

BCAD
50270

REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS

DATE 30 Nov 2020

OWNER'S NAME: Megan Gatlin dba Green Point
MAILING ADDRESS: 4101 CE 207 Liberty Hill TX

OWNER'S PHONE #: 512 640 4681
PROPERTY ID FROM C.A.D: _____

(Central Appraisal District)
LEGAL DESCRIPTION: A House

REASON FOR DIVIDING PROPERTY _____

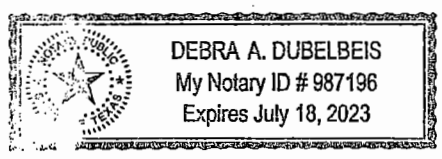
A copy of my Deed with full metes and bounds description, attached along with a survey or sketch of the property showing the boundaries of the lots, adjacent roads, and adjacent property owners are attached hereto. A variance request requires Commissioner Court approval.

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.

Megan Gatlin
Signature (Notarized)
Megan Gatlin
Printed Name

STATE OF TEXAS Mar
COUNTY OF ~~BURNET~~ Williamson

This instrument was sworn to before me on the 2 day of October, 2020

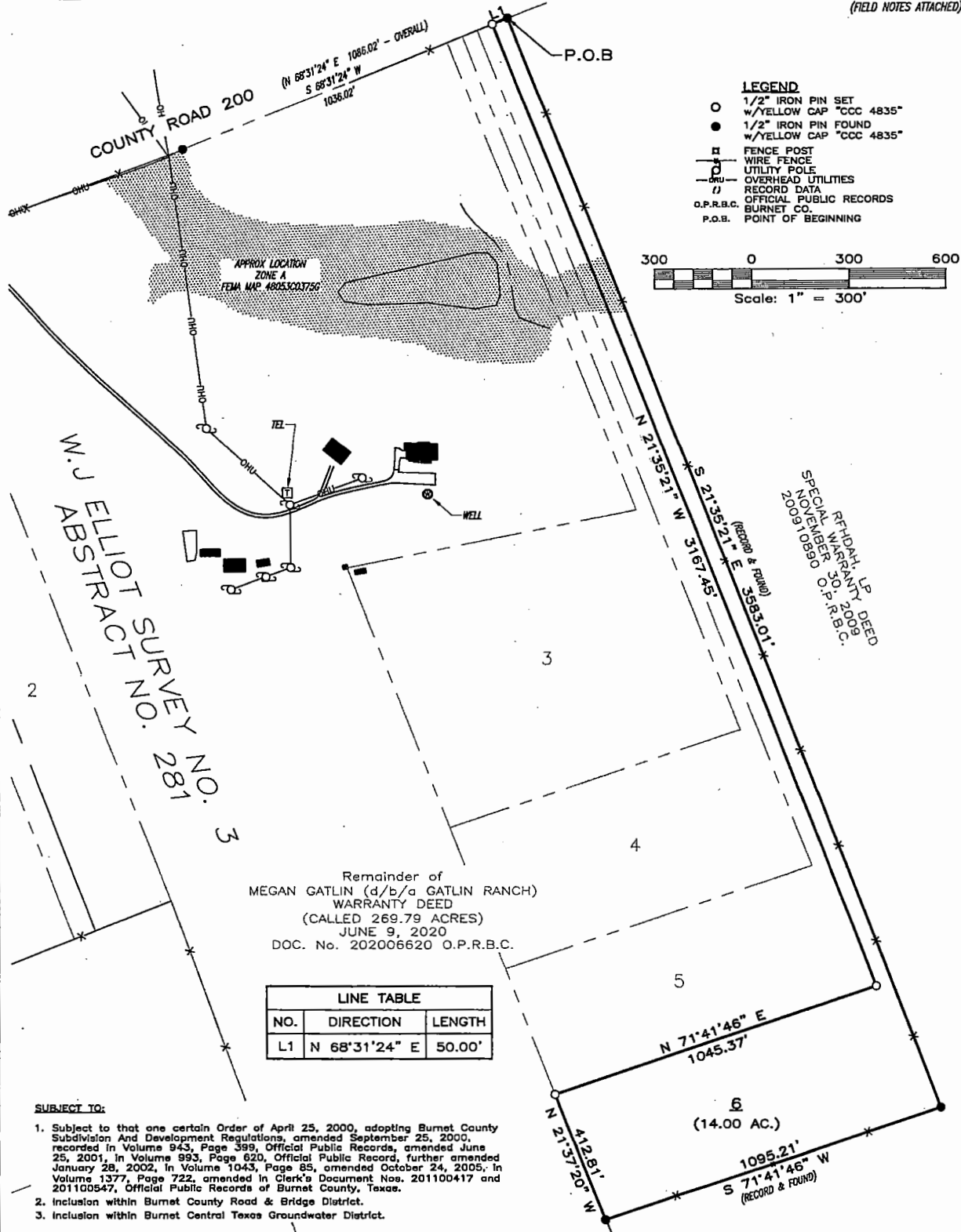


Debra A. Dubelbeis
Notary Public, State of Texas

Exemption Approval: _____ Date: _____

Variance Approval: _____ Date: _____

(FIELD NOTES ATTACHED)



Remainder of
MEGAN GATLIN (d/b/a GATLIN RANCH)
WARRANTY DEED
(CALLED 269.79 ACRES)
JUNE 9, 2020
DOC. No. 202006620 O.P.R.B.C.

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N 68°31'24\"	50.00'

SUBJECT TO:

- Subject to that one certain Order of April 25, 2000, adopting Burnet County Subdivision And Development Regulations, amended September 25, 2000, recorded in Volume 943, Page 399, Official Public Records, amended June 25, 2001, in Volume 993, Page 620, Official Public Record, further amended January 28, 2002, in Volume 1043, Page 85, amended October 24, 2005, in Volume 1377, Page 722, amended in Clerk's Document Nos. 201100417 and 201100547, Official Public Records of Burnet County, Texas.
- Inclusion within Burnet County Road & Bridge District.
- Inclusion within Burnet Central Texas Groundwater District.

UNLESS OTHERWISE NOTED THERE ARE NO
RECORD COURSES & DISTANCES FOR THIS TRACT



BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

A PART OF THIS AREA IS SHOWN TO BE IN ZONE A PER FEMA'S FLOOD INSURANCE RATE MAP #48053C0375G DATED NOVEMBER 1, 2019; HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE OR FLOOD STUDIES HAVE BEEN PERFORMED AND THE INFORMATION IS BASED SOLELY ON SAID MAP/PLAT. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP/PLAT. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

STATE OF TEXAS

§ I KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LAMPASAS §
I, CLYDE C. CASTLEBERRY, JR. FOR TRIPLE C SURVEYING CO. HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON.

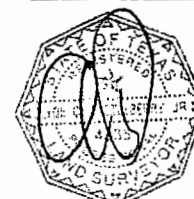


TRIPLE C SURVEYING Co.

P.O. Box 544 - Lampasas, Texas 76550

(512) 845-5440
email: admin@triplecsurveying.com

www.triplecsurveying.com Firm No. 10193916



Witness my hand and seal
this the 17th day of
September, 2020

TRACT 6 – 14.00 ACRES

BEING 14.00 acres of land out of the W.J. Elliot Survey No. 3, Abstract No. 281, Burnet County, Texas and being a part of that tract described as 269.79 acres in a Warranty Deed granted to Megan Gatlin d/b/a Gatlin Ranch, dated June 9, 2020 and recorded as Document No. 202006620 of the Official Public Records, Burnet County, Texas and further described by metes and bounds as follows:

BEGINNING at at a 5" pipe fence corner post in the south margin of County Road 200 for the northwest corner of that tract described as 602.175 acres in a Special Warranty Deed granted to RFHDAH, LP, dated November 30, 2009 and recorded as Document No. 200910890 of said official public records and for the northeast corner of said Gatlin tract and this tract;

THENCE: South $21^{\circ} 35' 21''$ East, a distance of 3583.01 feet along the irregular east line of said Gatlin tract and the east line of this tract with the irregular west line of said RFHDAH, LP tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a fence corner post for an angle point in the irregular east line of of said Gatlin tract and the irregular west line of said RFHDAH, LP tract and the southeast corner of this tract;

THENCE: South $71^{\circ} 41' 46''$ West, a distance of 1095.21 feet along the south line of this tract continuing with the irregular west line of said RFHDAH, LP tract and the irregular east line of said Gatlin tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a fence corner post for an angle point of the same and the southwest corner of this tract;

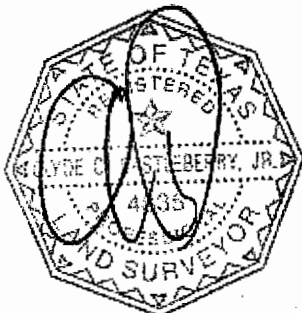
THENCE: North $21^{\circ} 37' 20''$ West, a distance of 412.81 feet into said Gatlin tract adjacent to a wire fence to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the northwest corner of this tract;

THENCE: North $71^{\circ} 41' 46''$ East, a distance of 1045.37 feet, leaving said fence, along the westerly north line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for an angle point of this tract;

THENCE: North $21^{\circ} 35' 21''$ West, a distance of 3167.45 feet along the northerly west line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the north line of said Gatlin tract and the south margin of County Road 200 for the northerly northwest corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found for an angle point in the north line of said Gatlin tract bears South $68^{\circ} 31' 24''$ East, a distance of 1036.02 feet;

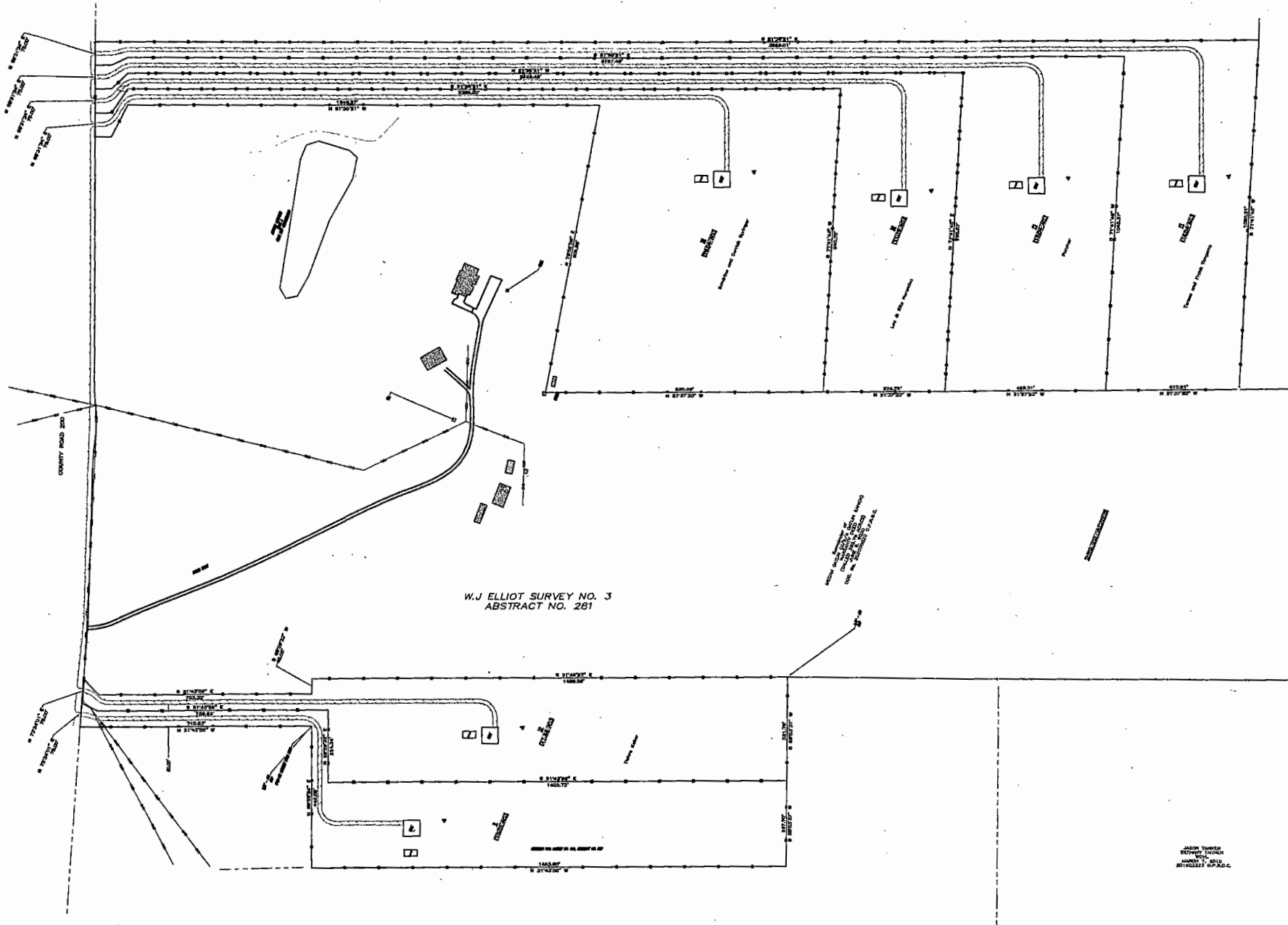
THENCE: North $68^{\circ} 31' 24''$ East, a distance of 50.00 feet along the north line of said Gatlin tract and this tract with the south margin of County Road 200 to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83



_____, September 17, 2020
Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.
PO Box 544
Lampasas, Texas 76550
www.triplecsurveying.com
Firm No. 10193916



W.J. ELLIOT SURVEY NO. 3
ABSTRACT NO. 261

JOHN THOMAS
DEPUTY SURVEYOR
HAROLD T. JONES
REGISTERED PROFESSIONAL

REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS

DATE: 30 Nov 2020

OWNER'S NAME: MEAGAN GATLIN aka GERRIE RABEL
MAILING ADDRESS: 4107 CR 207
Liberty Hill TX 78692

OWNER'S PHONE #: 512 630 4681

PROPERTY ID FROM C.A.D.:

(Central Appraisal District)

LEGAL DESCRIPTION: Affirmed

REASON FOR DIVIDING PROPERTY _____

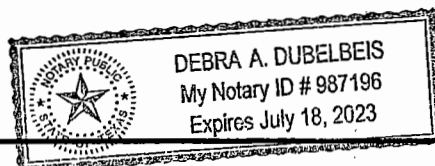
A copy of my Deed with full metes and bounds description, attached along with a survey or sketch of the property showing the boundaries of the lots, adjacent roads, and adjacent property owners are attached hereto. A variance request requires Commissioner Court approval.

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.

[Signature]
Signature (Notarized)
Meagan Gatlin
Printed Name

STATE OF TEXAS DAP
COUNTY OF BURNET Williamson

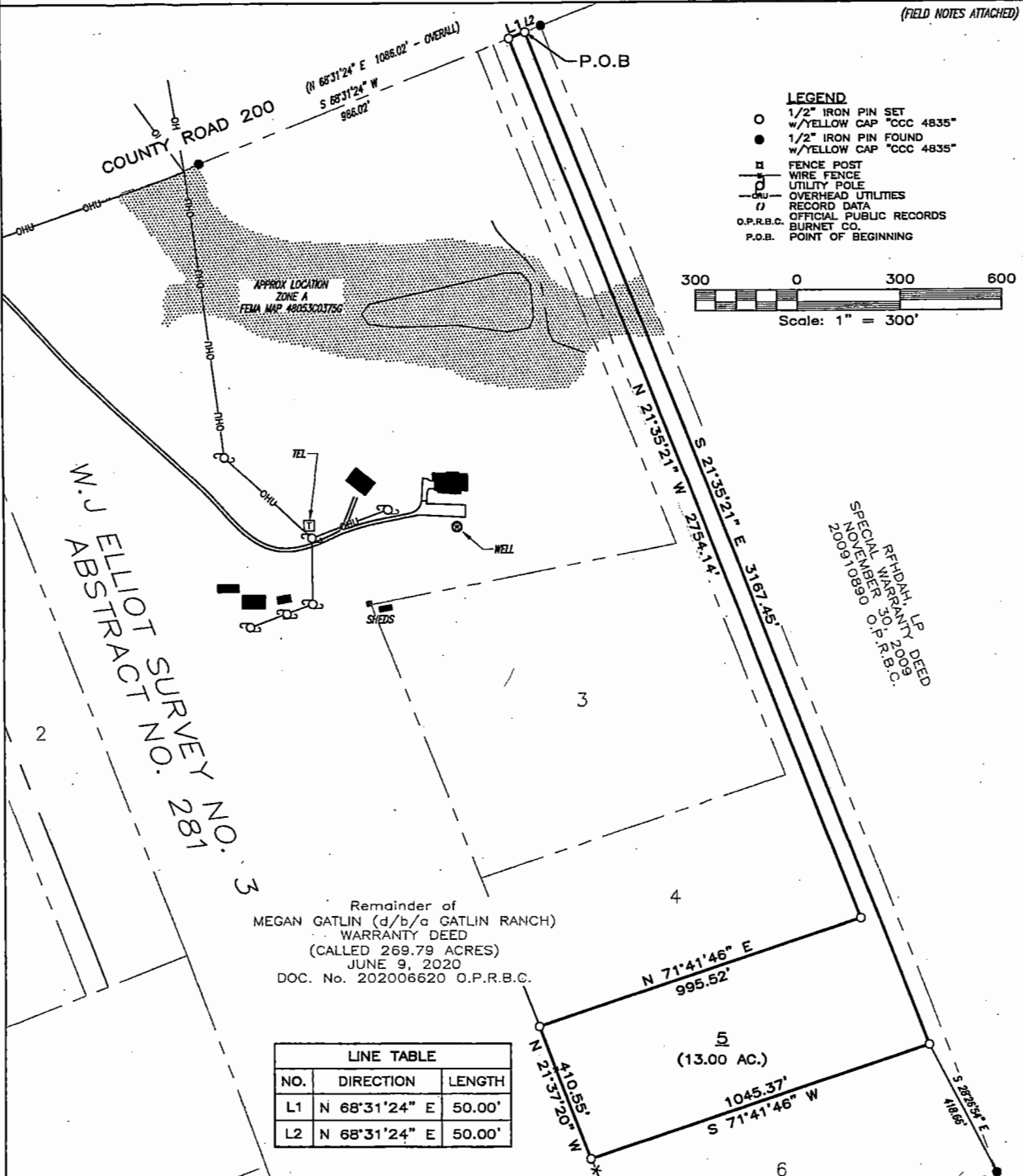
This instrument was sworn to before me on the 2 day of October, 2020



[Signature]
Notary Public, State of Texas

Exemption Approval: _____ Date: _____

Variance Approval: _____ Date: _____



Remainder of
MEGAN GATLIN (d/b/a GATLIN RANCH)
WARRANTY DEED
(CALLED 269.79 ACRES)
JUNE 9, 2020
DOC. No. 202006620 O.P.R.B.C.

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N 68°31'24" E	50.00'
L2	N 68°31'24" E	50.00'

SUBJECT TO:

- Subject to that one certain Order of April 25, 2000, adopting Burnet County Subdivision And Development Regulations, amended September 25, 2000, recorded in Volume 943, Page 399, Official Public Records, amended June 25, 2001, in Volume 993, Page 620, Official Public Record, further amended January 28, 2002, in Volume 1043, Page 85, amended October 24, 2005, in Volume 1377, Page 722, amended in Clark's Document Nos. 201100417 and 201100547, Official Public Records of Burnet County, Texas.
- Inclusion within Burnet County Road & Bridge District.
- Inclusion within Burnet Central Texas Groundwater District.

UNLESS OTHERWISE NOTED THERE ARE NO
RECORD COURSES & DISTANCES FOR THIS TRACT

A PART OF THIS AREA IS SHOWN TO BE IN ZONE A PER FEMA'S FLOOD INSURANCE RATE MAP #48053C03756 DATED NOVEMBER 1, 2018; HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE OR FLOOD STUDIES HAVE BEEN PERFORMED AND THE INFORMATION IS BASED SOLELY ON SAID MAP/PLAT. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP/PLAT. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

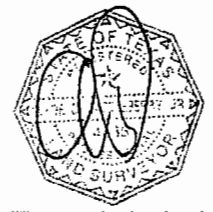


BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

STATE OF TEXAS
I, CLYDE C. CASTLEBERRY, JR. FOR TRIPLE C SURVEYING CO. HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON.



TRIPLE C SURVEYING Co.
P.O. Box 544 - Lampasas, Texas 76550
(512) 845-5440
email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193916



Witness my hand and seal
this the 17th day of
September, 2020

TRACT 5 – 13.00 ACRES

BEING 13.00 acres of land out of the W.J. Elliot Survey No. 3, Abstract No. 281, Burnet County, Texas and being a part of that tract described as 269.79 acres in a Warranty Deed granted to Megan Gatlin d/b/a Gatlin Ranch, dated June 9, 2020 and recorded as Document No. 202006620 of the Official Public Records, Burnet County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the north line of said Gatlin tract and the south margin of County Road 200 for the northeast corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a 5" pipe fence corner post for the northeast corner of said Gatlin tract bears North 68° 31' 24" East, a distance of 50.00 feet;

THENCE: South 21° 35' 21" East, a distance of 3167.45 feet into said Gatlin tract along the east line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southeast corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found for an angle point in the irregular east line of said Gatlin tract bears South 28° 26' 54" East, a distance of 418.66 feet;

THENCE: South 71° 41' 46" West, a distance of 1045.37 feet along the south line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set adjacent to a wire fence for the southwest corner of this tract;

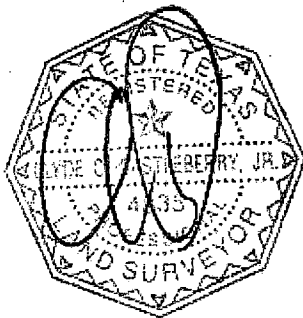
THENCE: North 21° 37' 20" West, a distance of 410.55 feet along the southerly west line of this tract adjacent to a wire fence to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the northwest corner of this tract;

THENCE: North 71° 41' 46" East, a distance of 995.52 feet, leaving said wire fence, along the westerly north line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for an angle point of this tract;

THENCE: North 21° 35' 21" West, a distance of 2754.14 feet along the northerly west line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the north line of said Gatlin tract and the south margin of County Road 200 for the northerly northwest corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found for an angle point in the north line of said Gatlin tract bears South 68° 31' 24" East, a distance of 986.02 feet;

THENCE: North 68° 31' 24" East, a distance of 50.00 feet along the north line of said Gatlin tract and this tract with the south margin of County Road 200 to the Point of Beginning.

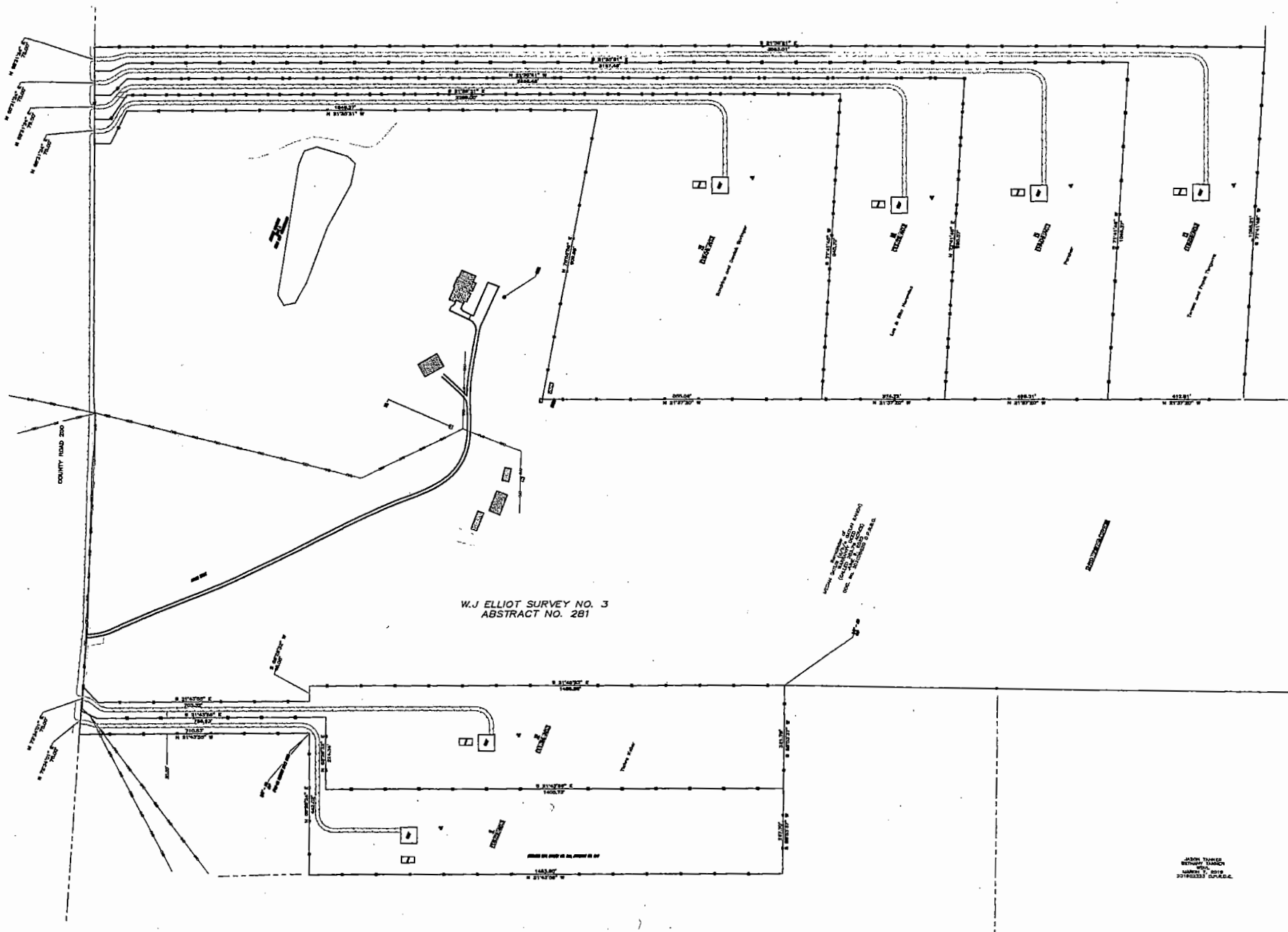
Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83



Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

September 17, 2020

Triple C Surveying Co.
PO Box 544
Lampasas, Texas 76550
www.triplecsurveying.com
Firm No. 10193916



REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS

DATE: 28 Nov 2020

OWNER'S NAME: MEAGAN GATTIN dba GATTIN Ranch
MAILING ADDRESS: 4101 CR 207
Liberty Hill TX 78642

OWNER'S PHONE #: 512 630 7691

PROPERTY ID FROM C.A.D.: _____
(Central Appraisal District)

LEGAL DESCRIPTION: A Tracked

REASON FOR DIVIDING PROPERTY _____

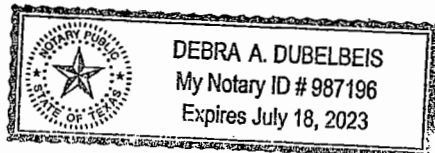
A copy of my Deed with full metes and bounds description, attached along with a survey or sketch of the property showing the boundaries of the lots, adjacent roads, and adjacent property owners are attached hereto. A variance request requires Commissioner Court approval.

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.

[Signature]
Signature (Notarized)
Meagan Gattin
Printed Name

STATE OF TEXAS DAI
COUNTY OF BURNET Williamson

This instrument was sworn to before me on the 2 day of October, 2020

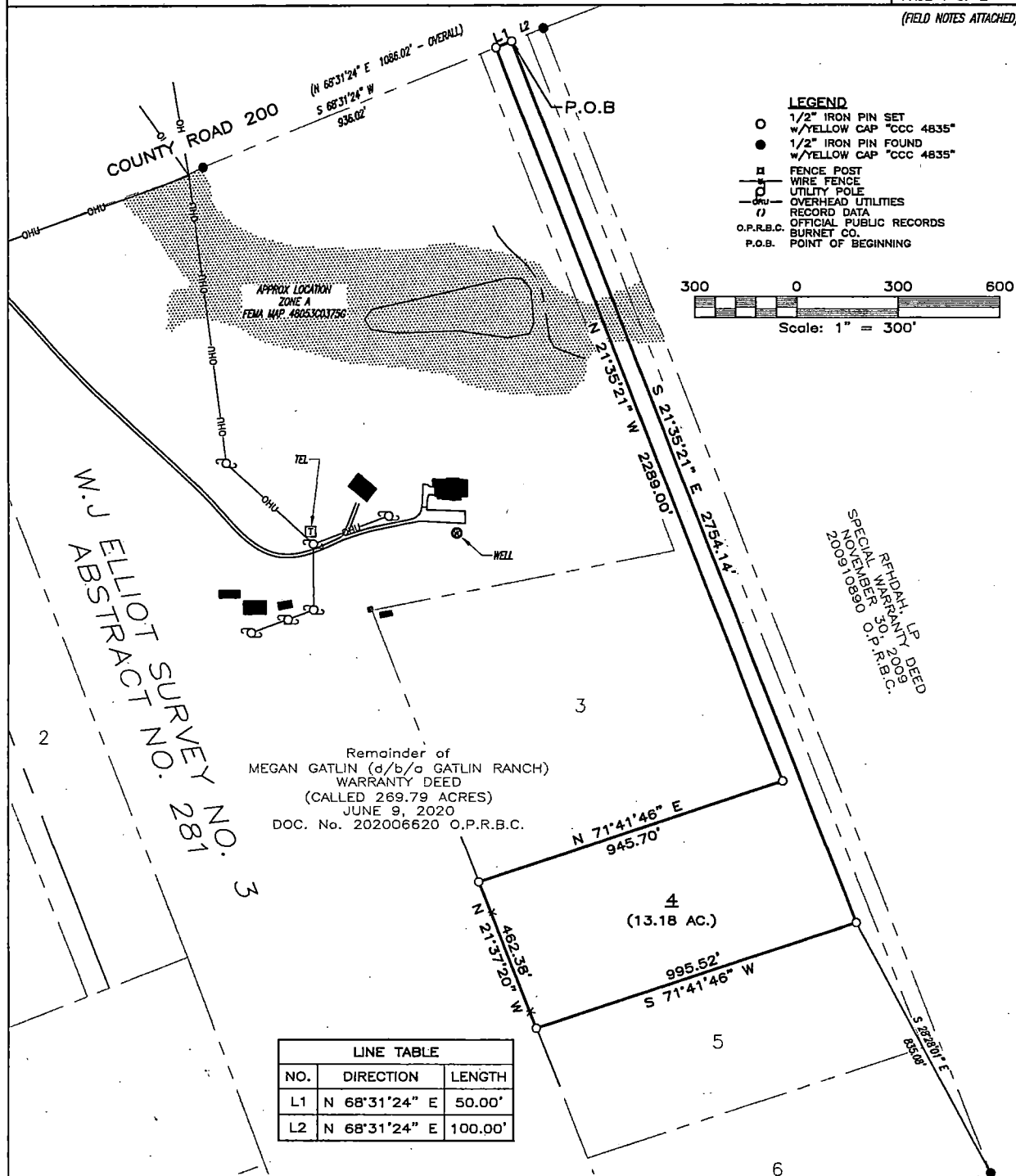


[Signature]
Notary Public, State of Texas

Exemption Approval: _____ Date: _____

Variance Approval: _____ Date: _____

(FIELD NOTES ATTACHED)



SUBJECT TO:

- Subject to that one certain Order of April 25, 2000, adopting Burnet County Subdivision And Development Regulations, amended September 25, 2000, recorded in Volume 943, Page 399, Official Public Records, amended June 25, 2001, in Volume 993, Page 620, Official Public Record, further amended January 28, 2002, in Volume 1043, Page 85, amended October 24, 2005, in Volume 1377, Page 722, amended in Clerk's Document Nos. 201100417 and 201100547, Official Public Records of Burnet County, Texas.
- Inclusion within Burnet County Road & Bridge District.
- Inclusion within Burnet Central Texas Groundwater District.

UNLESS OTHERWISE NOTED THERE ARE NO
RECORD COURSES & DISTANCES FOR THIS TRACT

BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

A PART OF THIS AREA IS SHOWN TO BE IN ZONE A PER FEMA'S FLOOD INSURANCE RATE MAP #48053C03756 DATED NOVEMBER 1, 2019; HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE OR FLOOD STUDIES HAVE BEEN PERFORMED AND THE INFORMATION IS BASED SOLELY ON SAID MAP/PLAT. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP/PLAT. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LAMPASAS
I, CLYDE C. CASTLEBERRY, JR. FOR TRIPLE C SURVEYING CO. HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON.



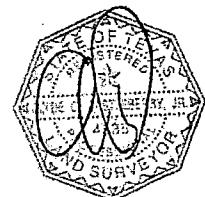
TRIPLE C SURVEYING Co.

P.O. Box 544 - Lampasas, Texas 76550

(512) 845-5440

email: admin@triplecsurveying.com

www.triplecsurveying.com Firm No. 10193916



Witness my hand and seal
this the 17th day of
September, 2020

TRACT 4 – 13.18 ACRES

BEING 13.18 acres of land out of the W.J. Elliot Survey No. 3, Abstract No. 281, Burnet County, Texas and being a part of that tract described as 269.79 acres in a Warranty Deed granted to Megan Gatlin d/b/a Gatlin Ranch, dated June 9, 2020 and recorded as Document No. 202006620 of the Official Public Records, Burnet County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the north line of said Gatlin tract and the south margin of County Road 200 for the northeast corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a 5" pipe fence corner post for the northeast corner of said Gatlin tract bears North 68° 31' 24" East, a distance of 100.00 feet;

THENCE: South 21° 35' 21" East, a distance of 2754.14 feet into said Gatlin tract along the east line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southeast corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found for an angle point in the irregular east line of said Gatlin tract bears South 28° 28' 01" East, a distance of 835.08 feet;

THENCE: South 71° 41' 46" West, a distance of 995.52 feet along the south line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set adjacent to a wire fence for the southwest corner of this tract;

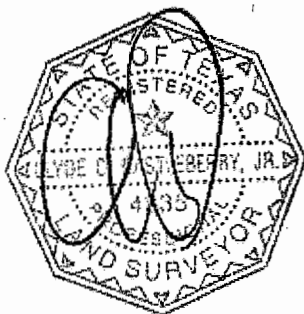
THENCE: North 21° 37' 20" West, a distance of 462.38 feet along the southerly west line of this tract adjacent to a wire fence to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the northwest corner of this tract;

THENCE: North 71° 41' 46" East, a distance of 945.70 feet, leaving said wire fence, along the westerly north line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for an angle point of this tract;

THENCE: North 21° 35' 21" West, a distance of 2289.00 feet along the northerly west line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the north line of said Gatlin tract and the south margin of County Road 200 for the northerly northwest corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found for an angle point in the north line of said Gatlin tract bears South 68° 31' 24" East, a distance of 936.02 feet;

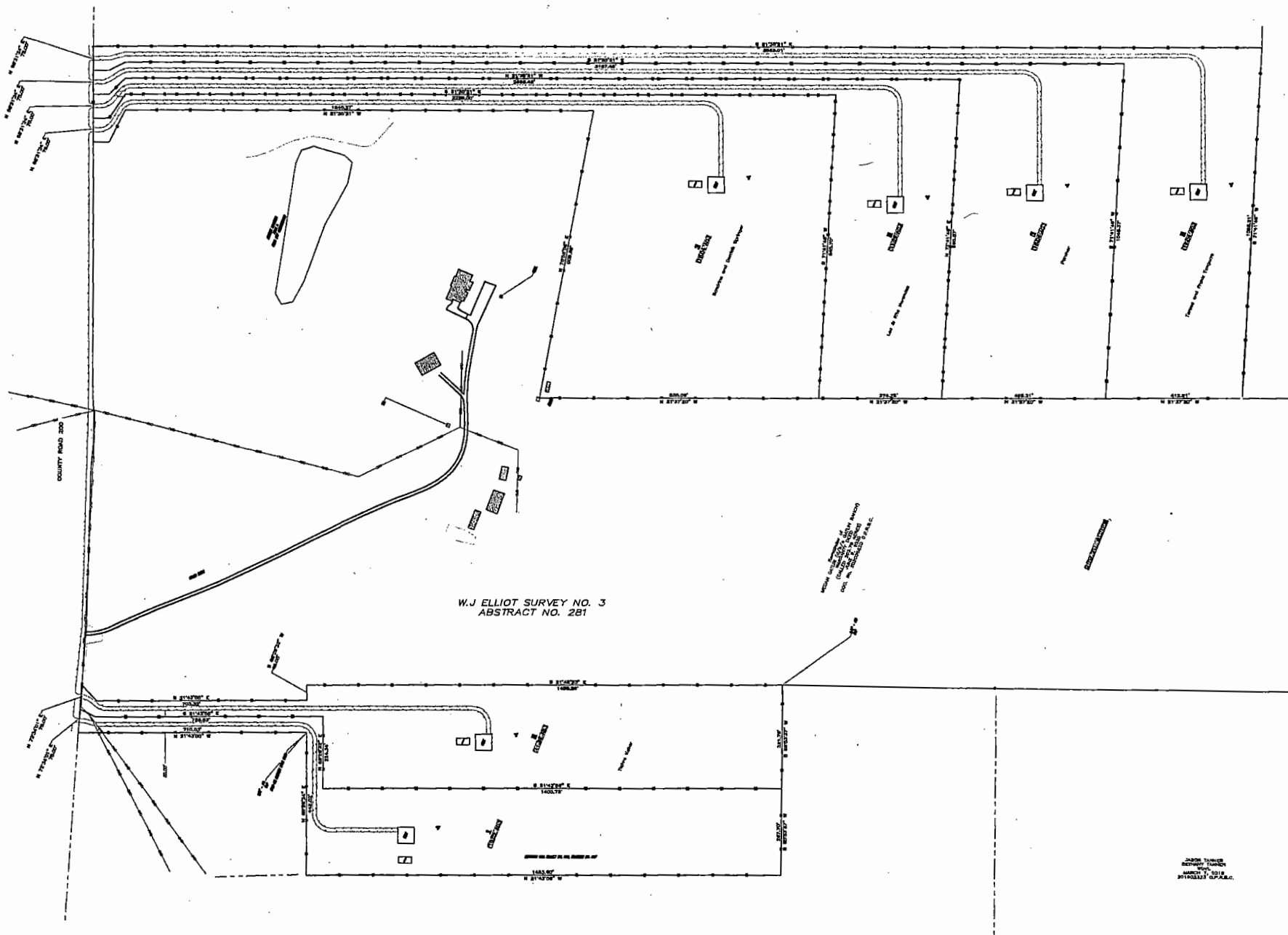
THENCE: North 68° 31' 24" East, a distance of 50.00 feet along the north line of said Gatlin tract and this tract with the south margin of County Road 200 to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83



_____, September 17, 2020
Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.
PO Box 544
Lampasas, Texas 76550
www.triplecsurveying.com
Firm No. 10193916



REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS

DATE: 30 Nov 2020

OWNER'S NAME: MEAGAN GATTIN aka GATTIN Ranch
MAILING ADDRESS: 4107 CR 207

Liberty Hill TX 78242
OWNER'S PHONE #: 512 630 7681

PROPERTY ID FROM C.A.D.: _____
(Central Appraisal District)

LEGAL DESCRIPTION: ATTACHED

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.

[Signature]

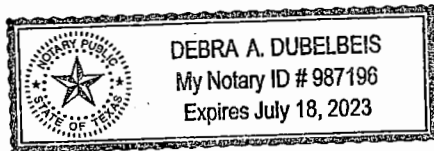
Signature (Notarized)

Meagan Gattin
Printed Name

STATE OF TEXAS

COUNTY OF ~~BURNET~~ DAV Williams

This instrument was sworn to before me on the 2 day of October, 2020



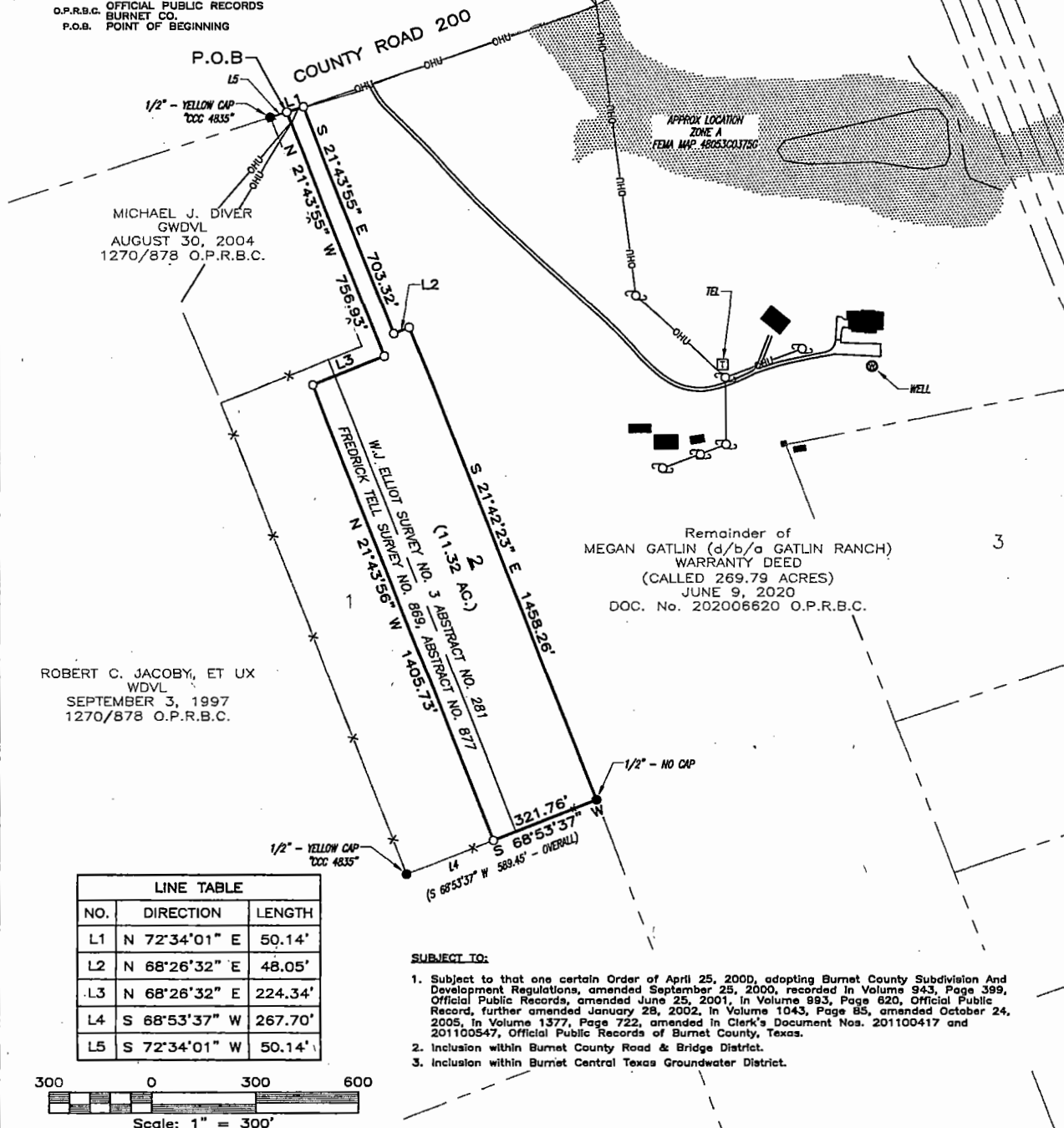
[Signature]
Notary Public, State of Texas

Exemption Approval: _____ Date: _____

Variance Approval: _____ Date: _____

(FIELD NOTES ATTACHED)

- LEGEND**
- 1/2" IRON PIN SET
w/YELLOW CAP "CCC 4835"
 - 1/2" IRON PIN FOUND
(AS NOTED)
 - FENCE POST
 - WIRE FENCE
 - UTILITY POLE
 - OVERHEAD UTILITIES
 - RECORD DATA
 - (1) OFFICIAL PUBLIC RECORDS
 - O.P.R.B.C. BURNET CO.
 - P.O.B. POINT OF BEGINNING



UNLESS OTHERWISE NOTED THERE ARE NO
RECORD COURSES & DISTANCES FOR THIS TRACT

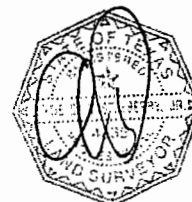
BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

THIS AREA IS SHOWN TO BE IN ZONE X PER FEMA'S FLOOD INSURANCE RATE MAP #48053C0375G DATED NOVEMBER 1, 2019; HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE OR FLOOD STUDIES HAVE BEEN PERFORMED AND THE INFORMATION IS BASED SOLELY ON SAID MAP/PLAT. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP/PLAT. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

STATE OF TEXAS
COUNTY OF LAMPASAS
I, CLYDE C. CASTLEBERRY, JR. FOR TRIPLE C SURVEYING CO. HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON.



TRIPLE C SURVEYING Co.
P.O. Box 544 - Lampasas, Texas 76550
(512) 845-5440
email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193916



Witness my hand and seal
this 17th day of
September, 2020

TRACT 2 – 11.32 ACRES

BEING 11.32 acres of land, approximately 8.65 acres out of the W.J. Elliot Survey No. 3, Abstract No. 281, and approximately 2.67 acres out of the Fredrick Tell Survey No. 869, Abstract No. 877, Burnet County, Texas and being a part of that tract described as 269.79 acres in a Warranty Deed granted to Megan Gatlin d/b/a Gatlin Ranch, dated June 9, 2020 and recorded as Document No. 202006620 of the Official Public Records, Burnet County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the south margin of County Road 200 for the northwest corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found for the northwest corner of said Gatlin tract bears South 72° 34' 01" West, a distance of 50.14 feet;

THENCE: North 72° 34' 01" East, a distance of 50.14 feet along the north line of said Gatlin tract and this tract with the south margin of County Road 220 to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the northeast corner of this tract;

THENCE: across said Gatlin tract along the east line of this tract in the following courses and distances:

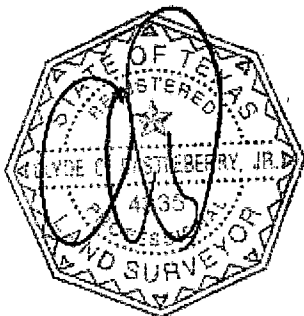
1. South 21° 43' 55" East, a distance of 703.32 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for an angle point,
2. North 68° 26' 32" East, a distance of 48.05 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for an angle point,
3. and South 21° 42' 23" East, a distance of 1458.26 feet to an uncapped 1/2" iron pin found at an angle point in the irregular west line of said Gatlin tract for the southeast corner of this tract;

THENCE: South 68° 53' 37" West, a distance of 321.76 feet along the south line of this tract with the irregular west line of said Gatlin tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southwest corner of this tract, a mag nail with shiner stamped "CCC 4835" found in a fence corner post for an angle point in the irregular west line of said Gatlin tract bears South 68° 53' 37" West, a distance of 267.70 feet;

THENCE: across said Gatlin tract along the west line of this tract in the following courses and distances:

1. North 21° 43' 56" West, a distance of 1405.73 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for an angle point,
2. North 68° 26' 32" East, a distance of 224.34 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for an angle point,
3. and North 21° 43' 55" West, a distance of 756.93 feet to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83



Clyde C. Castleberry, Jr.

Registered Professional Land Surveyor No. 4835

September 17, 2020

Triple C Surveying Co.
PO Box 544
Lampasas, Texas 76550
www.triplecsurveying.com
Firm No. 10193916

REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS

DATE: 30 Nov 2020

OWNER'S NAME: Mansour Gattin d/b/a Barch Ranch
MAILING ADDRESS: 4101 CR 207 Whty 157

OWNER'S PHONE #: TX 78642
512 630 4681

PROPERTY ID FROM C.A.D.: _____
(Central Appraisal District)

LEGAL DESCRIPTION: As shown

REASON FOR DIVIDING PROPERTY _____

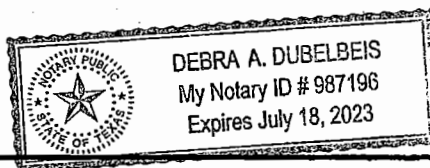
A copy of my Deed with full metes and bounds description, attached along with a survey or sketch of the property showing the boundaries of the lots, adjacent roads, and adjacent property owners are attached hereto. A variance request requires Commissioner Court approval.

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.

[Signature]
Signature (Notarized)
Morgan Gattin
Printed Name

STATE OF TEXAS DM
COUNTY OF ~~BURNET~~ Williamson

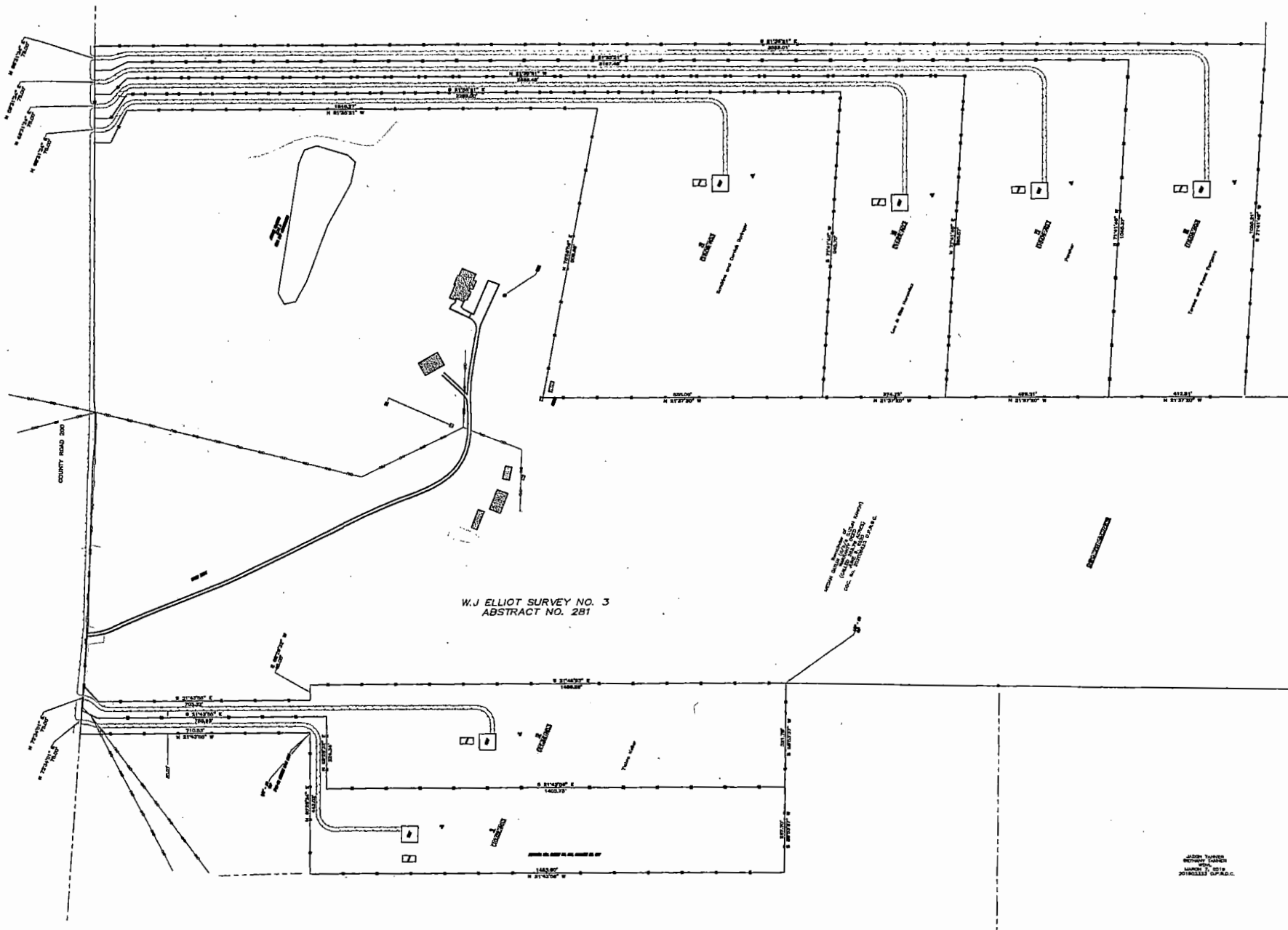
This instrument was sworn to before me on the 2 day of October, 2020



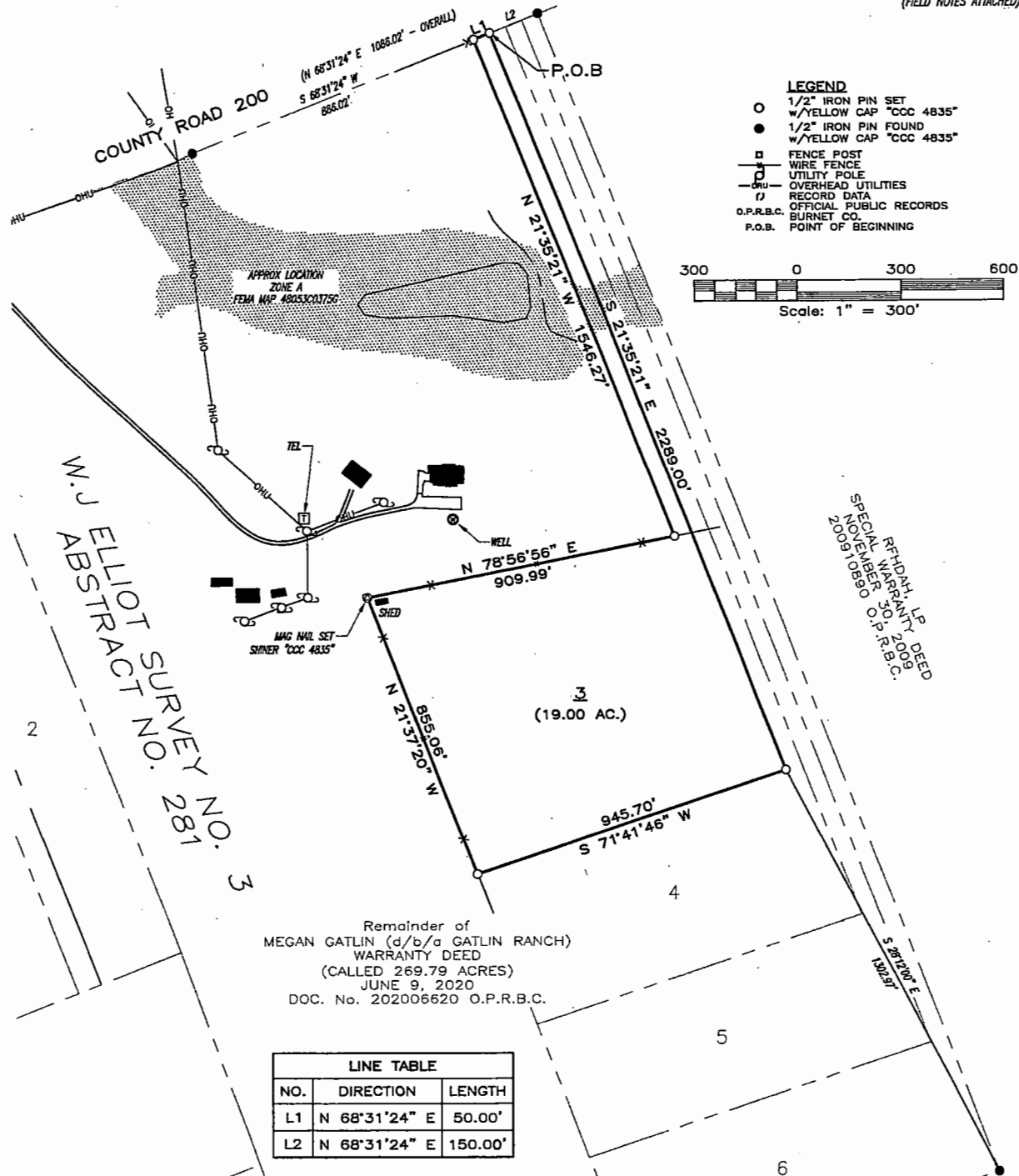
[Signature]
Notary Public, State of Texas

Exemption Approval: _____ Date: _____

Variance Approval: _____ Date: _____



(FIELD NOTES ATTACHED)



Remainder of
MEGAN GATLIN (d/b/a GATLIN RANCH)
WARRANTY DEED
(CALLED 269.79 ACRES)
JUNE 9, 2020
DOC. No. 202006620 O.P.R.B.C.

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N 68°31'24" E	50.00'
L2	N 68°31'24" E	150.00'

SUBJECT TO:

- Subject to that one certain Order of April 25, 2000, adopting Burnet County Subdivision And Development Regulations, amended September 25, 2000, recorded in Volume 943, Page 399, Official Public Records, amended June 25, 2001, in Volume 993, Page 620, Official Public Record, further amended January 28, 2002, in Volume 1043, Page 65, amended October 24, 2005, in Volume 1377, Page 722, amended in Clerk's Document Nos. 201100547 and 201100547, Official Public Records of Burnet County, Texas.
- Inclusion within Burnet County Road & Bridge District.
- Inclusion within Burnet Central Texas Groundwater District.

UNLESS OTHERWISE NOTED THERE ARE NO
RECORD COURSES & DISTANCES FOR THIS TRACT



BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

A PART OF THIS AREA IS SHOWN TO BE IN ZONE A PER FEMA'S FLOOD INSURANCE RATE MAP #48053C0375G DATED NOVEMBER 1, 2019; HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE OR FLOOD STUDIES HAVE BEEN PERFORMED AND THE INFORMATION IS BASED SOLELY ON SAID MAP/PLAT. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP/PLAT. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LAMPASAS
I, CLYDE C. CASTLEBERRY, JR. FOR TRIPLE C SURVEYING CO. HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON.



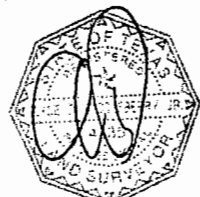
TRIPLE C SURVEYING Co.

P.O. Box 544 - Lampasas, Texas 76550

(512) 845-5440

email: admin@triplecsurveying.com

www.triplecsurveying.com Firm No. 10193916



Witness my hand and seal
this the 17th day of
September, 2020

TRACT 3 – 19.00 ACRES

BEING 19.00 acres of land out of the W.J. Elliot Survey No. 3, Abstract No. 281, Burnet County, Texas and being a part of that tract described as 269.79 acres in a Warranty Deed granted to Megan Gatlin d/b/a Gatlin Ranch, dated June 9, 2020 and recorded as Document No. 202006620 of the Official Public Records, Burnet County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the north line of said Gatlin tract and the south margin of County Road 200 for the northeast corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a 5" pipe fence corner post for the northeast corner of said Gatlin tract bears North 68° 31' 24" East, a distance of 150.00 feet;

THENCE: South 21° 35' 21" East, a distance of 2289.00 feet into said Gatlin tract along the east line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southeast corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found for an angle point in the irregular east line of said Gatlin tract bears South 28° 12' 00" East, a distance of 1302.97 feet;

THENCE: South 71° 41' 46" West, a distance of 945.70 feet along the south line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set adjacent to a wire fence for the southwest corner of this tract;

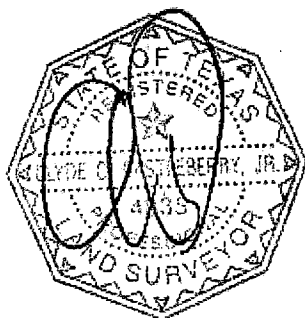
THENCE: North 21° 37' 20" West, a distance of 855.06 feet along the southerly west line of this tract adjacent to a wire fence to a mag nail with a shiner stamped "CCC 4835" set in a fence corner post for the northwest corner of this tract;

THENCE: North 78° 56' 56" East, a distance of 909.99 feet along the westerly north line of this tract adjacent to a wire fence to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for an angle point of this tract;

THENCE: North 21° 35' 21" West, a distance of 1546.27 feet, leaving said wire fence, along the northerly west line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the north line of said Gatlin tract and the south margin of County Road 200 for the northerly northwest corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found for an angle point in the north line of said Gatlin tract bears South 68° 31' 24" East, a distance of 886.02 feet;

THENCE: North 68° 31' 24" East, a distance of 50.00 feet along the north line of said Gatlin tract and this tract with the south margin of County Road 200 to the Point of Beginning.

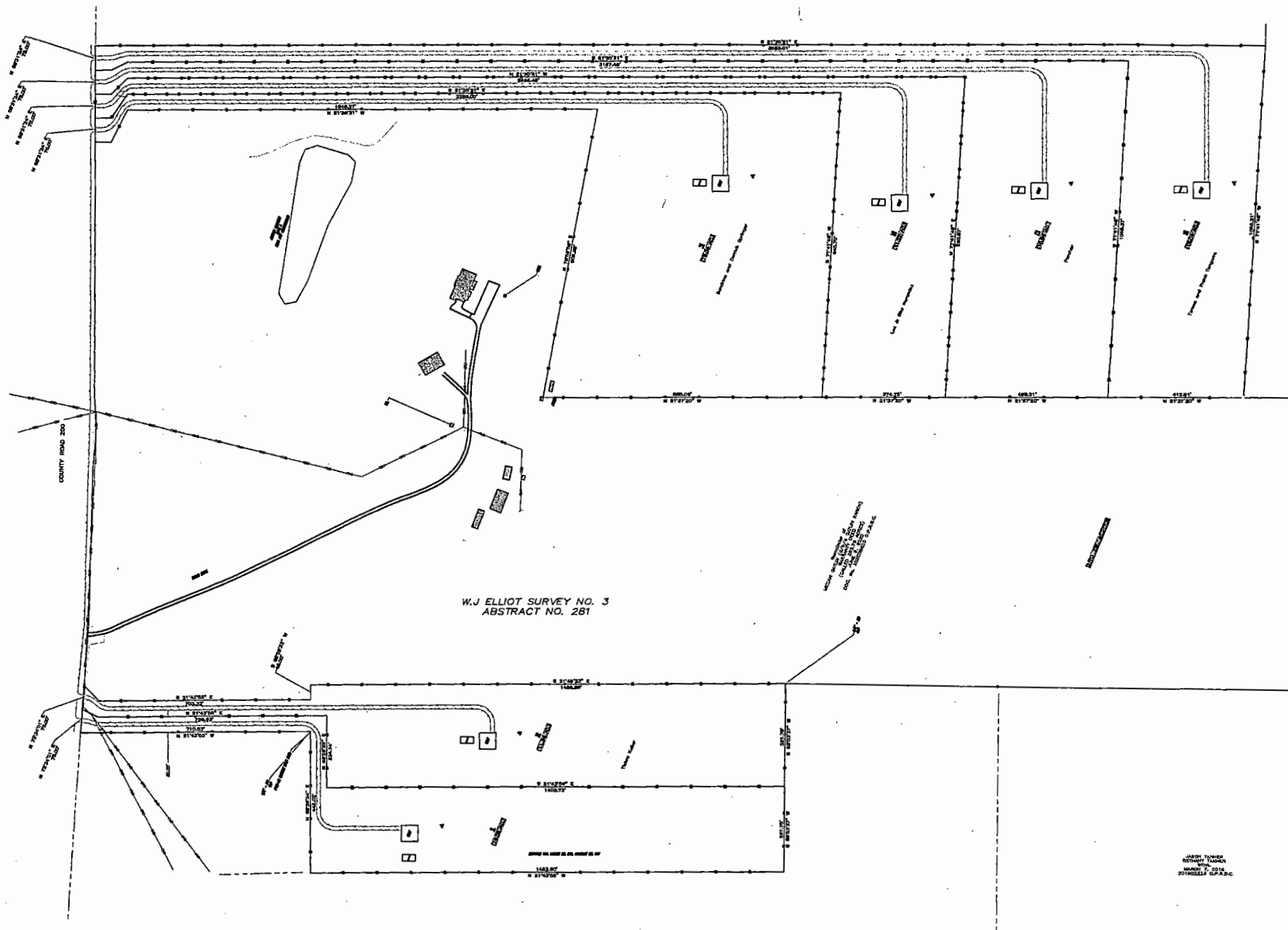
Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83



September 17, 2020

Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.
PO Box 544
Lampasas, Texas 76550
www.triplecsurveying.com
Firm No. 10193916



W.J. ELLIOT SURVEY NO. 3
ABSTRACT NO. 281

JOHN T. FOWLER
REGISTERED LAND SURVEYOR
MADE IN 1914
REGISTERED IN P.A.C.

REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS

DATE: 30 Nov 2020

OWNER'S NAME: MEAGAN GATIN Son GATIN's Parents
MAILING ADDRESS: 4101 CR 207

Wburt Hill TX 76042
OWNER'S PHONE #: 312 630 9681

PROPERTY ID FROM C.A.D.:

(Central Appraisal District)

LEGAL DESCRIPTION: Attorneys

REASON FOR DIVIDING PROPERTY _____

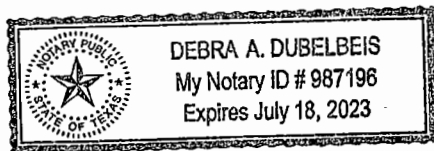
A copy of my Deed with full metes and bounds description, attached along with a survey or sketch of the property showing the boundaries of the lots, adjacent roads, and adjacent property owners are attached hereto. A variance request requires Commissioner Court approval.

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.

[Signature]
Signature (Notarized)
Meagan Gatin
Printed Name

STATE OF TEXAS DM Williamson
COUNTY OF BURNET

This instrument was sworn to before me on the 2 day of October, 2020



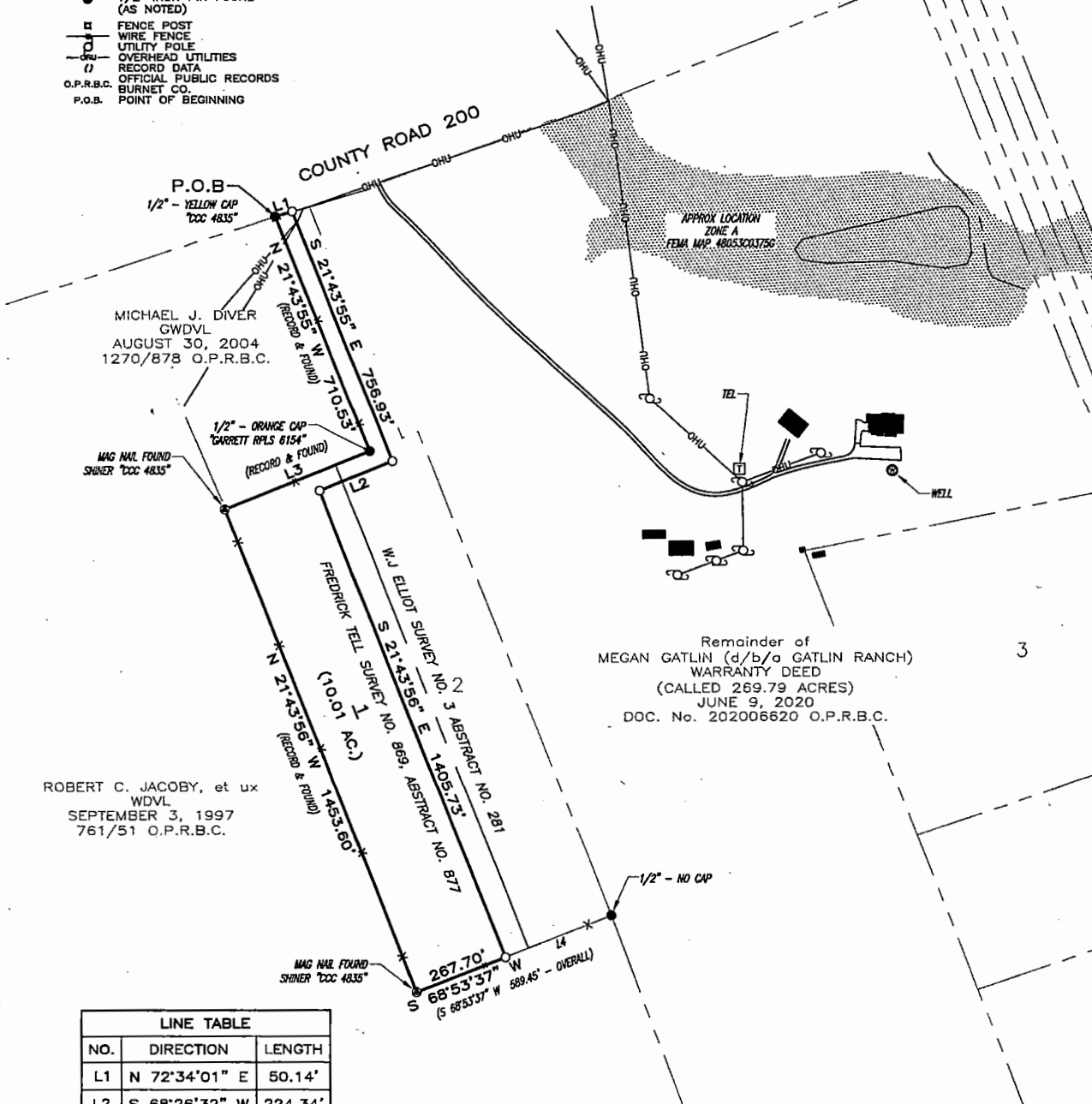
[Signature]
Notary Public, State of Texas

Exemption Approval: _____ Date: _____

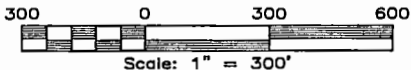
Variance Approval: _____ Date: _____

(FIELD NOTES ATTACHED)

- LEGEND**
- 1/2" IRON PIN SET
w/YELLOW CAP "CCC 4835"
 - 1/2" IRON PIN FOUND
(AS NOTED)
 - FENCE POST
 - WIRE FENCE
 - UTILITY POLE
 - OVERHEAD UTILITIES
 - (I) RECORD DATA
 - O.P.R.B.C. OFFICIAL PUBLIC RECORDS
BURNET CO.
 - P.O.B. POINT OF BEGINNING



LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N 72°34'01" E	50.14'
L2	S 68°26'32" W	224.34'
L3	N 68°26'24" E	442.02'
L4	N 68°53'37" E	321.76'



SUBJECT TO:

- Subject to that one certain Order of April 25, 2000, adopting Burnet County Subdivision And Development Regulations, amended September 25, 2000, recorded in Volume 943, Page 399, Official Public Records, amended June 25, 2001, in Volume 993, Page 620, Official Public Record, further amended January 28, 2002, in Volume 1043, Page 85, amended October 24, 2005, in Volume 1377, Page 722, amended in Clerk's Document Nos. 201100417 and 201100547, Official Public Records of Burnet County, Texas.
- Inclusion within Burnet County Road & Bridge District.
- Inclusion within Burnet Central Texas Groundwater District.

UNLESS OTHERWISE NOTED THERE ARE NO
RECORD COURSES & DISTANCES FOR THIS TRACT



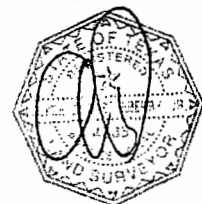
THIS AREA IS SHOWN TO BE IN ZONE X PER FEMA'S FLOOD INSURANCE RATE MAP #48053C03756 DATED NOVEMBER 1, 2019; HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE OR FLOOD STUDIES HAVE BEEN PERFORMED AND THE INFORMATION IS BASED SOLELY ON SAID MAP/PLAT. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP/PLAT. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF LAMPASAS
I, CLYDE C. CASTLEBERRY, JR. FOR TRIPLE C SURVEYING CO. HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON.



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(512) 845-5440
email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193916



Witness my hand and seal
this the 17th day of
September, 2020

TRACT 1 – 10.01 ACRES

BEING 10.01 acres of land, approximately 0.99 acre out of the W.J. Elliot Survey No. 3, Abstract No. 281, and approximately 9.02 acres out of the Fredrick Tell Survey No. 869, Abstract No. 877, Burnet County, Texas and being a part of that tract described as 269.79 acres in a Warranty Deed granted to Megan Gatlin d/b/a Gatlin Ranch, dated June 9, 2020 and recorded as Document No. 202006620 of the Official Public Records, Burnet County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found in the south margin of County Road 200 for the northeast corner of that tract described as 7.37 acres in a General Warranty Deed with Vendor's Lien granted to Michael J. Diver, dated August 30, 2004 and recorded in Volume 1270, Page 878 of said official public records for the northwest corner of said Gatlin tract and this tract;

THENCE: North 72° 34' 01" East, a distance of 50.14 feet along the north line of said Gatlin tract and this tract with the south margin of County Road 220 to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the northeast corner of this tract;

THENCE: across said Gatlin tract along the east line of this tract in the following courses and distances:

1. South 21° 43' 55" East, a distance of 756.93 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for an angle point,
2. South 68° 26' 32" West, a distance of 224.34 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for an angle point,
3. and South 21° 43' 56" East, a distance of 1405.73 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southeast corner of this tract, an uncapped 1/2" iron pin found at an angle point in the irregular west line of said Gatlin tract bears North 68° 53' 37" East, a distance of 321.76 feet;

THENCE: South 68° 53' 37" West, a distance of 267.70 feet along the south line of this tract with the irregular west line of said Gatlin tract to a mag nail with shiner stamped "CCC 4835" found in a fence corner post for an angle point in the irregular west line of said Gatlin tract and the southwest corner of this tract;

THENCE: along the irregular west line of said Gatlin tract and this tract in the following courses and distances:

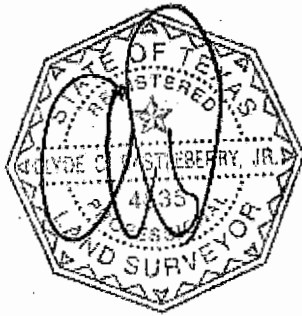
1. North 21° 43' 56" West, a distance of 1453.60 feet to a mag nail with shiner stamped "CCC 4835" found in a fence corner post for an angle point in the irregular west line of said Gatlin tract and this tract;
2. North 68° 26' 24" East, a distance of 442.02 feet to 1/2" iron pin with orange plastic cap stamped "GARRETT RPLS 6154" found at a fence corner post for an angle point in the irregular west line of said Gatlin tract and this tract;
3. and North 21° 43' 55" West, a distance of 710.53 feet to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83

FIELD NOTES
JOB NO. 200413-T1

Page 3 of 3
Exhibit Attached

TRACT 1 – 10.01 ACRES (continued)



September 17, 2020

Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.
PO Box 544
Lampasas, Texas 76550
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Firm No. 10193916

