



MADISON COUNTY RURAL DEVELOPMENT

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

shelly.butts@madisoncountytexas.org



Notice is hereby given in compliance with the Madison County, Texas – Subdivision Regulations adopted in 1987 and, as currently revised. Section 4.3 of those regulations requires that Madison County post notice of certain re-plat applications continuously on our website for at least 30 days preceding the date of the meeting to consider the application until the day after the meeting.

On September 6, 2024, Madison County received an application for a REPLAT OF LOT 28 GREEN ACRES SUBDIVISION, hereby requesting for further division through this Re-Plat Application attached.

Please find a copy of the application submitted by Cali Brook Wilson, Clint Tiller and Chad Tiller, along with the proposed draft survey.

Any questions or comments may be directed to Shelly Butts, Rural Development Coordinator, by email to shelly.butts@madisoncountytexas.org, by phone to 936-241-6245, by mail at the above address, or in person in Commissioners Court on the date indicated below.

The 30-day comment period began on September 6, 2024, and will continue for a minimum of 30 days. At this time, the projected date to vote on this re-plat is set for October 8, 2024. Please contact the representative above for verification of this date and time.

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MADISON COUNTY **RE-PLAT** SUBMITTAL APPLICATION

OWNER INFORMATION

Property Owner(s): Cali Brook Wilson, Clint Tiller, and Chad Tiller

Mailing Address: C/O 911 Mesquite, Magnolia, Texas 77354

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

Name of plat creator: Daniel N Pinnell

Title/Certification: Registered Professional Land Surveyor, No. 5349

Mailing Address: 25207 Oakhurst Drive, Spring, Texas 77386

Telephone: 281-363-8700 **Website:** www.thepinnellgroup.com

Name of Developer's Agent: N/A

Mailing Address:

Telephone: **Email:**

Madison County is not responsible for any Deed Restrictions, HOA's, or other Conditions that may apply to your situation.

PROPERTY DESCRIPTION OF PLAT

Proposed Name of Subdivision: Re-plat of Lot 28 Green Acres Subdivision

Recorded in Volume 1378, Page 140, Number 89468 of the Madison County Records.

Located in the Zoraster Robinson Survey, Abstract 0028.

Directions to property: Off of FM 1372 W at the corner of Busa Road and Bethel Cemetery Road, known as 911 address 5549 Busa Road, North Zulch, Texas, and address(es) to be determined.

Original Number of Acres: +/- 10.454 acres. **Number of Lots resulting from division:** 2.

Re-plat shown on "Standard Land Survey of 3.478 Acres of Land Out of 10.454 Acres of

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Subdivision Application

Initials of Owner(s) CBW

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Land, situated in the Zoraster Robinson Survey, Abstract No. 28, Madison County, Texas, Also Out of Lot 28, Green Acres, As Recorded in Volume 192, Page 633, M.C.O.P.R.R.P.” Survey, by The Pinnell Group, Daniel N. Pinnell, RPLS 5349, dated 03/26/2024.

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 or ☐ Minor plat

If applicable, describe the reason for the re-plat: Selling a 3 acre tract.

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

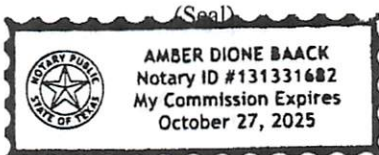
This document is hereby executed by the property owner(s) of said tract of land.

7-30-24 [Signature]
Date Signature of Owner

STATE OF TEXAS
COUNTY OF MADISON

Before me, on this day personally appeared Chad Tiller, known to me, or proved to me through TX DL 1262 35 73 (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 19 day of July, 2024.



Amber Dione Baack
Notary Public in and for the State of Texas
My commission expires October 27, 2025

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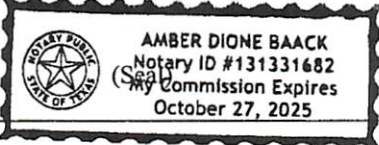
July 19 2024
Date

[Signature]
Signature of Owner

STATE OF TEXAS
COUNTY OF MADISON

Before me, on this day personally appeared Cali Brook Wilson, known to me, or proved to me through TX LG # 17193091 (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 19 day of July, 2024


AMBER DIONE BAACK
Notary ID #131331682
My Commission Expires October 27, 2025

Amber Dione Baack
Notary Public in and for the State of Texas
My commission expires October 27, 2025

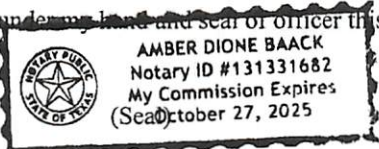
July 19 2024
Date

[Signature]
Signature of Owner

STATE OF TEXAS
COUNTY OF MADISON

Before me, on this day personally appeared [Signature] Clint Lauer, known to me, or proved to me through TX PL 03020956 (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 19th day of July, 2024


AMBER DIONE BAACK
Notary ID #131331682
My Commission Expires October 27, 2025

Amber Dione Baack
Notary Public in and for the State of Texas
My commission expires October 27, 2025

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.

MADISON COUNTY RURAL DEVELOPMENT



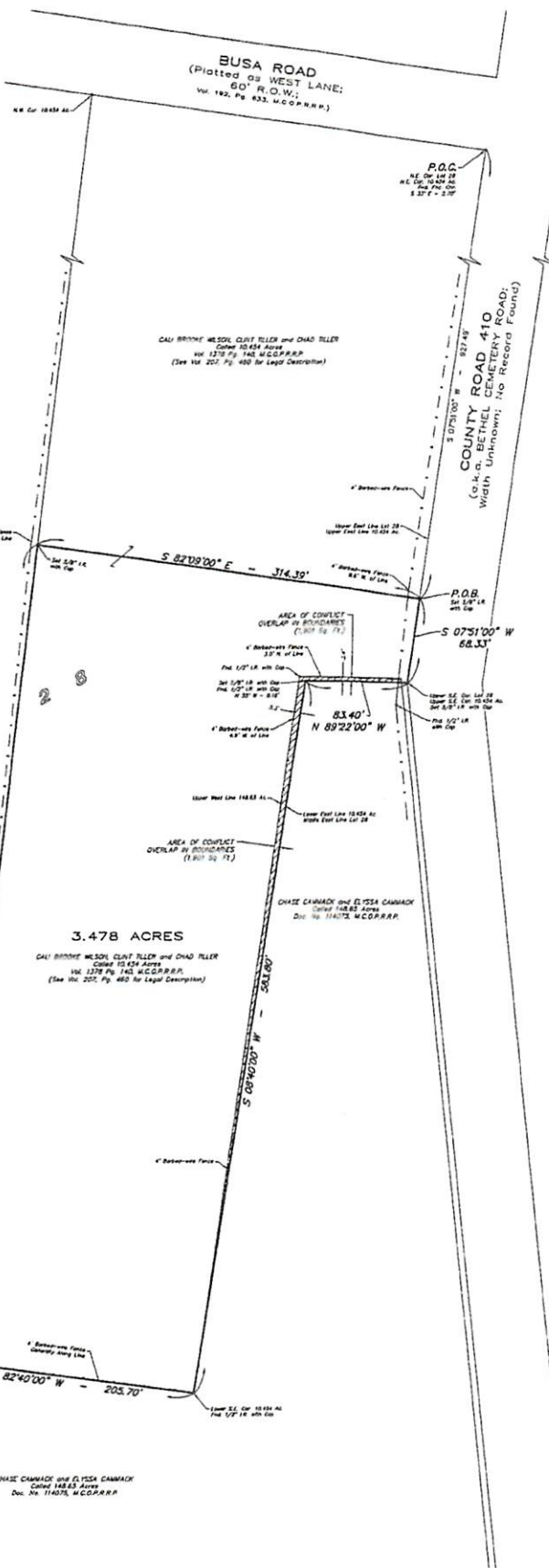
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The submission of plans/drawings with this application makes such items public record, and the applicant understands that they may be viewed by the general public. Unless the Applicant expressly states otherwise in writing, submission of this application (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: <u>Bunny Untertin</u>		Date Received: <u>Sept 6, 2024</u>
Fees Paid (amount): \$ <u>329.00</u>		Check # <u>CASH</u> County Receipt # <u>3061</u>
Fees Received By: <u>Bunny Untertin</u>		Date Received: <u>Sept 6, 2024</u>
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: <u>[Signature]</u>		Date: <u>9/6/24</u>
Signature of 911 Coordinator: <u>[Signature]</u>		Date: <u>9/6/2024</u>
Signature of Floodplain Administrator: <u>[Signature]</u>		Date: <u>9/6/2024</u>
Signature of Engineer consulted: _____		Date: _____
Signature of Mid-East Texas GCD Rep: _____		Date: _____
Consideration of driveway by TxDOT: <u>Not applicable</u>		Date: <u>9/6/2024</u>
Reason for Variance, if applicable: _____		
Notes: _____		
Filed in Clerk's Office for Record: _____ Date: _____		

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



GENERAL NOTES:

1. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT SURVEY OF TITLE RECORD, AND AS SUCH, MAY NOT CONTAIN ALL ENCUMBRANCES (i.e. EASEMENTS, RESTRICTIONS, ETC.) SET-BACK LINES, VARIANCES, BOUNDARY LINE ADJUSTMENTS, ETC.
2. PROPERTY ADDRESS: 1546 BUSA ROAD
NORTH DALLAS, TEXAS 75275
3. A WEELS AND FRANCES DESCRIPTION OF THIS PROPERTY HAS BEEN PREPARED IN CONNECTION WITH THIS PLAT OF SURVEY.
4. SUBSURFACE STRUCTURES AND SUBSURFACE UTILITIES ARE NOT NEARLY SITUATED IN OR NEAR THIS SURVEY.
5. INFORMATION BASED ON THE LEGAL INTERPRETATION OF A CALLED 10.644 ACRES MEASURED IN VOLUME THIS SURVEY.
6. ADDITIONS TO THE SURVEY, THERE EXISTS AN OVER-AP IN THE BOUNDARIES ALONG THE UPPER SOUTH AND LONG EAST LINES OF THE SUBJECTS 1.476 ACRES, AS SHOWN AND DETAILED HEREIN.
7. ADDITIONAL NEEDS TO BE DETERMINED TO DETERMINE THE JARON-ORSHAN SURVEY, AS WELL AS ADDITIONS OF BOUNDARIES TO LOCATE ORIGINAL BOUNDARY CORNER POSITIONS OF PARENT TRACTS.

LEGEND:

LR = RUN ROD
 FND = FOUND
 VOL = VOLUME
 PG = PAGE
 DOC NO = DOCUMENT NUMBER
 P.S.B = POINT OF BEGINNING
 P.O.C = POINT OF COMMENSING
 R.O.W = RIGHT-OF-WAY
 F.E.M.A. = FEDERAL EMERGENCY
 MANAGEMENT AGENCY
 W.C.F.R.P.P. = WASHINGTON COUNTY OFFICIAL PUBLIC RECORDS IN
 REAL PROPERTY

ROGER PADON and TRACY PADON
Catted 22,7816 Acres
Vol. 1755 Pg. 49, MCLP.R.R.P.


3.478 ACRES

CALI BROTHER, WELSON, CLINT TILLEN and CHAD TILLEN
 Cotted 12,634 Acres
 Vol. 1378 Pg. 143, MCGARRAR
 (See Vol. 207, Pg. 460 for Legal Description)

CHASE CAMPADE and ELYSEA CAMPADE
 Catted 148.63 Acres
 Dec. No. 114075, H.C.P.R.R.

I HEREBY CERTIFY THIS PLAN TO BE A TRUE REPRESENTATION OF A
FIELD SURVEY PERFORMED UNDER MY SUPERVISION

Daniel N. Powell
REGISTERED PROFESSIONAL LAND SURVEYOR

 **THE PINNELL GROUP**
PROFESSIONAL LAND SURVEYORS
25207 GARDENHURST DRIVE
SPRING, TEXAS 77386
281-263-8700
WWW.THEPINNELLGROUP.COM
FIRM REGISTRATION NO. 10058600

STANDARD LAND SURVEY OF 3.478 ACRES
OF LAND OUT OF 10.454 ACRES OF LAND,
SITUATED IN THE ZORASTER ROBINSON
SURVEY, ABSTRACT NO. 28, MADISON
COUNTY, IOWA, ALSO OUT OF LOT 28,
THIRTY-THREE ACRES, AS RECORDED IN
VOLUME 192, PAGE 633, MCCOY & P.

SCALE: 1" = 40'	DATE: 03-28-2024	FS: MR. LUYA
DRAWN BY: C.A.	CHECKED BY: C.A.	APP. NO. 1

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Initials: CPW C

FIELD NOTES OF 3.478 ACRES OF LAND
(Page 1 of 2)

All that certain 3.478 acres of land situated in the Zoraster Robinson Survey, Abstract No. 28, Madison County, Texas, being the south 3.478 acres of that certain called 10.454 acres of land conveyed to Cali Brooke Wilson, Clint Tiller, and Chad Tiller, as described in the deed recorded in Volume 1378, Page 140 of the Madison County Official Public Records of Real Property (M.C.O.P.R.R.P.), and being out of Lot 28, GREEN ACRES, according to the map or plat thereof recorded in Volume 192, Page 633 of the M.C.O.P.R.R.P., said 3.478 acres being more particularly described by metes and bounds as follows:

COMMENCING at a point located at the common northeast corner of said 10.454 acres and said Lot 28, same being the intersection of the south margin of Busa Road (platted as West Lane; called 60 feet wide according to said GREEN ACRES), with the west margin of County Road 410 (a.k.a. Bethel Cemetery Road; width unknown; no record found), from which a fence corner post bears witness South 33 deg. East, a distance of 2.70 feet;

THENCE South 07 deg. 51 min. 00 sec. West, along and with the common upper east line of the 10.454 acres and Lot 28, same being said west margin of County Road 410, a distance of 927.49 feet to a 5/8 inch iron rod with cap set at the northeast corner and POINT OF BEGINNING of the herein described tract of land;

THENCE South 07 deg. 51 min. 00 sec. West, continuing along and with said common upper east line of the 10.454 acres and Lot 28, same being the west margin of County Road 410, a distance of 68.33 feet to a 5/8 inch iron rod with cap set at the common upper southeast corner of the 10.454 acres, Lot 28 and the herein described tract of land;

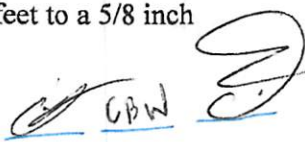
THENCE North 89 deg. 22 min. 00 sec. West, departing the west margin of County Road 410, along and with the common upper south line of the 10.454 acres and Lot 28, a distance of 83.40 feet to a 5/8 inch iron rod with cap set at a common re-entrant corner in the 10.454 acres, Lot 28 and the herein described tract of land, from which a 1/2 inch iron rod with cap found at the upper northwest corner of a called 148.65 acres of land (Doc No. 114075, M.C.O.P.R.R.P.) bears witness North 55 deg. West, a distance of 6.18 feet;

THENCE South 08 deg. 40 min. 00 sec. West, along and with the lower east line of the 10.454 acres and the middle east line of Lot 28, a distance of 583.80 feet to a 1/2 inch iron rod with cap found at the common southeast corner of the 10.454 acres and the herein described tract of land, same being the middle southeast corner of Lot 28 and a re-entrant corner in said 148.65 acres;

THENCE North 82 deg. 40 min. 00 sec. West, along and with the lower south line of the 10.454 acres, same being the middle south line of Lot 28 and a north line of the 148.65 acres, a distance of 205.70 feet to a 1/2 inch iron rod with cap found at the common southwest corner of the 10.454 acres and the herein described tract of land, same being a re-entrant corner in Lot 28 and the lower northwest corner of the 148.65 acres;

THENCE North 06 deg. 19 min. 47 sec. East (called South 6 deg. 21 min. West), over and across Lot 28, along and with the west line of the 10.454 acres and the apparent east line of a called 22.7616 acres of land conveyed to Roger Padon and Tracy Padon, as described in the deed recorded in Volume 1755, Page 49 of the M.C.O.P.R.R.P., a distance of 664.64 feet to a 5/8 inch iron rod with cap set at the northwest corner of the herein described tract of land;

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Initials 

FIELD NOTES OF 3.478 ACRES OF LAND
(Page 2 of 2)

THENCE South 82 deg. 09 min. 00 sec. East, over and across the 10.454 acres and Lot 28, a distance of 314.39 feet to the POINT OF BEGINNING and containing within these metes and bounds 3.478 acres of land.

This tract of land was surveyed on the ground the 26th day of March 2024. This description is based on the Standard Land Survey prepared by The Pinnell Group, LLC; filed in job number 24-121. Bearings based on the legal description of the 10.454 acres recorded Volume 1378, Page 140 of the M.C.O.P.R.R.P.




Daniel N. Pinnell
Registered Professional Land Surveyor
Texas Registration No. 5349



05-20-2024

The Pinnell Group, LLC
25207 Oakhurst Drive
Spring, TX 77386
281-363-8700
www.thepinnellgroup.com
FIRM Reg. #10039600

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Initial  CPW 

Through Tax Year
2023

TAX CERTIFICATE

Certificate #
15272

Issued By:

MADISON COUNTY TAX OFFICE
PO BOX 417
MADISONVILLE, TX 77864

Property Information

Property ID: 20228 Geo ID: R-0028-019-0280-903
Legal Acres: 10.4500
Legal Desc: GREEN ACRES LOT 28
Situs: 5549 BUSA RD
DBA:
Exemptions:

Owner ID: 79911 100.00%
WILSON CALI BROOK &
CLINT & CHAD TILLER
911 MESQUITE
MAGNOLIA, TX 77354

For Entities

MADISON COUNTY
NORTH ZULCH ISD

Value Information

Improvement HS: 0
Improvement NHS: 500
Land HS: 0
Land NHS: 0
Productivity Market: 141,320
Productivity Use: 630
Assessed Value 1,130

Property is receiving Ag Use

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: 06/28/2024

Total Due if paid by: 06/30/2024

0.00

Tax Certificate Issued for:
NORTH ZULCH ISD
MADISON COUNTY

Taxes Paid in 2023
10.74
5.42

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: 06/28/2024
Requested By: COUNTER
Fee Amount: 10.00
Reference #: CLINT TILLER

Signature of Authorized Officer of Collecting Office

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