

REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS

DATE 10/5/20
OWNER'S NAME PHILLIPS MANAGEMENT TRUST
OWNER'S MAILING ADDRESS 1022 C.E. 140 KATHRYN PHILLIPS
BURNET, TEXAS 78611 TRUSTEE
PROPERTY DESCRIPTION A PORTION OF ABS A0818
LUDWIGSBACH SCHNELL
TRACT 3 (SW SIDE)
95.6 ACRES
REASON: SELL HOUSE SITE (EXISTING WITH
10MS.) TO CURRENT RESIDENT
F1-1 ACRE

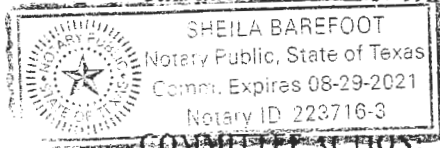
756
2157

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.

Kathryn A. Phillips
Signature
KATHRYN A. PHILLIPS
Printed Name

STATE OF TEXAS
COUNTY OF BURNET



This instrument was sworn to before me on the 5th day of October, 2011.

Sheila Barefoot
Notary Public, State of Texas

COMMITTEE ACTION:
DATE: _____

COURT ACTION:
DATE: 10/27/2020



D

201402178

3 PGS

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BURNET §

That each of LARRY E. PHILLIPS and KATHRYN A. PHILLIPS (hereinafter referred to as "Grantors"), for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by KATHRYN A. PHILLIPS, as trustee of THE PHILLIPS MANAGEMENT TRUST AGREEMENT (hereinafter referred to as "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the Grantee, his and her respective 11.72% interest in that certain piece or parcel of land, together with all improvements thereon, situated in Burnet County, Texas and located at 2214 CR-337, Bertram, Texas 78605, and more fully described as follows:

Being 236.01 acres of land in Burnet County, Texas, being the same land that Larry E. Phillips and Kathryn A. Phillips purchased from Elton Elvin Hardin on August 2, 1989, in that certain Warranty Deed With Vendor's Lien as recorded in Volume 461, Pages 838-843, of the Burnet County Real Property Records, Burnet County, Texas.
(hereinafter referred to as the "Subject Property").

Following the execution of this General Warranty Deed, the Subject Property shall be owned in the following proportions:

Trustee, THE PHILLIPS MANAGEMENT TRUST	23.44%
PAIGE ALLISE SKONIECZNY	38.28%
ERIN ASHLEY FRANKE	38.28%

WINDY

WINDY

OUTWATER

EXISTING HOME

DRIVEWAY
2180 CR333

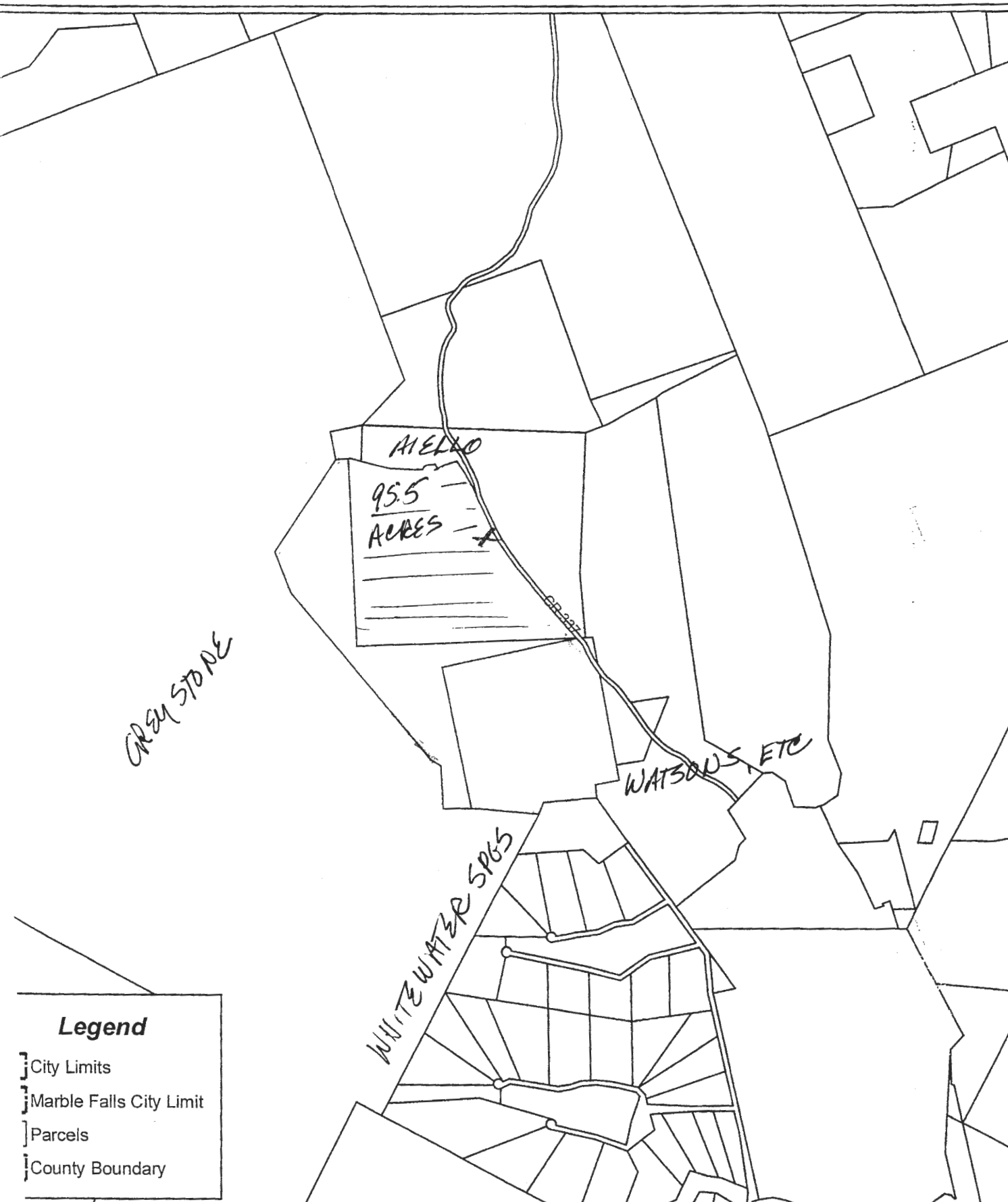
APPROXIMATE
SITE
TO BE
SURVEYED
BY CUPPING

COUNTY ROAD 337

ENTRANCE
TRIPLE CREEK
RANCH
2214
CR 337

OUT OF
A0818
LUDWIG SNELL
TRACT 3
(SW SIDE) 96.5 ACRES

WINDY



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Burnet makes no representation as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Burnet from any damage, loss, or liability arising from such use.

City of Burnet
P.O. Box 1369
1001 Buchanan Dr, Suite 4
Burnet, Texas 78611
(512) 756-6093
Fax (512) 756-8560
www.cityofburnet.com

CITY OF BURNET



ABS A0818
 Ludwig Schnell
 Tract B
 (SW side) 95.5 acres
 (a portion of this)

annex

43560. sq ft. = acre

MANAGEMENT TRUST AGREEMENT

NT (the "Trust Agreement") is made on July 2, 2013 by g Phillips and Kathryn Ann Phillips, as grantors (the ann Phillips, as trustee (the "Trustee").

ARTICLE 1.

IDENTIFICATION AND DEFINED TERMS

1.1. **Grantors.** The Grantors are Larry Ewing Phillips and Kathryn Ann Phillips. The first Grantor to die is referred to herein as the "Deceased Grantor" and the surviving Grantor is referred to herein as the "Surviving Grantor".

1.2. **Grantors' Children.** The Grantors have two Children, Paige Allise Skonieczny and Erin Ashley Franke. All references in this Trust Agreement to the "Grantors' Children" shall be to them, collectively.

1.3. **Grantors' Descendants.** The Grantors currently have five grandchildren, Nate Skonieczny, Hank Skonieczny, Luke Skonieczny, Sydney Franke, and Morgan Franke. For purposes of this Trust Agreement, all references to the "Grantor's Descendants" shall collectively be to the Grantors' Children and any Descendants of the Grantors' Children.

1.4. **Trustee.**

A. **The Management Trust.** The initial Trustee of the Management Trust is Kathryn Ann Phillips; provided, however, that Larry Ewing Phillips may elect to serve as Co-Trustee of the Management Trust while Kathryn Ann Phillips is serving as sole Trustee, by delivering an acknowledged instrument to the Trustee then serving. If both Larry Ewing Phillips and Kathryn Ann Phillips are serving as Co-Trustees and Larry Ewing Phillips fails or ceases to act for any reason, then Kathryn Ann Phillips shall serve as sole Trustee. If both Larry Ewing Phillips and Kathryn Ann Phillips are serving as Co-Trustees and Kathryn Ann Phillips fails or ceases to act for any reason, then Larry Ewing Phillips shall cease to act as Trustee, and Paige Allise Skonieczny shall serve as sole Trustee; provided, however, that if Paige Allise Skonieczny fails or ceases to serve for any reason, Erin Ashley Franke shall serve as Trustee. Likewise, if Kathryn Ann Phillips is serving as sole Trustee and fails or ceases to act for any reason, or if both Larry Ewing Phillips and Kathryn Ann Phillips are serving as Co-Trustees and both fail or cease to act for any reason, then Paige Allise Skonieczny shall serve as Trustee; provided, however, that if Paige Allise Skonieczny fails or ceases to serve for any reason, Erin Ashley Franke shall serve as Trustee. If all of the



THE COUNTY OF BURNET

BURNET, TEXAS 78611

October 5, 2020

Phillips Management Trust
Kathryn Phillips, Trustee
1022 CR 140
Burnet, Texas 78611

RE: Variance request

Ms. Phillips,

In reviewing the variance request you submitted, it appears the resulting tract is less than 2 acres. The Central Texas Groundwater Conservation District has a 2 acre minimum lot requirement for this area of Burnet County. You can contact the CTGWCD at 512-756-4900 for clarification. Please reconfigure the lot and resubmit it for review.

Sincerely,

A handwritten signature in black ink, appearing to read "Herb Darling".

Herb Darling

Burnet County Development Services, Director

cc.

Honorable Billy Wall, Commissioner, Prct. 3