

**CITY OF THORNDALE**  
**ORDINANCE No. 2021-05**

**AN ORDINANCE SUBDIVIDING THE PROPERTY AT 303 NORTH SECOND STREET , BLOCK 31 LOT 1 NORTH PART OF, LIENDO C A MOERBE ADDITION; REPEALING ANY CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PROPER NOTICE AND MEETING.**

**WHEREAS**, the City of Thorndale ("City Council") seeks to promote safe, orderly and consistent use and development of real property; and

**WHEREAS**, pursuant to Texas Local Government Code Chapter 51 the City Council has the general authority to adopt and publish an ordinance or police regulation that is for the good government, peace or order of the municipality and is necessary or proper for the carrying out a power granted by law to the municipality; and

**WHEREAS**, pursuant to Chapter 212 of the Texas Local Government Code, the City Council is authorized to promulgate and enforce rules governing plats and subdivisions of land within the City's incorporated municipal boundaries ("City Limits") and the City's extraterritorial jurisdiction ("ETJ") to promote the health, safety, morals, or general welfare of the City and the safe, orderly, and healthful development of the City; and

**WHEREAS**, the City Council finds subdividing of the property at 303 North Second Street block 31, lot 1 North Part of Liendo C A Moerbe addition will promote the health, safety, morals, or general welfare of the City and the safe, orderly, and healthful development of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF THORNDALE, TEXAS:**

**SECTION 1.01 FINDING OF FACT**

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

**SECTION 1.02 ENACTMENT**

The City Council hereby approves the subdividing of the property located at 303 North Second Street.

**SECTION 1.03 REPEALER**

All Ordinances or parts of ordinances in force, and sections of Ordinances which are inconsistent or in conflict with the terms and provisions contained with this Ordinance are hereby repealed to the extent of such conflict.

**SECTION 1.04 SEVERABILITY**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences paragraphs and sections of this Ordinance be severable, and if any phrases, clauses, sentences paragraphs and sections of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such shall not affect any of the remaining phrases, clauses, sentences paragraphs and sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

#### **SECTION 1.05 EFFECTIVE DATE**

This ordinance shall take effect and be in force from and after its approval and publication, as may be required by law.

#### **SECTION 1.06 PROPER NOTICE AND MEETING**


It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required and the public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Texas Government Code.

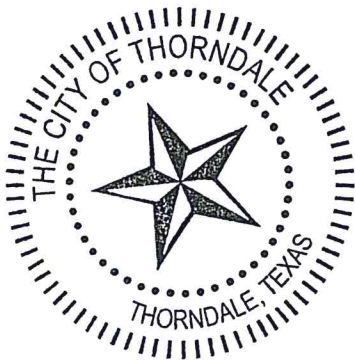
**PASSED AND APPROVED** this, 12<sup>th</sup> day of May, 2021, by a vote of 5 (*ayes*) to      (*nays*) to      (*abstentions*) of the City Council of Thorndale, Texas.

ATTEST:

  
Stacy Irwin, City Secretary

CITY OF THORNDALE, TEXAS

  
George Galbreath, Mayor



May 5, 2021

Thorndale City Council

Thorndale, TX.

Attention City Council Members

Council Members:

The Louis Woelfel Estate is asking your permission to split Block 31, Lot 1 North Part Of into two lots.

Enclosed is the proposed division they are requesting. With your permission we would like to hire a certified surveyor to perform this task and have two new surveys done along with a new legal description given to the new second lot.

Kindest Regards,

A handwritten signature in cursive script, appearing to read "Judith Matula".

Judith Matula

Pud Owens-Judith Matula Realty

Realtor for the Woelfel Estate.

512-760-5440



# Milam AD Property Search

This website only contains information about values. For information on estimated taxes, tax rates, and tax rate adoption, visit [milam.countytaxrates.com](https://milam.countytaxrates.com) (<https://milam.countytaxrates.com>).

For information on current or delinquent taxes, please contact the Milam County Tax Office.

## Property ID: 26188 For Year 2020

Map



## Property Details

### Account

**Property ID:** 26188  
**Legal Description:** S14625 LIENDO (C A MOERBE) BLK 31 LOT 1 N PT OF  
**Geographic ID:** S14625-031-01-01  
**Agent:**  
**Type:** Real

### Location

**Address:** 303 N 2ND ST THORNDALE, TX 76577  
**Map ID:**  
**Neighborhood CD:** CTH.3

### Owner

**Owner ID:** 10700  
**Name:** WOELFEL LOUIS JR ESTATE  
**Mailing Address:** PO BOX 303  
THORNDALE, TX 76577-0303

**% Ownership:** 100.0%

**Exemptions:** HS - Homestead  
For privacy reasons not all exemptions are shown online.

## Property Values

Improvement Homesite Value:	\$122,780
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$22,060
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$0
Market Value:	\$144,840
Ag Use Value:	\$0
Appraised Value:	\$144,840
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$144,840

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

Entity	Description	Market Value	Taxable Value
CAD	County Appraisal District	\$144,840	\$144,840
CTH	THORNDALE CITY	\$144,840	\$139,840
GMC	MILAM COUNTY	\$144,840	\$138,840
STH	THORNDALE I S D	\$144,840	\$109,840



## Property Improvement - Building

**Description:** RESIDENTIAL **Type:** RESIDENTIAL **State Code:** A1 **Living Area:** 2,316.00sqft **Value:** \$122,780

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OB	OUT BUILDING	*		0	0.00
CP	CARPORT	*		0	0.00
CO	PORCH, PATIO W/ ROOF	*		0	231.00
GA	GARAGE	*		0	598.00
CO	PORCH, PATIO W/ ROOF	*		0	100.00
MA	MAIN AREA	03B	WB	1973	2,316.00

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SQ	SQUARE FOOTAGE	1.0549	45,952.00	278.50	165.00	\$22,060	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$122,780	\$22,060	\$0	\$144,840	\$0	\$144,840
2019	\$128,050	\$22,060	\$0	\$150,110	\$0	\$150,110
2018	\$131,290	\$22,060	\$0	\$153,350	\$0	\$153,350
2017	\$119,970	\$22,060	\$0	\$142,030	\$0	\$142,030
2016	\$122,610	\$22,060	\$0	\$144,670	\$4,080	\$140,590
2015	\$105,800	\$22,060	\$0	\$127,860	\$51	\$127,809
2014	\$94,130	\$22,060	\$0	\$116,190	\$0	\$116,190
2013	\$94,130	\$22,060	\$0	\$116,190	\$0	\$116,190
2012	\$96,340	\$22,060	\$0	\$118,400	\$0	\$118,400
2011	\$96,340	\$22,060	\$0	\$118,400	\$0	\$118,400

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
	OT		WOELFEL LOUIS JR	WOELFEL LOUIS JR ESTATE	301	134	0