

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.

Madison County has received an application for a RE-PLAT OF LOT 3A MADISONVILLE FARMS SUBDIVISION, hereby requesting further division through this Re-Plat Application attached.

Please find a copy of the application submitted by Shawn and Darla Reynolds, 2403 Derby 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 March 6, 2025, and will continue for 30 days until April 5, 2025. At this time, the projected date for Commissioners Court to vote on this re-plat is set for April 8, 2025. Please contact the representative above for verification of this date and time.

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MADISON COUNTY RE-PLAT SUBMITTAL APPLICATION

OWNER INFORMATION

Property Owner(s): Shawn Reynolds and Darla Reynolds

Mailing Address: 2403 Derby Lane, Madisonville, Texas 77864

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

Name of plat creator: Jarold Antley

Title/Certification: Registered Professional Land Surveyor, No. 6071

Mailing Address: P.O. Box 1598, Montgomery, Texas 77356

Telephone: 936-522-8716 **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: Replat of Lot 3A, Madisonville Farms

Recorded in Volume 1917, Page 92, Number 120800 of the Madison County Records. Located in Madisonville Farms, a subdivision out of the John Tolbert Survey, Abstract 0030.

Directions to property: Off of State Highway 21 East of Madisonville to Derby Lane, known as 911 addresses 2403 and 2405 Derby Lane, Madisonville, Texas 77864.

Original Number of Acres: +/- 13.30 acres. **Number of Lots resulting from division:** 2.

Re-plat shown on document for replat of Lot 3A "1.513 Acres in the John Talbert Survey, A-30, Madison County, Texas" Survey, by Jarrod Antley, RPLS 6071, dated 2/26/2025.

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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: **1.513 Acre division.**

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

This document is hereby executed by the property owner(s) of said tract of land.

2/28/2025
Date

[Signature]
Signature of Owner

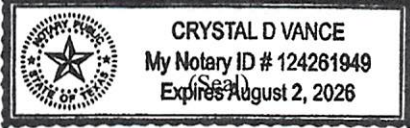
2/28/2025
Date

[Signature]
Signature of Owner

STATE OF TEXAS
COUNTY OF MADISON

Before me, on this day personally appeared Shawn Reynolds & Darla Reynolds known to me, or proved to me through Texas Drivers License (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 28th day of Feb, 2025.



[Signature]
Notary Public in and for the State of Texas
My commission expires Aug 2, 2026

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.

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FOR COUNTY USE ONLY:		2025
Application Received By: <u>Benny Untenerin</u>	Date Received: <u>March 3, 2025</u>	
Fees Paid (amount): \$ <u>309.40</u>	Check # <u>1034</u>	County Receipt # <u>3137</u>
Fees Received By: <u>Benny Untenerin</u>	Date Received: <u>March 3, 2025</u>	
Dates of Notice Period: <u>March 16, 2025</u>	to <u>April 5, 2025</u>	
Verification of Notices Done: Dates _____	Source <u>Mailout/Website</u>	
Additional dates and Sources _____		
Scheduled For Commissioners Court Meeting on: <u>April 8, 2025</u>	Rescheduled? _____	
Reason for rescheduling, if applicable: _____		
Certification that all daughter lots have proper access to road: <u>Shelley K Butts</u>	Date <u>3/6/25</u>	
Signature of Wastewater DR: _____	Date: _____	
Signature of 911 Coordinator: <u>Shelley K Butts</u>	Date: <u>3/6/25</u>	
Signature of Floodplain Administrator: <u>Shelley K Butts</u>	Date: <u>3/6/25</u>	
Signature of Engineer consulted: _____	Date: _____	
Signature of Mid-East Texas GCD Rep: _____	Date: _____	
Consideration of driveway by TxDOT: <u>Not applicable</u>	Date: <u>3/6/25</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.

Initials of Owner(s) SR ADR

Re-plot of Madisonville Farms, Lot 3A

MADISONVILLE EQUINE LLC
CALLED 93.523 AC
VOL. 1493, PG. 262
O.P.R.M.C.

NOTES:
1. HORIZONTAL CONTROL FOR THIS SURVEY IS BASED ON GPS NAD 83 TEXAS CENTRAL ZONE STATE PLANE COORDINATES.
2. TITLE AND EASEMENT INFORMATION SHOWN HEREON IS THE RESPONSIBILITY OF OTHERS. THE SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR ANY OF THE INFORMATION NOR ANY DECISIONS LEADING TO THE NOTING OF SAID INFORMATION.
3. CLIENT HAS BEEN ADVISED TO CHECK WITH MADISON COUNTY TO SEE IF THIS DIVISION WILL REQUIRE PLATTING.

SCALE: 1" = 100'
DATE: 2/18/2025
REV: 2/26/2025



RESIDUAL OF LOT 3A
MADISONVILLE FARMS SUBDIVISION
VOL. 227, PG. 514
D.R.M.C.

LOT 3
MADISONVILLE FARMS
SUBDIVISION
VOL. 227, PG. 514
D.R.M.C.

LOT 4
MADISONVILLE FARMS
SUBDIVISION
VOL. 227, PG. 514
D.R.M.C.

1.513 ACRES

IN THE JOHN TALBERT SURVEY, A-30
MADISON COUNTY, TEXAS

I hereby certify that this survey was made on the ground under my supervision that this drawing correctly represents the facts found at the time of this survey and that this professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1B survey.

This survey was completed without the benefit of a title commitment.

Jarrod Antley
Jarrod Antley, R.P.L.S.
Texas Registration No. 6071

LONE STAR



LAND SURVEYING & MAPPING
P.O. BOX 1598, MONTGOMERY, TEXAS 77356
PH: (936) 522-8716

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SR
Antley
SRE

LONE STAR

LAND SURVEYING & MAPPING

Being 1.513 acres of land, being out of Lot 3A Madisonville Farms Subdivision according to the recorded deed thereof in Volume 227, Pages 514 of the Deed Records of Madison County, Texas, also located in the John Talbert Survey, A-30, Madison County, Texas, said 1.513 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod bent found along the northerly line of Derby Lane for the southeast corner of said Lot 3A, point having a Texas State Plane Coordinate of N-10,344,756.81100 E-3,701,116.45200, Central Zone (4203), NAD83;

THENCE with the northerly line of Derby Lane, along a curve to the left having a radius of 1,627.63 feet and a length of 76.80 feet (Chord: North 79 degrees 02 minutes 09 seconds West, a distance of 76.79 feet) to a point of tangency;

THENCE North 80 degrees 23 minutes 16 seconds West, with the northerly line of Derby Lane, a distance of 79.15 feet to a point of curvature;

THENCE with the northerly line of Derby Lane, with a curve to the right having a radius of 599.26 feet and a length of 64.45 feet (Chord: North 77 degrees 18 minutes 25 seconds West, a distance of 64.41 feet) to the POINT OF BEGINNING, being the southeast corner of herein described tract;

THENCE with the northerly line of Derby Lane, with a curve to the right having a radius of 599.26 feet and a length of 124.43 feet (Chord: North 68 degrees 16 minutes 39 seconds West, a distance of 124.21 feet) to a point of tangency of herein described tract;

THENCE North 62 degrees 19 minutes 45 seconds West, a distance of 48.65 feet to a point for the southwest corner of herein described tract;

THENCE North 09 degrees 19 minutes 12 seconds East, a distance of 198.76 feet to an angle point of herein described tract;

THENCE North 20 degrees 00 minutes 26 seconds East, a distance of 138.58 feet to an angle point of herein described tract;

THENCE North 30 degrees 58 minutes 25 seconds East, a distance of 83.78 feet to a point for the northwest corner of herein described tract;

THENCE South 79 degrees 34 minutes 29 seconds East, a distance of 100.98 feet to a point for the northeast corner of herein described tract;

THENCE South 08 degrees 03 minutes 55 seconds West, a distance of 452.95 feet to the POINT OF BEGINNING of herein described tract, containing 1.513 acres of land.

Bearings are based upon GPS Observations, Texas State Plane System, Central Zone (4203), NAD83.
Plat accompanies this description.

I, Jarrod G. Antley, Registered Professional Land Surveyor, No. 6071, do hereby certify that the above field notes were prepared from a boundary survey made on the ground under my direction and supervision.

GIVEN UNDER MY HAND AND SEAL, this the 26th day of February, 2025.



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SR AP
initials

Issued By:
MADISON COUNTY TAX OFFICE
PO BOX 417
MADISONVILLE, TX 77864

Property Information

Property ID: 20299 Geo ID: R-0030-000-0206-901
Legal Acres: 12.5410
Legal Desc: MADISONVILLE FARMS LOT 3A 12.541
Situs: 2403 DERBY LANE
DBA:
Exemptions: HS

Owner ID: 89027 100.00%
REYNOLDS SHAWN & DARLA
2403-A DERBY LN
MADISONVILLE, TX 77864

For Entities

Value Information

MADISON COUNTY	Improvement HS:	472,190
MADISONVILLE ISD	Improvement NHS:	100,000
	Land HS:	278,180
	Land NHS:	0
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	686,151

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
2024	MADISON COUNTY	686,151	3,293.52	0.00	0.00	3,293.52
2024	MADISONVILLE ISD	586,151	5,108.30	0.00	0.00	5,108.30
Totals:			8,401.82	0.00	0.00	8,401.82

Effective Date: 01/06/2025

Total Due if paid by: 01/31/2025

8,401.82

Tax Certificate Issued for:	Taxes Paid in 2024
MADISONVILLE ISD	0.00
MADISON COUNTY	0.00

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: 01/06/2025
Requested By: COUNTER
Fee Amount: 10.00
Reference #: Mr-Mrs Reynolds


Signature of Authorized Officer of Collecting Office


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