

APPLICATION FOR REZONING

Name and Address of Applicant: Madison County Economic Development Authority 135 Mississippi Parkway Canton, MS 39046	Street Address of Property (if different address): Nissan Drive-East of I-55
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
December 2, 2024	A-1	See Exhibit A Digital Format will be submitted	082B-10-003/00.00		See Exhibit B

Other Comments: As per Article VIII, Section 806 of the Madison County Zoning Ordinance.

MCEDA has a contract on the above-referenced property (see attached Exhibit C). This contract is contingent on Madison County approving MCEDA's request to Re-Zone the subject property from its current designation of A-1 Agricultural District to I-2 Heavy Industrial District.

Comments:

Respectfully Submitted

Joseph P. Deason, Executive Director



Petition submitted to Madison County Planning and Development Commission on _____

Recommendation of Madison County Planning and Development Commission on Petition _____

Public Hearing date as established by the Madison County Board of Supervisors _____

Final disposition of Petition _____

BEFORE THE BOARD OF SUPERVISORS OF MADISON COUNTY, MISSISSIPPI

**IN THE MATTER OF REZONING CERTAIN LAND SITUATED IN:
EAST SIDE OF THE N ½ OF THE NW ¼ SECTION 15, TOWNSHIP 8 NORTH, RANGE 2
EAST MADISON COUNTY, MISSISSIPPI**

**MADISON COUNTY TAX PARCEL NO:
082E-15-021/00.00**

PETITIONER: MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

COMES NOW, Madison County Economic Development Authority (“MCEDA” or “Petitioner”), by written permission of James Robert Watson, Kenneth Owen Watson, and David Lee Watson (“Watson”), current owners of the hereinafter described property, and files this Petition with the Board of Supervisors of Madison County, Mississippi to rezone and reclassify a certain tract(s) or parcel(s) of land situated in the SW ¼ of Section 10, Township 8 North, Range 2 East, Madison County, Mississippi, being Madison County Tax Parcel No. 082B-10-003/00.00, from its present Zoning District Classification of Agricultural District (A-1) to Heavy Industrial District (I-2), and would show as follows:

1. Please see the following Exhibits:

Exhibit “A” – Legal Description of the Subject Property

Exhibit “B” – Map depicting the location of the Subject Property

Exhibit “C” – Contract of Purchase and Sale by and between Petitioner and Watson

Exhibit “D” – Current Deed vesting title in Watson

Exhibit “E” – Map depicting Future Land Use for the Subject Property

Exhibit “F” – List of landowners within 160 feet of the Subject Property

Exhibit “G” – Notice of Hearing

Exhibit “H” – Notification letters to the cities of Canton and Gluckstadt

2. Petitioner has written permission to file this Petition from Watson pursuant to that certain Contract of Purchase and Sale agreement (“Agreement”), as rezoning of the Subject Property is a condition to closing the Agreement. See Exhibit “C,” attached hereto.
3. Petitioner requests that the Subject Property be rezoned from its present Zoning District Classification of Agricultural District (A-1) to Heavy Industrial District (I-2).
4. Character of the neighborhood:
 - a. The Subject Property lies on Nissan Drive, a major north-south thoroughfare, with I-55 to the west, and CN Railroad and Highway 51 to the east.
 - b. Madison County has experienced record economic and industrial growth in recent years—particularly in the immediate area of the Subject Property which lies in the most heavily industrialized area in the County.
 1. Madison County Megasite is zoned (I-2) Heavy Industrial District, is approximately two and one half (2.5) miles to the north of the Subject Property, and is now home to Amazon, AWS, Clark Beverage, and other Heavy Industrial uses.
 2. Nissan North America is zoned (I-2) Heavy Industrial District and is approximately one-quarter (1/4) miles to the north of the Subject Property.
 3. MMC Materials, Inc. is zoned (I-2) Heavy Industrial District and adjoins the property on its northeast corner.
7. Public need:
 - a. As the leader of economic development for Madison County, MCEDA’s mission is to encourage the growth of the county’s existing business and industry,

attract new investment and higher-paying jobs, and to increase Madison County's competitiveness leading to a diverse, vibrant economy benefiting all of the county's citizens.

- b. A key component to the success of Madison County, and one that enables MCEDA to carry out its mission is the availability of appropriately zoned property to allow existing, and new businesses to capitalize on speed to market.
- c. The recent and rapid economic growth of Madison County has put MCEDA in the position that it needs such available property in order to carry out its mission most effectively.
- d. There is a public need for rezoning of the Subject Property, as such rezoning will allow MCEDA to use the Subject Property in such a way as to continue to attract business and industry, create jobs, and have a positive economic impact on Madison County and surrounding municipalities.

8. The Land Use and Transportation Plan of Madison County, Mississippi depicts the Subject Property as "Heavy Industrial." See map attached hereto as **Exhibit "E."** As such, Petitioner's request is in compliance with the Land Use and Transportation Plan of Madison County, Mississippi, and is the highest and best use of the Subject Property.

9. Petitioner is notifying the surrounding landowners owning property within 160 feet of the property described herein (excluding streets and highways), of the hearing date for this Petition by certified mail, return receipt requested. A list of the landowners and their addresses is attached as **Exhibit "F"**.

10. A *Notice of Hearing* sent to the surrounding landowners is attached as **Exhibit "G."**

WHEREFORE, PREMISES CONSIDERED, Petitioner respectfully requests that this Petition be received, and after due consideration, the Board of Supervisors of Madison County, Mississippi will rezone and reclassify this property from its present designation of Agricultural District (A-1) to Heavy Industrial District (I-2).

RESPECTFULLY SUBMITTED, this the 2nd day of December, 2024.

Madison County Economic
Development Authority

/s/ Joseph P. Deason
Joseph P. Deason, Executive Director

WATSON LEGAL DESCRIPTION

+/-51.82 acres

That property described in that Order Discharging Executor and Closing Estate filed in Book 4049 Page 246 and currently known as Madison County Tax Parcel No. 082B-10-003/00.00.



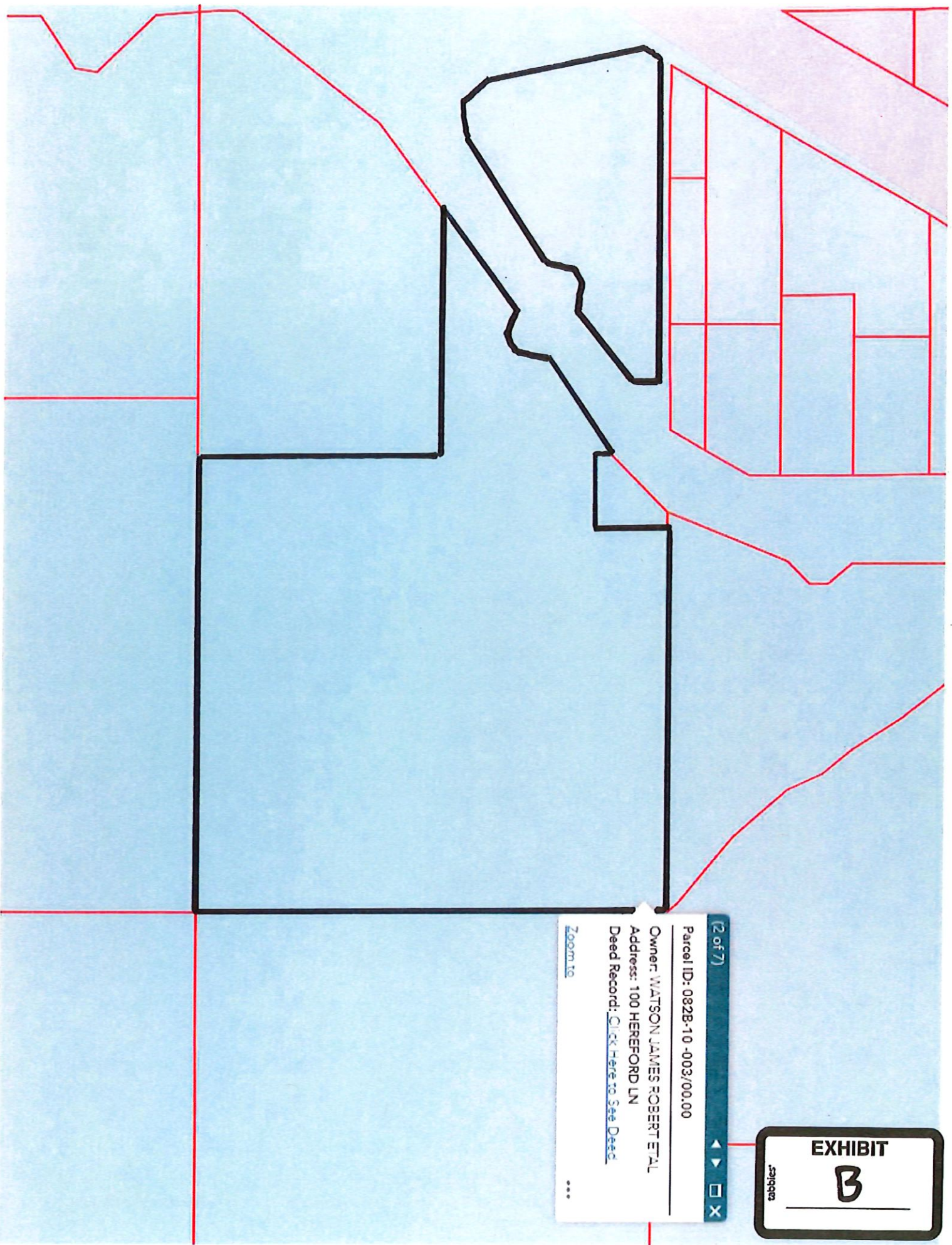


EXHIBIT
B

(2 of 7) ▲ ▶ □ X

Parcel ID: 0828-10-003/00.00

Owner: WATSON JAMES ROBERT ET AL

Address: 100 HEREFORD LN

Deed Record: [Click Here to See Deed](#)

[Zoom to](#) ...

CONTRACT OF PURCHASE AND SALE

This Contract of Purchase and Sale made and entered into this the ____ day of November, 2024, by and between Madison County Economic Development Authority, hereinafter called "Buyer" or "MCEDA", and David Lee Watson, Kenneth Owen Watson and James Robert Watson as "Sellers."

WITNESSETH THAT:

For the considerations, and subject to the terms, conditions and provisions hereinafter set out, and the mutual promises of, and benefits to, the parties to this agreement herein contained, Sellers and Buyers have agreed and do hereby agree as follows:

1. **AGREEMENT AND DESCRIPTION:** Sellers will sell to Buyer, and Buyer will purchase from Sellers that certain real property consisting of +/- 44.00 acres and being Madison County Tax Parcel No.: 082B-10-003/00.00, located in Section 10, Township 8N, Range 02E, Madison County, Mississippi and as generally depicted on the map attached as Exhibit "A" which is incorporated in this Agreement (the "Property").

SEE EXHIBIT "A" ATTACHED HERETO

2. **PURCHASE PRICE:** The consideration to be paid for said real property is _____ per acre as determined by an accurate survey of the property, to be paid in full on the date of closing

3. **EARNEST MONEY:**

(a) Buyer will deposit with Broker or law firm the sum of _____ as earnest money. Such amount shall be forfeited by buyer in the event this sale does not close upon the terms and conditions herein set forth.

(b) Within 24 hours of obtaining county approval of reclassification (rezone) of the property, Buyer shall deliver to Sellers an additional Twenty-Five Thousand Dollars (\$25,000) earnest money deposit. This additional sum shall be non-refundable upon Seller's receipt and applied to the purchase price upon closing.

4. **CLOSING:**

(a) The closing of this transaction shall be on or before the 31st day of January 2025, subject to the conditions as set forth herein.

(b) Sellers and Buyer shall also execute such certificates, non-foreign affidavits and other instruments as are reasonably requested by the other party or Buyer's lender in



connection with the consummation of the transaction contemplated hereby.

(c) Permission to Seek Rezoning. To the extent that any portion of the Property is not, as of the Effective Date hereof, classified (*i.e.*, zoned) as "Heavy Industrial District (I-2)" on the Official Zoning Map of Madison County, Sellers hereby grants to Buyer, permission to file an application with the Madison County Planning & Zoning Commission in accordance with the Madison County Zoning Ordinance seeking an amendment to such map and ordinance to reclassify (*i.e.*, rezone) such portion of the Property as Heavy Industrial District (I-2), which reclassification shall be conditioned on the Closing of the purchase of the Property in accordance with the terms and conditions herein. In connection with any such re-zoning application filed or to be filed by Buyer, Sellers hereby agrees to execute such other documents evidencing such grant of permission and cooperation as to such other minor, incidental actions that are necessary and proper, to have the Property or any portion thereof rezoned from its current classification to Heavy Industrial District (I-2) classification.

In the event that any third-party timely appeals any re-zoning decision of the Madison County Planning & Zoning Commission, and/or the Madison County Board of Supervisors, and/or thereafter appeals the decision of the Circuit Court of Madison County, or any higher court with respect thereto, Sellers shall, at times during the pendency of any such appeal(s), cooperate with Buyer to provide such documentation, written statements, affidavits, oral testimony or other information as may be necessary to challenge any such appeal(s); provided, however, that Sellers and Buyer agree that Buyer shall be solely responsible for any and all legal and other expenses and/or costs incurred to rezone the Property, or any portion thereof, in accordance herewith and to challenge any appeal thereof.

Notwithstanding any other provision of this Agreement to the contrary, if the rezoning proceeding contemplated herein is initiated by Buyer, but a non-appealable decision reclassifying the Property (or any portion thereof) to Heavy Industrial District (I-2) is not achieved by the Buyer prior to Closing, the Closing Date shall be deemed extended for the applicable period of such proceeding or appeal; provided, however, that Buyer shall have no obligation to purchase the Property or any portion thereof unless and until all of the Property is successfully reclassified as Heavy Industrial District (I-2) and such reclassification is no longer subject to any valid appeal.

(d) In the event that reclassification/rezoning approval has not been obtained within 12 months of application, either party (Buyer or Sellers) may terminate this contract by written notice. Time is of the essence.

5. TITLE AND SURVEY: Title to the aforesaid property is to be a good and merchantable fee simple title, free and clear of all liens and encumbrances; and Sellers contract to sell, convey and warrant the fee simple title unto Buyer by Warranty Deed, upon payment of the purchase price by Buyer, subject to the following exceptions only, to-wit:

- (a) The Sellers shall be responsible for the ad valorem taxes for the current year, said amount to be escrowed from the sales price and paid by Buyer.
- (b) Zoning Ordinances and Regulations of the County of Madison.
- (c) Such outstanding mineral conveyances or reservations and rights-of-way and Easements as may be of record that are acceptable to Buyers.

A current Survey of the property will be provided by Buyer at Buyer's expense. Sellers will provide a Certificate of Title or acceptable title examination upon which a Title Insurance Policy in the amount of the purchase price may be obtained at Buyer's option and Buyer's expense. Buyer shall give Sellers notice within three (3) days of the receipt of said title certificate and examination of any matters that are unacceptable and Sellers will agree to cure any such exception prior to closing. Any matters shown on the Certificate and survey and not objected to by Buyer shall be deemed to be approved by Buyer. In the event there are any such unacceptable matters that Sellers is unable or unwilling to remove by or on the closing date, Buyer may, at its option, may choose to proceed to close or terminate this Agreement.

6. **POSSESSION:** Sellers shall deliver possession of said property to Buyer upon closing however Buyer will lease back the property to Sellers allowing full access for a period of 60 days from closing in consideration of the sum of Ten and no/100ths dollars (\$10). Sellers intend to move the currently occupied manufactured home and personal property located on the property. During this lease period, Buyer shall have unrestricted access to the property to conduct inspections and activities that don't impact the Sellers' ability to remove the manufactured home and personal property.

7. **CLOSING COSTS, EXPENSES AND DOC PREP:** Sellers and Buyer shall be equally responsible for all closing costs except the costs of the title insurance if Buyer elects to obtain same. Buyer shall be responsible for its own attorney fees in connection herewith.

8. **BUYERS'S DUE DILIGENCE AND INSPECTION:** Buyers have 30 days to complete their due diligence and any further due diligence is hereby waived except as expressly stated herein.

9. **DELIVERY OF DOCUMENTS BY SELLERS:** Sellers shall deliver to Buyer copies of all existing surveys, title reports, title commitments, title policies, environmental reports, soil reports, zoning documents, other testing reports and civil documents, if any, that are in Sellers possession or are otherwise available to Sellers at closing. In the event the transaction contemplated hereby shall not close, Buyer shall promptly return the same to Sellers.

10. **SELLERS' WARRANTIES:** Sellers warrant to Buyer as follows:

- (a) Sellers have not deposited or released any hazardous wastes or substances on the Property
- (b) The Property is not subject to any pending litigation or condemnation proceeding and none is threatened.
- (c) The Property is not the subject of any outstanding sale contract or option to purchase in favor of a third party.
- (d) The Property is not the subject of any administrative order or any judgment or decree, including any order concerning wetlands.
- (e) Sellers are the sole owners of the Property and have full right, power, and authority to execute this Agreement and to consummate the transactions contemplated hereby.
- (f) Sellers are unaware of any use restrictions, other than those provided to Buyer by Sellers and those recorded in the public records, imposed on the Property.

11. **REMEDIES:** If Buyer fails to perform its obligations under this Agreement, Sellers' remedy, at Seller's sole option, shall be either an action for specific performance to require Buyer to consummate this sale, or an action for breach of contract and damages. Buyer shall have the same rights herein. In any action for specific performance or breach of contract, the substantially prevailing party shall be entitled to collect its reasonable attorney fees and costs, in addition to any other recovery to which it is entitled.

12. **NOTICES:** Any notice required to be given hereunder shall be in writing and delivered personally (including by commercial courier and/or hand delivery), sent by nationally recognized courier service (such as FedEx) or sent by United States certified mail, return receipt requested, with a copy by email, addressed to the parties at the addresses set forth below, or to such other address as either party may hereafter give the other.

BUYER:

Madison County Economic Development
Authority
c/o Joey Deason, Executive Director
135 Mississippi Parkway
Canton, Mississippi 39046

SELLERS:

James Robert Watson
5615 Thornberry Place
Meridian, Mississippi 39305-2722

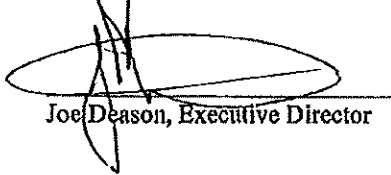
David Lee Watson
100 Hereford Ln
Madison MS 39110

Kenneth Owen Watson
615 W Saulnier St
Houston TX 77019
Email: Watson-k@sbcglobal.net Phone: 713-446-4789


13. **GENERAL RECITALS:** All of the terms, covenants and conditions herein contained shall be binding on, and inure to the benefit of, the heirs, executors, administrators, devisees, successors and/or assigns of the Sellers and Buyer. Any modifications or amendments of this Contract must be in writing. This Contract will be effective as of date it is last executed by Sellers or Buyer.

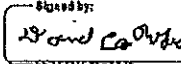
EXECUTED this the 10TH day of December, 2024.

BUYER: MCEDA


Joe Deason, Executive Director

SELLERS:

Signed by:

James Robert Watson

Signed by:

David Lee Watson


DocuSigned by:

Kenneth Owen Watson

EXHIBIT "A"



MADISON COUNTY, MS
 I certify this instrument filed/recorded
 on 04/20/21 2:06:36 PM
 Inst. 9279 83 Page 1 of 6
 Book: W - 4049 / 266.00
 Witness my hand and seal
 RONNY LOTT, C.C. BY: CH.D.C.

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

PREPARED BY:
 Robert O. "Bob" Waller, Esq. (MSB #6912)
 WALLER & WALLER
 210 South President Street (39201)
 Post Office Box 4
 Jackson, MS 39205-0004
 601-354-5252 office + 601-354-2681 fax
bobwaller@wallerandwaller.com

RETURN TO:
 Robert O. "Bob" Waller, Esq. (MSB #6912)
 WALLER & WALLER
 Post Office Box 4
 Jackson, MS 39205-0004

STATE OF MISSISSIPPI
 COUNTY OF MADISON

INDEXING COVER SHEET
 IN THE CHANCERY COURT OF MADISON COUNTY, MISSISSIPPI

IN THE MATTER OF THE ESTATE
 OF MARY JANE BARNELL WATSON, DECEASED CAUSE NO.: P2020-810

ORDER DISCHARGING EXECUTOR AND CLOSING ESTATE

GRANTOR: Mary Jane Barnell Watson
 c/o James Robert Watson
 5615 Thornberry Pl.
 Meridian, MS 39305-2722
 601-938-9055

GRANTEES: James Robert Watson
 5615 Thornberry Pl.
 Meridian, MS 39305-2722
 601-938-9055

Kenneth Owen Watson
 615 W. Saulnier
 Houston, TX 77019
 713-446-4789

David Lee Watson
 100 Hereford Lane
 Madison, MS 39110
 601-407-1769

INDEXING INSTRUCTIONS: Tract I: SW ¼ of Sec 10, T8N, R2E; and Tract II: SW 1/4, SW ¼, Section 10, T8N; R2E, Madison County, Mississippi



RONNY LOTT, CHANCERY CLERK
R. Lott

IN THE CHANCERY COURT OF MADISON COUNTY, MISSISSIPPI
IN THE MATTER OF THE ESTATE
OF MARY JANE BARNELL
WATSON, DECEASED

CAUSE NO. P2020-810

ORDER DISCHARGING EXECUTOR AND CLOSING ESTATE

THIS CAUSE, came on this day to be heard on the Petition of James Robert Watson, Executor of the Estate of Mary Jane Barnell Watson, deceased and praying this Court approve the final distribution of assets of this estate and for final discharge of the Executor after distribution has been made. The Court having heard and considered said Petition and finding that it has jurisdiction of the parties and subject matter and being fully advised in the premises finds the following:

1. That the Petitioner, James Robert Watson, is the duly qualified and acting Executor of the Estate of Mary Jane Barnell Watson, deceased, having been appointed by decree entered herein on the 5th day of November, 2020 (MEC dkt #6) and Letters Testamentary having been issued to Petitioner on the 30th day of November, 2020 (MEC dkt #11).
2. That on the 2nd day of June, 2020, Mary Jane Barnell Watson, late of Madison County, Mississippi, departed this life as evidenced by a copy of the Death Certificate previously filed with this Court.
3. That on the 25th day of June, 2014, the said Mary Jane Barnell Watson made, published and declared an instrument of writing as her Last Will and Testament. Petitioner previously filed the original Last Will and Testament with this Court (MEC dkt #7).
4. That the said instrument of writing herewith presented for probate as the Last Will and Testament of Mary Jane Barnell Watson, deceased, was declared and published by the decedent at a time when she was over the age of eighteen years and was of sound and

disposing mind and memory. Said instrument is in conformity with the requirements of law, and said instrument constitutes the true and lawful Last Will and Testament of Mary Jane Barnell Watson, deceased.

5. That Petitioner filed his *Affidavit as to Creditors* on the 1st day of December, 2020 (*MEC Dkt #12*). In accordance with the law, a *Notice to Creditors* was published by the Executor in *The Madison County Journal* with the dates of publication on December 3, December 10, and December 17, 2020 and the time within which claims might be probated against the estate of the decedent has expired with said proof of publication filed with this Court on December 21, 2020 (*MEC dkt #13*). There are no probated claims filed with the estate.

6. That Bob Waller, Waller & Waller, Attorneys at Law, has rendered valuable services to the Petitioner in connection with this estate. Petitioner paid a retainer in the amount of \$2,500.00 and was placed in the trust account of Waller & Waller. Petition request that this court approve the attorney fees, court cost, publication fees in the amount of \$2,500.00 which is reasonable and fair for their services.

6. That said decedent left an estate consisting of real property located in Madison County, requiring her estate to be probated so as to transfer the real property to the beneficiaries who are, David Lee Watson, Kenneth Owen Watson, and James Robert Watson.

100 Hereford Lane, Madison, Mississippi 39110, and further described as follows:

Tract 1:

A parcel of land situated in the SW 1/4 of Section 10, Township 8 North, Range 2 East commencing at the intersection of an East-West fence line extended with the center line of a county public road (said intersection being where a concrete monument marked "SC 16", representing the NE

corner of Section 16 and the SW corner of said Section 10, was placed below the road surface by the Mississippi Forestry Commission), thence run S 89°45' E along existing fence and South line of said Section 10 for 1331 feet to an iron pin, and the point of beginning of the property here described; thence North along that existing fence for 1137 feet to an iron pin; thence S 89°45' E for 209 feet to an iron pin; thence North for 209 feet to an iron pin in a fence line; thence S 89°45' E along the existing fence line for 633.5 feet to an iron pin thence S 86°08' E along the existing fence for 489.6 feet to an iron pin; thence South for 1314.5 feet along the existing fence and the South line of said Section 10 for 1340 feet to the point of beginning; containing 40.2 acres, more or less, as fenced and/or occupied, originally being the SE 1/4 of SW 1/4, less and except one acre in the NW corner thereof, and subject to easement of right-of-way thirty (30) feet in width on the South side.

Tract 2:

17.0 acres, more or less, in SW 1/4 SW 1/4 of Section 10, Township 8 North, Range 2 East, more particularly described as follows, to-wit: Commencing at the intersection of an East-West fence line extended, with the center line of a County public road (said intersection being where a concrete monument marked "S.C.16" representing the Northeast corner of Section 16 and the Southwest corner of Section 10, Township 8 North, Range 2 East, Madison County, Mississippi, was placed beneath the road surface by the Mississippi Forestry Service); run thence S 89°45' E along the existing fence and the South line of said Section 10 for 1331 feet to a fence corner representing the southeast corner of SW 1/4 SW 1/4 of said Section 10; thence running North 696 feet along a North-South fence to an iron pin in said North-South fence line, being the point of beginning; and from said point of beginning run thence North along said fence a distance of 636.5 feet to an iron pin; thence West 1152 feet to an iron pin in the East right-of-way line of U.S. Interstate Highway 55; thence South 13°45' West 124.0 feet to a right-of-way marker at the intersection of Old Jackson Road and said Interstate Highway 55; thence South 13°45' E 214.0 feet to an iron pin set in Old Jackson Road right-of-way; thence south 10°50' East 124.4 feet to an iron pin set in Old Jackson Road right-of-way; thence south 08°40' West 202.7 feet along said Old Jackson Road right-of-way to an iron pin; thence East 1173.5 feet along the North side of a 30-foot right-of-way easement, and 30 feet more or less North of an old East-West fence and hedgerow, to an iron pin and the point of beginning.

LESS AND EXCEPT THE FOLLOWING:

Warranty Deed dated June 14, 2001 from Robert L. Watson and Mary Jane Barnell Watson (Grantors) to Mississippi Major Economic Impact Authority (Grantee) and recorded with Madison County Chancery Clerk

in Book 0489, Pages 570-573 on June 19, 2001. A copy of said Deed was attached to the Petition as Exhibit "A".

Petitioner prayed that the Court confirm the above described real property to: David Lee Watson, 100 Hereford Lane, Madison, MS 39110; 601-407-1769; Kenneth Owen Watson, 615 W. Saulnier, Houston, TX 77019, 713-446-4789 and James Robert Watson, 5615 Thornberry Pl, Meridian, MS 39305-2722, 601-938-9055, as directed in the Last Will and Testament.

Petitioner further prayed that the Chancery Clerk will accept for recordation a certified copy of this Order so as to reflect the real property described herein above is confirmed as stated herein above, in lieu of deeds.

7. That Petitioner has shown that if any final estate tax returns are due to be filed with the Mississippi Department of Revenue for the State of Mississippi and with the Internal Revenue Service for the United States of America, a certificate of compliance will be filed with this Court upon completion.

8. That the only additional, interested, necessary and proper parties are, David Lee Watson and Kenneth Owen Watson who have filed their Joinders with this Court.

IT IS THEREFORE ORDERED AND ADJUDGED, that this Petition is received and filed, and the Court finds as follows:

1. That title of the real property described herein above is confirmed to:
David Lee Watson, 100 Hereford Lane, Madison, MS 39110; 601-407-1769; Kenneth Owen Watson, 615 W. Saulnier, Houston, TX 77019, 713-446-4789 and James Robert Watson, 5615 Thornberry Pl, Meridian, MS 39305-2722 601-938-9055, as directed in the Last Will and Testament and that the Chancery Clerk accept for recordation a certified copy of this Order so as to reflect real property described herein above is confirmed as stated herein above, in lieu of deeds.

2. That the attorneys fees, court cost and publication fee shall be paid to Waller & Waller for complete satisfaction of services rendered to this estate.

3. That after the payment of claims, attorney fees, and expenses, James Robert Watson as Executor be authorized to distribute the net assets of the estate Mary Jane Barnell Watson, deceased according to the terms of the Last Will and Testament and that James Robert Watson, Executor of the Estate of Mary Jane Barnell Watson, deceased be and is hereby discharged and the Estate closed.

SO ORDERED AND ADJUDGED this 28th day of May, 2021.

Cynthia Brewer
CHANCELLOR

Presented by:

/s/ Bob Waller
Bob Waller (MSB # 6912)
WALLER AND WALLER
Post Office Box 4
Jackson, MS 39205
Phone (601) 354-5252
Facsimile (601-354-2681)
bobwaller@wallerandwaller.com

STATE OF MISSISSIPPI
MADISON COUNTY

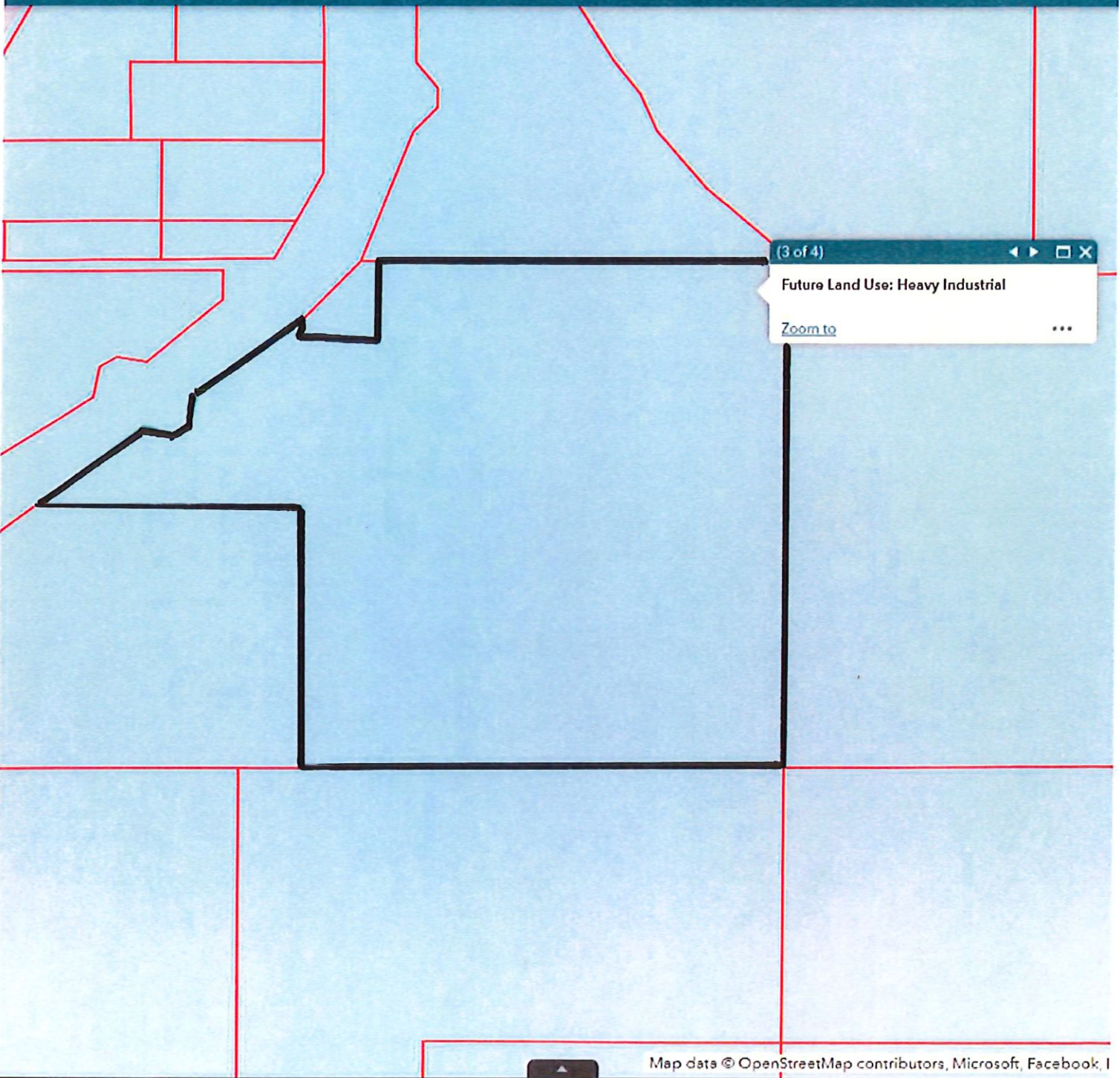
I, Ronny Lott Chancery Clerk of the above named County and State, do certify that the foregoing instrument is a true and correct copy of the original.
Witness my signature and seal of court

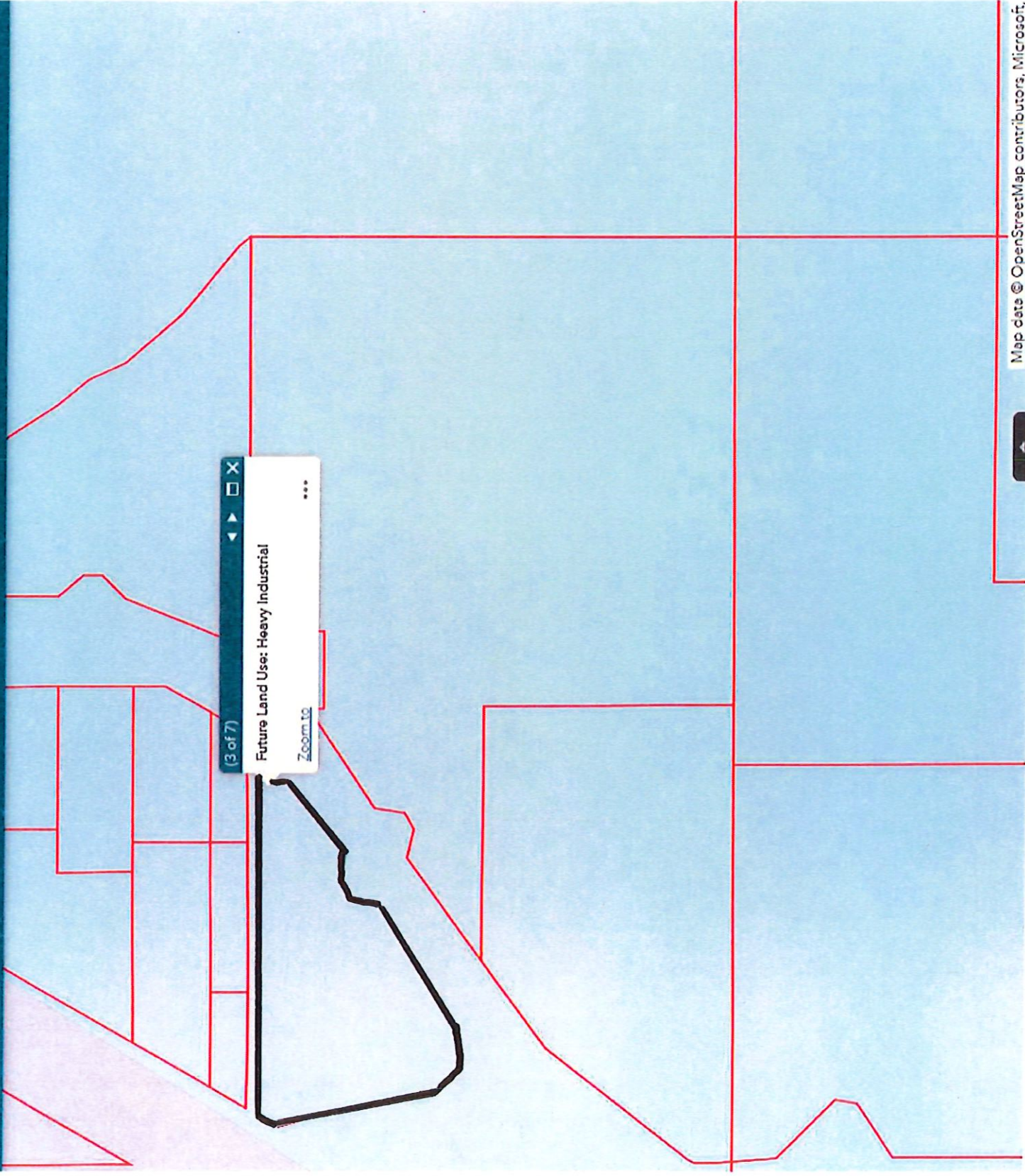
This the 28th day of JUNE, 2021
RONNY LOTT, Chancery Clerk

By [Signature] D.C.



MADISON COUNTY, MS RONNY LOTT
I CERTIFY THIS INSTRUMENT WAS FILED ON 6/4/2021 2:06:36 PM AND RECORDED IN W BOOK:4049 PAGE:248





**Owners of property located within 160 feet of the Subject Property
(excluding rights of way for streets and highways)**

082B-10-011/02.00

Hallie Holmes & Trustmark National Bank
P.O. Box 291
Jackson, MS 39205

082B-10-004/00.00

Barbara Sanders
2115 S Central Park Avenue #14
Chicago, IL 60623

082B-10-005/01.00

Estate of Leatha Boyd
160 Cloverleaf Drive
Madison, MS 39110

082B-10-005/02.00

Curby E. Body & Danette Brent
138 Cloverleaf Drive
Madison, MS 39110

082B-10-006/00.00

Ricky R. Lee, Jr.
130-A Cloverleaf Drive
Madison, MS 39110

082B-10-007/00.00

Percy L. Jackson & Marshall L. Jackson
657 Nissan Drive
Madison, MS 39110

082B-09-017/00.00

Banks Miller Lands, LLC
P.O. Box 290
Jackson, MS 39205

082B-09-020/00.00

The Trails at Madison
Attn: James Earl Lindsey
Fayette, AR 72703

082B-10-002/00.00

Robert Lee Bouldin & Carl Bouldin
297 Church Road
Madison, MS 39110



082E-15-007/00.00

Singh Hardip Sood and Kawaljit Sood
109 Cove Lane
Madison, MS 39110

082E-15-021/00.00

SRC INVESTMENTS, LLC
874 Ratliff Ferry Road
Canton, MS 39046

082E-15-022/00.00

Richard T. McCraw
223 N Taylor Lane
Madison, MS 39110

082B-10-011/03.00

MMC Materials Inc.
P.O. Box 2569
Madison, MS 39130

082B-10-009/02.00

Percy Jackson & Marshall Jackson
657 Nissan Drive
Madison, MS 39110

BEFORE THE BOARD OF SUPERVISORS OF MADISON COUNTY, MISSISSIPPI

IN THE MATTER OF REZONING OF CERTAIN LAND SITUATED IN:

**SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 NORTH RANGE 2 EAST,
MADISON COUNTY, MISSISSIPPI**

MADISON COUNTY TAX PARCEL NO: 082B-10-003/00.00

**PETITIONER: MADISON COUNTY ECONOMIC
DEVELOPMENT AUTHORITY**

NOTICE OF HEARING

This Notice of Hearing is given to you on behalf of the Madison County Economic Development Authority ("MCEDA"), which has filed a petition to re-zone and re-classify a +/-51.82 acre parcel of property currently owned by James Robert Watson, Kenneth Owen Watson, and David Lee Watson situated on Nissan Drive in Madison County, Mississippi and being Madison County Tax Parcel No.: **082B-10-003/00.00**.

MCEDA is seeking to re-zone the property from its current zoning of Agricultural (A-1) to a Heavy Industrial District (I-2).

Please take notice that the Madison County Planning and Zoning Commission will conduct a public hearing on the said Petition in the Board of Supervisors Hearing Room in the Madison County Administrative Office Building, located at 125 W North Street, Canton, Mississippi at 9:00 a.m. on January 9, 2025, or on a subsequent date to which the matter may be continued.

As the owner of property located within 160 feet of the Subject Property (excluding rights of way for streets and highways), you have the right and may appear at the hearing to offer any objection to or support of the Petition. However, you are not required to be present.

You are given Notice in accordance with Section 806.05 of the Madison County Zoning Ordinance, adopted December 2019.

This the 16th day of January, 2025.

Sincerely,

MADISON COUNTY ECONOMIC
DEVELOPMENT AUTHORITY

/s/ Joseph P. Deason

JOSEPH P. DEASON,
EXECUTIVE DIRECTOR



January 16, 2025

VIA U.S. MAIL

City of Canton, Mississippi
c/o Dr. William Truly, Jr., Mayor
P.O. Box 1605
226 East Peace Street
Canton, MS 39046

RE: NOTICE OF PUBLIC HEARING TO REZONE REAL PROPERTY

Dear Mayor Truly:

I write to notify the City of Canton that the Madison County Economic Development Authority ("MCEDA"), has filed a petition to re-zone and re-classify a +/-51.82 acre parcel of property currently owned by James Robert Watson, Kenneth Owen Watson, and David Lee Watson situated on Nissan Drive in Madison County, Mississippi and being Madison County Tax Parcel No.: **082B-10-003/00.00**.

MCEDA is seeking to re-zone the property from its current zoning of Agricultural (A-1) to a Heavy Industrial District (I-2).

While the Subject Property is located within the jurisdictional limits of Madison County, Madison County Planning & Zoning requires notification of any such petition to any municipality within one (1) mile of the property. Please consider this correspondence as such notification.

This the 16th day of January, 2025.

Sincerely,

MADISON COUNTY ECONOMIC
DEVELOPMENT AUTHORITY

/s/ Joseph P. Deason

JOSEPH P. DEASON,
EXECUTIVE DIRECTOR



January 16, 2025

VIA U.S. MAIL

City of Gluckstadt, Mississippi
c/o Walter C. Morrison, IV, Mayor
343 Distribution Drive
Madison, MS 39110

RE: NOTICE OF PUBLIC HEARING TO REZONE REAL PROPERTY

Dear Mayor Morrison:

I write to notify the City of Canton that the Madison County Economic Development Authority ("MCEDA"), has filed a petition to re-zone and re-classify a +/-51.82 acre parcel of property currently owned by James Robert Watson, Kenneth Owen Watson, and David Lee Watson situated on Nissan Drive in Madison County, Mississippi and being Madison County Tax Parcel No.: **082B-10-003/00.00**.

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While the Subject Property is located within the jurisdictional limits of Madison County, Madison County Planning & Zoning requires notification of any such petition to any municipality within one (1) mile of the property. Please consider this correspondence as such notification.

This the 16th day of January, 2025.

Sincerely,

MADISON COUNTY ECONOMIC
DEVELOPMENT AUTHORITY

/s/ Joseph P. Deason

JOSEPH P. DEASON,
EXECUTIVE DIRECTOR

Madison County Economic
Development Authority
135 Mississippi Parkway
Canton, MS 39046

CERTIFIED MAIL



7020 0640 0000 5336 0132



quadrant

FIRST-CLASS MAIL
IMI

\$009.64

01/16/2025 ZIP 39110
043M30224626

US POSTAGE

MMC Materials Inc.
P.O. Box 2569
Madison, MS 39130

Madison County Economic
Development Authority
135 Mississippi Parkway
Canton, MS 39046

CERTIFIED MAIL



7020 0640 0000 5336 0149



quodient

FIRST-CLASS MAIL
IMI

\$009.64⁹

01/16/2025 ZIP 39110
043M30224626

US POSTAGE

Barbara Sanders
2115 S Central Park Avenue #14
Chicago, IL 60623

Madison County Economic
Development Authority
135 Mississippi Parkway
Canton, MS 39046

CERTIFIED MAIL



7020 0640 0000 5336 0118



quadrant
FIRST-CLASS MAIL
IM1
\$009.64⁰
01/16/2025 ZIP 39110
043M30224626

US POSTAGE

SRC INVESTMENTS, LLC
874 Ratliff Ferry Road
Canton, MS 39046

Madison County Economic
Development Authority
135 Mississippi Parkway
Canton, MS 39046

CERTIFIED MAIL



7020 0640 0000 5336 0101



quadrant

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IMI

\$009.64²

01/16/2025 ZIP 39110
043M30224626

US POSTAGE

Hallie Holmes & Trustmark National Bank
P.O. Box 291
Jackson, MS 39205

Madison County Economic
Development Authority
135 Mississippi Parkway
Canton, MS 39046

CERTIFIED MAIL



7020 0640 0000 5336 0293



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FIRST-CLASS MAIL
IMI

\$009.64⁰

01/16/2025 ZIP 39110
043M30224626

US POSTAGE

The Trails at Madison, a Limited Partnership
Attn: James Earl ("Lyndy") Lindsey, President
1200 E. Joyce Boulevard
6th Floor
Fayette, AR 72703

Madison County Economic
Development Authority
135 Mississippi Parkway
Canton, MS 39046

CERTIFIED MAIL



7020 0640 0000 5336 0125



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IMI
\$009.64⁰
01/16/2025, ZIP 39110
043M90224626

US POSTAGE

Richard T. McCraw
223 N Taylor Lane
Madison, MS 39110

Madison County Economic
Development Authority
135 Mississippi Parkway
Canton, MS 39046

CERTIFIED MAIL



7020 0640 0000 5336 0163



quadrant
FIRST-CLASS MAIL
IM1
\$009.64²
01/16/2025 ZIP 39110
043M30224626

US POSTAGE

Banks Miller Lands, LLC
P.O. Box 290
Jackson, MS 39205

Madison County Economic
Development Authority
135 Mississippi Parkway
Canton, MS 39046

CERTIFIED MAIL



7020 0640 0000 5336 0170



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FIRST-CLASS MAIL
IMI
\$009.64⁹
01/16/2025 ZIP 39110
043M30224626

US POSTAGE

Percy L. Jackson & Marshall L. Jackson
657 Nissan Drive
Madison, MS 39110

Madison County Economic
Development Authority
135 Mississippi Parkway
Canton, MS 39046

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7020 0640 0000 5336 0231



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FIRST-CLASS MAIL
IMI

\$009.64⁹

01/16/2025 ZIP 39110
043M30224626

US POSTAGE

City of Gluckstadt, Mississippi
c/o Walter C. Morrison, IV, Mayor
343 Distribution Drive
Madison, MS 39110

Madison County Economic
Development Authority
135 Mississippi Parkway
Canton, MS 39046

CERTIFIED MAIL



7020 0640 0000 5336 0187

Retail



RDC 99



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U.S. POSTAGE PAID
FCM LETTER
MADISON, MS 39110
JAN 16, 2025

\$9.68

S2324N501787-04

Ricky R. Lee, Jr.
130-A Cloverleaf Drive
Madison, MS 39110

Madison County Economic
Development Authority
135 Mississippi Parkway
Canton, MS 39046

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7020 0640 0000 5336 0194

Retail



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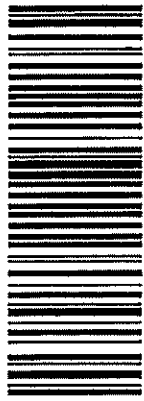
\$9.68

S2324N501787-04

Robert Lee Bouldin & Carl Bouldin
297 Church Road
Madison, MS 39110

Madison County Economic
Development Authority
135 Mississippi Parkway
Canton, MS 39046

CERTIFIED MAIL



7020 0640 0000 5336 0200

Retail



39110

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Singh Hardip Sood and Kawaljit Sood
109 Cove Lane
Madison, MS 39110

Madison County Economic
Development Authority
135 Mississippi Parkway
Canton, MS 39046

VERIFIED MAIL



7020 0640 0000 5336 0217

Retail



39110

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\$9.68

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Curby E. Body & Danette Brent
138 Cloverleaf Drive
Madison, MS 39110

Madison County Economic
Development Authority
135 Mississippi Parkway
Canton, MS 39046

CERTIFIED MAIL



7020 0640 0000 5336 0224

Retail



RDC 99



39110

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MADISON, MS 39110
JAN 16, 2025

\$9.68

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Estate of Leatha Boyd
160 Cloverleaf Drive
Madison, MS 39110

Madison County Economic
Development Authority
135 Mississippi Parkway
Canton, MS 39046

CERTIFIED MAIL



7020 0640 0000 5336 0248

Retail



39046

RDC 99

U.S. POSTAGE PAID
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MADISON, MS 39110
JAN 16, 2025

\$9.68

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City of Canton, Mississippi
c/o Dr. William Truly, Jr., Mayor
P.O. Box 1605
226 East Peace Street
Canton, MS 39046

Percy Jackson & Marshall Jackson
657 Nissan Drive
Madison, MS 39110

9589 0710 5270 0463 7479 83



FDC 99



39110

\$9.68

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JAN 18, 2025
52324NS01787-04