

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 August 17, 2026, Madison County received an application for a **REPLAT OF TOWN-COUNTRY ESTATES – Lot 16, recorded in Volume 1 page 10, Madison County, Texas Records in the W.W. Ballard Survey, Abstract 0042 and W. Moffit Survey, Abstract 0151, Madison County, Texas.**

Please find a copy of the application submitted by Carolyn Taylor (Life Estate), c/o Brenda Durham and Margo Myrick, 1057 Town & Country Lane, Madisonville, Texas 77864, along with the proposed survey and field notes.

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 August 17, 2026, and will continue for a minimum of 30 days. At this time, the projected date to vote on this re-plat is set for September 22, 2026. Please contact the representative above for verification of this date and time.

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MADISON COUNTY RE-PLAT SUBMITTAL APPLICATION IN FLOODPLAIN WITH VARIANCE

OWNER INFORMATION

Property Owner(s): Carolyn Taylor (Life Estate)

Mailing Address: c/o Brenda Durham and Margo Myrick, 1057 Town & Country Lane,
Madisonville, Texas 77864

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

Name of plat creator: Shane A. Isbell

Title/Certification: Registered Professional Land Surveyor, No. 6117

Mailing Address: 1366 CR 320, Centerville, Texas

Telephone: 979-255-9177 Email: ShanelIsbell@msn.com

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

PROPERTY DESCRIPTION OF PLAT

Proposed Name of Subdivision: Replat of Tract 16, Town-Country Estates

Recorded in Volume 1, Page 10 of the Madison County Records. Located in the W.W. Ballard Survey, Abstract 0042, and the W. Moffitt Survey, Abstract 0151.

Directions to property: South of Madisonville off of State Highway 90, onto Ranch Lane to Town and Country Lane, known as 911 address 1057 Town and Country Lane, Madisonville, Texas, and address(es) to be determined.

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Subdivision Application for Re-Plat Lot 16 Town-Country Estates

Initials of Owner(s)

et BD mm

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Original Number of Acres: +/- 14.0 acres. Number of Lots resulting from division: 2. Re-plat shown on "Replat of Tract 16 Town-Country Estates Vol. 1 Pg. 10 W.W. Ballard Survey, A-42 W. Moffitt Survey, A-151 Madison County, Texas" Survey, by Isbell Land Surveying, Shane A. Isbell, RPLS 6117, dated July 30, 2026.

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

Part of parcel is within floodplain.

If applicable, describe the reason for the re-plat: Selling land to adjacent owners.

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

VARIANCE FOR NO ROAD FRONTAGE.

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

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Initials of Owner(s)

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Subdivision Application for Re-Plat Lot 16 Town-Country Estates

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orders, rules, and policies, including but not limited to Madison County Subdivision rules, Floodplain rules, Wastewater rules and applicable local, state and federal laws.

8-17-26

Date

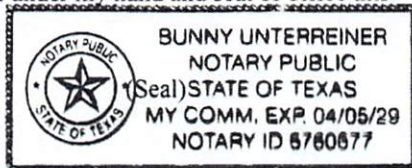
Carolyn Taylor

Signature of Owner #1

STATE OF TEXAS
COUNTY OF MADISON

Before me, on this day personally appeared Carolyn Taylor, known to me, or proved to me through TDL (form of ID or documentation) to be the person whose name is subscribed to the foregoing 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 17 day of August, 2026.



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

****SECOND SIGNATURE AND NOTARY AFFIRMATION BELOW****

8-17-26

Date

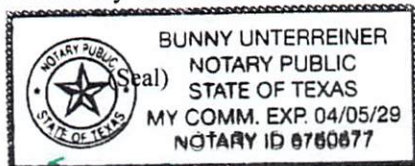
Margo Myrick

Signature of Owner 2

STATE OF TEXAS
COUNTY OF MADISON

Before me, Bunny Unterreiner, a Notary Public, on this day personally appeared Margo Myrick, known to me, or proved to me on oath of — or through TDL (form of ID or documentation) to be the person whose name is subscribed to the foregoing 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 17 day of August, 2026.



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

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Initials of Owner(s) JP

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Subdivision Application for Re-Plat Lot 16 Town-Country Estates

MADISON COUNTY RURAL DEVELOPMENT



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****THIRD SIGNATURE AND NOTARY AFFIRMATION BELOW****

8-17-2026

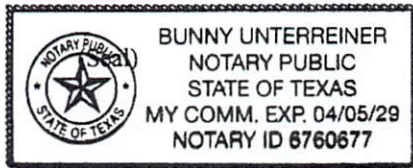
Date

Brenda Durham
Signature of Owner 3

STATE OF TEXAS
COUNTY OF MADISON

Before me, Bunny Unterreiner, a Notary Public, on this day personally appeared Brenda Durham, known to me, or proved to me on oath of _____ or through TDL (form of ID or documentation) to be the person whose name is subscribed to the foregoing 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 17 day of August, 2026.



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.

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Initials of Owner(s) et al mm

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FOR COUNTY USE ONLY:

2026

Application Received By: B. Unterreiner Date Received: August 17, 2026
 Fees Paid (amount): \$ 809.40 Check # 1836 (8940) County Receipt # 3397
 Fees Received By: B. Unterreiner Date Received: August 17, 2026
 Dates of Notice Period: 8/17/2026 to 9/16/2026
 Verification of Notices Done: Dates _____ Source _____
 Additional dates and Sources _____
 Scheduled For Commissioners Court Meeting on: September 22, 2026 Rescheduled? _____
 Reason for rescheduling, if applicable: _____
 Certification that all daughter lots have proper access to road: Selling to adjacent owner Date 8/17/2026
 Signature of Wastewater DR: _____ Date: _____
 Signature of 911 Coordinator: Shelly A. Butts Date: 8/17/2026
 Signature of Floodplain Administrator: Shelly A. Butts Date: 8/17/2026
 Signature of Engineer consulted: _____ Date: _____
 Signature of Mid-East Texas GCD Rep: _____ Date: _____
 Consideration of driveway by TxDOT: _____ Date: _____
 Reason for Variance, if applicable: NO ROAD FRONTAGE. BEING SOLD TO NEIGHBOR.
 Notes: _____

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.

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Initials of Owner(s) ABD mm

Subdivision Application for Re-Plat Lot 16 Town-Country Estates

NOTES:

Bearings are rotated to grid north, NAD83, Texas State Plane Central Zone.

This survey was performed without the benefit of a title commitment. There may be easements affecting this property that are not shown.

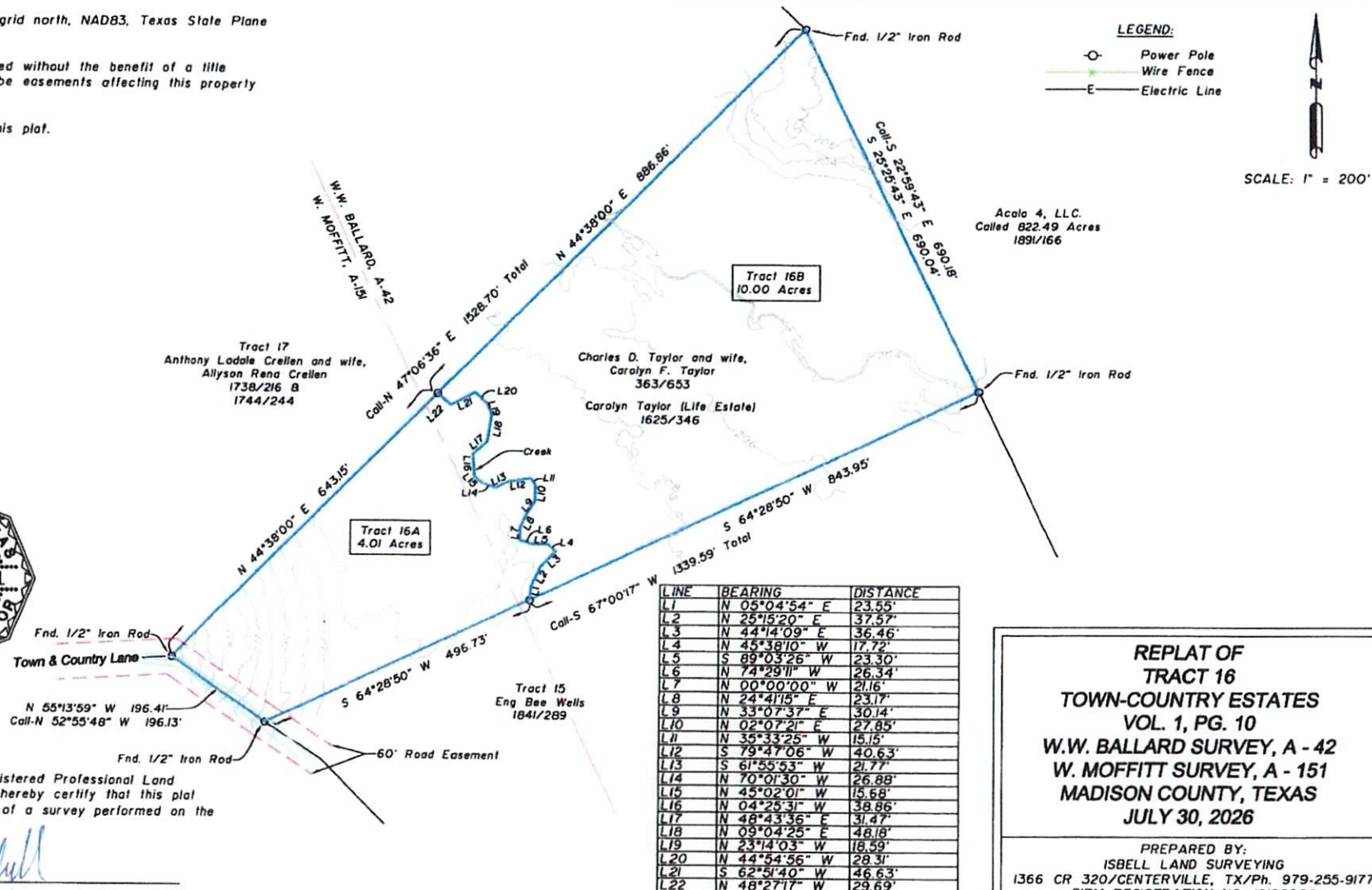
Field notes accompany this plat.

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I, Shane A. Isbell, Registered Professional Land Surveyor No. 6117, do hereby certify that this plat represents the results of a survey performed on the ground.

Shane A. Isbell
Registered Professional Land Surveyor No. 6117



**REPLAT OF
 TRACT 16
 TOWN-COUNTRY ESTATES
 VOL. 1, PG. 10
 W.W. BALLARD SURVEY, A - 42
 W. MOFFITT SURVEY, A - 151
 MADISON COUNTY, TEXAS
 JULY 30, 2026**

PREPARED BY:
 ISBELL LAND SURVEYING
 1366 CR 320/CENTERVILLE, TX/Ph. 979-255-9177
 FIRM REGISTRATION NO. 10192000
 JOB NO. 26039

Shane A. Isbell
Shane A. Isbell
Shane A. Isbell

FIELD NOTES
TRACT 16A - 4.01 ACRES
W. MOFFITT SURVEY, A - 151
W.W. BALLARD SURVEY, A - 42
MADISON COUNTY, TEXAS
JULY 30, 2026

All that certain lot, tract or parcel of land being 4.01 acres in the W. Moffitt Survey, Abstract No. 151 and the W. W. Ballard Survey, Abstract No. 42, Madison County, Texas, and being a part of Tract 16, Town-Country Estates, according to the plat in Volume 1, Page 10, Map Records of Madison County, Texas, and being the same tract of land described in the deed from Darrell Hall and wife, Sue H. Hall to Charles D. Taylor and wife, Carolyn F. Taylor in Volume 363, Page 653 and also described in the deed reserving a life estate to Charles D. Taylor and Carolyn F. Taylor in Volume 1625, Page 346, of the Official Records of Madison County, Texas, said 4.01 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod found for the west corner of Tract 16, being the south corner of Tract 17 and being the north corner of Tract 7;

THENCE N 44 ° 38 ' 00 " E, 643.15 feet along the common line between Tract 16 and Tract 17 to a point for corner in a creek, a 1/2" Iron Rod found for the north corner of Tract 16 bears N 44 ° 38 ' 00 " E a distance of 886.86 feet;

THENCE along said creek for the following calls:

S 48 ° 27 ' 17 " E, 29.69 feet to a point for corner;
N 62 ° 51 ' 40 " E, 46.63 feet to a point for corner;
S 44 ° 54 ' 56 " E, 28.31 feet to a point for corner;
S 23 ° 14 ' 03 " E, 18.59 feet to a point for corner;
S 09 ° 04 ' 25 " W, 48.18 feet to a point for corner;
S 48 ° 43 ' 36 " W, 31.47 feet to a point for corner;
S 04 ° 25 ' 31 " E, 38.86 feet to a point for corner;
S 45 ° 02 ' 01 " E, 15.68 feet to a point for corner;
S 70 ° 01 ' 30 " E, 26.88 feet to a point for corner;
N 61 ° 55 ' 53 " E, 21.77 feet to a point for corner;
N 79 ° 47 ' 06 " E, 40.63 feet to a point for corner;
S 35 ° 33 ' 25 " E, 15.15 feet to a point for corner;
S 02 ° 07 ' 21 " W, 27.85 feet to a point for corner;
S 33 ° 07 ' 37 " W, 30.14 feet to a point for corner;
S 24 ° 41 ' 15 " W, 23.17 feet to a point for corner;
S 00 ° 00 ' 00 " E, 21.16 feet to a point for corner;
S 74 ° 29 ' 11 " E, 26.34 feet to a point for corner;
N 89 ° 03 ' 26 " E, 23.30 feet to a point for corner;
S 45 ° 38 ' 10 " E, 17.72 feet to a point for corner;
S 44 ° 14 ' 09 " W, 36.46 feet to a point for corner;
S 25 ° 15 ' 20 " W, 37.57 feet to a point for corner;
S 05 ° 04 ' 54 " W, 23.55 feet to a point for corner, being in the common line between Tract 16 and Tract 15, from which a 1/2" Iron Rod found for the east corner of Tract 16 bears N 64 ° 28 ' 50 " E a distance of 843.95 feet;

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Initials

THENCE S 64 ° 28 ' 50 " W, 496.73 feet along the common line between Tract 16 and Tract 15 to a 1/2" Iron Rod found for the south corner of this tract and the south corner of Tract 16;

THENCE N 55 ° 13 ' 59 " W, 196.41 feet along the southwest line of Tract 16, the northeast line of Tract 7 and the centerline of the 60' road easement for Town & Country Lane TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 4.01 ACRES OF LAND, MORE OR LESS, according to a survey performed by Shane A. Isbell, Registered Professional Land Surveyor No. 6117. Bearings are rotated to grid north, NAD83, Texas State Plane Central Zone. For other information, see accompanying plat.

Shane A. Isbell

RPLS No. 6117

Isbell Land Surveying

Firm No. 10192000

Job No. 26039



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FIELD NOTES
TRACT 16B - 10.00 ACRES
W. MOFFITT SURVEY, A - 151
W.W. BALLARD SURVEY, A - 42
MADISON COUNTY, TEXAS
JULY 30, 2026

All that certain lot, tract or parcel of land being 10.00 acres in the W. Moffitt Survey, Abstract No. 151 and the W. W. Ballard Survey, Abstract No. 42, Madison County, Texas, and being a part of Tract 16, Town-Country Estates, according to the plat in Volume 1, Page 10, Map Records of Madison County, Texas, and being the same tract of land described in the deed from Darrell Hall and wife, Sue H. Hall to Charles D. Taylor and wife, Carolyn F. Taylor in Volume 363, Page 653 and also described in the deed reserving a life estate to Charles D. Taylor and Carolyn F. Taylor in Volume 1625, Page 346, of the Official Records of Madison County, Texas, said 10.00 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" Iron Rod found for the west corner of Tract 16, being the south corner of Tract 17 and being the north corner of Tract 7, thence N 44 ° 38 ' 00 " E a distance of 643.15 feet along the common line between Tract 16 and Tract 17 to a point in a creek for the POINT OF BEGINNING;

THENCE N 44 ° 38 ' 00 " E, 886.86 feet continuing along the common line between Tract 16 and Tract 17 to a 1/2" Iron Rod found for the north corner of this tract and the north corner of Tract 16, being in the southwest line of the Acala 4, LLC. Called 822.49 acre tract in Volume 1891, Page 166;

THENCE S 25 ° 25 ' 43 " E, 690.04 feet along the northeast line of Tract 16 and southwest line of the Called 822.49 acre tract to a 1/2" Iron Rod found for the east corner of Tract 16 and the north corner of Tract 15;

THENCE S 64 ° 28 ' 50 " W, 843.95 feet along the common line between Tract 16 and Tract 15 to a point for corner in a creek, a 1/2" Iron Rod found for the south corner of Tract 16 bears S 64 ° 28 ' 50 " W a distance of 496.73 feet;

THENCE along said creek for the following calls:

N 05 ° 04 ' 54 " E, 23.55 feet to a point for corner;
N 25 ° 15 ' 20 " E, 37.57 feet to a point for corner;
N 44 ° 14 ' 09 " E, 36.46 feet to a point for corner;
N 45 ° 38 ' 10 " W, 17.72 feet to a point for corner;
S 89 ° 03 ' 26 " W, 23.30 feet to a point for corner;
N 74 ° 29 ' 11 " W, 26.34 feet to a point for corner;
N 00 ° 00 ' 00 " W, 21.16 feet to a point for corner;
N 24 ° 41 ' 15 " E, 23.17 feet to a point for corner;
N 33 ° 07 ' 37 " E, 30.14 feet to a point for corner;
N 02 ° 07 ' 21 " E, 27.85 feet to a point for corner;
N 35 ° 33 ' 25 " W, 15.15 feet to a point for corner;
S 79 ° 47 ' 06 " W, 40.63 feet to a point for corner;
S 61 ° 55 ' 53 " W, 21.77 feet to a point for corner;
N 70 ° 01 ' 30 " W, 26.88 feet to a point for corner;
N 45 ° 02 ' 01 " W, 15.68 feet to a point for corner;
N 04 ° 25 ' 31 " W, 38.86 feet to a point for corner;
N 48 ° 43 ' 36 " E, 31.47 feet to a point for corner;
N 09 ° 04 ' 25 " E, 48.18 feet to a point for corner;
N 23 ° 14 ' 03 " W, 18.59 feet to a point for corner;

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N 44 ° 54 ' 56 " W, 28.31 feet to a point for corner;
S 62 ° 51 ' 40 " W, 46.63 feet to a point for corner;
N 48 ° 27 ' 17 " W, 29.69 feet TO THE POINT OF BEGINNING AND CONTAINING AN
AREA OF 10.00 ACRES OF LAND, MORE OR LESS, according to a survey performed by Shane A.
Isbell, Registered Professional Land Surveyor No. 6117. Bearings are rotated to grid north, NAD83,
Texas State Plane Central Zone. For other information, see accompanying plat.

Shane A. Isbell

RPLS No. 6117
Isbell Land Surveying
Firm No. 10192000
Job No. 26039



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Initials

Through Tax Year
2025

TAX CERTIFICATE

Certificate #
15978

Issued By:

MADISON COUNTY TAX OFFICE
PO BOX 417
MADISONVILLE, TX 77864

Property Information

Property ID: 27054 Geo ID: R-1400-000-0160-901
Legal Acres: 14.0000
Legal Desc: TOWN-COUNTRY ESTATES LOT 16 14.0
Situs: 1057 TOWN AND COUNTRY LN
DBA:
Exemptions: HS, OV65

Owner ID: 84549 100.00%
TAYLOR CAROLYN (LIFE ESTATE)
% BRENDA DURHAM & MARGO MYRICK
1057 TOWN & COUNTRY LANE
MADISONVILLE, TX 77864

For Entities

MADISON COUNTY
MADISONVILLE ISD

Value Information

Improvement HS: 120,160
Improvement NHS: 11,700
Land HS: 25,400
Land NHS: 0
Productivity Market: 152,400
Productivity Use: 720
Assessed Value 121,243

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
2025	MADISON COUNTY	116,243	80.58	0.00	0.00	80.58
2025	MADISONVILLE ISD	12,420	26.54	0.00	0.00	26.54
Totals:			107.12	0.00	0.00	107.12

Effective Date: 05/04/2026

Total Due if paid by: 05/31/2026

107.12

Tax Certificate Issued for:
MADISONVILLE ISD
MADISON COUNTY

Taxes Paid in 2025
79.68
241.80

2025 taxes are due which are in quarterly payments last payment is in June

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: 05/04/2026
Requested By: COUNTER
Fee Amount: 10.00
Reference #: Taylor


Signature of Authorized Officer of Collecting Office

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