising out of or in connection with the administration and actions
arising from the inspection, development, administration, review or granting related to this
application or occurring under any permit issued in relation to this application.

I understand that I am responsible for compliance with any Deed Restrictions, HOA’s, or other
conditions that may apply to this property. Check here if any of the above apply: []

I acknowledge that the above-described division of this property is governed by local, state and
federal laws. All current and/or future development must be in compliance with Madison County
orders, rules, and policies, including but not limited to Madison County Subdivision rules,
Floodplain rules, Wastewater rules and applicable local, state and federal laws.

4-23-25

Date

Penny Sage

Signature of Owner

Page 2 of 7
Subdivision Application

Initials of Owner(s) PS

MADISON COUNTY RURAL DEVELOPMENT



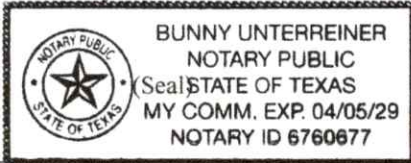
101 West Main – Suite B-13
 Madisonville, TX 77864
 (936)348-3810 Fax (936)348-6614



STATE OF TEXAS
 COUNTY OF MADISON

Before me, on this day personally appeared Penny Sager, 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 officer this 23 day of April, 2025.



Bunny Unterreiner
 Notary Public in and for the State of Texas
 My commission expires 4/5/29

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: Bunny Unterreiner Date Received: April 23, 2025

Fees Paid (amount): \$ 319 ³⁰/_{xx} Check # CASH County Receipt # 3163

Fees Received By: Bunny Unterreiner Date Received: April 23, 2025

Dates of Notice Period: April 24, 2025 to May 24, 2025

Verification of Notices Done: Dates April 24, 2025 Source mailout/website

Additional dates and Sources _____

Scheduled For Commissioners Court Meeting on: May 27, 2025 Rescheduled? _____

Reason for rescheduling, if applicable: _____

Certification that all daughter lots have proper access to road: Private road in approved subdivision Date 4/24/25

Signature of Wastewater DR: [Signature] Date: 4/23/25

Signature of 911 Coordinator: Shelley K Butts Date: 4/24/25

Signature of Floodplain Administrator: Shelley K Butts Date: 4/24/2025

Signature of Engineer consulted: _____ Date: _____

Page 3 of 7
 Subdivision Application

Initials of Owner(s) PS

MADISON COUNTY RURAL DEVELOPMENT



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



(Continued)

Signature of Mid-East Texas GCD Rep: _____ Date: _____

Consideration of driveway by TxDOT: Not applicable Date: 4-24-25

Reason for Variance, if applicable: _____

Notes: _____

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.

Page 4 of 7
Subdivision Application

Initials of Owner(s) PS

Re-Plat of a 2.0003 acres (87,132 sq. ft.) being out the residue of Tract 1 of the Town-Country Estates Subdivision, as recorded in Volume 1, Page 7 of the Official Map or Plat Records of Madison County, Texas



This survey was completed without the benefit of a Title Commitment

CERTIFICATION

Basis of Bearings for this Survey is Grid North from GPS Observation TEXAS NORTH CENTRAL 4202 NAD83

PRELIMINARY - FOR REVIEW ONLY - MUST BE APPROVED BEFORE FINAL SURVEY IS ISSUED AND RODS ARE SET

LEGEND

- = Subject Property Line
- = Found As Noted
- (T) = Comm./Electric Pedestal
- X- = Fence
- (W) = Water Meter
- (G) = Gas Meter
- (AC) = Air Conditioner
- (S) = Sign
- E = Electric
- = Iron Rod Set
- POB= Point of Beginning

XAVIER D. SANDOVAL, R.P.L.S. NO. 5886 DATE: 04.08.2025 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR	
CURRENT LISTED PROPERTY OWNER PENNY SAGER 3451 RANCH LANE MADISONVILLE, TX 77864	
DRAWING NO: 2025-3451PS	SCALE: 1"=80'
DRAWN BY: CAC	DATE: 04/08/25
CHECKED BY: XDS	DATE: 04/08/25
SURVEYED BY: J.DELACERDA	
TBPELS NO. 10194595	

1836 Surveying & Mapping
101 N. Madison St. Madisonville, TX 77864
Office: 936.348.9903
Land Surveyors & Right of Way Professionals
www.westurveys.com

Page 5 of 7

PS
Initials

State of Texas
County of Madison

2.0003 Acres

Re-Plat

Field notes of a Re-Plat of 2.0003 acres (87,132 sq. ft.) being the residue of Tract 1 of the Town-Country Estates Subdivision, as recorded in Volume 1, Page 7 of the Official Map or Plat Records of Madison County, Texas and being more particularly described herein;

Beginning at a 1/2" iron rod set which bears **N 11°01'24" E**, a distance of 167.03' from the northernmost southeast corner of Tract 1 being an interior point along the common line of a called 8.00 acre (Tract 2) tract of land conveyed to Emory Cordray Jr 1948/21, an interior point along the residue of a called 7.5 acre tract of land formerly Tract 1 now Tract 1B conveyed to Penny Sager in 1158/19, for the southeast corner of the herein described 2.0003 acres;

Thence S 86°05'29" W, cutting across and through Tract 1, a **distance of 273.22 feet** to a 1/2" iron rod set which bears **N 59°33'46" E**, a distance of 374.99' from the southwest corner of Tract 1, being a new interior point for Tract 1B, for the southwest corner of the herein described 2.0003 acres;

Thence N 00°27'04" W, cutting across and through Tract 1, a **distance of 365.51 feet**, to a point, said point being in the centerline of Town and Country Lane a 60' Wide ROW, being the new northernmost northeast corner of Tract 1B, for the northwest corner of the herein described 2.0003 acres;

Thence N 86°41'37" E, along and with the centerline of Town and Country Lane, a **distance of 205.92 feet** to a point, being the northwest corner of Tract 2, for the northeast corner of the herein described 2.0003 acres;

Thence S 11°01'24" W, a **distance of 365.50 feet back** to point of beginning and containing 2.0003 acres.


Registered Professional Land Surveyor
Texas Registration No. 5886



Page 6 of 7

PS
Initials

Through Tax Year
2024

TAX CERTIFICATE

Certificate #
15714

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

Property Information

Property ID: 27039 Geo ID: R-1400-000-0010-901
Legal Acres: 7.5000
Legal Desc: TOWN-COUNTRY ESTATES LOT 1B MH/ 7.500 ACRES
S# 12331542 HUD# PFS0633442
Situs: 3451 RANCH LN TX
DBA:
Exemptions: HS, OV65

Owner ID: 32099 100.00%
SAGER PENNY
3451 RANCH LN
MADISONVILLE, TX 77864

For Entities

MADISON COUNTY
MADISONVILLE ISD

Value Information

Improvement HS: 46,050
Improvement NHS: 78,360
Land HS: 105,000
Land NHS: 0
Productivity Market: 0
Productivity Use: 0
Assessed Value 210,620

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: 04/15/2025

Total Due if paid by: 04/30/2025 0.00

Tax Certificate Issued for:	Taxes Paid in 2024
MADISONVILLE ISD	682.90
MADISON COUNTY	883.47

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: 04/15/2025
Requested By: COUNTER
Fee Amount: 10.00
Reference #: SANDRA SAGER

Karen M Lane
Signature of Authorized Officer of Collecting Office
Page 7 of 7

Page: 1
PS
Initials



MEMORANDUM

DATE: MAY 16, 2025

TO: MADISON COUNTY COMMISSIONERS COURT

FROM: Shelby Stallings, DIRECTOR OF MARKETING & TOURISM

SUBJECT: MUDBUG & MUSIC FESTIVAL – H.O.T. FUNDS AFTER EVENT REPORT

Judge and Commissioners,

The City extends its sincere gratitude for the approval of H.O.T. funds for this year's Mudbug & Music Festival. Provided for the event, there was live entertainment from 3 different bands, food and merchandise vendors, a kid zone area, local animal adoptions and an abundance of crawfish. The event was a great success for all. We estimate that the number of people in attendance was between 1000-2000k throughout the day.

Additional information:

Vendors:

Local (within county) Business –	12
Outside (outside county) Business –	19
Total -	31

Hotel Rooms booked:

Best Western –	20
Quality Inn –	15
Days Inn –	12
Total -	47

Highlights: Live music provided by Mustang Red, Reid Sullivan Band, and Reyzen Cayne. Crawfish was provided by Big E-Z Crawfish & Oyster Bar. 900 lbs of crawfish was sold!

Challenges:

Park flooding prior to event, having to cancel lawnmower races.

Future Planning:

Have designated staff to direct parking, volunteers, more vendors and food options

Thank you,

Shelby Stallings
Director of Marketing & Tourism



MEMORANDUM

DATE: JULY 4, 2024

TO: MADISON COUNTY COMMISSIONERS COURT

FROM: Fabrice Kabona, City Manager

SUBJECT: 4TH OF JULY – H.O.T. FUNDS AFTER EVENT REPORT

Judge and Commissioners,

The City sincerely thanks you for approving the H.O.T. funds in support of our 4th of July celebration. The event featured live entertainment, food and merchandise vendors, and a spectacular fireworks show. It was a tremendous success and well-received by the community. We estimate that between 2,000 and 3,000 people attended throughout the day, making it one of our most well-attended celebrations of the year.

Additional information:

Vendors:	36
Hotel Rooms booked:	
Best Western –	12
Quality Inn –	8
Days Inn –	5
Total -	25

Highlights: Live music provided by Texas Unlimited Band.

Challenges:

Sponsorship and parking.

Future Planning:

Provide more shuttles for elderly and disabled attendees, assign designated staff to manage parking, and expand volunteer recruitment efforts.

Thank you,

Fabrice Kabona
City Manager

CALDWELL COUNTRY CHEVROLET

800 HWY. 21 E. CALDWELL, TEXAS 77836

BUYBOARD 724-23

End User: MADISON COUNTY

Caldwell Rep: BEN LAUREANO QUOTE#51425

Contact: BLAKE BALDOBINO

Phone: 979-567-6155

Phone/email: BLAKE.BALDOBINO@MADISONCOUNTYTX.OR

Date: Wednesday, May 14, 2025

Product Description: CHEVROLET 1500

email: ben@caldwellcountry.com

A. Bid Series: _____

A. Base Price: **\$ 52,960.00**

B. Published Options [Itemize each below]

Code	Options	Bid Price	Code	Options	Bid Price
CK10543	2024 SILVERADO 1500 CREW 4WD	INCL		REAR VISION CAMERA	INCL
AE7	40/20/40 SPLIT FRONT BENCH	INCL		REMOTE KEYLESS ENTRY	INCL
GU5	REAR AXLE 3.23 RATIO	INCL		POWER WINDOW/LOCK	INCL
L84	ENGINE, 5.3L V8	INCL		CRUISE CONTROL	INCL
MI2	TRANS, 10-SPEED AUTO	INCL		FULL SIZE SPARE TIRE/WHEEL	INCL
H0U	JET BLACK, INTERIOR	INCL		CHEV INFOTAINMENT 3 SYSTEM	INCL
ZLQ	WT FLEET CONV. PACKAGE	INCL		220 AMP ALTERNATOR	INCL
Z7X	Z71 SUSPENSION PACKAGE 2" LIFT	INCL		TRAILERING PACKAGE	INCL
9C1	POLICE PURSUIT PACKAGE	INCL		REAR WINDOW DEFOGGER	INCL
	WHITE OR BLACK, EXTERIOR COLOR	INCL		DEEP TINT GLASS	INCL
	20"BLACK STEEL WHEELS	INCL		DRIVER POWER SEAT	INCL
Total of B. Published Options:					

C. Unpublished Options [Itemize each below, not to exceed 25%]

Disclaimer	Unpublished Options	Bid Price
PRICES/QUOTES ARE VALID FOR THIRTY (30) DAYS DUE TO SUPPLY CHAIN CONSTRAINTS. REVERIFY PRICING BEFORE ISSUING A PURCHASE ORDER. COMMODITY SURCHARGES MAY APPLY AFTER A PURCHASE ORDER IS ISSUED	GBA-BLACK / STOCK INVENTORY	COLOR / DELIVERY
Total of C. Unpublished Options:		

D. Registration, Inspection, Paperwork, Postage cost, Courthouse time, & Runner time:

E. UPFITTERS:

F. Manufacturer Destination/Delivery:

G. Floor Plan Interest (for in-stock and/or equipped vehicles):

H. Lot Insurance (for in-stock and/or equipped vehicles):

I. Contract Price Adjustment:

J. Additional Delivery Charge: _____ miles

K. Subtotal:

L. Quantity Ordered 1 x K =

M. Trade in: 2019 F-150 VIN# 1FTEW1E40KKC54112

N. BUYBOARD FEE PER PURCHASE ORDER

O. **TOTAL PURCHASE PRICE WITH BUYBOARD FEE (PRICES AND AVAILABILITY ARE SUBJECT TO CHANGE WITHOUT NOTICE)**

