

REQUEST FOR VARIANCE/EXEMPTION FROM SUBDIVISION REGULATIONS

DATE: 3/2/2021

OWNER'S NAME: Ronald J. Page

MAILING ADDRESS: 1320 CR 304

Bentham, TX 78605

OWNER'S PHONE #: 914-299-1285

PROPERTY ID FROM C.A.D.: 7579

(Central Appraisal District)

LEGAL DESCRIPTION: S3450 Buckhorn Lot Tract J & K,

SEC 2 10.0

REASON FOR DIVIDING PROPERTY Additional Access to Property
from improved road (paved) for the benefit of Tract which will be sold.

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.

Ronald J. Page

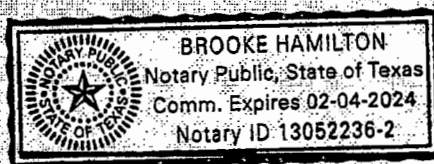
Signature (Notarized)

Ronald J. Page

Printed Name

STATE OF TEXAS
COUNTY OF BURNET

This instrument was sworn to before me on the 4 day of March, 2021.



Brooke Hamilton

Notary Public, State of Texas

Exemption Approval:

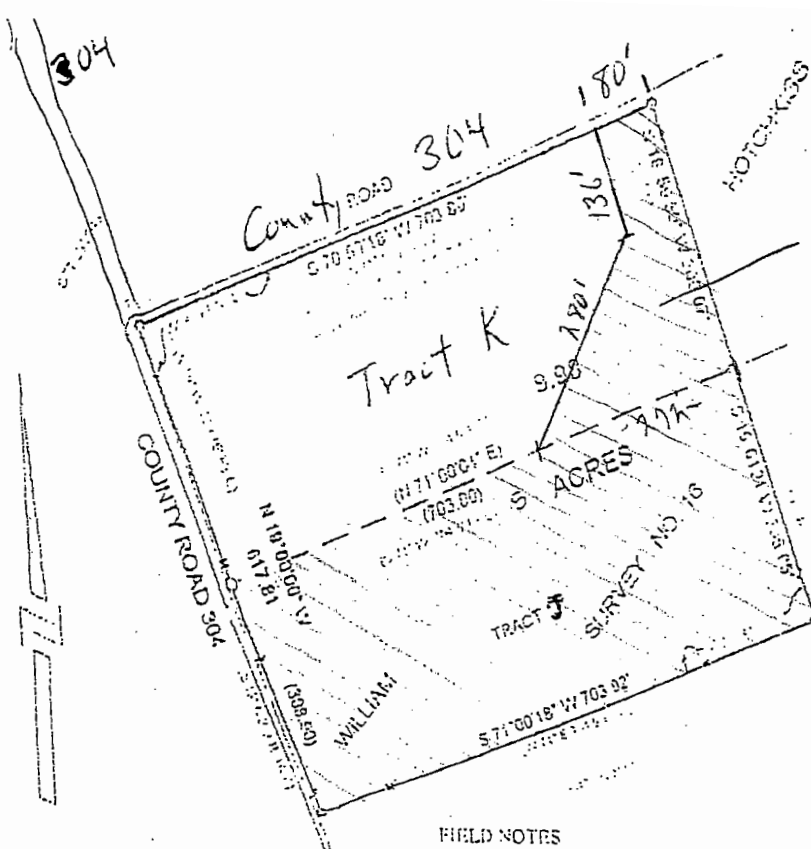
Date:

Variance Approval:

Bill Wall

Date:

3/23/21



FIELD NOTES

All that certain tract or parcel of land situated in Burnet County, Texas, out of the William S. Hotchkiss Survey No. 16, and being Tract "J" and Tract "K" (also referred to as Tract "Y" in the below described deed) of the unrecorded Buckhorn Subdivision conveyed to Robert H. Piper, et ux, by Warranty Deed dated May 16, 1985 and recorded in Volume 348, Page 271 of the Burnet County Deed Records and described by metes and bounds as follow:

BEGINNING at an iron pin found for the Southwest corner of said Tract "J" in the East line of a 40' wide access road now known as County Road 304 for the Southwest corner of this tract,

THENCE N 19° 00' 00" W with the East line of said county road, at 309.90 feet passing the Northwest corner of said Tract "J" and the Southwest corner of Tract "K" (also described as Tract "Y" in said Piper deed), in all 617.81 feet to an iron pin found for the Northwest corner of this tract,

THENCE N 70° 59' 18" E 703.80 feet to an iron pin found for the Northeast corner of said Tract "K" and this tract;

THENCE S 18° 59' 59" E 309.07 feet to an iron pin found for the Southeast corner of said Tract "K" and the Northeast corner of Tract "J" in the East line of this tract,

THENCE S 19° 01' 21" E 308.95 feet to an iron pin found for the Southeast corner of said Tract "J" and this tract,

THENCE S 71° 00' 18" W 703.92 feet to the place of Beginning and containing 9.98 acres of land

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Clyde C. Castleberry Jr., a Registered Professional Land Surveyor in the State of Texas, have this date caused to be performed an on-the-ground survey under my supervision the foregoing platted tract of land and to the best of my knowledge as I said there are no discrepancies, conflicts, shortages in 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.

This area is not shown to be in a special flood hazard area per FEMA's Flood Insurance Rate Map 48153C0275 C dated November 16, 1999, however at the present time, no elevations, drainage, or flood studies have been performed and information is based solely upon said map.

The surveyor does not assume responsibility as to any information provided by said map and does not represent the accuracy or inaccuracy of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage.

Witness my Hand and Seal, this 1st day of October, 1999, A.D.

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



Castleberry Surveying, Inc.
203 SOUTH IH 35, SUITE 101C
GEORGETOWN, TEXAS 78628
(512) 869-0950
(512) 930-9389 FAX

SCALE 1" = 200'
O IRON PIN SET
e IRON PIN FOUND
x "X" IN CONCRETE