



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.

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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**

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Subdivision Application

Initials of Owner(s) PS

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**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 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? 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

MADISON COUNTY RURAL DEVELOPMENT



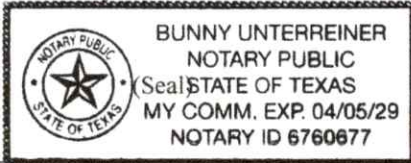
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STATE OF TEXAS
COUNTY OF MADISON

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 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: _____

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Subdivision Application

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(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.

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.wesurveytexas.com

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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



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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
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