

#18

REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS

DATE 9-8-2020
OWNER'S NAME Estate of Judith M Lough - Executor,
William Lough
OWNER'S MAILING ADDRESS 116 Billy Joe Fox
Burnet TX 78611
PROPERTY DESCRIPTION TBD - at least 6 acres (6.07 +/-) out
of ABS A0526 James Leonard 8 ac and
ABS A1804 W.G. Berry 2 acres, Burnet Ctn

REASON: property is now in an estate and the estate
wishes to sell part of property not involved
in the cell tower lease (3.93 ac per agreement)
The approx 6.07 ac already has a mfg home, well & septic.

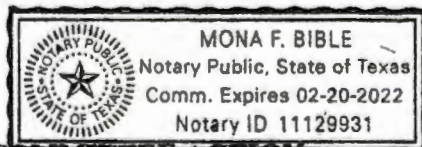
A copy of my Deed with full metes and bounds description, attached along with a survey or sketch of the property showing the boundaries of the lots, adjacent roads, and adjacent property owners are attached hereto.

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 relating 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.

William Lough
Signature
William Lough
Printed Name

STATE OF TEXAS
COUNTY OF BURNET

This instrument was sworn to before me on the 11 day of September, 2020.



Mona F. Bible
Notary Public, State of Texas

COMMITTEE ACTION: _____
DATE: _____

COURT ACTION: Kim J. Smith
DATE: 9/27/2020

Schedule A

The following is a description of the land to be sold at 3501 CR 101, Lampasas, TX 76550.

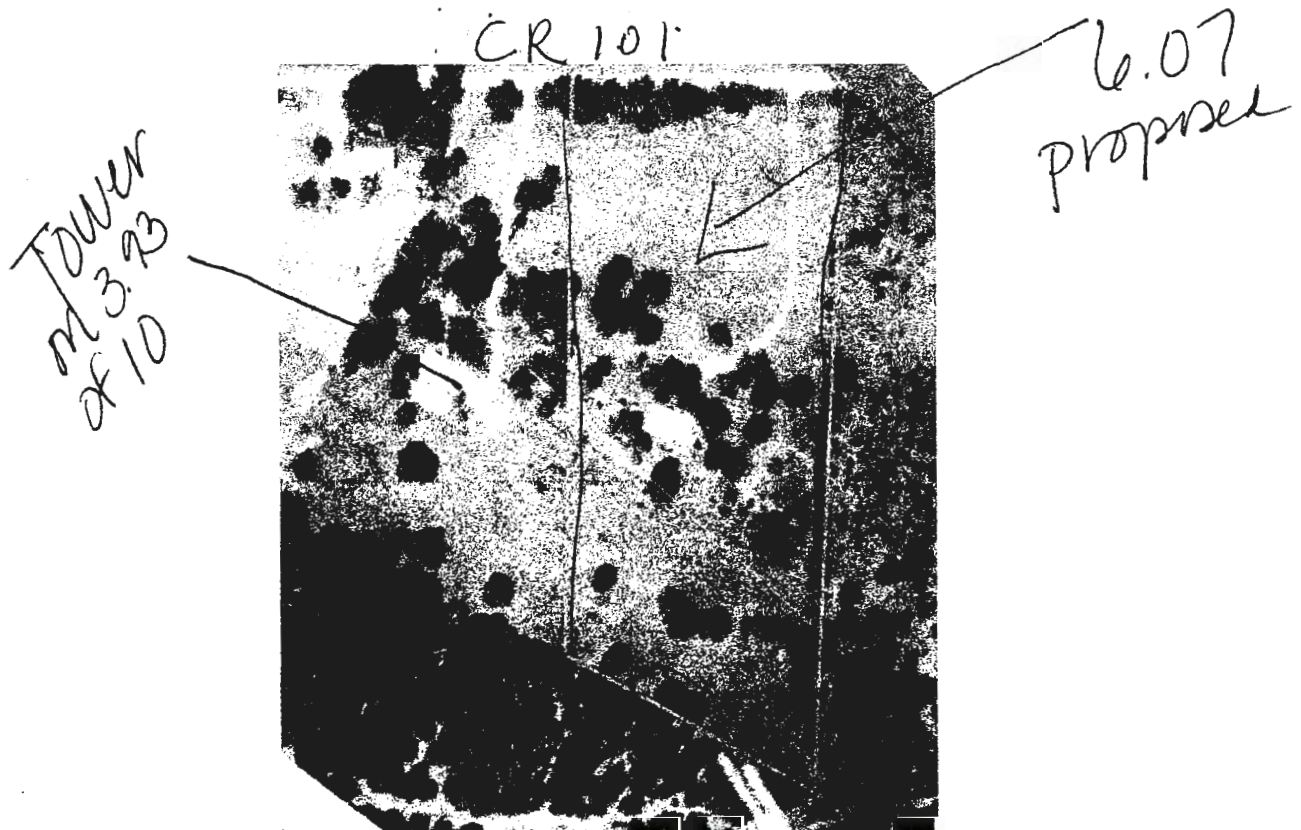
The property consists of at least 6.00 acres of land with improvements listed as one (1) mobile home, well & septic.

The property will be surveyed out of an existing ¹⁰~~17.0~~ acre tract of land which contains the following legal descriptions per Burnet County Tax Appraisal Office:

ID #53317 Legal Description: ABS A0526 JAMES LEONARD, 7.0 ACRES
ID #53318 Legal Description: ABS A0526 JAMES LEONARD, 1.0 ACRES, *IMP
SPLIT TO M73522 FOR 2005*
ID #73522 Legal Description: MOBILE HOME IMPROVEMENT ONLY, SN1
#HOTX10A00497A; TITLE # #00792171

ID# 60469 Legal ABS A1807 W.S. Berrn, 2.0 Acres

The illustration below was provided by the seller's agent and is not represented to be entirely accurate but merely a concept of how the property will be subdivided.



THE STATE OF TEXAS

* Field notes of a survey made for Elza Hodges of 10
* acres of land, more or less, situated in Burnet
* County, Texas, being about 2 acres out of the W. S.
* Berry Survey and about 8 acres out of the James
* Leonard Survey #115, and being out of and a part of
* a 192 acre tract of land conveyed by Oscar Taylor
* at ux to Elza L. Hodges by deed recorded in Vol. 149,
* Page 684, Deed Records of Burnet County, Texas.

COUNTY OF BURNET

BEGINNING 360.63 varas South 47 deg. 30 min. West from the Northwest
corner of a 40 acre tract of land conveyed by Elza L. Hodges et ux
to Willard A. Baker et ux by deed recorded in Vol. 222, Page 173,
Deed Records of Burnet County, Texas, at a $\frac{1}{4}$ inch steel stake in
fence line on the Southeast side of the Old Burnet-Lampasas Road;

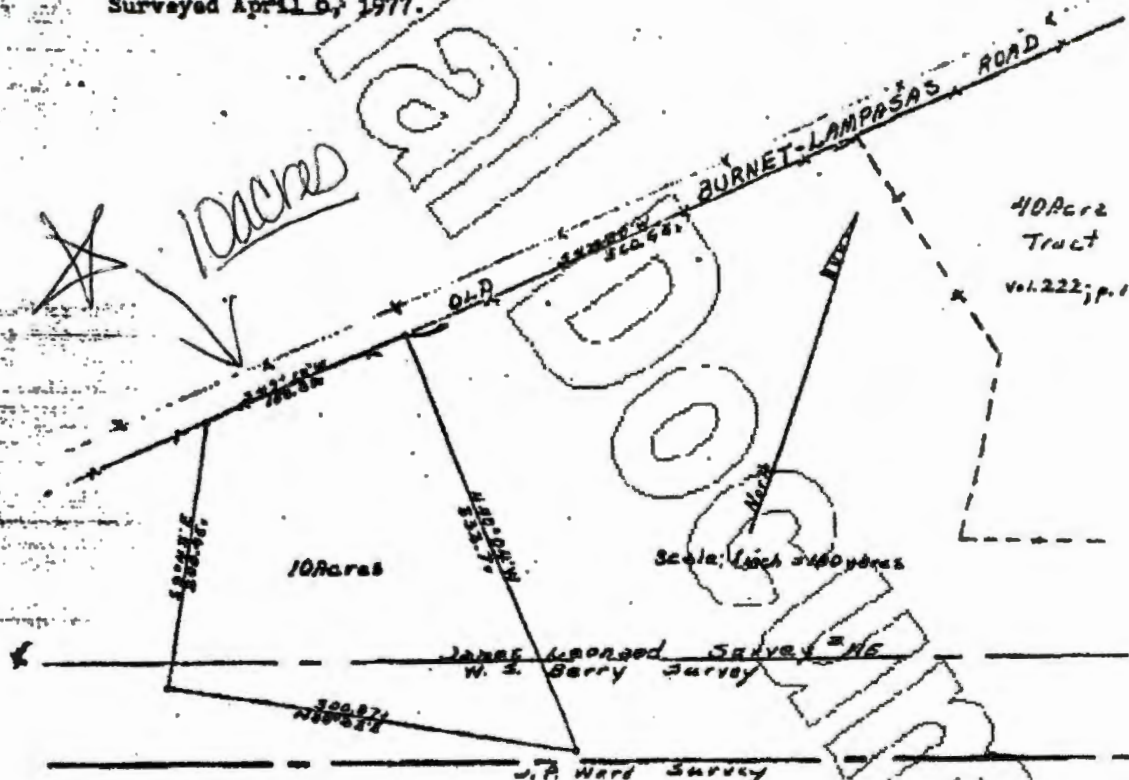
THENCE with fence on the Southeast side of said road South 47 deg. 18
min. West 158.28 varas to a $\frac{1}{4}$ inch steel stake for the Northwest
corner of this tract;

THENCE South 09 deg. 43 min. East 200.45 varas to a $\frac{3}{8}$ inch steel
stake for the Southwest corner of this tract;

THENCE North 80 deg. 23 min. East 300.87 varas to a $\frac{1}{4}$ inch steel stake
for the Southeast corner of this tract;

THENCE North 40 deg. 04 min. West 332.7 varas to the place of the
beginning.

Surveyed April 6, 1977.



I hereby certify that the foregoing described tract of land was surveyed
by me on the ground and that the foregoing plat and field notes show the
same as I found it to be on the ground.

OFFICIAL PUBLIC RECORD
BURNET COUNTY, TEXAS

OFFICIAL PUBLIC RECORD
John M. Hodges
Registered Public Surveyor

0829 0387

0830 0351

EXHIBIT "A"

Willis Sherman Associates, Inc.



LAND SURVEYORS AND PLANNERS
310 MAIN MARBLE FALLS, TEXAS 78654
(800) 663-3566 FAX (800) 680-5362

LEGEND:

- DENOTES 1/2" ST. SK. SET WITH PLASTIC CAP STAMPED RPLS 1877
- DENOTES 1/2" ST. SK. FND.
- ⊕ DENOTES 3/8" ST. SK. FND.
- ⊙ DENOTES POWER POLE
- DENOTES GUY WIRE ANCHOR
- () DENOTES RECORD INFORMATION

BEARING BASIS: TEXAS LAMBERT GRID,
CENTRAL ZONE, NAD 83

SCALE: 1" = 400'

NOTES:

THE PROPERTY SHOWN HEREON IS WITHIN ZONE "X" AREAS
DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, AS
RECORDED IN BURNET COUNTY "TRIM" MAP NO. 481238 0050C
DATED NOVEMBER 16, 1990.

OFFICIAL PUBLIC RECORD
BURNET COUNTY, TEXAS

0915 0388

3.93
acres
carved
for
tower
lease



LINE TABLE		
LINE	BEARING	LENGTH
L1	N46°06'01"E (N47°18'00"E)	65.49

STATE OF TEXAS:
COUNTY OF BURNET:

Field Notes of a 3.93 acre tract of land out of a 10 acre tract of land conveyed to William Lough et ux in Volume 830 Page 348 of the Official Public Records of Burnet County said 4.00 acre tract being approximately 2.84 acres out of the James Leonard Survey No. 115 Abstract No. 526 and approximately 1.16 acres out of the W. S. Berry Survey No. 1605 Abstract No. 1807.

Beginning, for the southwest corner of the herein described tract, at a 1/2" steel stake set with plastic cap stamped RPLS 1877 said 1/2" steel stake set being the southwest corner of said 10 acre tract, the southeast corner of a 5 acre tract of land conveyed to Donna Hodges Smith (now Donna Lou Tyson) in Volume 246 Page 757 of the Official Public Records of Burnet County and an angle point in the north line of the east 1/2 of 255.585 acre tract of land conveyed to Donna Lou Tyson in Volume 737 Page 330 of the Official Public Records of Burnet County from which a 1/2" steel stake found bears N 79°10'38" E 831.22' (N 80°23'00" E 835.75') said 1/2" steel stake found being the southeast corner of said 10 acre tract and a point in the north line of said east 1/2 of 255.585 acre tract.

Thence, along the west fenced line of the herein described tract, the west fenced line of said 10 acre tract and the east fenced line of said 5 acre tract N 11°25'51" W 556.75' (N 09°43'00" W 556.81') to a 3/8" steel stake found in the south row line of County Road 101 for the northwest corner of herein described tract, said 3/8" steel stake found being the north corner of said 5 acre tract and the northwest corner of said 10 acre tract.

Thence, along the north fenced line of the herein described tract, the north fenced line of said 10 acre tract and the south fenced row line of said County Road 101 N 46°06'01" E (N 47°18'00" E) 65.49' to a 1/2" steel stake set with plastic cap stamped RPLS 1877 for the north corner of the herein described tract, said 1/2" steel stake set being a point in the north fenced line of said 10 acre tract and a point in the south fenced row line of said County Road 101, from which a 3/8" steel stake found, being the north corner of said 10 acre tract, bears N 46°06'01" E (N 47°18'00" E) 373.84'.

Thence, leaving the south fenced row line of said County Road 101 and the north fenced line of said 10 acre tract S 50°30'34" E 749.95' to a 1/2" steel stake set with plastic cap stamped RPLS 1877 in a fence line, for the southeast corner of the herein described tract.

Thence, along said fence line, not being the south line of said 10 acre tract but being the north line of a small wedge portion of said 10 acre tract, S 77°43'39" W 528.10' to the Place of Beginning.



I HEREBY CERTIFY THAT THE FIELD NOTES HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY
MADE UNDER MY DIRECTION AND SUPERVISION AND THAT ALL CORNERS ARE AS DESCRIBED HEREON.

THIS SURVEY WAS MADE FOR THE BENEFIT OF TITAN TOWER, INC. AND WILLIAM LOUGH.

Donald Sherman

DATE 3/8/2000

DONALD SHERMAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1877
JOB NO. - 10403 FIELD BOOK NO. - 2000-1

OFFICE - M. Leonardo

FIELD - J. MARTINKA