

#15

REQUEST FOR VARIANCE/EXEMPTION FROM SUBDIVISION REGULATIONS

DATE: 6-16-21OWNER'S NAME: William B THOMAS
MAILING ADDRESS: 4768 Fm 2340OWNER'S PHONE #: 512 5674351
PROPERTY ID FROM C.A.D.: 69215

(Central Appraisal District)

LEGAL DESCRIPTION: ABS ADDOS James B Allen
TRACT PT OF 24. 12.16 ACRESREASON FOR DIVIDING PROPERTY LOSS OF ENTRANCE -
DIVIDE PROPERTY

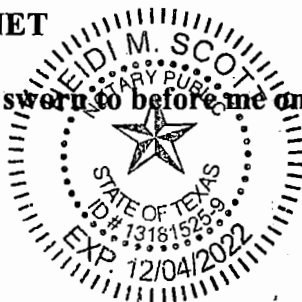
A copy of my Deed with full metes and bounds description, attached along with a survey or sketch of the property showing the boundaries of the lots, adjacent roads, and adjacent property owners are attached hereto. A variance request requires Commissioner Court approval.

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.

William B Thomas
Signature (Notarized)
William B THOMAS
Printed Name

STATE OF TEXAS
COUNTY OF BURNET

This instrument was sworn to before me on the 16th day of June, 2021



Heidi M Scott
Notary Public, State of Texas

Exemption Approval: _____ Date: _____

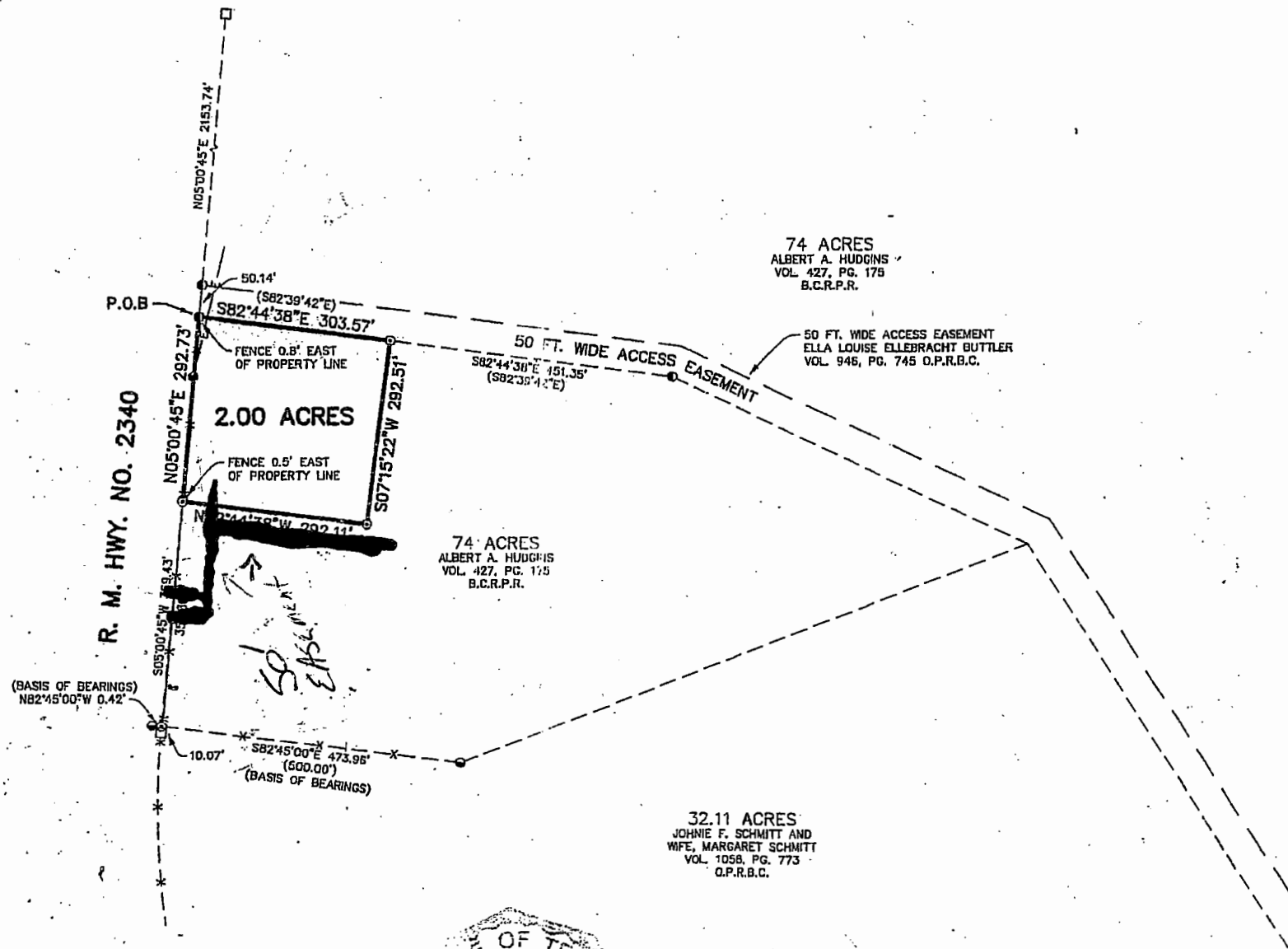
Variance Approval: DRP Date: 6/22/2021

BLE FALLS SURVEYING & MAPPING
110 Ave. H, Suite 212
Marble Falls, Texas 78654
(830) 693-8815 Fax (830) 693-8915

LAND SURVEY

2.00 ACRES OUT OF THE JAMES B. ALLEN
EY, ABSTRACT NO. 5, IN BURNET COUNTY, TEXAS
BEING MORE PARTICULARLY DESCRIBED BY METES
BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND
A PART HEREOF.

MARY HUGGINS



PROPERTY SHOWN HEREON DOES LIE WITHIN ZONE X, DETERMINED TO
BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE BURNET
COUNTY FLOOD INSURANCE RATE MAP NO. 4805CD150 C, DATED
MAY 16, 1990.

I, CHARLES CALHOUN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO
MARY A. HUGGINS THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY HAND AND SEAL THIS 7TH DAY OF NOVEMBER, 2002.

[Signature]
CHARLES CALHOUN REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4452



WARRANTY DEED WITH VENDOR'S LIEN

DATE: December 16, 2002

GRANTOR: ALBERT A. HUDGINS and WIFE, MARY HUDGINS

GRANTOR'S MAILING ADDRESS: 3300 County Road 340, Burnet, Burnet County, Texas 78611

GRANTEE: WILLIAM B. THOMAS

GRANTEE'S MAILING ADDRESS: 901 North Pierce Street, Burnet, Burnet County, Texas 78611

CONSIDERATION: Ten and No/100-(\$10.00)-Dollars and other valuable consideration and a note of even date that is in the principal amount of TWENTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$27,000.00), and is executed by Grantee, payable to the order of Grantor. The note is secured by a vendor's lien retained in the favor of Grantor in this deed and by a deed of trust of even date from Grantee to Michael J. Lucksinger, Trustee.

PROPERTY (including any improvements):

BEING an approximate 14.16 acre tract out of an approximate 74.0 acre tract out of the J. B. Allen Survey, Abstract No. 5, in Burnet County, Texas, more fully described in Warranty Deed dated April 18, 1988, executed by Sadalene Lynn and Lorease Noah to Albert A. Hudgins, recorded in Volume 427, Page 175, Deed Records of Burnet County, Texas, being more fully described in Exhibit "A", attached hereto and made a part hereof for all pertinent purposes.

RESERVATIONS:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time:

a) Any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in Burnet County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

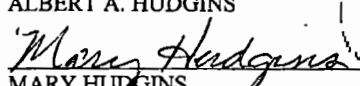
b) Grantee shall use rock or masonry on 60% of front and both sides of any house built on Property. Grantee may place a new modular home on Property tied to a concrete base in accordance with general engineering specifications as a permanent structure and with 60% rock and masonry on front and both sides of the modular home.

c) Grantee shall maintain an agricultural exemption on at least 12 acres of the Property for a minimum of 5 years from the date of this deed.

Grantor for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whoever lawfully claiming or to claim the same or any part thereof, except as to the reservation from and exception to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.


ALBERT A. HUDGINS
MARY HUDGINS

STATE OF TEXAS
COUNTY OF BURNET

This instrument was acknowledged before me on the 16th day of December, 2002, by
ALBERT A. HUDGINS and MARY HUDGINS.



SHEILA BAREFOOT
Notary Public
STATE OF TEXAS
My Commission
Expires 08/29/2005

NOTARY PUBLIC, STATE OF TEXAS

Sheila Barefoot

K:\H&L\MP02HUDG\WDVL.WPD

STATE OF TEXAS:
COUNTY OF BURNET:

Field notes to accompany a survey plat of a 14.16 acre tract of land out of the James B. Allen Survey, Abstract No. 5, in Burnet County, Texas and being a portion of that certain 74 acre tract of land conveyed to Albert A. Hudgins, recorded in Volume 427, Page 175 of the Burnet County Real Property Records, Burnet County, Texas.

BEGINNING at a 1/2" iron rod found with plastic survey cap stamped RPLS 4452 in the east right-of-way line of R. M. Highway No. 2340, for the southwest corner of that certain 2.54 acre, 50 ft. wide access easement as described in an Easement Agreement to Ella Louise Ellebracht Buttler, recorded in Volume 946, Page 745 of the Official Public Records of Burnet County, Texas and the northwest corner hereof, from which a concrete highway right-of-way monument found at Engineers Station 219+27 bears N05°00'45"E, at a distance of 50.14 feet pass a 1/2" iron rod found with plastic survey cap stamped RPLS 4452 for the northwest corner of said 50 ft. wide access easement, in all a total distance of 2,153.74 feet;

THENCE with the south line of said 50 ft. wide access easement and the north line hereof with (2) courses and distances as follows:

- (1) S82°44'38"E (called S82°39'42"E), a distance of 754.92 feet (called 754.87 feet) to a 1/2" iron rod found with plastic survey cap stamped RPLS 4452 for an angle point in the south line of said 50 ft. wide access easement and an angle point hereof;
- (2) S64°50'40"E (called S64°46'46"E), a distance of 620.06 feet (called 620.05 feet) to a 12" wood fence corner post found for the northeast corner of that certain 32.11 acre tract of land conveyed to Johnie F. Schmitt and wife, Margaret Schmitt, recorded in Volume 1058, Page 773 of the Official Public Records of Burnet County, Texas, an angle point in the south line of said 74 acre tract and the most easterly corner hereof;

THENCE with the north line of said 32.11 acre tract, the south line of said 74 acre tract and the south line hereof with (2) courses and distances as follows:

- (1) S68°39'23"W (called S68°35'W), a distance of 962.98 feet (called 958.33 feet) to a 3/8" iron rod found for angle point in the north line of said 32.11 acre tract, the south line of said 74 acre tract and the south line hereof;
- (2) N82°45'00"W (basis of bearings for this survey), a distance of 473.96 feet (called 500.00 feet) to a 1/2" iron rod set with plastic survey cap stamped RPLS 4452, in the east right-of-way line of said R. M. Highway No. 2340 for the southwest corner hereof, from which a 3/8" iron rod found bears N82°45'00"W (basis of bearings for this survey), a distance of 0.42 feet, and a concrete highway right-of-way monument found at Engineers Station 243+69.4 bears S05°00'45"W, a distance of 10.07 feet;

THENCE N05°00'45"E with the east right-of-way line of said R. M. Highway No. 2340 and the west line hereof, a distance of 652.09 feet to a Point of Beginning. Containing 14.16 acres.

Unofficial Document

STATE OF TEXAS
COUNTY OF BURNET

I hereby certify that this instrument was FILED on this date
and at the time stamped hereon by me and was duly
RECORDED in the OFFICIAL PUBLIC RECORDS
OF BURNET COUNTY, TEXAS in the volume
and Page as shown.



Janet Parker
County Clerk
Burnet County, Texas
By *Janet Parker*
DEPUTY

Any provision herein which restricts the sale, rental or use
of the described real property because of color or race is
invalid and unenforceable under federal law.

SCANNED

014591

FILED

02 DEC 16 PM 4:45

JANET PARKER
COUNTY CLERK
BURNET COUNTY, TEXAS