

18

REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS

DATE: 5-27-2020

OWNER'S NAME: Roy Lyda

MAILING ADDRESS: 1624 County Road 332
BERTRAM, TX. 78605

OWNER'S PHONE #: 830-798-5704

PROPERTY ID FROM C.A.D: 52223

(Central Appraisal District)

LEGAL DESCRIPTION: _____

REASON FOR DIVIDING PROPERTY NEED INCOME

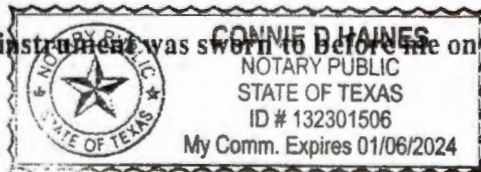
A copy of my Deed with full metes and bounds description, attached along with a survey or sketch of the property showing the boundaries of the lots, adjacent roads, and adjacent property owners are attached hereto. A variance request requires Commissioner Court approval.

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.

Roy Lyda
Signature (Notarized)
Roy L. Lyda
Printed Name

STATE OF TEXAS
COUNTY OF BURNET

This instrument was sworn to before me on the 27 day of May, 2020.



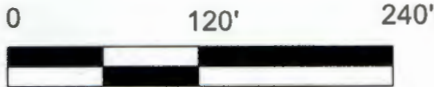
Connie D. Haines
Notary Public, State of Texas

Exemption Approval: _____ Date: _____

Variance Approval: Billy L. Wall Date: 6/23/2020

Maples & Associates, Inc.

www.maplesinc.com • P.O. Box 893 • Lampasas, Texas 76550 • (512) 556-2078 • (512) 556-0500 fax • Firm No. 10097700



Geodetic bearings derived from GPS observations.



County Road 332

S47°25'57"E 301.22'
(S47°24'E 578.34')

S11°24'49"W 462.76'

Roy L. Lyda
(22.08 acres)
Doc. No. 201708783

8.19 Acres

Roy L. Lyda
(22.08 acres)
Doc. No. 201708783

N69°27'16"W 454.56'

Roy L. Lyda
(22.08 acres)
Doc. No. 201708783

Orlando Figueroa
(15.00 acres)
Vol. 602 Page 247

N42°46'26"E 621.83'
(N42°07'E 622.3')

40' wide access easiment
Doc. No. 201708783

Jimmy Joe Kramer
(19.11 acres)
Vol. 759 Page 25
Vol. 238 Page 828

N24°21'56"E 230.37'
(N24°19'E 883.98')

S53°08'28"W 201.57'

RECORD LINE TABLE		
LINE	BEARING	HORIZ DIST
L2	N47°11"W	40.00'

LINE	BEARING	HORIZ DIST
L1	S22°46'31"W	80.63'
L2	N47°42'50"W	39.83'

LEGEND

- 1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
- 1/2" Iron Pin Found
- x- Wire Fence
- () Record Call

PLAT OF A TRACT OF LAND IN BURNET COUNTY, TEXAS.

Being 8.19 acres of the A.B. Spears Survey No. 2, Abst. No. 2 in Burnet County, Texas; and being part of a 22.08 acre tract of land described in a deed from Clyde A. Lyda, et ux, to Roy L. Lyda, dated January 20, 2017, and recorded as Doc. No. 201708783 of the Official Public Records of Burnet County, Texas.

A legal description of even survey date herewith of the tract shown hereon accompanies this plat.

Surveyed on the ground on May 26, 2020.

Paul W. Maples, RPLS
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Job No. 200512

