



ECONOMIC DEVELOPMENT CORPORATION

Thursday, March 13, 2025 – 6:00 PM

109 North Kaufman Street, Mount Vernon, Texas 75457

AGENDA

Call to Order

Public Comment

The Texas Open Meetings Act prohibits the Board from responding to any comments other than to refer the matter to a future agenda, to an existing policy, or to a staff person with specific factual information. Claims against the Board or employees, as well as individual personnel appeals are not appropriate for citizens' forum.

Consent Agenda

1. Minutes 1/9/2025 and 2/13/2025
Financials-December 2024, January, 2025

Public Hearing

The purpose of this hearing is to hear evidence for or against the purchase of property that can be described as 202 Jackson Street, Mt Vernon 0.51 acre tract in the Joseph Talbott Survey A-493 and Joseph Sloan Survey, A-425, FCAD Parcel #4119 and 303 N Kaufman Street, 0.28 acre tract in the Joseph Talbott Survey A-493 FCAD Parcel #9668.

Action Items:

2. Consider and act upon purchase of real property located at 202 Jackson Street, Mt Vernon 0.51 acre tract in the Joseph Talbott Survey A-493 and Joseph Sloan Survey, A-425, FCAD Parcel #4119 and 303 N Kaufman Street, 0.28 acre tract in the Joseph Talbott Survey A-493 FCAD Parcel #9668.

Board Member Reports and Discussion

Advertising/promotions
Officers-April meeting for May Council meeting
2025/2026 budget cycle

Adjourn

/s/ Mark Sachse
Mark Sachse - Board President

ATTEST:

/s/ Kathy Lovier Johnson
Kathy Lovier Johnson– City Secretary
Posted 4:00 PM March 10, 2025

Persons with disabilities desiring to attend the meeting and without transportation may contact City Hall at 903-537-2252 for assistance. The Mount Vernon Economic Development Corporation Board of Directors reserves the right to go into Executive Session at any time during the meeting with its attorney in accordance with Section 551.071; deliberate the purchase or sale of real property in accordance with section 551.072; deliberate personnel matters in accordance with 551.074; and/or deliberate regarding economic development negotiations. However, no action will be taken during the Executive Session because none is permitted by law.



CITY COUNCIL REGULAR SESSION

Monday, February 10, 2025 – 6:00 PM

109 North Kaufman Street, Mount Vernon, Texas 75457

Our mission: to provide effective and fiscally responsible municipal services in a manner which promotes our high standard of community life.

Vision Statement Mount Vernon is a caring community committed to excellence and quality of life, aspiring to be the community of choice for ourselves, our children, and future generations – beautiful, clean, vibrant, and safe. We will strive to preserve our heritage, our friendly hometown atmosphere, and celebrate the diversity of all our citizens.

MINUTES

Call to order and announce a quorum is present.

Mayor Hyman called the meeting to order at 6:00 p.m. and announced a quorum present.

PRESENT

- Mayor Brad Hyman
- Councilwoman Mary Keys
- Councilwoman Rebecca Bailey
- Councilman Martin Carrascosa
- City Administrator Craig Lindholm
- City Secretary Kathy Johnson
- Assistant City Secretary Angie Pike

ABSENT: Mayor Pro Tem Mark Huddleston and Councilman Harold Cason

VISITORS: Chad Pike, Josh Tucker, Rick Thomas, James Whitehurst, Blake Sheffield, Kassidy Wesson, Jennifer Goodson, Mark Sachse, Tony Dulas, Kyle Rogers

Invocation and Pledges

Councilwoman Keys lead the invocation and pledge

Consent Agenda

Items on the Consent Agenda are approved by a single action of the Council, with such approval applicable to all items appearing on the Consent Agenda. A Council Member may request any item to be removed from the Consent Agenda and considered as a separate item.

1. Minutes 1/13/2025
August, September, October, November 2024 financial reports

Motion made by Councilwoman Bailey, Seconded by Councilwoman Keys.
Voting Yea: Councilwoman Keys, Councilwoman Bailey, Councilman Carrascosa

Items to be Considered:

- 2. Consider and act upon approval of Resolution 25-04 Ordering the General Election on May 3, 2025.

Motion made by Councilman Carrascosa, Seconded by Councilwoman Keys.
 Voting Yea: Councilwoman Keys, Councilwoman Bailey, Councilman Carrascosa

Discussion Items and Mayor/Council/City Administrator Reports

Infrastructure, Streets, Parks, Grants, Goals for 2025, joint workshop

Public Works Presentation - Chad Pike, Public Works Director displayed pictures of wastewater plant improvements.

Fire Department Presentation - Blake Sheffield, Fire Department explained to Council the benefit of having an Emergency Services District (ESD), and all that has taken place with that since the holidays. Chief Sheffield has applied for the SAFER Grant to offset the costs of full time staff, LOWES Grant to help with costs of fire department construction/remodel to add living quarters, also advised of costs of two fulltime firemen 24 hours per day, seven days per week.

State of the City - Craig Lindholm, City Administrator reported there will be a newsletter forthcoming soon with all infrastructure projects, building maintenance/remodels, ask Council for ideas for goals and reminded Council of joint workshop with EDC on Thursday.

Presiding Officer to Adjourn the City Council Meeting

Motion made by Councilwoman Keys at 6:45 p.m. to closed meeting, Seconded by Councilwoman Bailey.
 Voting Yea: Councilwoman Keys, Councilwoman Bailey, Councilman Carrascosa

Brad Hyman – Mayor

ATTEST:

Kathy Lovier Johnson– City Secretary



ECONOMIC DEVELOPMENT CORPORATION-ZOOM LINK ATTACHED IN CITY WEBSITE-MEETINGS

Thursday, January 09, 2025 – 6:00 PM

109 North Kaufman Street, Mount Vernon, Texas 75457

Our mission: to provide effective and fiscally responsible municipal services in a manner which promotes our high standard of community life.

Vision Statement Mount Vernon is a caring community committed to excellence and quality of life, aspiring to be the community of choice for ourselves, our children, and future generations – beautiful, clean, vibrant, and safe. We will strive to preserve our heritage, our friendly hometown atmosphere, and celebrate the diversity of all our citizens.

MINUTES

Due to bad weather a Zoom Workshop was conducted. Zoom Link was provided to public for entrance to the meeting. No action was takend during the meeting, informational meeting only.

PRESENT:

President Mark Sachse
Vice-President Julia Munoz
Secretary/Treasurer Jeff Byrnes
Board Member Gabe Sharp
Board Member Kevin Anthony
Board Member Don Huffstetler
Board Member Kristin Scott
City Administrator Craig Lindholm
City Secretary Kathy Johnson

Visitors: Mayor Brad Hyman

Board Member Reports, Discussion, and Presentation Director Lindholm presented to the board accomplishments of the past couple of years and then made a presentation of projects underway and challenged the board to create goals for current year.

Land Use Plan and Zoning Ordinance

There will be a stakeholders meeting on January 15, 2025 at 10 a.m. in the conference room for input from the public regarding our revamping of the current land use and zoning ordinance.

Parks Plan and TPWD Grant

The City of Mount Vernon has been awarded Parks and Wildlife \$650k grant for Little Creek Park. This is to make improvements strictly in the park.

Projects – Loves remodel and expansion is well underway with expected completion date of March 31, 2025, ISD expansion and renovation is still in progress, Starbucks project opening date of February 10, 2025, N. Corridor is still in progress with land aquisitions

Infrastructure Improvements – WWTP, WTP, Water Meters, TWDB project status – Raw Water Line Loan, Water Pumps, etc. We are expected to receive a \$10 million loan from TWDB for replacement of the raw water

line coming from the lake to the water treatment plant with a 90% loan forgiveness. This will replace the line with a larger line.

Identify the goals for 2025

The board members expressed concern for the Emergency Services District need and would like to participate if that fits within thier scope.-Will place on next agenda with information from city attorney.

goals including but not limited to:

North Corridor property acquisitionProperty for an industrial park

acting on the housing study

board members being more active with businesses-possibly lunches again

Hotel

lithium plant

new leads

The board as a whole agreed that Director Lindholm should bring them a list at the next meeting of the goals drilled down to specifics.

There will be a joint workshop with City Council on 2/13/25 for land use/zoning ordinance and housing study.

Discussion closed at 7:20 p.m.

/s/ Kathy Lovier Johnson
Kathy Lovier Johnson, City Secretary

CITY OF MOUNT VERNON
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: DECEMBER 31ST, 2024

Item 1.

05 -EDC
 DEPARTMENT -M300 EDC
 DEPARTMENTAL EXPENDITURES

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
5300.001 WAGES/CONSULTANT	70,000	0.00	0.00	0.00	70,000.00	0.00
5300.002 COMPUTER	500	0.00	0.00	0.00	500.00	0.00
5300.003 PROMOTIONAL/MARKETING	30,000	0.00	0.00	0.00	30,000.00	0.00
5300.004 POSTAGE	100	0.00	0.00	0.00	100.00	0.00
5300.005 AUDIT EXPENSE	1,200	0.00	0.00	0.00	1,200.00	0.00
5300.007 LEG. OUTREACH	0	0.00	0.00	0.00	0.00	0.00
5300.008 SCHOLORSHIP	2,000	0.00	0.00	0.00	2,000.00	0.00
5300.009 PUBLICATIONS	500	0.00	0.00	0.00	500.00	0.00
5300.010 ATTORNEY FEES	10,000	0.00	0.00	0.00	10,000.00	0.00
5300.011 WEBSITE	500	0.00	0.00	0.00	500.00	0.00
5300.012 HIST. FACADE GRANT	0	0.00	0.00	0.00	0.00	0.00
5300.014 DISCRETIONARY FUNDS	0	0.00	0.00	0.00	0.00	0.00
5300.017 ADVERTISING/PUBLIC NOTICES	500	0.00	0.00	0.00	500.00	0.00
5300.018 BUSINESS INCENTIVES	10,000	0.00	18,030.00	0.00	(8,030.00)	180.30
5300.019 RENTAL ASSISTANCE PROGRAM	10,000	600.00	1,850.00	0.00	8,150.00	18.50
5300.020 JOB CREATION INCENTIVE	10,000	0.00	0.00	0.00	10,000.00	0.00
5300.021 EXISTING BUS. STRUCTURE	25,000	0.00	0.00	0.00	25,000.00	0.00
5300.022 SPECIAL PROJECT	300,000	177,275.25	308,617.74	0.00	(8,617.74)	102.87
5300.023 MAIN STREET ONGOING	10,000	0.00	0.00	0.00	10,000.00	0.00
5300.024 BUSINESS RETENTION	15,000	0.00	0.00	0.00	15,000.00	0.00
5300.025 UNEMPLOYMENT EXP (TEC)	300	0.00	0.00	0.00	300.00	0.00
5300.026 BUSINESS RECRUITMENT	0	0.00	0.00	0.00	0.00	0.00
5300.027 DUES	1,000	0.00	0.00	0.00	1,000.00	0.00
5300.028 BUS ANALYTICS	0	0.00	0.00	0.00	0.00	0.00
5300.029 INFRASTRUCTURE	70,000	0.00	8,200.00	0.00	61,800.00	11.71
5300.030 SPLASH PAD	0	0.00	0.00	0.00	0.00	0.00
5300.031 CAPITAL OUTLAY	0	0.00	0.00	0.00	0.00	0.00
5300.032 SOCIAL SECURITY (FICA)	12,508	0.00	0.00	0.00	12,508.00	0.00
5300.033 MEDICARE	1,015	0.00	0.00	0.00	1,015.00	0.00
5300.034 TML INSURANCE	0	0.00	0.00	0.00	0.00	0.00
5300.035 RETIREMENT (TMRS)	9,100	0.00	0.00	0.00	9,100.00	0.00
5300.037 TELEPHONE	750	0.00	0.00	0.00	750.00	0.00
5300.042 SCHOOL/TRAINING/TRAVEL	2,000	0.00	0.00	0.00	2,000.00	0.00
5300.044 SUPPLIES	600	0.00	0.00	0.00	600.00	0.00
5300.053 LONGEVITY	0	0.00	0.00	0.00	0.00	0.00
5300.075 TMRS-PENSION COST AUDITORS	0	0.00	0.00	0.00	0.00	0.00
5300.999 PRIOR PERIOD ADJUSTMENTS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 300 EDC	592,573	177,875.25	336,697.74	0.00	255,875.26	56.82
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TOTAL EXPENDITURES	592,573	177,875.25	336,697.74	0.00	255,875.26	56.82
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REVENUE OVER/(UNDER) EXPENDITURES	(1,027,573)	(144,434.26)	(228,385.96)	0.00	(799,187.04)	22.23

*** END OF REPORT ***

3/10/2025 1:31 PM

A/P HISTORY CHECK REPORT

PAGE:

Item 1.

VENDOR SET: 99 City of Mount Vernon
BANK: EDC EDC CASH
DATE RANGE:12/01/2024 THRU 12/31/2024

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
4690	MHS PLANNING AND DESIGN LLC							
I-0241310	MHS PLANNING AND DESIGN LLC	R	12/17/2024	45,952.00		004019		45,952.00
	PROJECT NO. 24-057.00							
5080	SAMANTHA DEAN							
I-SEP OCT NOV 2024	SAMANTHA DEAN	R	12/17/2024	600.00		004020		600.00
	RENTAL REIMBURSEMENT							

* * T O T A L S * *

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	2	46,552.00	0.00	46,552.00
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0			
VOID DEBITS		0.00		
VOID CREDITS		0.00	0.00	0.00

TOTAL ERRORS: 0

VENDOR SET: 99	BANK: EDC	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			2	46,552.00	0.00	46,552.00
BANK: EDC	TOTALS:		2	46,552.00	0.00	46,552.00
REPORT TOTALS:			2	46,552.00	0.00	46,552.00

CITY OF MOUNT VERNON
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2025

Item 1.

05 -EDC
DEPARTMENT -M300 EDC
DEPARTMENTAL EXPENDITURES

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
5300.001 WAGES/CONSULTANT	70,000	0.00	0.00	0.00	70,000.00	0.00
5300.002 COMPUTER	500	0.00	0.00	0.00	500.00	0.00
5300.003 PROMOTIONAL/MARKETING	30,000	0.00	0.00	0.00	30,000.00	0.00
5300.004 POSTAGE	100	0.00	0.00	0.00	100.00	0.00
5300.005 AUDIT EXPENSE	1,200	0.00	0.00	0.00	1,200.00	0.00
5300.007 LEG. OUTREACH	0	0.00	0.00	0.00	0.00	0.00
5300.008 SCHOLARSHIP	2,000	0.00	0.00	0.00	2,000.00	0.00
5300.009 PUBLICATIONS	500	0.00	0.00	0.00	500.00	0.00
5300.010 ATTORNEY FEES	10,000	0.00	0.00	0.00	10,000.00	0.00
5300.011 WEBSITE	500	0.00	0.00	0.00	500.00	0.00
5300.012 HIST. FACADE GRANT	0	0.00	0.00	0.00	0.00	0.00
5300.014 DISCRETIONARY FUNDS	0	0.00	0.00	0.00	0.00	0.00
5300.017 ADVERTISING/PUBLIC NOTICES	500	0.00	0.00	0.00	500.00	0.00
5300.018 BUSINESS INCENTIVES	10,000	0.00	18,030.00	0.00	(8,030.00)	180.30
5300.019 RENTAL ASSISTANCE PROGRAM	10,000	1,450.00	3,300.00	0.00	6,700.00	33.00
5300.020 JOB CREATION INCENTIVE	10,000	0.00	0.00	0.00	10,000.00	0.00
5300.021 EXISTING BUS. STRUCTURE	25,000	0.00	0.00	0.00	25,000.00	0.00
5300.022 SPECIAL PROJECT	300,000	(131,342.49)	177,275.25	0.00	122,724.75	59.09
5300.023 MAIN STREET ONGOING	10,000	0.00	0.00	0.00	10,000.00	0.00
5300.024 BUSINESS RETENTION	15,000	0.00	0.00	0.00	15,000.00	0.00
5300.025 UNEMPLOYMENT EXP (TEC)	300	0.00	0.00	0.00	300.00	0.00
5300.026 BUSINESS RECRUITMENT	0	0.00	0.00	0.00	0.00	0.00
5300.027 DUES	1,000	0.00	0.00	0.00	1,000.00	0.00
5300.028 BUS ANALYTICS	0	0.00	0.00	0.00	0.00	0.00
5300.029 INFRASTRUCTURE	70,000	0.00	8,200.00	0.00	61,800.00	11.71
5300.030 SPLASH PAD	0	0.00	0.00	0.00	0.00	0.00
5300.031 CAPITAL OUTLAY	0	0.00	0.00	0.00	0.00	0.00
5300.032 SOCIAL SECURITY (FICA)	12,508	0.00	0.00	0.00	12,508.00	0.00
5300.033 MEDICARE	1,015	0.00	0.00	0.00	1,015.00	0.00
5300.034 TML INSURANCE	0	0.00	0.00	0.00	0.00	0.00
5300.035 RETIREMENT (TMRS)	9,100	0.00	0.00	0.00	9,100.00	0.00
5300.037 TELEPHONE	750	0.00	0.00	0.00	750.00	0.00
5300.042 SCHOOL/TRAINING/TRAVEL	2,000	0.00	0.00	0.00	2,000.00	0.00
5300.044 SUPPLIES	600	0.00	0.00	0.00	600.00	0.00
5300.053 LONGEVITY	0	0.00	0.00	0.00	0.00	0.00
5300.075 TMRS-PENSION COST AUDITORS	0	0.00	0.00	0.00	0.00	0.00
5300.999 PRIOR PERIOD ADJUSTMENTS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 300 EDC	592,573	(129,892.49)	206,805.25	0.00	385,767.75	34.90
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TOTAL EXPENDITURES	592,573	(129,892.49)	206,805.25	0.00	385,767.75	34.90
<hr/>						
REVENUE OVER/(UNDER) EXPENDITURES	(1,027,573)	161,827.32	(66,558.64)	0.00	(961,014.36)	6.48

*** END OF REPORT ***

3/10/2025 1:32 PM
 VENDOR SET: 99 City of Mount Vernon
 BANK: EDC EDC CASH
 DATE RANGE: 1/01/2025 THRU 1/31/2025

A/P HISTORY CHECK REPORT

PAGE:

Item 1.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
5300	KOUNTRY KORNER KREATIONS							
I-DECEMBER 2024	KOUNTRY KORNER KREATIONS	R	1/14/2025	625.00		004021		625.00
	RENTAL REIMBURSEMENT AGREEMENT							
5300	KOUNTRY KORNER KREATIONS							
I-JANUARY 2025	KOUNTRY KORNER KREATIONS	R	1/30/2025	625.00		004022		625.00
	RENT REIMBURSEMENT							
5080	SAMANTHA DEAN							
I-202501301717	SAMANTHA DEAN	R	1/30/2025	200.00		004023		200.00
	INFINITY TANS RENT REIMBURSEMENT							

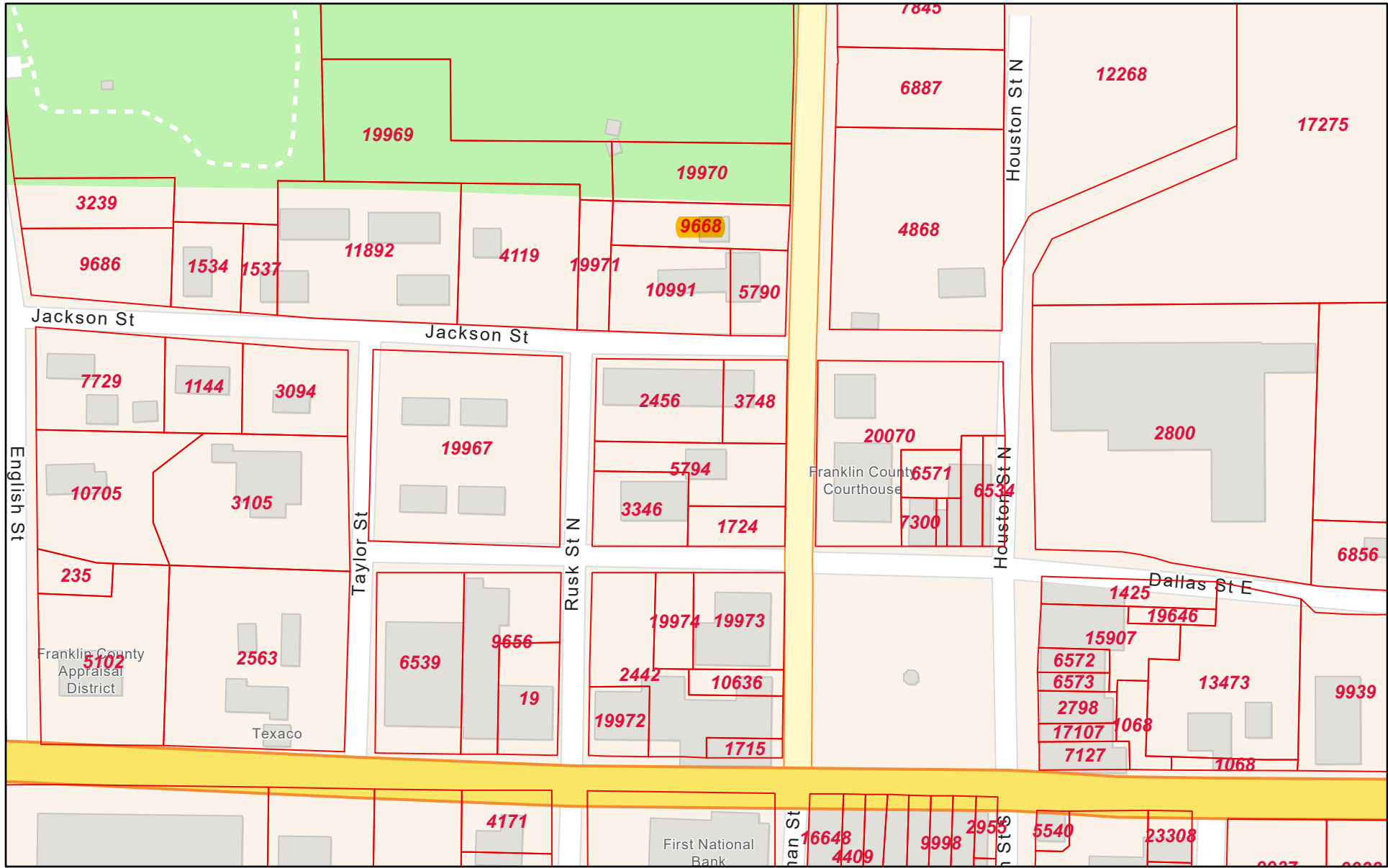
* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	3	1,450.00	0.00	1,450.00
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS 0.00		
		VOID CREDITS 0.00	0.00	0.00

TOTAL ERRORS: 0

VENDOR SET: 99	BANK: EDC	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			3	1,450.00	0.00	1,450.00
BANK: EDC	TOTALS:		3	1,450.00	0.00	1,450.00
REPORT TOTALS:			3	1,450.00	0.00	1,450.00

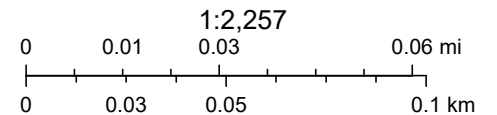
Franklin CAD Web Map

Item 2.



10/23/2024, 9:19:19 AM

 Parcels



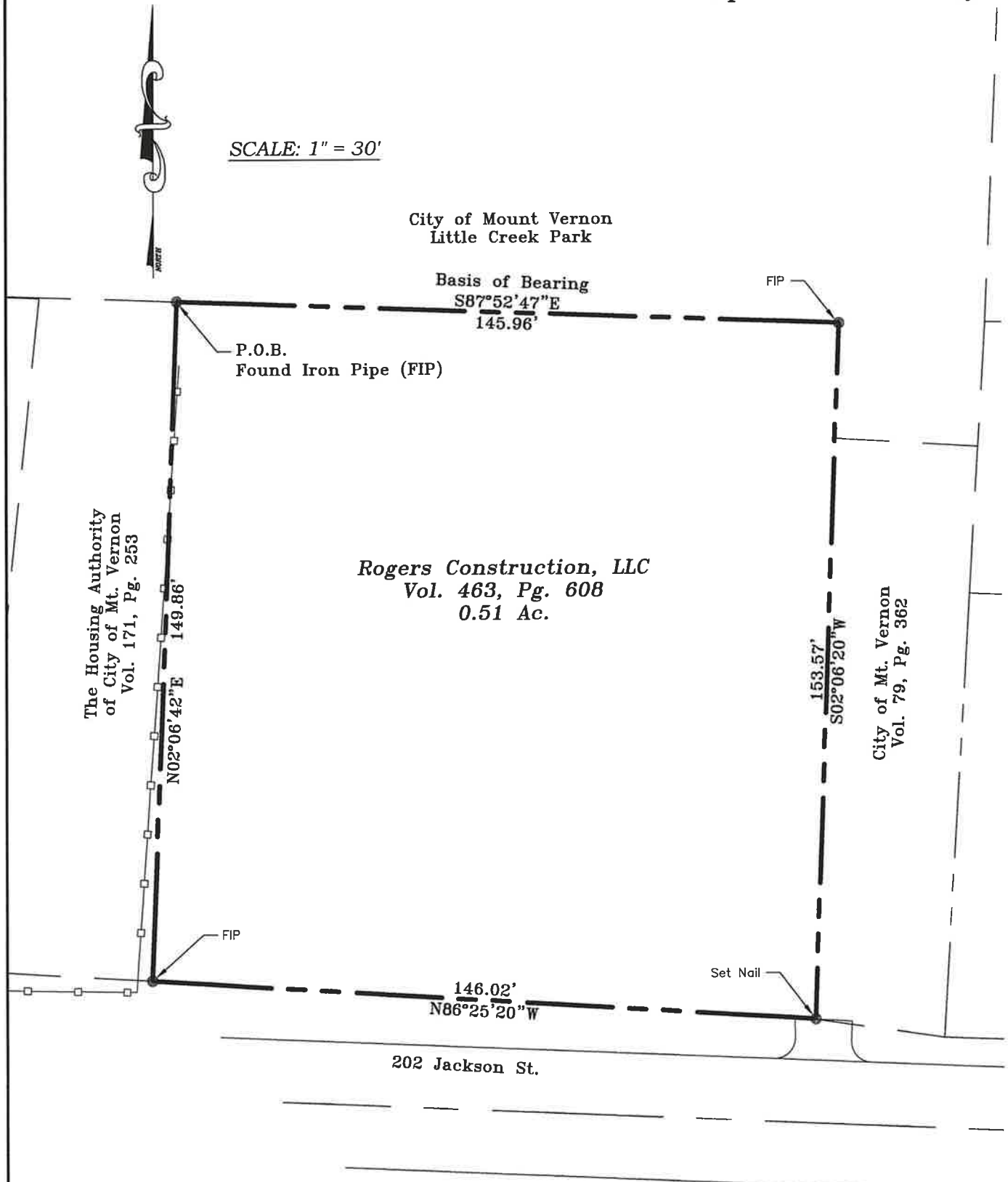
Esri Community Maps Contributors, Texas Parks & Wildlife, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGra

Franklin County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Boundary Survey - 202 Jackson St. Joseph Talbott Survey Abstract No. 483, Mount Vernon, Texas

SCALE: 1" = 30'



Physical Address:

202 Jackson St., Mt. Vernon, TX 75457

Deed Description:

Being all of that certain lot, tract or parcel of land situated in the JOSEPH TALBOTT SURVEY, Abstract No. 493, and the JOSEPH SLOAN SURVEY, Abstract No. 425, Franklin County, Texas, and being all of a called 0.51 acre tract of land described in a Deed from Antonio C. Robles and Erin Robles to Burton Properties, Inc., dated September 15, 2017, as shown of record in Volume 345 Page 666, Official Public Records, Franklin County, Texas, said lot, tract or parcel of land being more particularly described by the metes and bounds as follows:

BEGINNING at a 5/8 inch iron pipe found at the Northwest corner of said 0.51 acre tract, same being the Northeast corner of that certain tract described in a Deed from Fred Hunt and wife, Ida Bell Hunt to The Housing Authority of City of Mt. Vernon, Texas dated June 23, 1982, as shown of record in Volume 171, Page 253, Deed Records, Franklin County, Texas, and being in the South line of a called 1.49 acre tract of land described in a Deed from Fred Hunt and wife, Ida Bell Hunt to the City of Mount Vernon, Texas dated April 5, 1979, as shown of record in Volume 150, Page 375, Deed Records, Franklin County, Texas, and being S 88', 05'17" E, a distance of 19.91 feet from a 5/8 inch iron pipe found for a reference;

THENCE S 87'52'47" E, along the North line of said 0.51 acre tract, a distance of 145.96 feet to a 5/8 inch iron pipe found at the Northeast corner of said 0.51 acre tract and the Northwest corner of that certain tract of land described in a Deed from Fred Hunt and wife, Ida Bell Hunt to the City of Mount Vernon dated May 1, 1959, as shown of record in Volume 79, Page 362, Deed Records, Franklin County, Texas;

THENCE S 02'06'20" W, along the East line of said 0.51 acre tract, a distance of 153.57 feet to a 1/2 inch iron rod set at the Southeast corner of said 0.51 acre tract, same being the Southwest corner of said City of Mount Vernon, Texas tract and being the North right-of-way of Jackson Street;

THENCE N 86'25'20" W, along the South line of said 0.51 acre tract and the North line of Jackson Street, a distance of 146.02 feet to a 5/8 inch iron pipe found at the Southwest corner of said 0.51 acre tract and the Southeast corner of said Housing Authority tract;

THENCE N 02'06'42" E, along the West line of said 0.51 acre tract, a distance of 149.86 feet to the POINT OF BEGINNING and containing 0.508 acres of land, more or less, of which approximately 0.28 acres lie with said Sloan Survey and approximately 0.23 acres lie within the Talbott Survey.

Surveyors Notes:

1. The Bearings on this plat are based on the Bearing of S 87'52'47" E between the found iron rods along North edge of property as shown hereon.
2. This plat is based on deeds of record, Franklin County, Texas.
3. The field survey on which this plat is based was completed on August 28th, 2024.
4. Due to inaccuracies in the original survey plat and or new technology, the bearings and distances between recovered corners may differ slightly from the original calls.
5. This plat does not constitute a title search by this surveyor.

Certification:

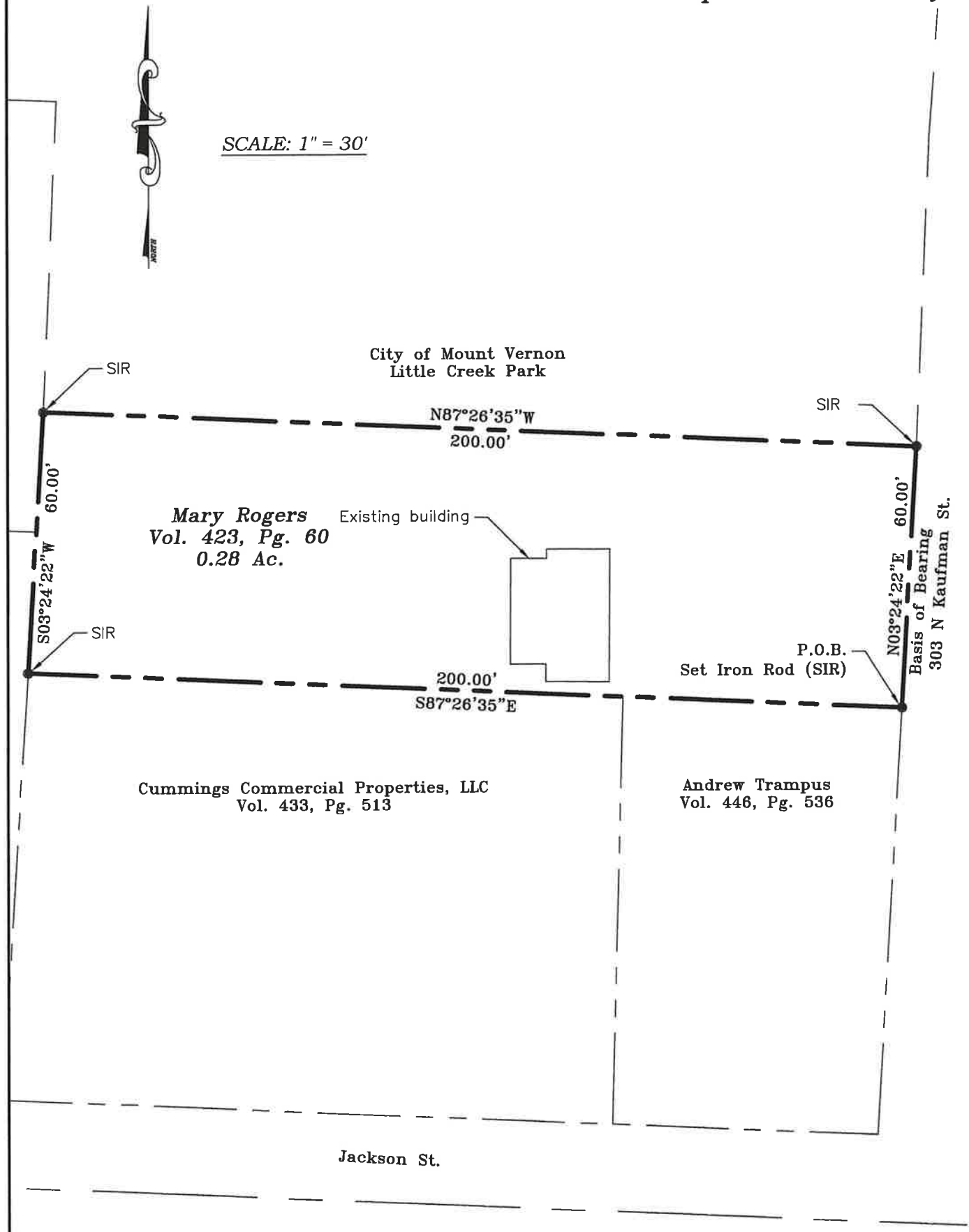
I, JAMES A. KALMON, A Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat represents a field survey made on the ground and there are no visible or apparent encroachments.

[Signature] 11-11-2024 Date
 James A. Kalmon RPLS 6799 for and on behalf of
 Cypress Surveying, LLC, Firm Reg. #10194858



<p>Boundary Survey 202 Jackson St., Mount Vernon, TX Joseph Talbott Survey A-493, Franklin County, Texas</p> <p>Rogers Construction LLC 304 CR SW 3010 Mount Vernon, TX 75457</p>	<p>Cypress Surveying, LLC 100 Houston St. • P.O. Box 1046 Mt. Vernon, TX 75457 (903) 537-9240 • (970) 618-4123 C jimkalmon268@gmail.com</p>	REV. DATE:	
		SCALE:	1" = 30'
		DATE:	11/11/2024
		SHEET:	1 OF 1
		PROJECT:	ROGERS/411
DFT:	GRL		

Boundary Survey – 303 N Kaufman St. Joseph Talbott Survey Abstract No. 483, Mount Vernon, Texas



Physical Address:

303 N Kaufman St., Mt. Vernon, TX 75457

Field Notes:

Mary Rogers – .028 Acres
Joseph Talbott Survey, Abstract No. 493
Mount Vernon, Texas

All that certain lot, tract or parcel of land being a portion of the Joseph Talbott Survey, Abstract No. 493 and conveyed to Mary Rogers by deed recorded in Volume 423, Page 60 of the Deed Records of Franklin County, Texas, and being a portion of Block 14 of the Original Town Map as recorded in Volume C, Page 155 of the Commissioner's Court Records of Mount Vernon, Texas. Said tract or parcel of land being more particularly described as follows:

BEGINNING at a ½" iron rod set on the western right-of-way of N. Kaufman Street for the southeast corner of said property, the same being the northeastern corner of property conveyed to Andrew Trampus by deed recorded in Volume 446, Page 536 of Deed Records of Franklin County, Texas;

THENCE N 03°24'22" E, along the western right-of-way of N. Kaufman Street, a distance of 60.00 feet to a ½" iron rod set for the northeast corner of said property at the southeast corner of Little Creek Park;

THENCE N 87°26'35" W, along the south edge of Little Creek park, a distance of 200.00 feet to a ½" iron rod set for the northwest corner of said property;

THENCE S 03°24'22" W a distance of 60.00 feet to a ½" iron rod set for the southwest corner of said property, the same being the northwest corner of property conveyed to Cummings Commercial Properties, LLC, by deed recorded in Volume 433, Page 513 of the Deed Records of Franklin County, Texas;

THENCE S 87°26'35" E, along the northern property lines of said properties owned by Cummings Commercial Properties, LLC and Andrew Trampus, a distance of 200.00 to the Point of Beginning and containing 0.28 acres, more or less.

Surveyors Notes:

1. The Bearings on this plat are based on the Bearing of N 03°24'22" E between the set iron rods on Western right-of-way of Kaufman St. as shown hereon.
2. This plat is based on deeds of record, Franklin County, Texas.
3. The field survey on which this plat is based was completed on November 6th, 2024.
4. Due to inaccuracies in the original survey plat and or new technology, the bearings and distances between recovered corners may differ slightly from the original calls.
5. This plat does not constitute a title search by this surveyor.

Certification:

I, JAMES A. KALMON, A Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat represents a field survey made on the ground and there are no visible or apparent encroachments.

[Signature] 11-11-2024 Date
 James A. Kalmon RPLS 6799 for and on behalf of
 Cypress Surveying, LLC, Firm Reg. #10194858



Boundary Survey 303 N Kaufman St., Mount Vernon, TX Joseph Talbott Survey A-493, Franklin County, Texas Mary K. Rogers 103 Oliver Wendell Ct. Mount Vernon, TX 75457	Cypress Surveying, LLC 100 Houston St. • P.O. Box 1046 Mt. Vernon, TX 75457 (903) 537-9240 O • (970) 618-4123 C jimkalmon268@gmail.com	REV. DATE:
		SCALE: 1" = 30'
		DATE: 11/11/2024
		SHEET: 1 OF 1
		PROJECT: ROGERS/MA
		DFT: GRL