

REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS

DATE: _____

OWNER'S NAME: Alan and Linda L. Payne

MAILING ADDRESS: 6101 CR 200
Burnet Tx 78611

OWNER'S PHONE #: 820-220-2737

PROPERTY ID FROM C.A.D: 201106196 Joseph J. George Survey #9 abstr #354
(Central Appraisal District)

LEGAL DESCRIPTION: 6.99 acre tract out of Joseph J. Survey #9
Abstract #354, document #201106196

REASON FOR DIVIDING PROPERTY _____

A copy of my Deed with full metes and bounds description, attached along with a survey or sketch of the property showing the boundaries of the lots, adjacent roads, and adjacent property owners are attached hereto. A variance request requires Commissioner Court approval.

I hereby acknowledge that all lots will remain subject to the on-site wastewater rules and development permit requirements of the County. I am also aware that other entities may have restrictions to the division of property that may limit the use of that property. Those entities include but are not limited to the Central Texas Groundwater Conservation District and the Lower Colorado River Authority.

Linda L. Payne
Signature (Notarized)
Linda L. Payne
Printed Name

STATE OF TEXAS
COUNTY OF BURNET

This instrument was sworn to before me on the 13th day of October, 2018.



[Signature]
Notary Public, State of Texas

Exemption Approval: _____ Date: _____

Variance Approval: [Signature] Date: 10/22/18

BEING 6.99 ACRE TRACT OF LAND OUT OF THE JOSEPH J. GEORGE SURVEY NO. 9, ABSTRACT NO. 354, IN BURNET COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 35.00 ACRE TRACT OF LAND CONVEYED TO ALAN PAYNE AND LINDA L. PAYNE IN DOCUMENT NO. 201106196 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS SAID 6.99 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin found at the northwest corner of said Payne tract and the northeast corner of a called 5.00 acre tract described in document to Allen Brent Guenter and Caitlyn Guenter, recorded in Document No. 201408484 of the Official Public Records of Burnet County, Texas along the occupied south right-of-way line of a Burnet County Road No. 200 (Shady Grove Road), for the northwest corner hereof;

THENCE North 68°47'58" East, along the north line of said Payne tract and hereof and the occupied south right-of-way line of said County Road, generally along a fence, a distance of 297.15' to a 1/2" iron pin set with a Cuplin property cap, along the approximate center of a dry branch at the northwest corner of a 28.00-acre tract, surveyed this day out of said Payne tract, for the northeast corner hereof;

THENCE crossing said Payne tract, along the east line hereof and the west line of said 28.00 acre tract, along the approximate center of said dry branch, the following courses and distances:

- 1) South 26°24'53" East, a distance of 95.99' to a 1/2" iron pin set with a Cuplin property cap;
- 2) South 04°56'46" East, a distance of 49.10' to a 1/2" iron pin set with a Cuplin property cap;
- 3) South 39°13'05" East, a distance of 44.89' to a 1/2" iron pin set with a Cuplin property cap;
- 4) South 59°43'18" East, a distance of 218.93' to a 1/2" iron pin set with a Cuplin property cap;
- 5) South 36°26'25" East, a distance of 80.39' to a 1/2" iron pin set with a Cuplin property cap;
- 6) South 09°20'11" East, a distance of 106.64' to a 1/2" iron pin set with a Cuplin property cap;
- 7) South 12°09'51" West, a distance of 171.46' to a 1/2" iron pin set with a Cuplin property cap;
- 8) South 02°12'56" West, a distance of 259.30' to a 1/2" iron pin set with a Cuplin property cap at an interior corner of said 28.00 acre tract, for the southeast corner hereof;

THENCE South 61°49'50" West, leaving said branch and continuing across said Payne tract, a distance of 186.01' to a 1/2" iron pin set with a Cuplin property cap along the west line of said Payne tract and the east line of a remnant of a called 21.36 acre tract described in document to Leonard D. Guenter and Stephany R. Guenter, recorded in Document No. 201106198 of the Official Public Records of Burnet County, Texas, for the southwest corner hereof;

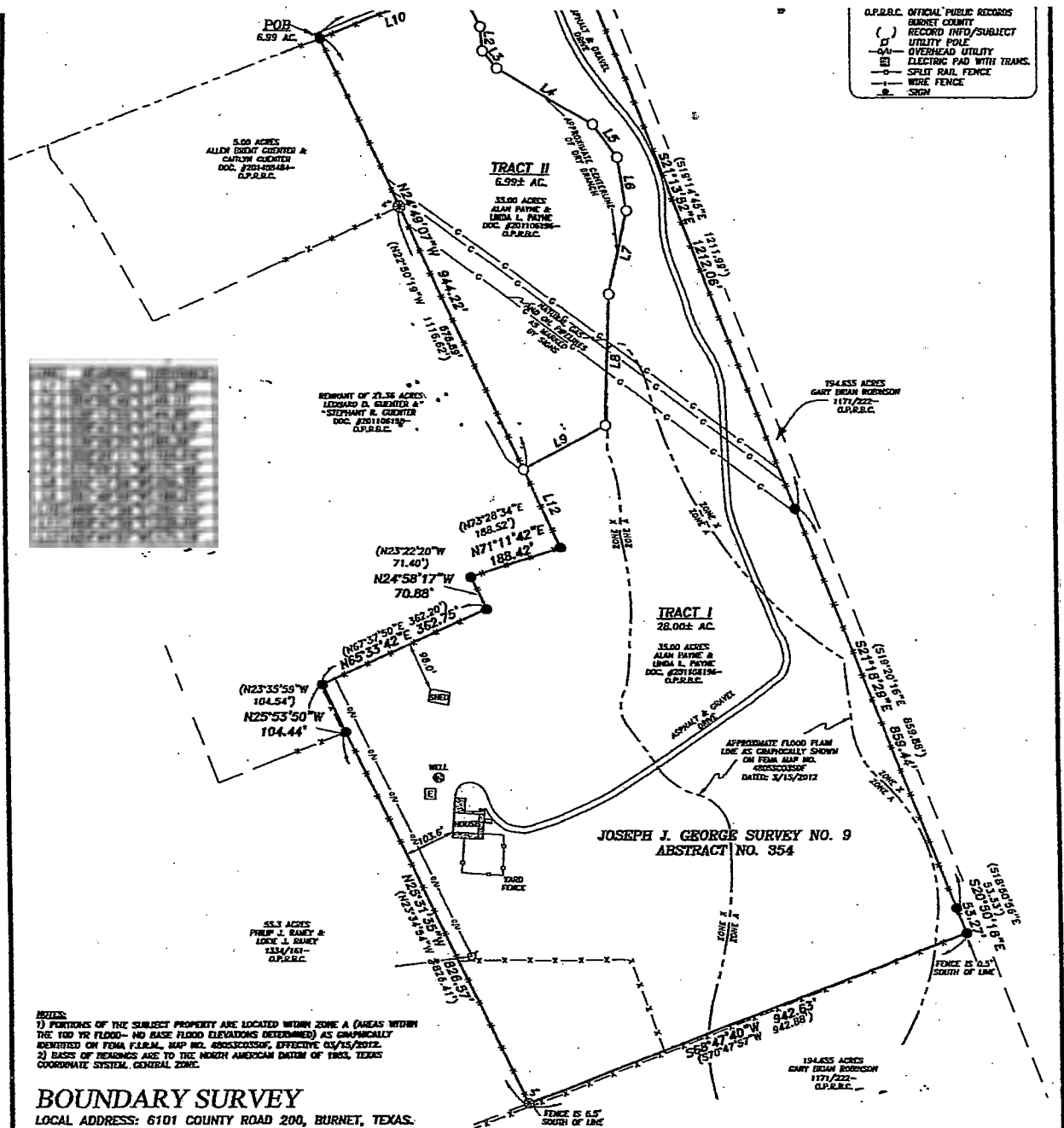
THENCE North 24°49'07" West, along the west line of said Payne tract and hereof, generally along a fence, at a distance of 575.89' pass a 4" steel pipe fence post at the northeast corner of said remnant tract and the southeast corner of said 5.00 acre tract, for a total distance of 944.22', to the **POINT OF BEGINNING**, and containing 6.99 acres, more or less.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2018, CUPLIN & ASSOCIATES, INC. ©. BASIS OF BEARINGS ARE TO TEXAS COORDINATE SYSTEM, CENTRAL ZONE. A PLAT OF SURVEY OF EVEN DATE WAS PREPARED AS IS INTENDED TO ACCOMPANY THE ABOVE DESCRIBED TRACT OF LAND.



Dated: 8/31/2018
Kyle P. Cuplin
Registered Professional Land Surveyor No. 5938





NOTES:
 1) PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN ZONE A (AREAS WITHIN THE 100 YR FLOOD - NO BASE FLOOD ELEVATIONS DETERMINED) AS GRAPHICALLY IDENTIFIED ON FEMA FIRM, MAP NO. 48053C00000, EFFECTIVE 03/15/2012.
 2) BASIS OF READINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, GENERAL ZONE.

BOUNDARY SURVEY

LOCAL ADDRESS: 6101 COUNTY ROAD 200, BURNET, TEXAS.

TRACT I: BEING A 28.00 ACRE TRACT OF LAND OUT OF THE JOSEPH J. GEORGE SURVEY NO. 9, ABSTRACT NO. 354, IN BURNET COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 35.00 ACRE TRACT OF LAND CONVEYED TO ALAN PAYNE AND LINDA L. PAYNE IN DOCUMENT NO. 201106196 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 28.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY, OF EVEN DATE.

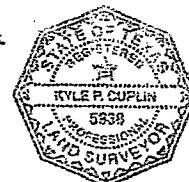
TRACT II: BEING A 6.99 ACRE TRACT OF LAND OUT OF THE JOSEPH J. GEORGE SURVEY NO. 9, ABSTRACT NO. 354, IN BURNET COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 35.00 ACRE TRACT OF LAND CONVEYED TO ALAN PAYNE AND LINDA L. PAYNE IN DOCUMENT NO. 201106196 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 6.99 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY, OF EVEN DATE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.

I HEREBY CERTIFY EXCLUSIVELY TO ALAN PAYNE, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2018, CUPLIN & ASSOCIATES, INC. ©.

Kyle P. Cuplin
 KYLE P. CUPLIN, R.P.L.S. NO. 5938 DATED 08/31/2018



PROJ NO. 181212
 PREPARED FOR: ALAN PAYNE
 TECH. S. WARD

1500 OLLIE LANE
 MARLBOROUGH, TX 76661

SCALE 1" = 200'

2