

12

**REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS**

DATE: 3/31/2021

OWNER'S NAME: Gay A. & Marie Combs

MAILING ADDRESS: 6024 Burnet City Rd 211
FLORENCE TX 77652

OWNER'S PHONE #: 832 8576994 830 8576608

PROPERTY ID FROM C.A.D.: 54144

(Central Appraisal District)

LEGAL DESCRIPTION: ABS A0510 Caleb Miller - 67.532 Acres

REASON FOR DIVIDING PROPERTY Sell a Residential Lot

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.

Gay A. Combs

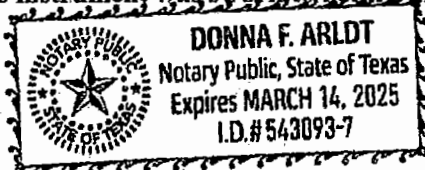
Signature (Notarized)

GAY A. COMBS

Printed Name

STATE OF TEXAS
COUNTY OF BURNET

This instrument was sworn to before me on the 1st day of April, 2021.



Donna F. Arldt

Notary Public, State of Texas

Exemption Approval: _____ Date: _____

Variance Approval: DRP Date: 4/27/2021

Rec'd. 4/14/21

Burnet CAD

Property Search > 54144 COMBS GARY A & MARIE A for Year
2021

Tax Year: 2020

Property

Account

Property ID: 54144 Legal Description: ABS A0585 CALEB MILLER, 67.532 ACRES
 Geographic ID: B0585-0000-00202-000 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: 6024 CR 211 Mapsco:
 FLORENCE, TX 76527
 Neighborhood: Map ID: 2318
 Neighborhood CD:

Owner

Name: COMBS GARY A & MARIE A Owner ID: 198282
 Mailing Address: 6024 BCR 211 % Ownership: 100.000000000000%
 FLORENCE, TX 76527
 Exemptions: DVHS, HS, DV4, OTHER

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: COMBS GARY A & MARIE A
 % Ownership: 100.000000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
ESD8	*EMERG SERV DIST #8 (ESD8)	N/A	N/A	N/A	N/A
GBU	*BURNET COUNTY	N/A	N/A	N/A	N/A

RSP	*CO SPECIAL, ROAD & BRIDGE	N/A	N/A	N/A	N/A
SBU	*BURNET ISD	N/A	N/A	N/A	N/A
WCD	*WATER CONSERV DIST OF CENTRAL TEXAS	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Improvement #1:	RESIDENTIAL	State Code:	E1	Living Area:	1825.0 sqft	Value:	N/A
Type	Description		Class CD	Exterior Wall	Year Built	SQFT	
MA	MAIN AREA		8		2002	1825.0	
POR	PORCH		*		2002	223.0	
POR	PORCH		*		2002	204.0	
BAR	BARN FAIR QUALITY		*		2002	1200.0	
SHP	SHOP		*		0	676.0	
GAR+	GARAGE AVERAGE CONSTRUCTION		*		0	468.0	
PAT	PATIO CONCRETE		*		0	184.0	
SHD	SHED		*		0	128.0	
GAR	GARAGE		*		2015	1500.0	
CAR	CARPORT		*		2015	720.0	
CAN	CANOPY		*		0	440.0	
CAN	CANOPY		*		2017	192.0	

Land

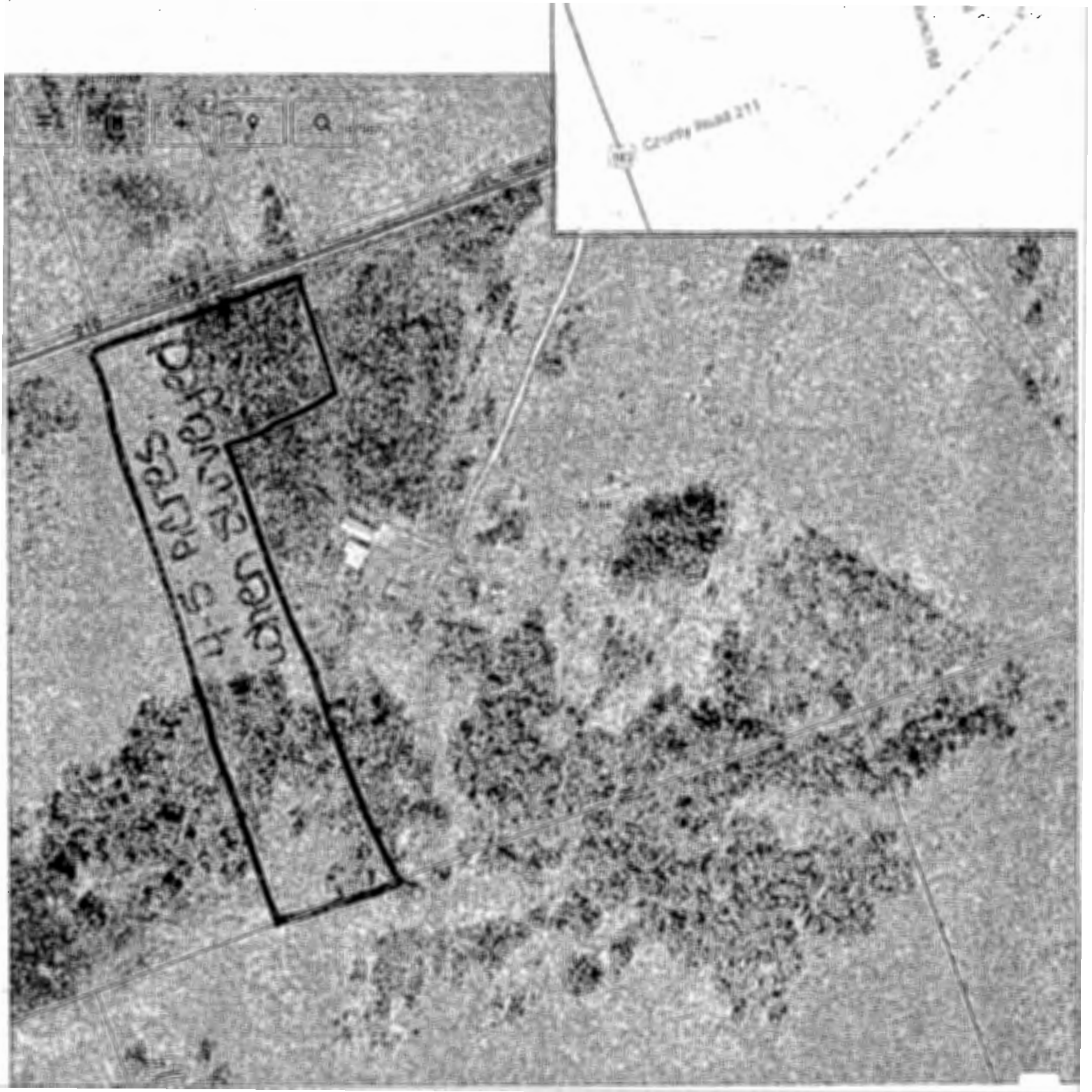
#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	NP1	NP1	26.5320	1155733.92	0.00	0.00	N/A	N/A
2	E1	E1	1.0000	43560.00	0.00	0.00	N/A	N/A
3	IP	IP	40.0000	1742400.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$277,026	\$398,439	5,040	287,966	\$0	\$287,966
2019	\$277,026	\$398,439	5,040	287,966	\$0	\$287,966
2018	\$272,560	\$398,439	5,040	283,500	\$71,440	\$212,060
2017	\$183,200	\$337,660	5,174	193,374	\$0	\$193,374
2016	\$167,444	\$337,660	5,174	177,618	\$0	\$177,618
2015	\$167,444	\$337,660	5,174	177,618	\$0	\$177,618
2014	\$129,164	\$201,531	5,416	137,180	\$0	\$137,180
2013	\$129,164	\$201,531	5,416	137,180	\$0	\$137,180
2012	\$129,164	\$310,047	5,549	138,713	\$0	\$138,713
2011	\$129,164	\$310,047	5,549	138,713	\$0	\$138,713
2010	\$129,164	\$337,176	5,549	139,063	\$0	\$139,063
2009	\$129,164	\$337,176	5,549	139,063	\$0	\$139,063
2008	\$129,164	\$337,176	5,549	139,063	\$0	\$139,063
2007	\$129,164	\$219,034	5,256	139,220	\$0	\$139,220

Questions Please Call (512) 756-8291

This year is not certified and ALL values will be represented with "N/A".



100m
300ft

Good per. Vol. 1263, Pg. 15, Official Public Records of Burnet County, Texas, dated Aug. 6, 2004.
The Bearings recited herein are based on NGS-84.
Distances are surface measurements.

☒ 1/2" Iron Rod Found
☐ 1/2" Iron Rod Set
☒ "X" Marked on Rock
☒ Fence Corner Post
☐ Utility Pole
☒ Well
☐ Septic Tank
☐ Air Conditioner

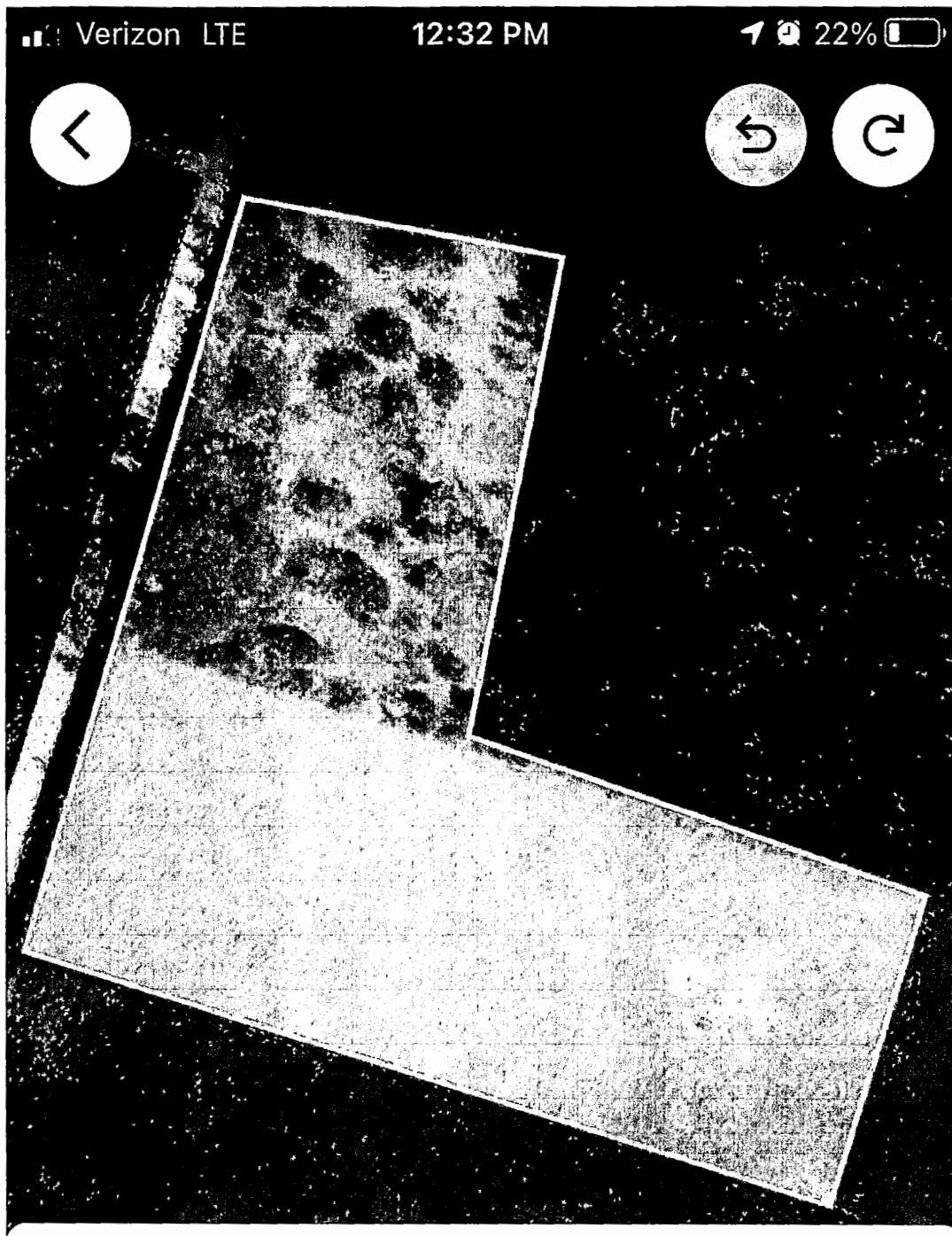
Scale 1" = 200.0 Feet



STARK SURVEYING
650 Lyda Ranch Road
Bertram, Texas, 78605
Ph 512-756-4500

[illegible]

I, Harvey J. Stark, do hereby certify that the foregoing Survey Plat was prepared from an actual survey made upon the ground, under my supervision, the Records of said county, and surveys of said property, that the corners and boundaries with water, natural and artificial are as shown or set out on the ground, that there be no conflicts, subdivisions or intrusions, encroachments or improvements, or encumbrances, visible to me are shown or described herein. Witness my hand and official seal at the County Clerk's office.



Perimeter 

2,225 ft ▾



Area

4.80 ac ▾

