

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 March 11, 2026, Madison County received an application for a REPLAT OF LOT 18 PINE BRANCH ACRES 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@madisoncountytexas.org, by phone to 936-241-6213, or by mail at the above address.

The 30-day comment period began on March 11, 2026, and will continue for a minimum of 30 days, ending April 10, 2026. At this time, the projected date to vote on this re-plat is set for April 14, 2026. Please contact the representative above for verification of this date and time.

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RE-PLAT MADISON COUNTY SUBMITTAL APPLICATION

OWNER INFORMATION

Property Owner(s): Homer D. Burson and Emma R. Burson

Mailing Address: 10709 Idaho Lane, Midway, Texas 75852

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

Name of plat creator: Xavier Sandoval, Surveying & Mapping Services

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

Mailing Address: www.wesurveytexas.com

Telephone: Phone: 936-348-9503 **Email:** xavierdsandoval@gmail.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 18 Pine Branch Acres Subdivision

Recorded in Volume 456, Page 335, Number 20549 of the Madison County Records. Located in the James Mitchell Survey, Abstract 0023 and Pine Branch Acres, Lot 18.

Directions to property: South of Midway, Texas off of FM 247 to Idaho Lane, known as 911 address 10455 Idaho Lane, Midway, Texas, and address(es) to be determined.

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Subdivision Application for Re-Plat

Initials of Owner(s)

HD EB

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Original Number of Acres: +/- 9.712 acres. Number of Lots resulting from division: 2.
Re-plat shown on “Re-Plat of Lot 18 Pine Branch Acres Subdivision” , by Xavier Sandoval, RPLS 5886, dated 03/05/2026.

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

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.

3/8/2026
Date

Xavier Sandoval
Signature of Owner #1

STATE OF TEXAS

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Subdivision Application for Re-Plat

Initials of Owner(s) *JS* *JS*

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COUNTY OF MADISON

Before me, on this day personally appeared Homer D. Burson, known to me, or proved to me through drivers license (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 8 day of March 2026



Lachele Rivera
Notary Public in and for the State of Texas
My commission expires 9/2/27

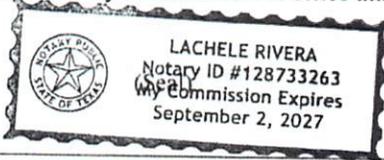
3/8/2026
Date

Emma Burson
Signature of Owner #2

STATE OF TEXAS
COUNTY OF MADISON

Before me, on this day personally appeared Emma R. Burson, known to me, or proved to me through drivers license (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 8 day of March 2026



Lachele Rivera
Notary Public in and for the State of Texas
My commission expires 9/2/27

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 EB

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FOR COUNTY USE ONLY:

2025

Application Received By: Bunny Untenewicz Date Received: March 9, 2026

Fees Paid (amount): \$ 289 ⁶⁰/_{xx} Check # 4002 County Receipt # 3328

Fees Received By: Bunny Untenewicz Date Received: March 9, 2026

Dates of Notice Period: March 11, 2026 to April 10, 2026

Verification of Notices Done: Dates _____ Source mailout/website

Additional dates and Sources _____

Scheduled For Commissioners Court Meeting on: April 14, 2026 Rescheduled? _____

Reason for rescheduling, if applicable: _____

Certification that all daughter lots have proper access to road: Shelly K Britts Date 3/11/2026

Signature of Wastewater DR: _____ Date: _____

Signature of 911 Coordinator: Shelly K Britts Date: 3/11/2026

Signature of Floodplain Administrator: Shelly K Britts Date: 3/11/2026

Signature of Engineer consulted: _____ Date: _____

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

Consideration of driveway by TxDOT: Not applicable Date: 3/11/2026

Reason for Variance, if applicable: Not applicable

Notes: See notes and bounds shown in attachments.

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) JPB CS

Through Tax Year
2025

TAX CERTIFICATE

Certificate #
15936

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

Property Information

Property ID: 19817 Geo ID: R-0023-641-0180-901
Legal Acres: 9.7200
Legal Desc: PINE BRANCH ACRES LOT 18
Situs: 10455 IDAHO LN TX
DBA:
Exemptions:

Owner ID: 34349 100.00%
BURSON HOMER
10709 IDAHO LN
MIDWAY, TX 75852

For Entities

MADISON COUNTY
MADISONVILLE ISD

Value Information

Improvement HS: 0
Improvement NHS: 2.500
Land HS: 0
Land NHS: 9.000
Productivity Market: 78.480
Productivity Use: 830
Assessed Value 12.330

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	12,330	61.65	5.54	0.00	67.19
2025	MADISONVILLE ISD	12,330	105.45	9.49	0.00	114.94
Totals:			167.10	15.03	0.00	182.13

Effective Date: 03/04/2026

Total Due if paid by: 03/31/2026

182.13

Tax Certificate Issued for:	Taxes Paid in 2025
MADISONVILLE ISD	0.00
MADISON COUNTY	0.00

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: 03/04/2026
Requested By: COUNTER
Fee Amount: 10.00
Reference #: *[Signature]*

[Signature]
Signature of Authorized Officer of Collecting Office

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[Signature]
Intitels

STATE OF TEXAS
MADISON COUNTY

5.1827-acres

EXHIBIT "A"

LOT 18 B

Field Note Description for a **5.1827-acre (225756.4 Square Feet)**, situated in the Pine Branch Acres Subdivision, Madison County, Texas, and being a portion out of the called 9.72-acre parent tract of land as conveyed to Homer Burson in Volume 456 Page 335, Official Public Records Madison County, Texas (O.P.R.M.C.T.), the said 5.1827-acres (225756.4square feet) being more particularly described as follows, to wit:

BEGINNING at a ½ inch iron rod with blue plastic cap, stamped "XDS" set on the north boundary of the called 9.72-acre (Parent tract), same point also being on the south boundary of a called 158.9987-acre tract, as conveyed to Charles Munson in Document Number 122420, (O.P.R.M.C.T.), point being the northwest corner and the "**POINT OF BEGINNING**" of the herein described 5.1827-acre tract;

THENCE North 87°46'49" East, along and with the common boundary of the called 158.9987-acre (Munson tract), **a distance of 481.20 feet** to a 3/8 inch iron rod found for the northwest corner of a called 8.26 acre tract as conveyed to Homer Burson in Volume 450 Page 773, O.P.R.M.C.T., for the northeast corner of the called 9.72-acre (Parent Tract), same point being the northeast corner of the herein described 5.1827-acre tract;

THENCE South 25°04'12" East, along and with the common boundary of the called 9.72-acre (Parent tract), and the called 8.26 acre (Homer tract), at a distance of 495.71 feet passing a 3/8 inch iron rod found online for reference, **in all a total distance of 531.88 feet**, to a Mag Nail set in the apparent centerline of the 60-foot Idaho Lane R.O.W., for the southeast corner of the herein described 5.1827-acre tract;

THENCE North 81°30'57" West, along and with the common boundary of the called 9.72-acre (Parent tract) and the 60-foot Idaho Lane R.O.W., **a distance of 299.06 feet** to a Mag Nail set on the south boundary the 60-foot Idaho Lane R.O.W., also being on the north boundary of the called 12.26-acre (Haws tract), and being on the south boundary of the 9.72-acre (Parent tract), for a point on the southern boundary of the herein described 5.1827-acre tract;

THENCE North 82°28'57" West, along and with the common boundary of the called 9.72-acre (Parent tract), the 60-foot Idaho Lane R.O.W., and the called 12.26-acre (Haws tract), **a distance of 303.64 feet**, to a Mag Nail on the apparent centerline of the called 60-foot Idaho Lane R.O.W., for the southwest corner of the herein described 5.1827-acre tract;

THENCE North 16°05'19" West, crossing into and cutting and severing the called 9.72-acre (Parent Tract), at a distance of 32.74 feet passing a ½ inch iron rod with blue plastic cap, stamped "XDS" set online, continuing in all **a total distance of 394.74 feet** to the "**POINT OF BEGINNING**" and containing within these metes & bounds **5.1827-acre (225756.4 Square Feet)**, of land, more or less. (All bearings are based on The Texas Coordinate System, Central Zone 4203, and NAD 83).

A Survey plat of even date herewith accompanies the legal description.

I hereby certify that the foregoing legal description was prepared from survey performed on the ground under my supervision and it correctly represents the facts found at the time of the survey on this the 25th day of February 2026.


Xavier Sandoval
Registered Professional Land Surveyor
License No. 5886 State of Texas



STATE OF TEXAS
MADISON COUNTY

4.5351-acres

EXHIBIT "A"

LOT 18 A

Field Note Description for a **4.5351-acre (197547.2 Square Feet)**, situated in the Pine Branch Acres Subdivision, Madison County, Texas, and being a portion out of the called 9.72-acre parent tract of land as conveyed to Homer Burson in Volume 456 Page 335, Official Public Records Madison County, Texas (O.P.R.M.C.T.), the said 4.5351-acres (197547.2square feet) being more particularly described as follows, to wit:

BEGINNING at a Mag Nail, set on the west boundary of the called 9.72-acre (Parent tract), point also being on the south boundary of a called 158.9987-acre tract, as conveyed to Charles Munson in Document Number 122420, (O.P.R.M.C.T.), and being a point on the east boundary of Idaho Lane, a 60-foot wide road Right of Way (R.O.W.), point being the northwest corner and the **"POINT OF BEGINNING"** of the herein described 4.5351-acre tract;

THENCE North 87°46'49" East, along and with the common boundary of the called 158.9987-acre (Munson tract), and the called 9.72-acre (Parent Tract), a distance of 35.22 feet to a ½ inch iron rod with blue plastic cap, stamped "XDS" set, and continuing a **total distance of 673.39 feet** to the northeast corner of the herein described 4.5351-acre tract;

THENCE South 16°05'19" East, crossing into and cutting and severing the called 9.72-acre (Parent Tract), at a distance of 362.00 feet to a ½ inch iron rod with blue plastic cap, stamped "XDS" set online for reference, continuing in all a **total distance of 427.48 feet**, to the apparent centerline of the 60-foot Idaho Lane R.O.W., same point being on the north boundary of a called 12.26-acre tract as conveyed to Glenda A Haws in Document Number 106443 O.P.R.M.C.T., for the southeast corner of the herein described 4.5351-acre tract;

THENCE North 82°28'57" West, along and with the common boundary of the called 9.72-acre (Parent tract) and the apparent centerline of the said 60-foot Idaho Lane R.O.W., a **distance of 457.19 feet** to a point on the south boundary of the 9.72-acre (Parent tract), same point being on the north boundary of the called 12.26-acre (Haws tract), for a point on the south boundary of the herein described 4.5351-acre tract;

THENCE North 60°24'37" West, along and with the common boundary of the called 9.72-acre (Parent tract) and the apparent centerline of the said 60-foot Idaho Lane R.O.W., a **distance of 133.62 feet** to a Mag Nail set on the northeast boundary of a called 10.60-acre tract, as conveyed to Billy Joe and Katie Ruth Mathis as conveyed in Document Number 121299 O.P.R.M.C.T., same point being on the south boundary of the 9.72-acre (Parent tract), for a point on the south boundary of the herein described 4.5351-acre tract

THENCE North 36°08'57" West, along and with the common boundary of the called 9.72-acre (Parent tract), and the apparent centerline of the said 60-foot Idaho Lane R.O.W., and the called 10.60-acre (Mathis tract), a **distance of 244.79 feet** to the **"POINT OF BEGINNING"** and containing within these metes & bounds 4.5351-acre (**197547.2 Square Feet**), of land, more or less. (All bearings are based on The Texas Coordinate System, Central Zone 4203, and NAD 83).

A Survey plat of even date herewith accompanies the legal description.

I hereby certify that the foregoing legal description was prepared from survey performed on the ground under my supervision and it correctly represents the facts found at the time of the survey on this the 25th day of February 2026.


Xavier Sandoval

Registered Professional Land Surveyor License
No. 5886 State of Texas

