

## MADISON COUNTY RURAL DEVELOPMENT



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

[shelly.butts@madisoncountytexas.org](mailto: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 MINOR REPLAT OF WHITE SHADOWS, INC. SUBDIVISION TRACT 28A & TRACT 28B, BEING A REPLAT OF A 4.0000 ACRE PORTION OF TRACT 28, VOLUME 1, PAGE 3 PRMCT, PETER FULLENWIDER LEAGUE SURVEY, ABSTRACT 15, MADISON COUNTY, TEXAS.

Please find a copy of the application submitted by Robert Evans and Carolyn Evans, 11695 Emu Lane, North Zulch, Texas 77872, along with the proposed survey.

Any questions or comments may be directed to Shelly Butts, Rural Development Coordinator, by email to [shelly.butts@madisoncountytexas.org](mailto:shelly.butts@madisoncountytexas.org), by phone to 936-241-6213, or by mail at the above address.

The 30-day comment period began on September 2 and will continue for a minimum of 30 days, until October 1, 2025. At this time, the projected date to vote on this re-plat is set for October 14, 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):** Robert Evans and Carolyn Evans

**Mailing Address:** 11695 Emu Lane, North Zulch, Texas 77872

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

**Name of plat creator:** David Powell Brister, Kerr Surveying

**Title/Certification:** Registered Professional Land Surveyor, No. 6537

**Mailing Address:** 1718 Briarcrest Drive, Bryan, Texas 77802

**Telephone:** (979) 268-3195 **Email:**

[Click here to enter text.](#)

**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:** White Shadows Inc., Subdivision Replat of Part of Tract 28 previously divided.

**Recorded in** Volume 1, Page 3, Plat Records of Madison County. Located in the Peter Fullenwider League Survey, Abstract 15 Tracts 28A & 28B.

**Directions to property:** South of North Zulch on FM 39 South, then West on FM 1372 West to Emu Lane, known as 911 address 11695 Emu Lane, North Zulch, Texas, and address(es) to be determined.

**Original Number of Acres:** +/- 4.000 acres. **Number of Lots resulting from division:** 2.  
**Re-plat shown on** "Minor Replat of White Shadows Inc. Subdivision Tract 28A & Tract 28B, Being a Replat of a 4.000 Acre Portion of Tract 28, Volume 1, Page 3 PRMCT, Peter Fullenwider League Survey, Abstract 15, Madison County, Texas" Survey, by David

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**Powell Brister, Kerr Surveying, RPLS 6537, dated 8/19/25 (Preliminary Pending Approval) with Final Plat to be included with this application once approved.**

**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 part of tract.

**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.

R.E. CE



## MADISON COUNTY RURAL DEVELOPMENT



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8-28-25

Date

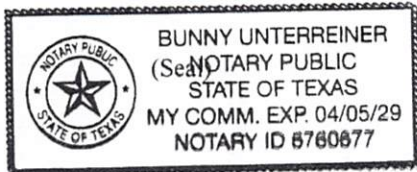
Carolyn Evans

Signature of Owner

STATE OF TEXAS  
COUNTY OF MADISON

Before me, on this day personally appeared Carolyn Evans, 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 28 day of August, 2025.



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

8-28-25

Date

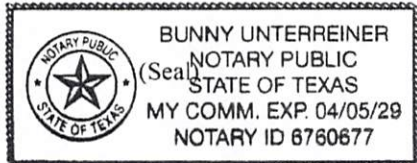
Robert Evans

Signature of Owner

STATE OF TEXAS  
COUNTY OF MADISON

Before me, on this day personally appeared Robert Evans, known to me, or proved to me through TAL (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 28 day of August, 2025.



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

R.E. CE

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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.

FOR COUNTY USE ONLY:		2025
Application Received By: <u>Benny Untenreiner</u> Date Received: <u>August 28, 2025</u>		
Fees Paid (amount): \$ <u>319 <sup>30</sup>/<sub>xx</sub></u> <sup>mo</sup> Check # <u>19-75638-218</u> County Receipt # <u>3226</u>		
Fees Received By: <u>Benny Untenreiner</u> Date Received: <u>August 28, 2025</u>		
Dates of Notice Period: <u>9-2-25</u> to <u>10-1-25</u>		
Verification of Notices Done: Dates <u>9-2-25</u> Source <u>Letters + website</u>		
Additional dates and Sources _____		
Scheduled For Commissioners Court Meeting on: <u>October 14, 2025</u> Rescheduled? _____		
Reason for rescheduling, if applicable: _____		
Certification that all daughter lots have proper access to road: <u>Shuley K Butts</u> Date <u>9/2/2025</u>		
Signature of Wastewater DR: <u>[Signature]</u>		Date: <u>8/29/25</u>
Signature of 911 Coordinator: <u>Shuley K Butts</u>		Date: <u>9/2/2025</u>
Signature of Floodplain Administrator: <u>Shuley K Butts</u>		Date: <u>9/2/2025</u>
Signature of Engineer consulted: _____		Date: _____
Signature of Mid-East Texas GCD Rep: <u>L. M. Bailey</u>		Date: <u>8/28/2025</u>
Consideration of driveway by TxDOT: <u>Not applicable</u>		Date: <u>9/2/2025</u>
Reason for Variance, if applicable: <u>N/A</u>		
Notes: _____		
Filed in Clerk's Office for Record: _____ Date: _____		

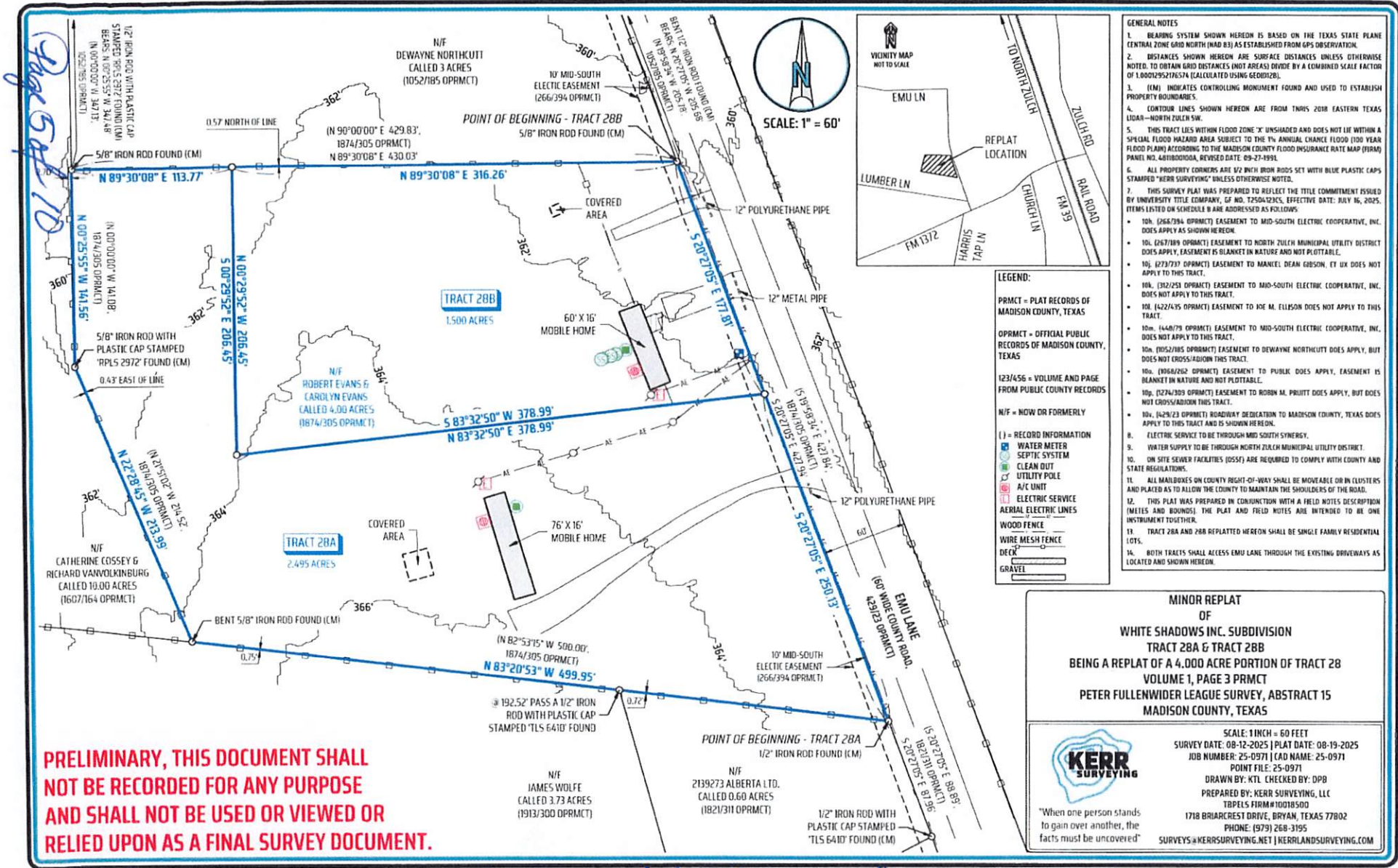
Approved for filing by Commissioners Court.	
_____	_____
Date	Madison County Judge

## NOTICE TO APPLICANT

Page 4 of 10  
Subdivision Application for Re-Plat

Initials of Owner(s) R.E. CE





**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

**MINOR REPLAT OF WHITE SHADOWS INC. SUBDIVISION TRACT 28A & TRACT 28B BEING A REPLAT OF A 4,000 ACRE PORTION OF TRACT 28 VOLUME 1, PAGE 3 PRMCT PETER FULLENWIDER LEAGUE SURVEY, ABSTRACT 15 MADISON COUNTY, TEXAS**



"When one person stands to gain over another, the facts must be uncovered"

SCALE: 1 INCH = 60 FEET  
 SURVEY DATE: 08-12-2025 | PLAT DATE: 08-19-2025  
 JOB NUMBER: 25-0971 | CAD NAME: 25-0971  
 POINT FILE: 25-0971  
 DRAWN BY: KTL CHECKED BY: DPB  
 PREPARED BY: KERR SURVEYING, LLC  
 TRP/ELS FIRM #10018500  
 1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802  
 PHONE: (979) 268-3195  
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

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*13 CE*





FIELD NOTES DESCRIPTION  
OF A  
2.495 ACRE TRACT  
PETER FULLENWIDER LEAGUE SURVEY, ABSTRACT 15  
MADISON COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 2.495 ACRES LYING IN THE PETER FULLENWIDER LEAGUE SURVEY, ABSTRACT 15, IN MADISON COUNTY, TEXAS, BEING OUT OF A CALLED 4.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ROBERT EVANS AND CAROLYN EVANS RECORDED IN VOLUME 1874, PAGE 305 OF THE OFFICIAL PUBLIC RECORDS OF MADISON COUNTY, TEXAS (OPRMCT), SAID 4.00 ACRES BEING A PORTION OF TRACT 28 OF THE WHITE SHADOWS INC. SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN VOLUME 1, PAGE 3 OF THE PLAT RECORDS OF MADISON COUNTY, TEXAS (PRMCT); SAID 2.495 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2 inch iron rod found in the west right-of-way line of Emu Lane (60' wide county road per Volume 429, Page 23 OPRMCT), at the common east corner of said Evans tract and a called 0.60 acre tract of land described in a deed to 2139273 Alberta LTD. recorded in Volume 1821, Page 311 (OPRMCT), same also being the common east corner of said Tract 28 and Tract 27 of said White Shadows Inc. subdivision, for the southeast corner hereof, from which a 1/2 inch iron rod with plastic cap stamped 'TLS 6410' found bears S 20° 27' 05 E a distance of 87.96 feet;

**THENCE**, with the common line of said Tract 28 and said Tract 27, N 83° 20' 53" W, at a distance of 192.52 feet passing a 1/2 inch iron rod with plastic cap stamped 'TLS 6410' found for the northwest corner of said Alberta tract same being the northeast corner of a called 3.73 acre tract of land described in a deed to James Wolfe recorded in Volume 1913, Page 300 (OPRMCT), and continuing with the common line of said Tract 28 and said Tract 27, for a total distance of **499.95 feet** to a bent 5/8 inch iron rod found for the southwest corner of said Evans tract, same being the southeast corner of a called 10.00 acre tract of land described in a deed to Catherine Cossey and Richard Vanvolkinburg recorded in Volume 1607, Page 164 (OPRMCT), for the southwest corner hereof;

**THENCE**, with the common lines of said Evans tract and said Cossey tract, for the following two (2) bearings and distances:

- 1) N 22° 28' 45" W, a distance of **213.99 feet** to a 5/8 inch iron rod with plastic cap stamped 'RPLS 2972' found;
- 2) N 00° 25' 55" W, a distance of **141.56 feet** to a 5/8 inch iron rod found for the northwest corner of said Evans tract, same being the southwest corner of a called 3 acre tract of land described in a deed to Dewayne Northcutt recorded in Volume 1052, Page 185 (OPRMCT), for the northwest corner hereof, from which a 1/2 inch iron rod with plastic cap stamped 'RPLS 2972' found bears N 00° 25' 55" W a distance of 347.48 feet;

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THENCE, with the common line of said Evans tract and said Northcutt tract, **N 89° 30' 08" E**, a distance of **113.77 feet** to a 1/2 inch iron rod set (all 1/2 inch iron rods set with a blue plastic cap stamped 'KERR SURVEYING') in the common line of said Evans tract and said Northcutt tract for the most northerly east corner hereof, from which a 5/8 inch iron rod found for the common east corner of said Evans tract and said Northcutt tract bears N 89° 30' 08" E a distance of 316.26 feet;

THENCE, departing said common line and severing said Evans tract, for the following two (2) bearings and distances:

- 1) **S 00° 29' 52" E**, a distance of **206.45 feet** to a 1/2 inch iron rod set;
- 2) **N 83° 32' 50" E**, a distance of **378.99 feet** to a 1/2 inch iron rod set in the west right-of-way line of said Emu Lane, same being the east line of said Evans tract, same also being the east line of said Tract 28, for the northeast corner hereof;

THENCE, with the common line of Emu Lane and said Evans tract, **S 20° 27' 05" E**, a distance of **250.13 feet** the **POINT OF BEGINNING** hereof and containing **2.495 acres**, more or less.

Surveyed on the ground August 2025 under my supervision. See plat prepared August 2025 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone (4203), Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00012952176574 (calculated using GEOID12B). Reference drawing: 25-0971.

**PRELIMINARY, THIS DOCUMENT SHALL  
NOT BE RECORDED FOR ANY PURPOSE  
AND SHALL NOT BE USED OR VIEWED OR  
RELIED UPON AS A FINAL SURVEY DOCUMENT.**

\_\_\_\_\_  
David Powell Brister  
Registered Professional Land Surveyor No. 6537

8/19/25

## KERR SURVEYING

Kerr Surveying, LLC | 1718 Briarcrest Dr. Bryan, TX 77802

Office: (979) 268-3195 | Web: [www.kerrlandsurveying.com](http://www.kerrlandsurveying.com)

[Surveys@kerrsurveying.net](mailto:Surveys@kerrsurveying.net) | TBPELS Firm No. 10018500

25-0971\_MB28A

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R.E. CE  
Initials

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FIELD NOTES DESCRIPTION

OF A

1.500 ACRE TRACT

PETER FULLENWIDER LEAGUE SURVEY, ABSTRACT 15

MADISON COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1.500 ACRES LYING IN THE PETER FULLENWIDER LEAGUE SURVEY, ABSTRACT 15, IN MADISON COUNTY, TEXAS, BEING OUT OF A CALLED 4.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ROBERT EVANS AND CAROLYN EVANS RECORDED IN VOLUME 1874, PAGE 305 OF THE OFFICIAL PUBLIC RECORDS OF MADISON COUNTY, TEXAS (OPRMCT), SAID 4.00 ACRES BEING A PORTION OF TRACT 28 OF THE WHITE SHADOWS INC. SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN VOLUME 1, PAGE 3 OF THE PLAT RECORDS OF MADISON COUNTY, TEXAS (PRMCT); SAID 1.500 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8 inch iron rod found in the west right-of-way line of Emu Lane (60' wide county road per Volume 429, Page 23 OPRMCT), same being the east line of said Tract 28, at the common east corner of said Evans tract and a called 3 acre tract of land described in a deed to Dewayne Northcutt recorded in Volume 1052, Page 185 (OPRMCT), for the northeast corner hereof, from which a bent 1/2 inch iron rod found bears N 20° 27' 05 W a distance of 205.68 feet;

**THENCE**, with the common line of Emu Lane and said Evans tract, S 20° 27' 05" E, a distance of 177.81 feet to a 1/2 inch iron rod set (all 1/2 inch iron rods set with a blue plastic cap stamped 'KERR SURVEYING') for the southeast corner hereof, from which a 1/2 inch iron rod found bears S 20° 27' 05 "E a distance of 250.13 feet;

**THENCE**, departing said common line and severing said Evans tract, for the following two (2) bearings and distances:

- 1) S 83° 35' 50" W, a distance of 378.99 feet to a 1/2 inch iron rod set, for the southwest corner hereof;
- 2) N 00° 29' 52" W, a distance of 206.45 feet to a 1/2 inch iron rod set in the north line of said Evans tract, same being the south line of said Northcutt tract, for the northwest corner hereof, from which a 5/8 inch iron rod found for the common west corner of said Evans tract and said Northcutt tract bears S 89° 30' 08" W a distance of 113.77 feet;

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**THENCE**, with the common line of said Evans tract and said Northcutt tract, **N 89° 30' 08" E**, a distance of **316.26** feet the **POINT OF BEGINNING** hereof and containing **1.500 acres**, more or less.

Surveyed on the ground August 2025 under my supervision. See plat prepared August 2025 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone (4203), Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00012952176574 (calculated using GEOID12B). Reference drawing: 25-0971.

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8/19/25

David Powell Brister

Registered Professional Land Surveyor No. 6537

## KERR SURVEYING

Kerr Surveying, LLC | 1718 Briarcrest Dr. Bryan, TX 77802

Office: (979) 268-3195 | Web: [www.kerrlandsurveying.com](http://www.kerrlandsurveying.com)

[Surveys@kerrsurveying.net](mailto:Surveys@kerrsurveying.net) | TBPELS Firm No. 10018500

*Must replace with final for approval.*



Through Tax Year  
2024

# TAX CERTIFICATE

Certificate #  
15829

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

## Property Information

Property ID: 45058 Geo ID: R-0015-060-0284-903  
Legal Acres: 4.0000  
Legal Desc: WHITE SHADOWS LOT 28(PT) S# CBH013882TX 4.0  
HUD# HWC0345316  
Situs: 11695 EMU LANE TX  
DBA:  
Exemptions: HS

Owner ID: 80273 100.00%  
EVANS ROBERT & CAROLYN  
11695 EMU LANE  
NORTH ZULCH, TX 77872

## For Entities

MADISON COUNTY  
NORTH ZULCH ISD

## Value Information

Improvement HS: 42,340  
Improvement NHS: 0  
Land HS: 89,780  
Land NHS: 0  
Productivity Market: 0  
Productivity Use: 0  
Assessed Value 132,120

## 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	132,120	634.17	114.15	149.66	897.98
2024	NORTH ZULCH ISD	32,120	304.62	54.83	71.89	431.34
2023	MADISON COUNTY	134,290	644.60	193.38	167.60	1,005.58
2023	NORTH ZULCH ISD	34,290	326.06	97.81	84.77	508.64
2022	MADISON COUNTY	107,920	259.80	109.11	73.78	442.69
2022	NORTH ZULCH ISD	83,810	442.81	185.98	125.76	754.55
Totals:			2,612.06	755.26	673.46	4,040.78

Effective Date: 07/14/2025

Total Due if paid by: 07/31/2025

4,040.78

Tax Certificate Issued for: Taxes Paid in 2024 CAROLYN  
NORTH ZULCH 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: 07/14/2025  
Requested By: COUNTER  
Fee Amount: 10.00  
Reference #:

Signature of Authorized Officer of Collecting Office

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