

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 June 18, 2025, Madison County received an application for a RE-PLAT OF STACY FUCHS DIVISION FILED 3/31/2025, JESSE YOUNG SURVEY, ABSTRACT 0247, hereby requesting further division through this Re-Plat Application attached.

Please find a copy of the application submitted by Stacy Shelton Fuchs, P.O. Box 155, Midway, Texas 75852.

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 June 18, 2025, and will continue for a minimum of 30 days, ending July 18, 2025. At this time, the projected date to vote on this re-plat is set for July 22, 2025. Please contact the representative above for verification of this date and time.

MADISON COUNTY RURAL DEVELOPMENT



101 West Main – Suite B-13
Madisonville, TX 77864
(936)348-3810 Fax (936)348-6614



MADISON COUNTY **RE-PLAT** SUBMITTAL APPLICATION

OWNER INFORMATION

Property Owner(s): Stacy Shelton Fuchs

Mailing Address: P.O. Box 155, Midway, Texas 75852

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

Name of plat creator: R.H. Bonds

Title/Certification: Registered Professional Land Surveyor, No. 5559

Mailing Address: 138 West Apalonia Avenue, PO Box 404, Anderson, Texas 77830

Telephone: Phone: 936-873-2800

Email: rhbsurveying@gmail.com

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: Replat of Stacy Fuchs Division filed 3/31/25.

Recorded in Volume 1104, Page 112, Number 70225 of the Madison County Records.

Located in the Jesse Young Survey, Abstract 0247.

Directions known as 911 address 6398 FM 3060, Midway, Texas, and address(es) to be determined.

Original Number of Acres: +/- 40.6929 acres. Number of Lots resulting from division: 2.

Re-plat shown on "Land Title Survey Plat of a 6.00 Acre Tract in the Jesse Young Survey, A-247, Madison County, Texas, Being Out of a Called 90.00 Acre Tract of Land Described in a Deed to Stacy Shelton Fuchs Recorded in Volume 1104, Page 112 of the Official

Records of Madison County, Texas (With 0.352 Acre/30 Ft. Wide Easement Along West

Page 1 of 8

Subdivision Application for Re-Plat

Initials of Owner(s)

ASF JS

MADISON COUNTY RURAL DEVELOPMENT



101 West Main – Suite B-13
Madisonville, TX 77864
(936)348-3810 Fax (936)348-6614



End)" Survey, by R.H. Bonds, RPLS 5559 of R.H. Bonds Surveying Company, PLLC, dated June 11, 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: selling a portion of the land.

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.

6/18/25 Stacy Shelton Fuchs
Date Signature of Owner

STATE OF TEXAS
COUNTY OF MADISON

Page 2 of 8
Subdivision Application for Re-Plat

Initials of Owner(s) AFJ 995

MADISON COUNTY RURAL DEVELOPMENT

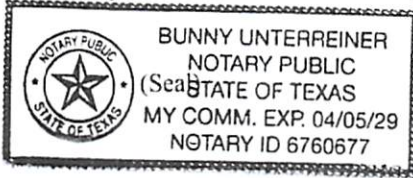


101 West Main – Suite B-13
Madisonville, TX 77864
(936)348-3810 Fax (936)348-6614



Before me, on this day personally appeared Stacy Shelton Fuchs, known to me, or proved to me through TDL (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 18 day of June, 2025.



Bunny Unterreiner
Notary Public in and for the State of Texas
My commission expires 4/5/29

6/18/25

Date

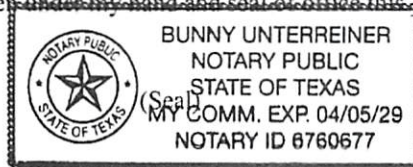
CC Fuchs

Signature of Owner

STATE OF TEXAS
COUNTY OF MADISON

Before me, on this day personally appeared Axel Fuchs, known to me, or proved to me through TDL (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 18 day of June, 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.

MADISON COUNTY RURAL DEVELOPMENT



101 West Main – Suite B-13
Madisonville, TX 77864
(936)348-3810 Fax (936)348-6614



FOR COUNTY USE ONLY:		2025
Application Received By: <u>Benny Untenue</u>		Date Received: <u>June 18, 2025</u>
Fees Paid (amount): \$ <u>263 ⁶⁰/_{xx}</u>	Check # <u>1048</u>	County Receipt # <u>3183</u>
Fees Received By: <u>Benny Untenue</u>		Date Received: <u>June 18, 2025</u>
Dates of Notice Period: <u>June 18, 2025 - July 18, 2025</u> to <u>July 18, 2025</u>		
Verification of Notices Done: Dates _____		Source _____
Additional dates and Sources _____		
Scheduled For Commissioners Court Meeting on: <u>July 22, 2025</u> .Rescheduled? _____		
Reason for rescheduling, if applicable: _____		
Certification that all daughter lots have proper access to road: <u>Shelly K Butts</u> Date <u>6/18/2025</u>		
Signature of Wastewater DR: _____		Date: _____
Signature of 911 Coordinator: <u>Shelly K Butts</u>		Date: <u>6/18/2025</u>
Signature of Floodplain Administrator: <u>Shelly K Butts</u>		Date: <u>6/18/2025</u>
Signature of Engineer consulted: _____		Date: _____
Signature of Mid-East Texas GCD Rep: _____		Date: _____
Consideration of driveway by TxDOT: <u>Easement on current driveway</u>		Date: <u>6/18/2025</u>
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

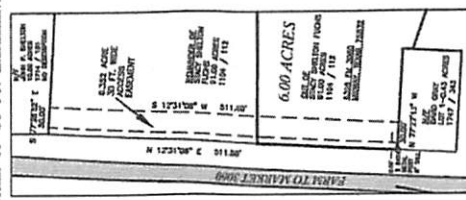
Once approved through Commissioners Court, the applicant shall file the official plat(s), certification of surveyor, certification of owner, tax statements, and fees to the Madison County Clerk at 103 W Trinity, Suite 104, Madisonville, Texas. Please contact their office at 936-241-6210 for complete information and requirements for filing.

SURVEYOR'S CERTIFICATE:
 I, R. H. BONDS, R.P.L.S. NO. 5559, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE
 REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT
 THERE ARE NO ENCUMBRANCES ON THIS TRACT EXCEPT AS SHOWN HEREON.
 THE F.L.R.A. MAPS, COMMUNITY PANEL NO. 481100007-A
 FEMA HAS NOT COMPLETED FLOOD STUDY IN THIS AREA.

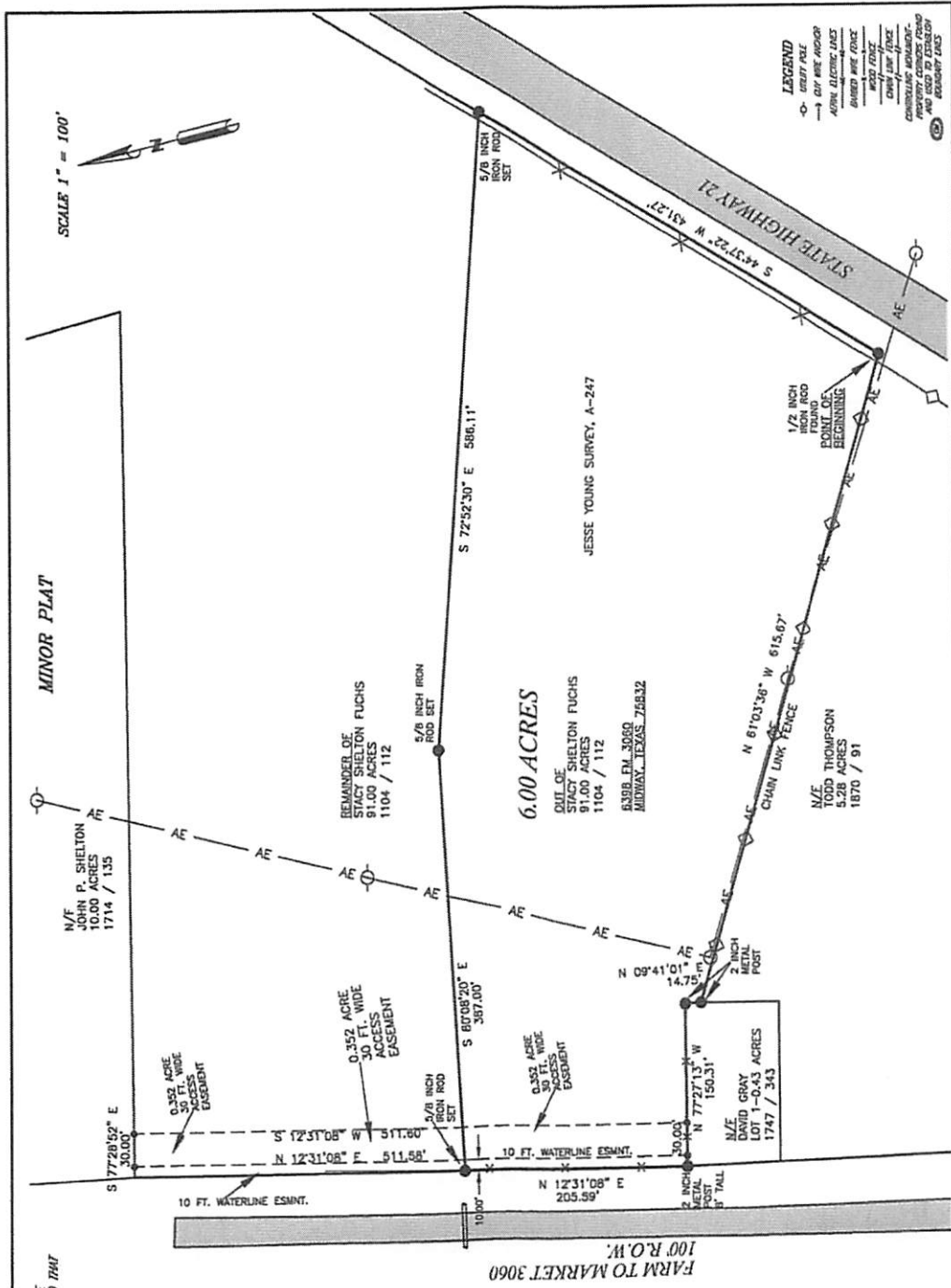


R.H. Bonds

DETAIL OF 30 FT. EASEMENT



GENERAL NOTES:
 BEARINGS SHOWN HEREON
 ARE GRID NORTH
 ADJUSTED CENTRAL
 ZONE 4203 EPOCH 2010
 THE FOLLOWING
 EASEMENTS DO APPLY TO
 THIS TRACT:



LAND TITLE SURVEY PLAT OF A 6.00 ACRE TRACT IN THE JESSE YOUNG SURVEY, A-247, MADISON COUNTY, TEXAS, BEING OUT OF A CALLED 90.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO STACY SHELTON FUCHS RECORDED IN VOLUME 1104, PAGE 112 OF THE OFFICIAL RECORDS OF MADISON COUNTY, TEXAS (WITH 0.352 ACRE/30 FT. WIDE ACCESS EASEMENT ALONG WEST END)	
BUYER	TITLE COMPANY
	G.F. NO.
	DATE
JOB NUMBER: 25-0077 SCALE: 1 INCH = 100 FEET	
R.H. BONDS SURVEYING COMPANY, PLLC 120 WEST APALACHIA AVENUE ANDERSON, TEXAS 77920 Phone: 832-871-2020 Fax: 832-871-2023 Email: rhbonds@rhbonds.com	
SURVEY DATED: JANUARY 2025 PLAT DATED: JUNE 11, 2025	

Page 5 of 8

Initial

JUNE 13, 2025

METES AND BOUNDS DESCRIPTION
OF A 6.00 ACRE TRACT IN THE
JESSE YOUNG SURVEY, A-247
MADISON COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 6.00 ACRES IN THE JESSE YOUNG SURVEY, A-247, MADISON COUNTY, TEXAS, AS DESCRIBED IN A DEED TO STACY SHELTON FUCHS RECORDED IN VOLUME 1104, PAGE 112 OF THE OFFICIAL RECORDS OF MADISON COUNTY, TEXAS, (O.R.M.C.T.), AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2 INCH IRON ROD FOUND ON THE WEST RIGHT OF WAY, (R.O.W.) LINE OF STATE HIGHWAY 21 MARKING THE NORTHEAST CORNER OF A CALLED 5.28 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TODD THOMPSON, RECORDED IN VOLUME 1870, PAGE 91 OF THE O.R.M.C.T., THE SOUTHEAST CORNER OF SAID 91 ACRE PARENT TRACT AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE: N 61°03'36" W, ALONG THE NORTH LINE OF SAID THOMPSON TRACT FOR A DISTANCE OF 615.67 FEET TO A 2 INCH METAL POST FOUND ON THE EAST LINE OF A CALLED 1.43 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DAVID GRAY RECORDED IN VOLUME 1747, PAGE 343 OF THE O.P.R.M.C.T. MARKING THE NORTHWEST CORNER OF SAID THOMPSON TRACT AND THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: ALONG THE COMMON BOUNDARY LINES OF SAID GRAY TRACT AND THE HEREIN DESCRIBED TRACT FOR THE FOLLOWING CALLS;

- N 09°41'01" E, FOR A DISTANCE OF 14.75 FEET TO A 2 INCH METAL POST;
- N 77°27'13" W, FOR A DISTANCE OF 150.31 FEET TO A 2 INCH METAL POST FOUND ON THE EAST R.O.W. LINE OF FARM TO MARKET ROAD 3060 MARKING THE NORTHWEST CORNER OF SAID GRAY TRCT AND THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 12°31'08" E, ALONG THE EAST R.O.W. LINE OF FM 3060 FOR A DISTANCE OF 205.59 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: ACROSS AND THROUGH SAID PARENT TRACT FOR THE FOLLOWING CALLS;

- S 80°08'20" E, FOR A DISTANCE OF 387.00 FEET TO A 5/8 INCH IRON ROD SET;
- S 72°52'30" E, FOR A DISTANCE OF 586.11 FEET TO A 5/8 INCH IRON ROD SET ON THE WEST R.O.W. LINE OF STATE HWY 21 MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 44°37'22" W, ALONG THE WEST R.O.W. OF SAID STATE HWY 21 FOR A DISTANCE OF 431.27 FEET TO THE **POINT OF BEGINNING** CONTAINING IN ALL 6.00 ACRES AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN JUNE 2025.

BEARINGS REFERENCED HEREIN ARE GRID NORTH NAD 83 TEXAS CENTRAL ZONE 4203 EPOCH 2010

R.H. BONDS R.P.L.S. 5559
ANDERSON, TEXAS



R.H. Bonds

JUNE 13, 2025

EASEMENT
METES AND BOUNDS DESCRIPTION
OF A 0.352 ACRE, 30 FT. WIDE, EASEMENT IN THE
JESSE YOUNG SURVEY, A-247
MADISON COUNTY, TEXAS

ALL THAT CERTAIN EASEMENT CONTAINING 0.352 ACRES, BEING 30 FT. WIDE, IN THE JESSE YOUNG SURVEY, A-247, MADISON COUNTY, TEXAS, ACROSS THE WEST END OF A 6.00 ACRE TRACT, BEING 10 FT. FROM THE WEST BOUNDARY LINE, OUT OF A CALLED 91.00 ACRES AS DESCRIBED IN A DEED TO STACY SHELTON FUCHES RECORDED IN VOLUME 1104, PAGE 112 OF THE OFFICIAL RECORDS OF MADISON COUNTY, TEXAS, (O.R.M.C.T.), AND ACROSS THE REMAINDER OF SAID 91.00 ACRE TRACT FOR ACCESS, SAID EASEMENT FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT 2 INCH METAL POST FOUND ON THE WEST RIGHT OF WAY, (R.O.W.) LINE OF FARM TO MARKET 3060, MARKING THE NORTHEAST CORNER OF A CALLED 0.43 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DAVID GRAY, RECORDED IN VOLUME 1747, PAGE 343 OF THE O.R.M.C.T., AND THE SOUTHWEST CORNER OF SAID 91 ACRE PARENT AND 6.00 ACRE TRACT;

THENCE: S 77°27'13" E, ALONG THE NORTH LINE OF SAID GRAY TRACT FOR A DISTANCE OF **10.00 FEET** TO A POINT BEING THE POINT **OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE: N 12°31'08" E, ACROSS AND THROUGH SAID 6.00 ACRE TRACT AND THE REMAINDER OF SAID 91.00 ACRE PARENT TRACT FOR A DISTANCE OF **511.58 FT** TO A POINT ON THE SOUTH LINE OF A CALLED 10.00 ACRE TRACT DESCRIBED IN A DEED TO JOHN P. SHELTON, RECORDED IN VOLUME 1714, PAGE 135 OF THE O.P.R.M.C.T., MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE: S 77°28'52" E, ALONG THE SOUTH LINE OF SAID SHELTON TRACT FOR A DISTANCE OF **30.00 FEET** TO A POINT, MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE: S 12°31'08" W, ACROSS AND THROUGH SAID REMAINDER OF SAID 91.00 ACRE PARENT TRACT AND THROUGH SAID 6.00 ACRE TRACT FOR A DISTANCE OF **511.60 FT** TO A POINT ON THE NORTH LINE OF SAID GRAY TRACT, MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE: N 77°27'13" W, ALONG THE NORTH LINE OF SAID GRAY TRACT FOR A DISTANCE OF **30.00 FEET** TO THE POINT **OF BEGINNING** CONTAINING IN ALL **0.352 ACRES** AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN JUNE 2025.

BEARINGS REFERENCED HEREIN ARE GRID NORTH NAD 83 TEXAS CENTRAL ZONE 4203 EPOCH 2010

R.H. BONDS R.P.L.S. 5559
ANDERSON, TEXAS



R.H. Bonds

Page 7 of 8

C:\BONDS-SERVER\METES AND BOUNDS\2025\25-0077\25-0077 EASEMENT.DOC

AK af
initials

Through Tax Year
2024

TAX CERTIFICATE

Certificate #
15584

Issued By:

MADISON COUNTY TAX OFFICE
PO BOX 417
MADISONVILLE, TX 77864

Property Information

Property ID: 41343 Geo ID: R-0247-000-1054-901
Legal Acres: 46.6929
Legal Desc: A0247 JESSE YOUNG TRACT 105-4 46.6929 ACRES
Situation: 6398 FM 3060 TX
DBA:
Exemptions:

Owner ID: 84000 100.00%
FUCHS STACY SHELTON
PO BOX 155
MIDWAY, TX 75852-0155

For Entities

MADISON COUNTY
MADISONVILLE ISD

Value Information

Improvement HS	0
Improvement NHS	0
Land HS	0
Land NHS	0
Productivity Market	447,370
Productivity Use	2,800
Assessed Value	2,800

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
Totals:			0.00	0.00	0.00	0.00

Effective Date: 02/13/2025

Total Due if paid by: 02/28/2025 0.00

Tax Certificate Issued for:	Taxes Paid in 2024
MADISONVILLE ISD	24.41
MADISON COUNTY	13.44

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: 02/13/2025
Requested By: COUNTER
Fee Amount: 10.00
Reference #: LANE STAPLETON

Signature of Authorized Officer of Collecting Office

Karen M Lane Page 8 of 8

117 aa2
Initials