

pd. 10/4/19 Receipt 19-19072

REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS

DATE: 10-3-19

OWNER'S NAME: Dale R. Hill

MAILING ADDRESS: P.O. Box 1019

OWNER'S PHONE #: 512-755-2963

PROPERTY ID FROM C.A.D.: 68578

(Central Appraisal District)

LEGAL DESCRIPTION: ABS A0947 William Williams,
Tract And .03 AC Daniel French AB, 83.54 Acres

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.

Dale R. Hill

Signature (Notarized)

Dale R. Hill

Printed Name

STATE OF TEXAS
COUNTY OF BURNET

This instrument was sworn to before me on the 4th day of October, 2019.



Heidi M. Scott
Notary Public, State of Texas

Exemption Approval: _____ Date: _____

Variance Approval: T.A.P. Date: 10/22/19



Wed Sep 11 2019 01:11:09 PM.

512 755 2963

approx 3 acres

THE STATE OF TEXAS

COUNTY OF BURNET

www.ck12.org

KNOW ALL MEN BY THESE PRESENTS:

BEING 20.00 acres of land out of the William Williams Survey No. 31, Abstract No. 947 in Burnet County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all pertinent purposes; TOGETHER WITH a Fifty Foot Wide Access Easement which is more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part hereof for all pertinent purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

EXECUTED this day of June, 2000.

GARY BOWER

REX BOWERS

THE STATE OF TEXAS

COUNTY OF BURNET

I, Gregory C. Krist, do hereby acknowledge before me on the 16 day of June, 2000, by GARY BOWERS.
 Notary Public
 STATE OF TEXAS
 My Commission
 Expires 04/27/2003

THE STATE OF TEXAS

COUNTY OF BURNET

The foregoing instrument was acknowledged before me on the 10 day of June, 2000, by Rex BOWERS.

 C. K. RATLIFF
Notary Public
STATE OF TEXAS
My Commission
Expires 04/27/2003

NOTARY PUBLIC, STATE OF TEXAS

OFFICIAL PUBLIC RECORD
BURNET COUNTY, TEXAS
TEXAS

0923 034

EXHIBIT "A"

6/15/00
887
6-15
BEING 20.00 acres of land out of the William Williams Survey No. 31, Abstract No. 947 in Burnet County, Texas, and being out of that certain FIRST TRACT conveyed from Brownie La Verne Thompson and Donald Wayne Thompson to Robert S. Chaney, et ux, as recorded in Vol. 182 at Page 359 of DEED RECORDS of Burnet County, Texas, and further being out of that certain 161.027 acre tract conveyed from C. Rogers to Martha Ann Meadows, by Deed as recorded in Vol. 144 at Page 363 of DEED RECORDS of Burnet County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING FOR REFERENCE at an iron pin at a fence corner post, at the Northwest corner of said FIRST TRACT in the westerly line of said Williams Survey and the easterly line of the Daniel French Survey No. 27, Abstract No. 310, whence the Northeast corner of said French Survey, as established by T. A. Chamberlain, Surveyor, bears N 19° W 27.8 ft.; Thence N 71° 00' 35" E with the fenced northerly line of said FIRST TRACT, and said 161.027 acre tract 448.83 ft.; Thence S 17° 11' 39" E leaving said fence 177.24 ft., to an iron pin set for the Northwest corner and PLACE OF BEGINNING hereof;

THENCE N 71° 00' 35" E 642.40 ft., to an iron pin set for the Northeast corner hereof;

THENCE S 17° 11' 39" E 1380.15 ft., to an iron pin, set for the Southeast corner hereof;

THENCE S 75° 10' 11" W at 470.68 ft., passing the center line Termination Point of a 50 foot wide Access Easement, and at 642.63 ft., in all to an iron pin, set for the Southwest corner hereof;

THENCE N 17° 11' 39" W 1333.51 ft., to the PLACE OF BEGINNING hereof and containing 20.00 acres of land.

OFFICIAL PUBLIC RECORD
BURNET COUNTY TEXAS

0923 0345

HIGHLAND LAKES ENGINEERING
BOX 1164 (915-388-3669)
KINGSLAND, TX 78639



Handwritten signature and date: 6/15/2000

NOTES
OF A 50 FOOT WIDE
ACCESS EASEMENT IN
BURNET COUNTY, TEXAS

EXHIBIT "B"

BEING a 50 foot wide Access Easement extending across a portion of that certain 161.027 acre tract conveyed from Randy C. Rogers to Martha Ann Meadows, as recorded in Vol. 344 at Page 363 of DEED RECORDS of Burnet County, Texas, to a 20.00 acre parcel of land out of said 161.027 acre tract, the center line of said easement being more particularly described as follows:

BEGINNING a point in the fenced southwesterly line of said 161.027 acre tract, same being the northeasterly line of that certain 0.36 acre tract, excepted in Deed conveyed to Robert S. Chaney, et ux, as recorded in Vol. 182 at Page 359 of DEED RECORDS of Burnet County, Texas, whence an iron pin at a fence corner post, on the North side of a county road, for the Southwest corner hereof, the Southwest corner of said 161.027 acre tract and the Southeast corner of said 0.36 acre tract, bears S 50° 57' 30" E 29.48 ft.;

THENCE with the center line hereof, parallel to and 25 feet North of the fenced southerly line of said 161.027 acre tract, and S 71° 03' 07" W 534.76 ft., and S 70° 57' 15" W 96.50 ft., to an angle point herein;

THENCE continuing with said center line hereof in Eight (8) courses and distances as follows:

- 1) N 2° 48' 03" W 33.48 ft.;
- 2) N 10° 36' 15" E 174.13 ft.;
- 3) N 33° 27' 28" E 81.13 ft.;
- 4) N 40° 01' 31" E 145.98 ft.;
- 5) N 43° 09' 47" E 115.03 ft.;
- 6) N 50° 29' 10" E 139.80 ft.;
- 7) N 23° 04' 11" E 82.74 ft., and
- 8) N 6° 04' 35" E 69.94 ft., to the POINT OF TERMINATION hereof in the southerly line of said 20.00 acre parcel, whence an iron pin at the Southwest corner of said 20.00 acre parcel, bears S 75° 10' 11" W 171.95 ft.

OFFICIAL PUBLIC RECORD
BURNET COUNTY, TEXAS

0923 0346

STATE OF TEXAS
COUNTY OF BURNET

I hereby certify that this instrument was FILED on this date
and at the time stamped hereon by me and was duly
RECORDED in the OFFICIAL PUBLIC RECORDS
OF BURNET COUNTY, TEXAS in the volume
and Page as shown.



Janet Parker
County Clerk
Burnet County, Texas
By Deborah Smith
(DEPUTY)

Any provision herein which restricts the sale, rental or use
of the described real property because of color or race is
invalid and unenforceable under federal law.

06059

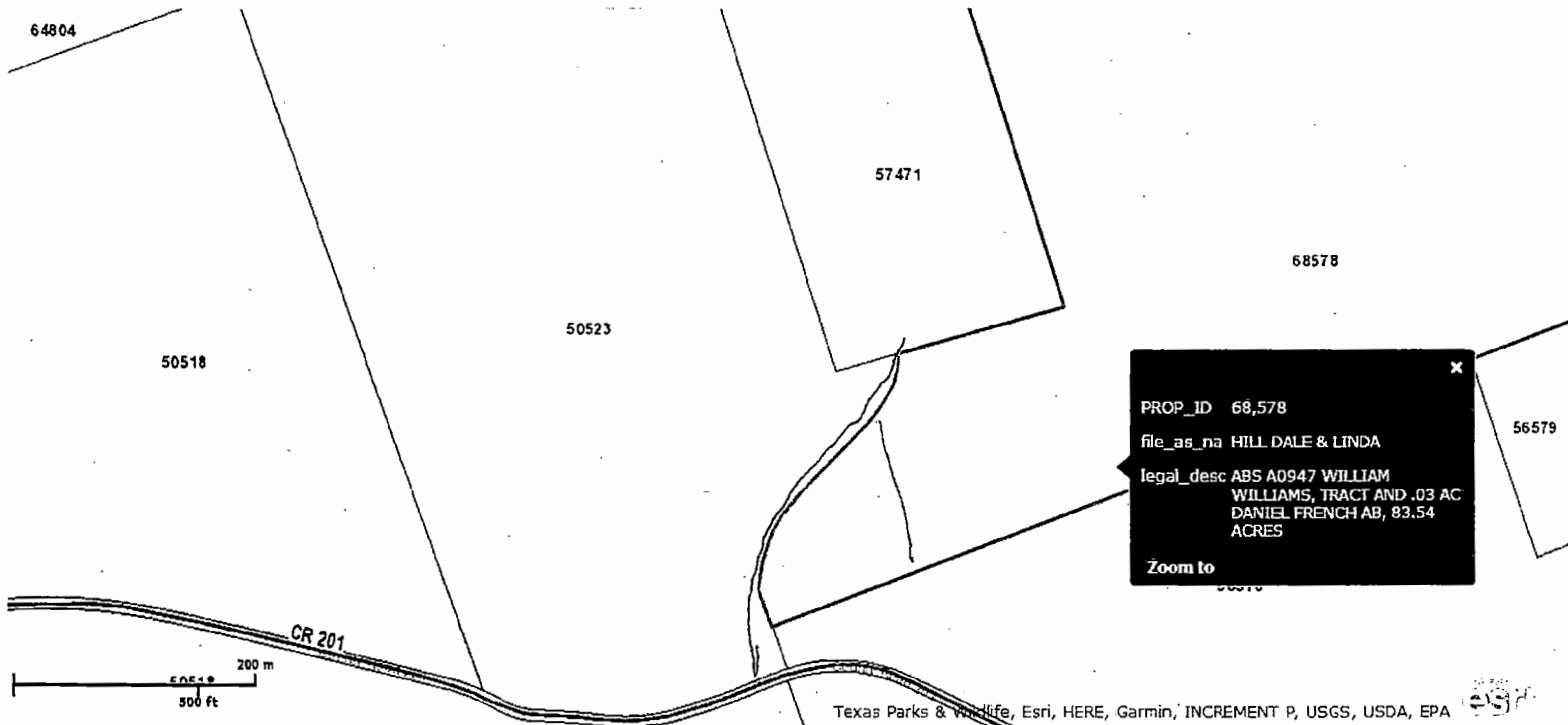
FILED

00 JUN 16 PM 4:37

JANET PARKER
COUNTY CLERK
BURNET COUNTY, TEXAS

OFFICIAL PUBLIC RECORD
BURNET COUNTY, TEXAS

0923 0347



Tue Oct 22 2019 10:01:19 AM.