

#11

REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS

DATE: 7/7/2022

OWNER'S NAME: Gary Donaldson
MAILING ADDRESS: 11401 CR 272
Bertram, TX 78605
OWNER'S PHONE #: 512-293-8389
PROPERTY ID FROM C.A.D.: 69624
(Central Appraisal District)
LEGAL DESCRIPTION: ABS A0769 THOS. S. STEPHENS, TRACT PT OF TR 1
TIERRA LINDA SUB (UNRECORDED), 1.42 ACRE & 0.59 ACRE
REASON FOR DIVIDING PROPERTY Selling 8 Acres

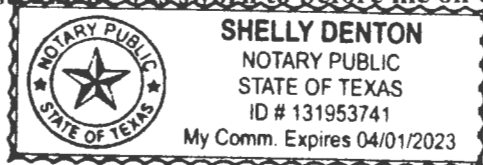
A copy of my Deed with full metes and bounds description, attached along with a survey or sketch of the property showing the boundaries of the lots, adjacent roads, and adjacent property owners are attached hereto. A variance request requires Commissioner Court approval.

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.

Gary W Donaldson
Signature (Notarized)
Gary W Donaldson
Printed Name

STATE OF TEXAS
COUNTY OF BURNET

This instrument was sworn to before me on the 7 day of July, 2022



Shelly Denton
Notary Public, State of Texas

Exemption Approval: [Signature] Date: _____

Variance Approval: [Signature] Date: _____



NOTES:

- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 1777777, EFFECTIVE 7/7/2019.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 3) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
- 4) OWNER TO CONFIRM ALL L.C.R.A. ON SITE SEWAGE FACILITY REGULATIONS ON THIS PROPERTY PRIOR TO DESIGNING AND/OR CONSTRUCTION.
- 5) OWNER TO CONFIRM ALL GROUNDWATER CONSERVATION AGENCY REQUIREMENTS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY.



CALL 232.437
MARGARET BUCKNER GRAVEN
AND CHARLES W. GRAVEN
679/82 R.P.R.B.C.

(N70°36'43"E 1063.65')
N70°06'29"E 1063.51'

S 70°07'24" W 338.41'
[S70°36'43"W 237.91']
TRACT I
POINT OF
BEGINNING

CALL 1.420 ACRES
GARY W. DONALDSON
1126/773 O.P.R.B.C.

2.023±AC.

7.981±AC.

REMAINDER OF A
CALLED 10.01 ACRES
GARY W. DONALDSON
1077/663 O.P.R.B.C.

TRACT II
POINT OF
BEGINNING

CALL LOT 2
1108 ACRES
DEHEROSO LUMBA AND
ELENA SOTO
1450/404 O.P.R.B.C.

BOUNDARY SURVEY

LEGAL DESCRIPTION: TRACT I: BEING 2.023 ACRES OF LAND OUT OF THE THOMAS S. STEPHENS SURVEY NO. 4, ABSTRACT NO. 789, BURNET COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.420 ACRE TRACT OF LAND, DESCRIBED IN SEVERANCE DEED TO GARY W. DONALDSON, RECORDED IN VOLUME 1126, PAGE 773 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 10.01 ACRE TRACT OF LAND, DESCRIBED IN CONTRACT OF SALE AND PURCHASE TO GARY W. DONALDSON, RECORDED IN VOLUME 1077, PAGE 663 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 2.023 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS OF EVEN DATE TO ACCOMPANY THIS SURVEY.

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

PRELIMINARY

PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.53(b), THIS DOCUMENT IS "PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

LEGEND	
●	1/2" IRON PIN FOUND
○	SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
...	VOLUME/PAGE
P.R.B.C.	PLAT RECORDS BURNET CO.
D.P.B.C.	DEED RECORDS BURNET CO.
R.P.R.B.C.	REAL PROPERTY RECORDS BURNET COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
C.M.	CONTROLLING MONUMENT
()	RECORD INFO 1077/663
[]	RECORD INFO 1126/773
⊕	UTILITY POLE
OA	OVERHEAD UTILITY
—	EDGE/PAVEMENT/GRAVEL
—	WIRE FENCE

I HEREBY CERTIFY EXCLUSIVELY TO GARY DONALDSON THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2022, CUPLIN & ASSOCIATES, INC. ®.

DATED 07/07/2022

DANNY J. STARK, R.P.L.S. NO. 5602

REVISIONS	
NO.	DESC RPTION

SCALE 1" = 50'

1800 OIL LANE
MARIETTA, TX 75663
PH 325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

PROJ NO. 22722
PREPARED FOR: GARY DONALDSON
TECH: P. LINDGREN
APPROVED: D. STARK
FIELDWORK PERFORMED ON: 06/25/2022
COPYRIGHT: 2022
PROFESSIONAL FIRM NO. 10728800

SHEET
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