

REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS

DATE: 5-5-20

OWNER'S NAME: Lift+Series

MAILING ADDRESS: 105 Flying B Ranch Rd
Bertram, TX 78605

OWNER'S PHONE #: 512-525-3628

PROPERTY ID FROM C.A.D: 53940

(Central Appraisal District)

LEGAL DESCRIPTION: ABS A0580 Benjami McKinney 128.789 Ac.

REASON FOR DIVIDING PROPERTY Separating for Separate Homesites

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.

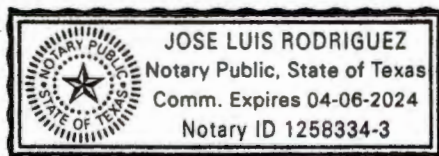
I hereby acknowledge that all lots will remain subject to the on-site wastewater rules and development permit requirements of the County. I am also aware that other entities may have restrictions to the division of property that may limit the use of that property. Those entities include but are not limited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

[Signature]
Signature (Notarized)

Zachery Hamilton
Printed Name

STATE OF TEXAS
COUNTY OF BURNET

This instrument was sworn to before me on the 7 day of May, 2020.

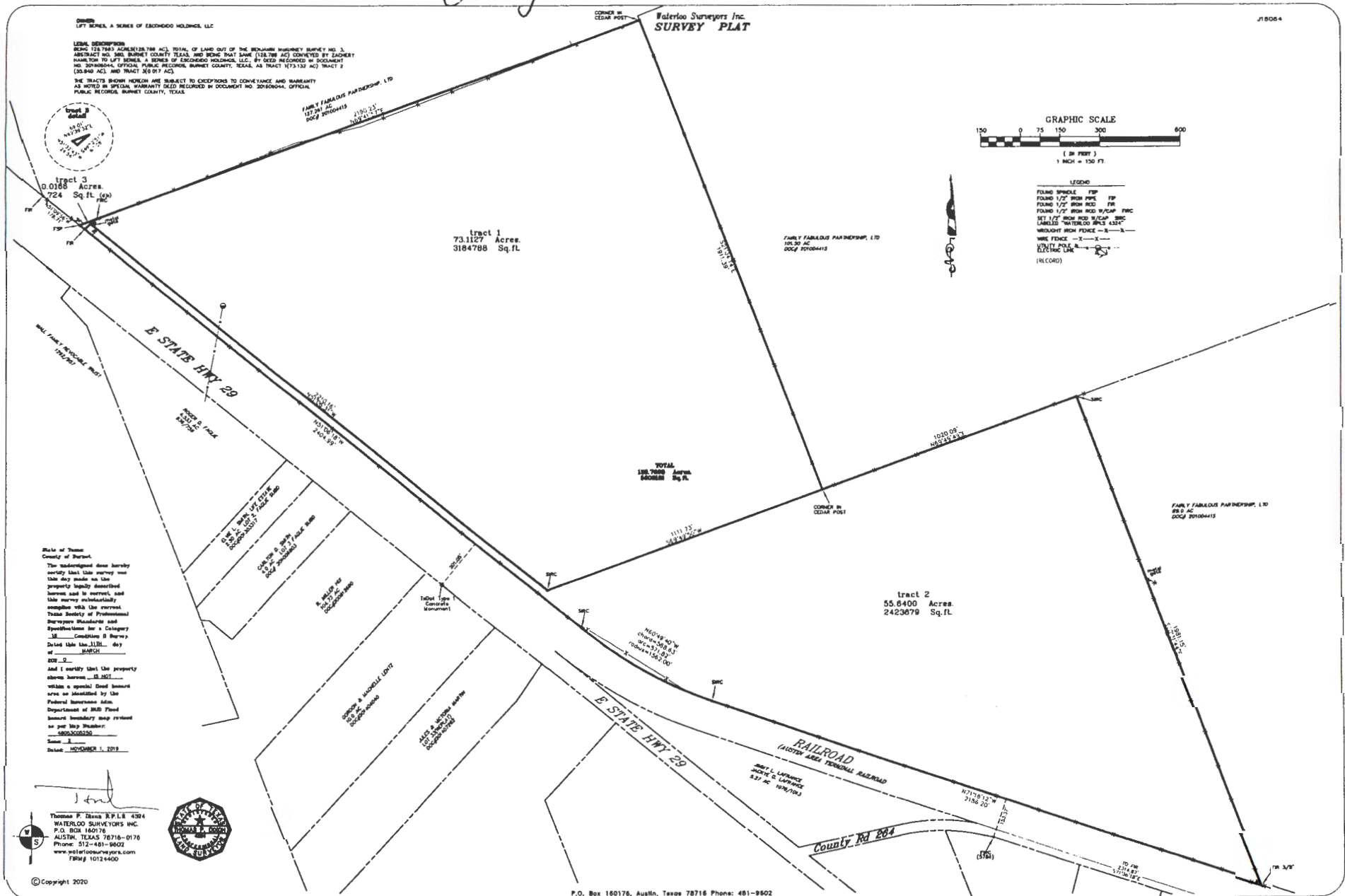


[Signature]
Notary Public, State of Texas

Exemption Approval: _____ Date: _____

Variance Approval: [Signature] Date: 5/26/20

Original Lines



proposed Lines

Waterloo Surveyors Inc.
SURVEY PLAT

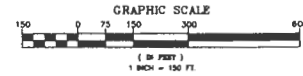
J16084

LEFT BANNER, A SERIES OF ESCROW HOLDINGS, LLC

LEGAL DESCRIPTION:
BEING 128.7653 ACRES (128.7653 AC), TOTAL, OF LAND OUT OF THE BENJAMIN HARRIS SURVEY NO. 3, TRACT 1, H&M, BURNETT COUNTY, TEXAS, AND BEING THAT SAME (128.7653 AC) COVERED BY EASEMENT HARRIS NO. 1 LEFT BANNER, A SERIES OF ESCROW HOLDINGS, LLC, BY DEED RECORDED IN DOCUMENT NO. 2009000001, BURNETT COUNTY, TEXAS, AS TRACT 1 (128.7653 AC) TRACT 2 (28.840 AC), AND TRACT 3 (20.917 AC).

THE BANNER BROWN EASEMENT ARE SUBJECT TO EASEMENTS TO COME AND WARRANTY AS NOTED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2009000001, BURNETT COUNTY, TEXAS.

FAMILY FABULOUS PARTNERSHIP, LTD
10.30 AC
DOCP 201004113



LEGEND
FOUND SPINDLE - FWP
FOUND 1/2" IRON PIPE - FWP
FOUND 1/2" IRON ROD - FWP
FOUND 1/2" IRON ROD W/CAP - FWP
SET 1/2" IRON ROD W/CAP - FWP
LABELLED - FWP (DOCP 201004113)
WIRE FENCE - X-X-X
UTILITY POLE - A
ELECTRIC LINE - B
(RECORD)

Lot 1
10.7870 Acres
469009 Sq. ft.

Lot 2

81.4296 Acres
3547074 Sq. ft.

TOTAL
128.7653 ACRES
5809181 Sq. ft.

Lot 3

36.5727 Acres
1593108 Sq. ft.

FAMILY FABULOUS PARTNERSHIP, LTD
88.0 AC
DOCP 201004113

State of Texas
County of Burnet
The undersigned does hereby certify that this survey was the day made on the property legally described herein and is correct, and this survey substantially complies with the expert True Recd. of Professional Surveyors, Burnet County, Texas, and is a copy of the same.
I, _____, Clerk of the County, do hereby certify that this is a true and correct copy of the original.
WITNESSETH my hand and seal of office this _____ day of _____, 2019.
And I certify that the property shown herein is the same as that shown on the original map of the property as recorded in the Public Records of Burnet County, Texas, and that the same is the same as per Map Number: _____
Done _____, 2019.

Thomas P. Stone R.P.L.S. 4384
WATERLOO SURVEYORS INC.
P.O. BOX 180178
AUSTIN, TEXAS 78716-0178
Phone: 312-481-9602
www.waterloosurveyors.com
FIRM# 10712400



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P.O. Box 180178, Austin, Texas 78716 Phone: 481-9602

Rear access

Page 1 of 1

10th March 18/14



ABSTRACT SURVEYING
650 Lyda Ranch Road
Bedrose, Texas, 78005
Ph 512-758-4500
Fr 512-758-0730

Stras Address
Highway 20 East
Prepared for Perry North
Prepared without benefit of
Title Commission
Job # 00000-2004-00
APR 6, 2010

Cited per Vol. 854, Pg. 657, Official Public Records of Summit County, Texas, dated Jan. 30, 2001.
The foregoing recorded words are based on those of record in Vol. 854, Pg. 657, Official Public Records of Summit County, Texas, dated Jan. 30, 2001.

1. I, Darryl J. Smith, do hereby certify that the foregoing Survey Plot was prepared from an actual survey made in the ground, under my supervision, the Records of said survey, and surveys of area adjacent, that the names and boundaries with bearing, natural and artificial are as shown or set out on the ground, that the boundaries, north or south, are of lot divisions, or of townships, or of governments, or of sections, visible to me as shown or described herein.

Darryl J. Smith

Darryl J. Smith, R.F. #1, State of Texas No. 3052

BEING 128.788 acres out of the Benjamin McKinney Survey No. 3, Abstract No. 680, in Burnet County, Texas, and being all of that certain tract described as 28.000 acres and called TRACT I, in a Warranty Deed dated January 30, 2001, from Flora Belle Lauden Estate to Terry A. Anderson, of record in Volume 864, Page 672, Official Public Records of Burnet County, Texas, and all of that certain tract described as 99.780 acres and called TRACT II, in a Warranty Deed dated January 30, 2001, from Flora Belle Lauden Estate to Terry A. Anderson, Inc., of record in Volume 864, Page 687, Official Public Records of Burnet County, Texas, and a 0.017 acre tract of land described in an Affidavit of Possession and Use, of even date herewith, said 128.788 acres being further described in three (3) separate tracts by metes and bounds as follows:

TRACT 1

BEING 75.132 acres out of the Benjamin McKinney Survey No. 3, Abstract No. 680, in Burnet County, Texas, and being a portion of that certain tract described as 28.000 acres and called TRACT I, in a Warranty Deed dated January 30, 2001, from Flora Belle Lauden Estate to Terry A. Anderson, of record in Volume 864, Page 672, Official Public Records of Burnet County, Texas, and a portion of that certain tract described as 99.780 acres and called TRACT II, in a Warranty Deed dated January 30, 2001, from Flora Belle Lauden Estate to Terry A. Anderson, Inc., of record in Volume 864, Page 687, Official Public Records of Burnet County, Texas, and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the Northern most corner of said 99.780 acre tract, and the Northern most corner of said 28.000 acre tract, in the Southern boundary line of a tract of land called 330.228 acres in a Warranty Deed with Vendor's Lien dated January 27, 1984, from David Hammon, Willard D. Hill and wife, Barbara Hill to Alan C. Baum, of record in Volume 323, Page 284, Deed Records of Burnet County, Texas, at the Northwest corner of a tract of land described as 101.60 acres in a Division Deed dated December 8, 2007, pending in Cause No. 82,243 Probate Court No. 1, Travis County, Texas, from the Estate of Elmer Carl Baum (deceased) to Alan Carl Baum, of record in Document No. 200718090, Official Public Records of Burnet County, Texas, for the Northeast corner hereof;

THENCE S 18°59'22" E (Basis of Bearings), a distance of 1911.39 feet (1911.43), to a cedar fence corner post at the Southwest corner of said 101.60 acre Baum tract at a reentrant corner of said 99.780 acre tract, and the Southeast corner hereof;

THENCE S 70°54'43" W, crossing said 99.780 acre, a distance of 1111.78 feet to a 1/2" iron rod set with plastic cap stamped "DJ8-6802" for a reentrant corner of the herein described TRACT 2, and the Southwest corner hereof;

THENCE N 60°01'48" W, parallel with the Southwestern boundary line of said 99.780 acre tract and said 28.000 acre tract, a distance of 2210.44 feet to a 1/2" iron rod set with plastic cap stamped "DJ8-6802" in the Southern boundary line of the herein described TRACT 3, and the Northern boundary line of said 28.000 acre tract, for the Northern most Northeast corner of the herein described TRACT 2, and the Northwest corner hereof;

THENCE N 48°38'50" E, with the Southern boundary line of the herein described TRACT 3, and the Northern boundary line of said 28.000 acre tract, a distance of 29.81 feet to a 1/2" iron rod set with plastic cap stamped "DJ8-6802" in the Southern boundary line of said 330.228 acre Baum tract, for an angle point in the Northern boundary line of said 28.000 acre tract, and an angle point hereof;

THENCE N 70°47'42" E (N 70°48'03" E), a distance of 2180.47 feet (2181.00'), to the POINT OF BEGINNING and calculated to contain 75.132 acres, of which 28.123 acres is out of the 28.000 acre Terry Anderson Deed in Volume 864, Page 672, Official Public Records of Burnet County, Texas and 45.009 acres is out of the 99.780 acre Terry Anderson, Inc. deed in Volume 864, Page 687, Official Public Records of Burnet County, Texas.

NOTE: Attached Survey plat indicates 0.08 acres under fence which is not in the vesting deed and 0.23 acres included in the vesting deed which is not under fence.

EXHIBIT A PAGE 1 OF 3

TRACT 2

BEING 66,840 acres out of the Benjamin McKimley Survey No. 3, Abstract No. 680, in Burnet County, Texas, and being a portion of that certain tract described as 29,000 acres and called TRACT I, in a Warranty Deed dated January 30, 2001, from Flora Belle Lauden Estate to Terry A. Anderson, of record in Volume 984, Page 672, Official Public Records of Burnet County, Texas, and a portion of that certain tract described as 99,780 acres and called TRACT II, in a Warranty Deed dated January 30, 2001, from Flora Belle Lauden Estate to Terry A. Anderson, Inc., of record in Volume 984, Page 687, Official Public Records of Burnet County, Texas, and further described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found in the Northern boundary line of the T. and N. O. Railroad at the Southwest corner of a tract of land described as 72.028 acres in a Special Warranty Deed dated August 15, 1989, from Martha Wise Baum to Alan Carl Baum, of record in Volume 890, Page 809, Official Public Records of Burnet County, Texas, for the Southern most corner of said 99,780 acre tract, and the Southern most corner hereof;

THENCE N 70°13'36" W (N 70°09'46" W), with the Northeast Right of Way line of said Railroad, a distance of 2188.31 feet (2188.31'), to a 1/2" iron rod set with plastic cap stamped "DJS-5802" in the Southern boundary line of said 99,780 acre tract, and the Northeast Right of Way line of said Railroad, at the point of curvature of a curve to the Right;

THENCE along said curve having a radius of 1662.00 feet, a central angle of 20°58'27", and a chord length of 688.61 feet bearing N 58°44'38" W, an arc distance of 571.80 feet to a 1/2" iron rod set with plastic cap stamped "DJS-5802" in the Northeast Right of Way line of said Railroad, and the Point of Tangency hereof;

THENCE N 50°01'48" W (N 50°01'48" W), continuing along the Northeast Right of Way line of said Railroad, a distance of 2404.67 feet (2405.22') to a 1/2" iron rod set with plastic cap stamped "DJS-5802" for the Southwest corner of the herein described TRACT 3, for the Northwest corner of said 29,000 acre tract, and the Northwest corner hereof;

THENCE N 48°38'50" E, with the Northern boundary line of said 29,000 acre tract, and the Southern boundary line of the herein described TRACT 3, a distance of 30.43 feet to a 1/2" iron rod set with plastic cap stamped "DJS-5802" for the Northwest corner of the herein described TRACT 1, and the Northern most Northeast corner hereof;

THENCE S 50°01'46" E, parallel with the Southwestern boundary line of said 29,000 acre tract and said 99,780 acre tract, a distance of 2210.44 feet to a 1/2" iron rod set with plastic cap stamped "DJS-5802" for the Southwest corner of the herein described TRACT 1 and a reentrant corner hereof;

THENCE N 70°54'43" E, at 1111.78 feet passing a cedar fence corner post at the Southeast corner of the herein described TRACT 1, and the Southwest corner of a tract of land described as 101.60 acres in a Distribution Deed dated December 5, 2007, pending in Cause No. 82,243 Probate Court No. 1, Travis County, Texas, from the Estate of Elmer Carl Baum (deceased) to Alan Carl Baum, of record in Document No. 200716090, Official Public Records of Burnet County, Texas, and a reentrant corner of said 99,780 acre tract, WHENCE a 1/2" iron rod found at the Northeast corner of said 29,000 acre tract and the Northern most corner of said 99,780 acre tract, bears N 18°58'22" W (Basis of Bearings), a distance of 1911.39 feet (1911.43');

THENCE N 70°54'43" E, a distance of 1020.11 feet (1018.73') to a 3/8" iron rod found in the Southern boundary line of said 101.60 acre Baum tract, the Northwest corner of said 72,028 acre Baum tract, and the Eastern most Northeast corner hereof;

THENCE S 19°27'42" E (S 19°27'57" E), with the Western boundary line of said 72,028 acre Baum tract, a distance of 1981.08 feet (1981.10') to the POINT OF BEGINNING, and calculated to contain 66,840 acres, of which 0.877 acres is out of the 29,000 acre Terry Anderson Deed in Volume 984, Page 672, Official Public Records of Burnet County, Texas and 54,783 acres is out of the 99,780 acre Terry Anderson, Inc. deed in Volume 984, Page 687, Official Public Records of Burnet County, Texas.

NOTE: Attached Survey plat indicates 0.07 acres included in the vesting deed which is not under fence.

EXHIBIT A PAGE 2 OF 3

TRACT 3

BEING a triangular shaped 0.017 acre tract of land out of the Benjamin McKinney Survey No. 3, Abstract No. 580, in Burnet County, Texas, and being that same tract described in an Affidavit of Possession and Use, of even date herewith, and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set with plastic cap stamped "DJS-5602" in the Northeast Right of Way line of the T. and N. O. Railroad at the Southwest corner of a tract of land called 330.228 acres in a Warranty Deed with Vendor's Lien dated January 27, 1984, from David Harmon, Willard D. Hill and wife, Barbara Hill to Alan C. Baum, of record in Volume 323, Page 284, Deed Records of Burnet County, Texas, for the Northwest corner hereof;

THENCE N 70°47'42" E (N 70°31'01" E), with the Southern boundary line of said 330.228 acre Baum tract, a distance of 68.16 feet (68.61') to a 1/2" iron rod set with plastic cap stamped "DJS-5602" in the Southern boundary line of said Baum tract, at an angle point in the Northern boundary line of a tract of land described as 29,000 acres and called TRACT 1, in a Warranty Deed dated January 30, 2001, from Flora Belle Laudon Estate to Terry A. Anderson, of record in Volume 884, Page 872, Official Public Records of Burnet County, Texas, for the Eastern most corner hereof;

THENCE S 49°38'50" W (S 49°08'39" W), with the Northern boundary line of said 29,000 acre tract, a distance of 60.24 feet (61.00') to a 1/2" iron rod set with plastic cap stamped "DJS-5602" in the Northeast Right of Way line of said T. N. O. Railroad, at the Northwest corner of said 29,000 acre tract, for the Southern most corner hereof;

THENCE N 80°01'48" W (N 47°14'30" W), a distance of 25.31 feet (25.16'), to the POINT OF BEGINNING and calculated to contain 0.017 acres.

EXHIBIT A PAGE 3 OF 3