

# MADISON COUNTY RURAL DEVELOPMENT



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



[shelly.butts@madisoncountytx.org](mailto:shelly.butts@madisoncountytx.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 March 12, 2026, Madison County received an application for a REPLAT OF LOT 12 EASTRIDGE SUBDIVISION hereby requesting further division through this Re-Plat Application attached.

Any questions or comments may be directed to Shelly Butts, Rural Development Coordinator, by email to [shelly.butts@madisoncountytx.org](mailto:shelly.butts@madisoncountytx.org), by phone to 936-241-6213, or by mail at the above address.

The 30-day comment period began on March 12, 2026, and will continue for a minimum of 30 days, ending April 11, 2026. At this time, the projected date to vote on this re-plat is set for April 14, 2026. Please contact the county representative listed above for verification of this date and time.

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## MADISON COUNTY **RE-PLAT W/VARIANCE** SUBMITTAL APPLICATION

### OWNER INFORMATION

**Property Owner(s):** Jack Dale Jarrett and Jackie L. Jarrett

**Mailing Address:** 2165 Eastridge Lane, Madisonville, Texas 77864

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

**Name of plat creator:** Jarrod Antley, Lone Star Land Surveying and Mapping

**Title/Certification:** Registered Professional Land Surveyor, No. 6071

**Mailing Address:** PO Box 1598, Montgomery, Texas 77355

**Telephone:** 936-522-0716      **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:** Replat of Lot 12 Eastridge Subdivision

**Recorded in Volume 523, Page 180, Number 26995 and Volume 446, Page 130, Number 18270, of the Madison County Records. Located in Eastridge Subdivision, V 216, P 759, in the John Talbert Survey, Abstract 0030.**

**Directions to property:** along Eastridge Lane, south of the Madisonville city limits, known as 911 addresses 2147 and 2165 Eastridge Lane, Madisonville, Texas.

**Original Number of Acres:** +/- 6.69 acres, previously divided now being joined and redivided. **Number of Lots resulting from division:** 2. Re-plat shown on Replat of Lot 12 Eastridge Subdivision 2 Residential Lots As Recorded in Vol. 216, Pg. 758 O.R.M.C. In the

Page 1 of 9  
Subdivision Application for Re-Plat

Initials of Owner(s) \_\_\_\_\_



# MADISON COUNTY RURAL DEVELOPMENT

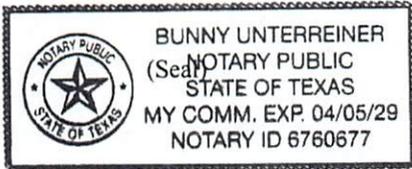


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Before me, on this day personally appeared Jackie Jarrett, known to me, or proved to me through TDL (form of ID or documentation) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and consideration therein expressed.

Given under my hand and seal of office this 12 day of March, 2026.



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

3-12-24

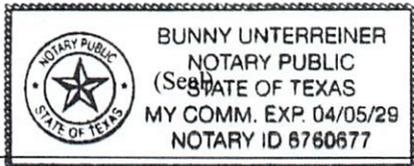
Date

Jackie Jarrett  
Signature of Owner #2

STATE OF TEXAS  
COUNTY OF MADISON

Before me, on this day personally appeared Jack Jarrett, 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 12 day of March, 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.

Initials of Owner(s) JJ

# MADISON COUNTY RURAL DEVELOPMENT



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FOR COUNTY USE ONLY:		2025
Application Received By: <u>Bunny Untereiner</u>		Date Received: <u>March 12, 2026</u>
Fees Paid (amount): \$ <u>569.30</u>	Check # <u>1488</u>	County Receipt # <u>3330</u>
Fees Received By: <u>Bunny Untereiner</u>		Date Received: <u>March 12, 2026</u>
Dates of Notice Period: <u>March 12, 2026</u>		to <u>April 11, 2026</u>
Verification of Notices Done: Dates _____		Source _____
Additional dates and Sources _____		
Scheduled For Commissioners Court Meeting on: <u>April 14, 2026</u>		Rescheduled? _____
Reason for rescheduling, if applicable: _____		
Certification that all daughter lots have proper access to road: <u>Variance requested</u>		Date: <u>3/12/2026</u>
Signature of Wastewater DR: _____		Date: _____
Signature of 911 Coordinator: <u>Shelly K. Britts</u>		Date: <u>3/12/2026</u>
Signature of Floodplain Administrator: <u>Shelly K. Britts</u>		Date: <u>3/12/2026</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>3/12/2026</u>
Reason for Variance, if applicable: <u>Less than 80' frontage on a publicly accessible roadway.</u>		
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.**

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Subdivision Application for Re-Plat

Initials of Owner(s) JJ 99

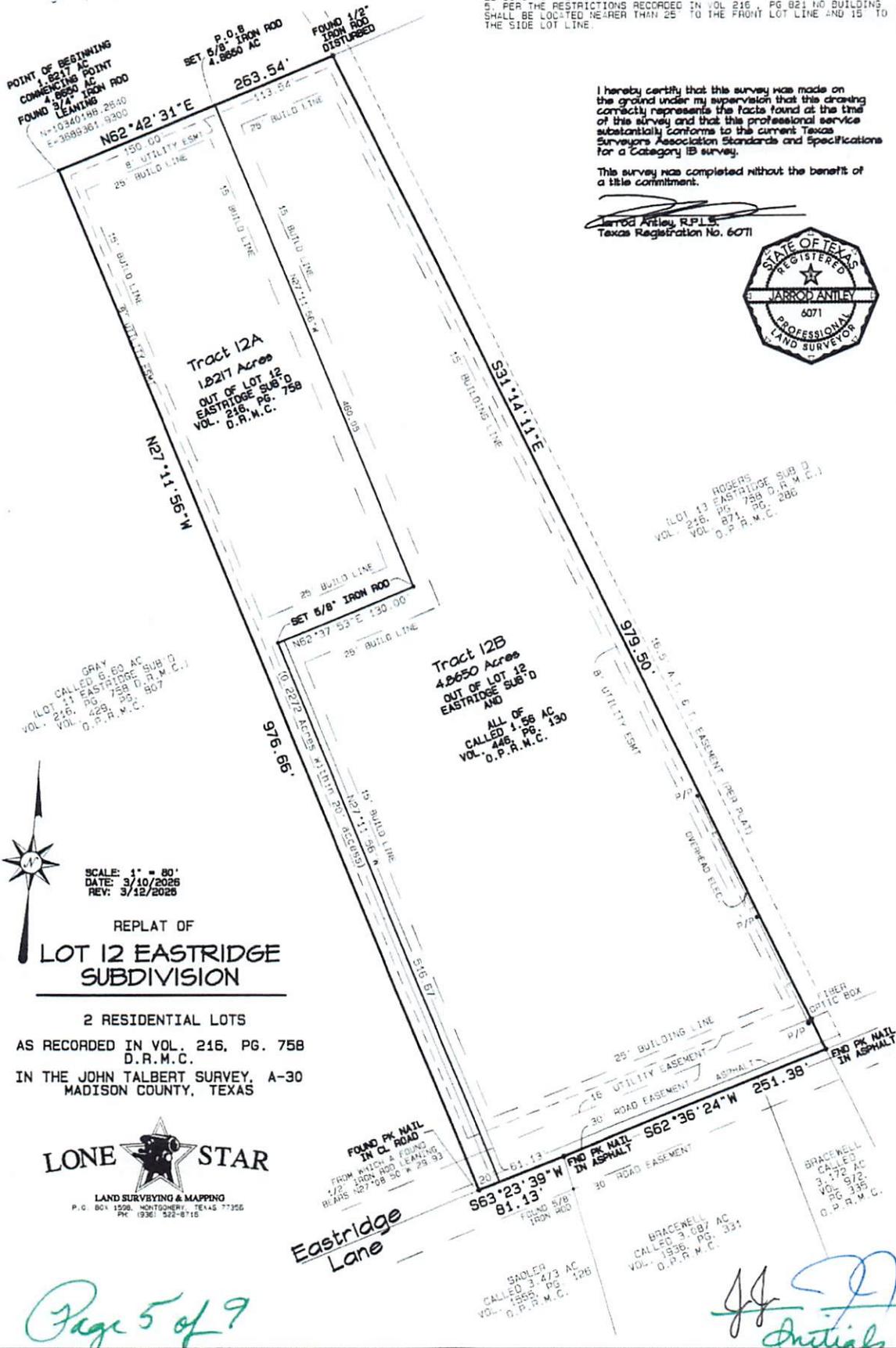
STANLEY FAMILY 1992 TRUST  
VOL. 419, PG. 372  
D.R.M.C.

- NOTES:
1. ALL BUILDING LINES AND EASEMENTS ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
  2. HORIZONTAL CONTROL FOR THIS SURVEY IS BASED ON GPS NAD 83 TEXAS CENTRAL ZONE STATE PLANE COORDINATES.
  3. ADJOINER INFORMATION IS FROM THE MADISON COUNTY APPRAISAL DISTRICT WEB SITE.
  4. TITLE AND EASEMENT INFORMATION SHOWN HEREON IS THE RESPONSIBILITY OF OTHERS. THE SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR ANY OF THE INFORMATION NOR ANY DECISIONS LEADING TO THE NOTING OF SAID INFORMATION.
  5. PER THE RESTRICTIONS RECORDED IN VOL. 216, PG. 821 NO BUILDING SHALL BE LOCATED NEARER THAN 25' TO THE FRONT LOT LINE AND 15' TO THE SIDE LOT LINE.

I hereby certify that this survey was made on the ground under my supervision that this drawing correctly represents the facts found at the time of the survey and that this professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category IB survey.

This survey was completed without the benefit of a title commitment.

Jarrod Antley, R.P.L.S.  
Texas Registration No. 6071



SCALE: 1" = 80'  
DATE: 3/10/2026  
REV: 3/12/2026

REPLAT OF  
**LOT 12 EASTRIDGE  
SUBDIVISION**

2 RESIDENTIAL LOTS  
AS RECORDED IN VOL. 216, PG. 758  
D.R.M.C.  
IN THE JOHN TALBERT SURVEY, A-30  
MADISON COUNTY, TEXAS



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Initials

**LONE STAR**  
LAND SURVEYING & MAPPING

Tract 12A

Being 1.8217 acres of land, being a portion of a Lot 12 Eastridge Subdivision according to the recorded deed thereof in Volume 216, Page 758 of the Deed Records of Madison County, Texas, also located in the John Talbert Survey, A-30, Madison County, Texas, said 1.8217 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 3/4" iron rod leaning for the northwest corner of above-mentioned Lot 12 and of herein described tract, point having a Texas State Plane Coordinate of N-10,340,188.2640, E-3,689,361.9300, NAD83, Central Zone (4203);

**THENCE** North 62 degrees 42 minutes 31 seconds East, a distance of 150.00 feet to a set 5/8" iron rod for the northeast corner of herein described tract;

**THENCE** South 27 degrees 11 minutes 56 seconds East, a distance of 460.05 feet to a set 5/8" iron rod for an exterior angle point of herein described tract;

**THENCE** South 62 degrees 37 minutes 53 seconds West, a distance of 130.00 feet to a set 5/8" iron rod for an interior angle point of herein described tract;

**THENCE** South 27 degrees 11 minutes 56 seconds East, a distance of 516.67 feet to a point in the centerline of Eastridge Lane for the southeast corner of herein described tract;

**THENCE** South 63 degrees 23 minutes 39 seconds West, along the centerline of Eastridge Lane a distance of 20.00 feet to a found PK nail in centerline of asphalt for the southwest corner of herein described tract;

**THENCE** North 27 degrees 11 minutes 56 seconds West, a distance of 976.66 feet to the **POINT OF BEGINNING** containing 1.8217 acres of land.

I, Jarrod G. Antley, Registered Professional Land Surveyor, No. 6071, do hereby certify that the above field notes were prepared from a boundary survey made on the ground under my direction and supervision. March 10th, 2026.



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JG  
Antley

**LONE STAR**  
LAND SURVEYING & MAPPING

**Tract 12B**

Being 4.8650 acres of land, being a portion of a Lot 12 Eastridge Subdivision according to the recorded deed thereof in Volume 216, Page 758 of the Deed Records of Madison County, Texas, and being all of a called 1.56 acre tract according to the recorded deed thereof in Volume 446, Page 130 of the Official Property Records of Madison County, Texas, also located in the John Talbert Survey, A-30, Madison County, Texas, said 4.8650 acres being more particularly described by metes and bounds as follows:

COMMENCING at a found 3/4" iron rod leaning for the northwest corner of above-mentioned Lot 12, point having a Texas State Plane Coordinate of N-10,340,188.2640, E-3,689,361.9300, NAD83, Central Zone (4203);

THENCE North 62 degrees 42 minutes 31 seconds East, a distance of 150.00 feet to the POINT OF BEGINNING, a 5/8" iron rod set for the northwest corner of herein described tract;

THENCE North 62 degrees 42 minutes 31 seconds East, a distance of 113.54 feet to a found 1/2" iron rod disturbed for the northeast corner of above-mentioned Lot 12 and of herein described tract;

THENCE South 31 degrees 14 minutes 11 seconds East, a distance of 979.50 feet to a found PK nail in asphalt of Eastridge Lane for the southeast corner of above mentioned Lot 12 and of herein described tract;

THENCE South 62 degrees 36 minutes 24 seconds West, with the centerline of Eastridge Lane, a distance of 25138 feet to a found PK nail in asphalt for an angle point of herein described tract;

THENCE South 63 degrees 23 minutes 39 seconds West, continuing along the centerline of Eastridge Lane, a distance of 61.13 feet to a point in the centerline of Eastridge Lane for the southwest corner of herein described tract;

THENCE North 27 degrees 11 minutes 56 seconds West, a distance of 516.67 feet to a 5/8" iron rod set for an exterior angle point of herein described tract;

THENCE North 62 degrees 37 minutes 53 seconds East, a distance of 130.00 feet to a 5/8" iron rod set for an interior angle point of herein described tract;

THENCE North 27 degrees 11 minutes 56 seconds West, a distance of 460.05 feet to the POINT OF BEGINNING containing 4.8650 acres of land.

I, Jarrod G. Antley, Registered Professional Land Surveyor, No. 6071, do hereby certify that the above field notes were prepared from a boundary survey made on the ground under my direction and supervision. March 10th, 2026.



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Initials

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

Property Information

Property ID: 32987      Geo ID: R-1100-000-0121-901  
Legal Acres: 1.5600  
Legal Desc: EASTRIDGE SUBDIVISION LOT 12 (PT) 1.56  
Situs: 2165 EASTRIDGE LN  
DBA:  
Exemptions: HS

Owner ID: 27325      100.00%  
JARRETT JACK DALE & JACKIE  
2165 EASTRIDGE LANE  
MADISONVILLE, TX 77864

For Entities

MADISON COUNTY  
MADISONVILLE ISD

Value Information

Improvement HS: 233,970  
Improvement NHS: 19,010  
Land HS: 42,100  
Land NHS: 0  
Productivity Market: 0  
Productivity Use: 0  
Assessed Value 295,080

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: 02/26/2026

Total Due if paid by: 02/28/2026

0.00

Tax Certificate Issued for:	Taxes Paid in 2025
MADISONVILLE ISD	1,326.24
MADISON COUNTY	1,475.40

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: 02/26/2026  
Requested By: COUNTER  
Fee Amount: 10.00  
Reference #: 

  
Signature of Authorized Officer or Collecting Office

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

Property Information

Property ID: 24378      Geo ID: R-1100-000-0120-901  
Legal Acres: 5.1300  
Legal Desc: EASTRIDGE SUBDIVISION LOT 12 (PT) 5.13  
Situs: 2147 EASTRIDGE LN  
DBA:  
Exemptions:

Owner ID: 27325      100.00%  
JARRETT JACK DALE & JACKIE  
2165 EASTRIDGE LANE  
MADISONVILLE, TX 77864

For Entities

MADISON COUNTY  
MADISONVILLE ISD

Value Information

Improvement HS: 0  
Improvement NHS: 173,590  
Land HS: 0  
Land NHS: 138,440  
Productivity Market: 0  
Productivity Use: 0  
Assessed Value 300,408

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: 02/26/2026

Total Due if paid by: 02/28/2026

0.00

Tax Certificate Issued for:	Taxes Paid in 2025
MADISONVILLE ISD	2,569.09
MADISON COUNTY	1,502.04

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: 02/26/2026  
Requested By: COUNTER  
Fee Amount: 10.00  
Reference #: *ff*

Signature of Authorized Officer of Collecting Office

*[Handwritten Signature]*  
*Page 9 of 9*

*[Handwritten Signature]*