

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

DATE: 7-12-22

OWNER'S NAME: Calen + Jodi Bostic

MAILING ADDRESS: 302 Delaware Springs Blvd

OWNER'S PHONE #: 512-751-0255

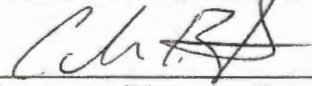
PROPERTY ID FROM C.A.D: ~~118314~~ 51232 with remainder going to CB
(Central Appraisal District) CAD ID #118314.

LEGAL DESCRIPTION: ABS A0393 John Harper 5.215 Acres

REASON FOR DIVIDING PROPERTY Selling 1301 on 4.25 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.

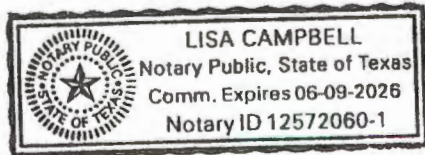
I hereby acknowledge that all lots will remain subject to the on-site wastewater rules and development permit requirements of the County. I am also aware that other entities may have restrictions to the division of property that may limit the use of that property. Those entities include but are not limited to the Central Texas Groundwater Conservation District and the Lower Colorado River Authority.

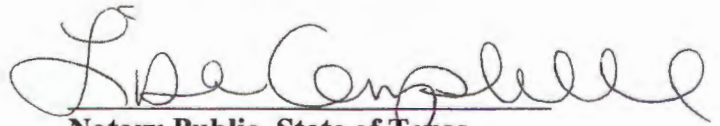

Signature (Notarized)

Calen Bostic
Printed Name

STATE OF TEXAS
COUNTY OF BURNET

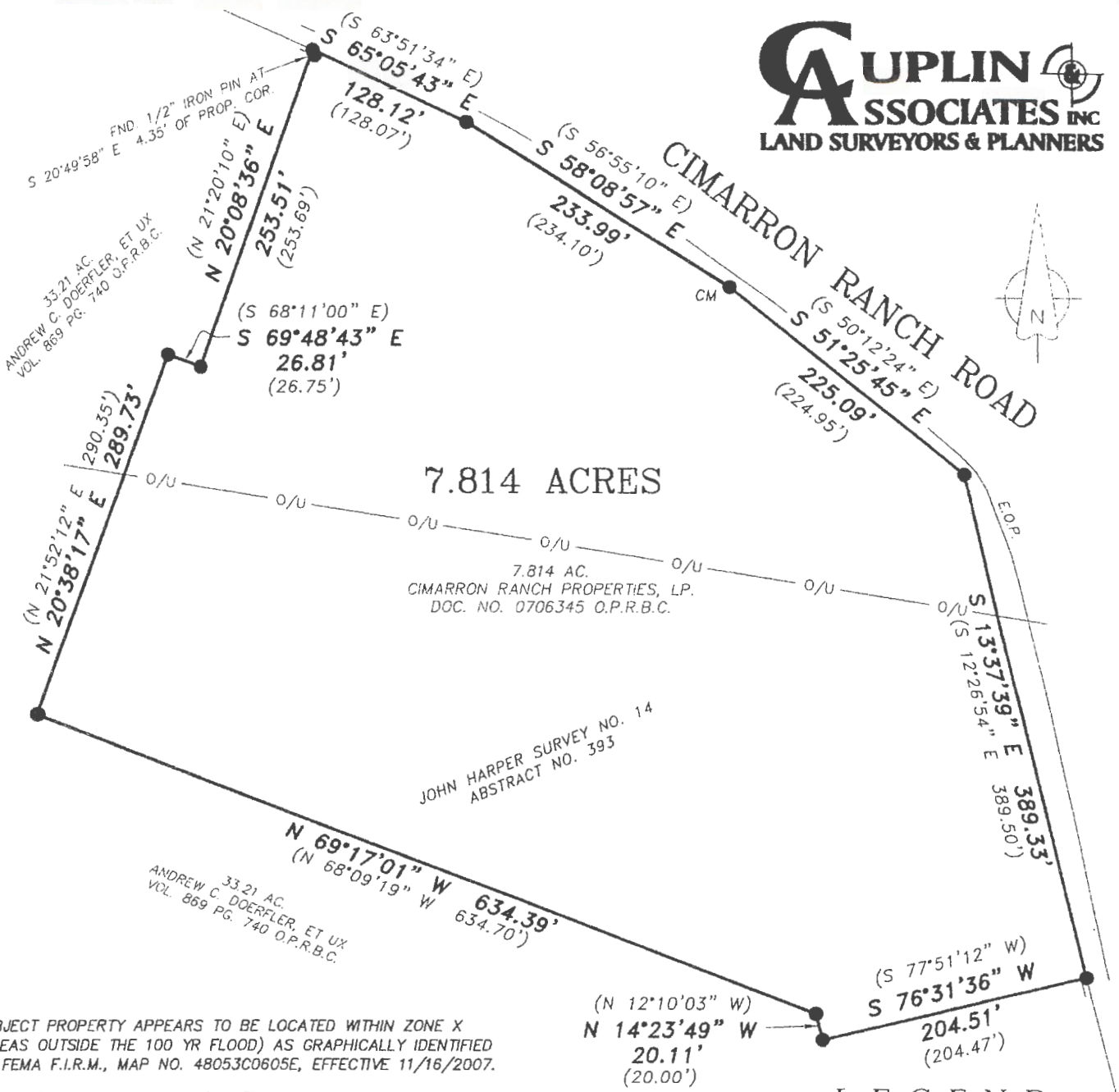
This instrument was sworn to before me on the 12th day of July, 2022.




Notary Public, State of Texas

Exemption Approval:  Date: _____

Variance Approval: _____ Date: 7/26/22



SUBJECT PROPERTY APPEARS TO BE LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0605E, EFFECTIVE 11/16/2007.

BASIS OF BEARINGS ARE TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE.

BOUNDARY SURVEY

LOCAL ADDRESS: 1301 CIMARRON RANCH ROAD, MARBLE FALLS, TX.

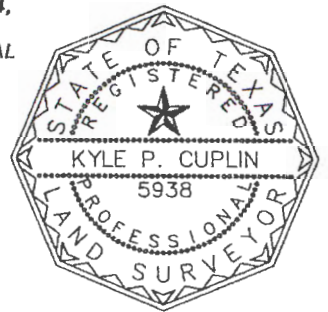
LEGAL DESCRIPTION: BEING A 7.814 ACRE TRACT OF LAND OUT OF THE JOHN HARPER SURVEY NO. 14, ABSTRACT NO. 393, BURNET COUNTY, TEXAS, AND BEING THE SAME TRACT AS A CALLED 7.814 ACRE TRACT AS CONVEYED TO CIMARRON RANCH PROPERTIES, LP IN DOCUMENT NO. 0706345 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY AS ESTABLISHED BY THE TEXAS BOARD OF LAND SURVEYING.

Kyle P. Cuplin
KYLE P. CUPLIN, R.P.L.S. NO. 5938 DATED 10/01/10

LEGEND

- FOUND IRON PIN
- CM CONTROLLING MONUMENT
- () RECORD DATA
- O/U- OVERHEAD UTILITY



1 OF 1 SHEET	PROJ. NO. : 0308	3010 WEST RR 1431, SUITE B KINGSLAND, TX. 78639 Ph. 325-388-3300 Fax 325-388-3320 www.cuplinassociates.com	SCALE 1" = 120' 0 60 120	2 1	DATE NO. DESCRIPTION
	PREPARED FOR: MARY LAMINACK				
	TECH: C. CUPLIN				
	APPROVED: K. CUPLIN				
	FIELDWORK PERFORMED ON: 9/30/2010				
	COPYRIGHT: 2010				REVISIONS

LINE	BEARING	HORIZ DIST
L1	S58°08'26"E	53.17'
L2	N14°34'45"W	20.09'

LINE	BEARING	HORIZ DIST
L1	S58°08'57"E	233.95'
L2	N14°23'45"W	20.11'

First American Title Guaranty Company
GF No. 06-22-14746

LAND TITLE SURVEY

Being 4.25 acres of the John Harper Survey No. 14, Abst. No. 393 in Burnet County, Texas, and being part of a 7.814 acre tract of land described in a deed from Cimarron Ranch Properties L.P., to Calen Bostic, et al, dated June 13, 2019, recorded as Doc. No. 201906070 of the Official Public Records of Burnet County, Texas.

A legal description of even survey date herewith of the tract shown hereon accompanies this plat.

Surveyed on the ground on July 1, 2022.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition III Survey.

Paul W. Maples

Paul W. Maples, RPLS
42022 All rights reserved.
Job No. 220625



Basis of Bearings:
Texas State Plane Coordinate System
NAD83 Texas Central Zone.

The following Restrictions, Reservations, Easements, Conditions and Covenants affect this tract:
Vol. 617 Page 500

The following easements do not affect this tract:

Water Line Easement
Vol. 130 Page 273

Lower Colorado River Authority
Vol. 90 Page 46

The following easement cannot be placed on the ground,

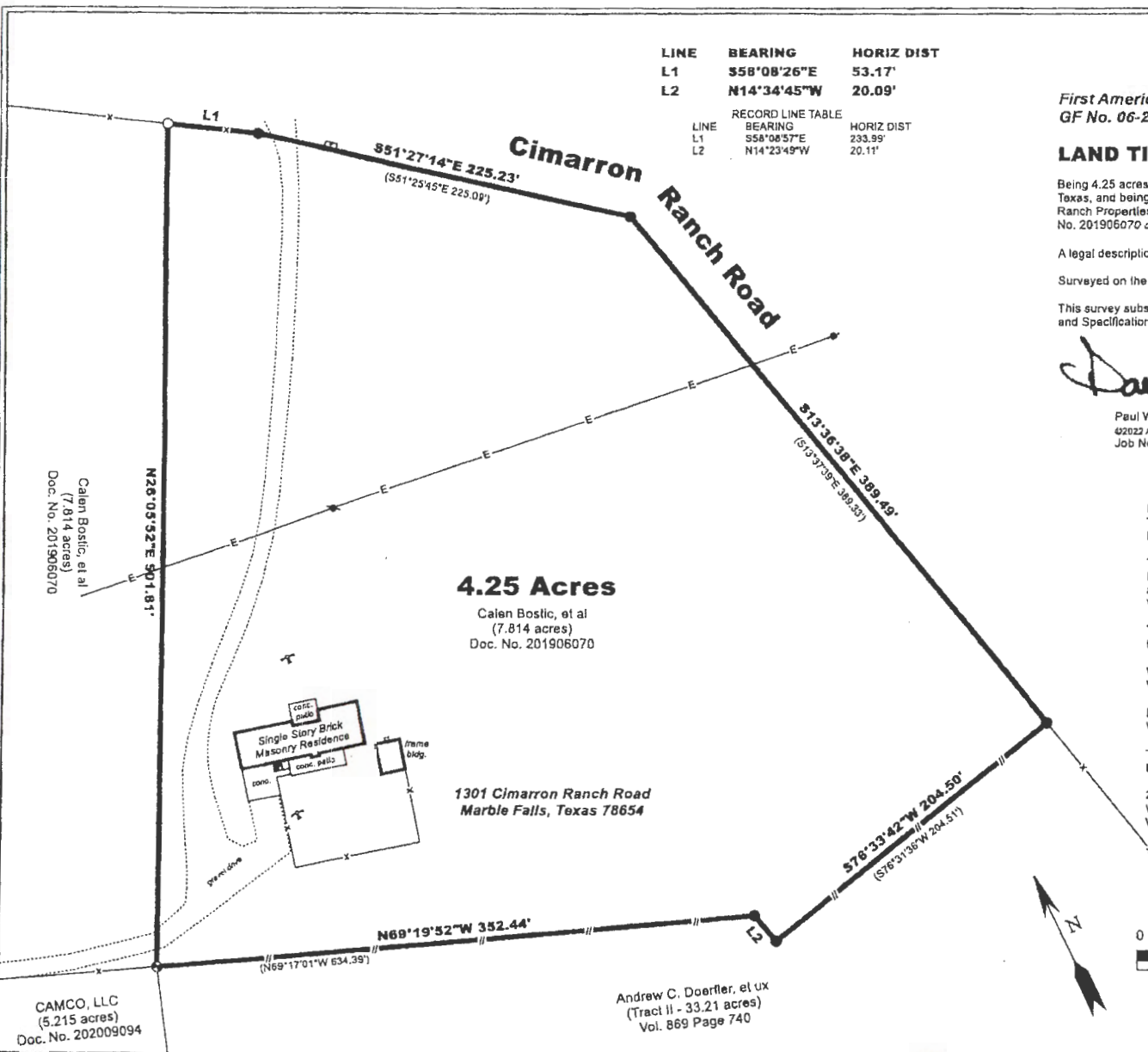
20' access easement
Vol. 112 Page 816
Vol. 176 Page 578

LEGEND

- 1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
- 1/2" Iron Pin Found
- ⊙ 1/2" Iron Pin Found with cap marked "CUPLIN"
- //— Wood Rail Fence
- x— Wire Fence
- E— Overhead Electric
- ⚡ Power Pole
- ☐ Telephone Pedestal
- ⊞ A/C Unit
- ⋈ Water Well
- ⊕ Light Pole
- () Record Calls

Surveyor:

Maples & Associates
420 S. Liveoak, Ste 200
P.O. Box 893
Lampasas, Texas 78650
Firm No. 10097700
Tel (512) 556-2078
Fax (512) 556-0500



Maples & Associates, Inc.

www.maplesinc.com • P.O. Box 893 • Lampasas, Texas 76550 • (512) 556-2078 • (512) 556-0500 fax • Firm No. 10097700

LEGAL DESCRIPTION OF A TRACT OF LAND IN BURNET COUNTY, TEXAS.

Being 4.25 acres of the John Harper Survey No. 14, Abst. No. 393 in Burnet County, Texas, and being part of a 7.814 acre tract of land described in a deed from Cimarron Ranch Properties, L.P., to Calen Bostic, et al, dated June 13, 2019, recorded as Doc. No. 201906070 of the Official Public Records of Burnet County, Texas; said 4.25 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin found at a fence corner on the west line of Cimarron Ranch Road for the southeast corner of said 7.814 acre tract and the northeast corner of a 33.21 acre tract of land described in a deed to Andrew C. Doerfler, et ux, as recorded in Vol. 869, Page 740 of said official public records;

THENCE with the south line of said 7.814 acre tract, with the north line of said 33.21 acre tract, and along the general course of a wood rail fence as follows;

South 76° 33' 42" West, 204.50 feet to a 1/2 inch iron pin found;

North 14° 34' 45" West, 20.09 feet to a 1/2 inch iron pin found;

North 69° 19' 52" West, 352.44 feet to a 1/2 inch iron pin found;

THENCE North 26° 05' 52" East, 501.81 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the south line of said Cimarron Ranch Road and the north line of said 7.814 acre tract;

THENCE with the south and west lines of said Cimarron Ranch Road and with the north and east lines of said 7.814 acre tract as follows;

South 58° 08' 26" East, 53.17 feet to a 1/2 inch iron pin found;

South 51° 27' 14" East, 225.23 feet to a 1/2 inch iron pin found;

South 13° 36' 38" East, 389.49 feet to the PLACE OF BEGINNING, as surveyed on the ground on July 1, 2022, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



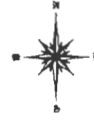
Paul W. Maples, RPLS
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NOTES:

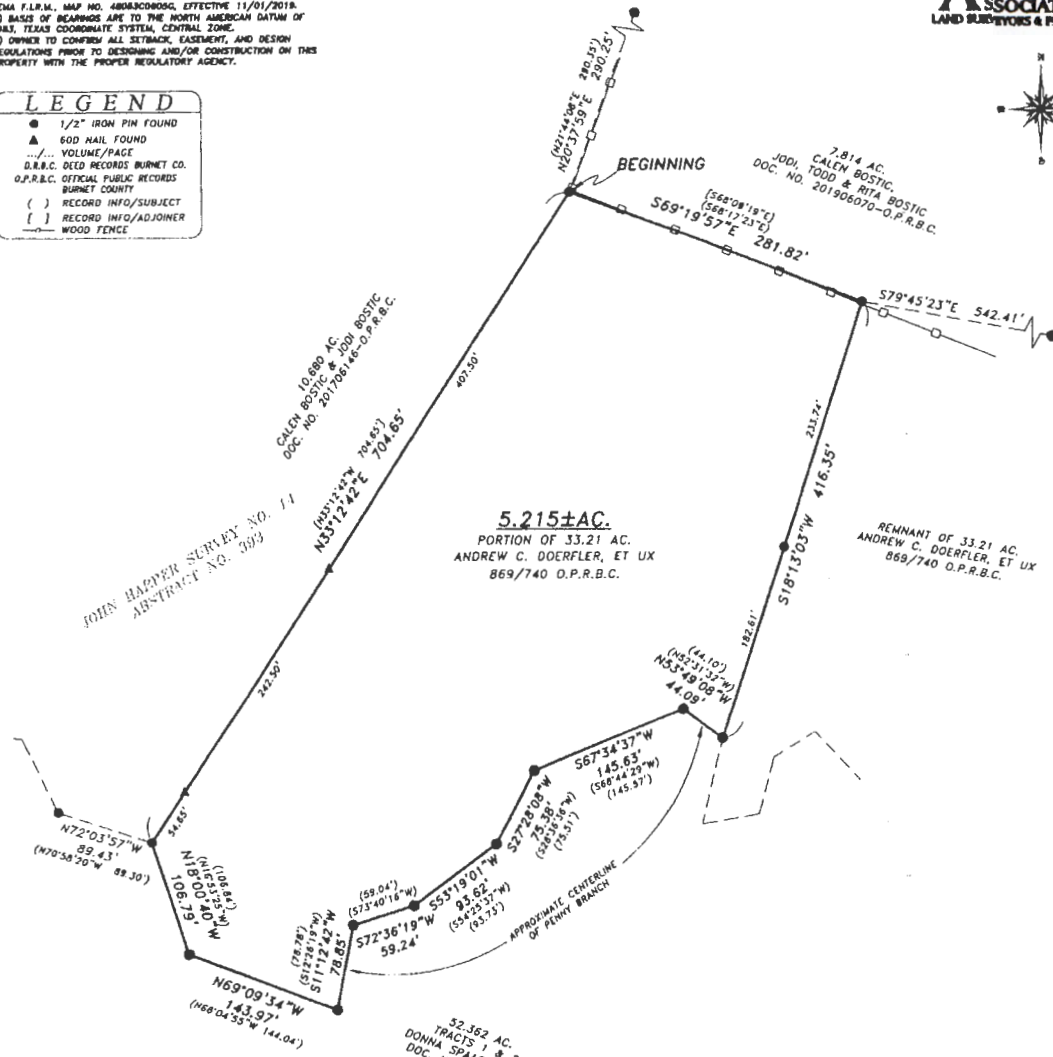
- 1) ALL OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE AE (AREAS WITHIN THE 100 YEAR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48043C0000G, EFFECTIVE 11/01/2019.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 3) OWNER TO CONFORM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.

CUPLIN & ASSOCIATES, INC.
LAND SURVEYORS & PLANNERS



LEGEND

- 1/2" IRON PIN FOUND
- ▲ 500 NAIL FOUND
- VOLUME/PAGE
- D.R.B.C. DEED RECORDS BURNET CO.
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS
- BURNET COUNTY
- () RECORD INFO/SUBJECT
- [] RECORD INFO/ADJOINER
- WOOD FENCE



LAND TITLE SURVEY

LOCAL ADDRESS: 1458 CIMARRON RANCH ROAD, MARBLE FALLS, TEXAS.

LEGAL DESCRIPTION: BEING A 5.215 ACRE TRACT OUT OF THE JOHN HARPER SURVEY NO. 14, ABSTRACT NO. 393 IN BURNET COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND CALLED TRACT II AND DESCRIBED AS 33.21 ACRES IN A WARRANTY DEED WITH VENDOR'S LIEN DATED JULY 30, 1999, FROM CHARLOTTE ANN KLINGAMAN ROBBINS TO ANDREW C. DOERFLER, AND WIFE, MARY A. DOERFLER, OF RECORD IN VOLUME 869, PAGE 740 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 5.215 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS OF EVEN DATE ATTACHED HERETO AND MADE PART HEREOF.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: HIGHLAND LAKES TITLE
G.F. NO.: 20200306718-BU EFFECTIVE DATE: MARCH 19, 2020 ISSUED: MARCH 23, 2020

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING: SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.

RESTRICTIVE COVENANTS: 182/45-D.R.B.C.

BLANKET UTILITY EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC.: 189/320-D.R.B.C.
INUNDATION EASEMENT TO LOWER COLORADO RIVER AUTHORITY: 90/46-D.R.B.C.
WATER LINE EASEMENT: 130/273-D.R.B.C.
ROADWAY EASEMENT: 176/278-D.R.B.C.

I HEREBY CERTIFY EXCLUSIVELY TO HIGHLAND LAKES TITLE & CAMCO, LLC, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SUPERVISED 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 2020, CUPLIN & ASSOCIATES, INC. ©.

Danny J. Stark
DANNY J. STARK, R.P.L.S. NO. 5602 DATED 6/1/2020



1 SHEET OF 2	PROJ. NO. 20408	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH 325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 100'	2		
	PREPARED FOR: CAMCO, LLC.			1		
	TECH: JBAR / RPM			DATE	NO.	DESCRIPTION
	APPROVED: D. STARK			REVISIONS		
	FIELDWORK PERFORMED ON: 03/16/2020					
	COPYRIGHT: 2020	PROFESSIONAL FIRM NO: 10126900				

BEING A 5.215 ACRE TRACT OUT OF THE JOHN HARPER SURVEY NO. 14, ABSTRACT NO. 393 IN BURNET COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND CALLED TRACT II AND DESCRIBED AS 33.21 ACRES IN A WARRANTY DEED WITH VENDOR'S LIEN DATED JULY 30, 1999, FROM CHARLOTTE ANN KLINGAMAN ROBBINS TO ANDREW C. DOERFLER, AND WIFE, MARY A. DOERFLER, OF RECORD IN VOLUME 869, PAGE 740 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 5.215 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the Eastern boundary line of a tract of land called 10.680 acres in a Warranty Deed with Vendor's Lien to Calen Bostic and Jodi Bostic, of record in Document No. 201706146, Official Public Records of Burnet County, Texas, and the Southwest corner of a tract of land called 7.814 acres in a Warranty Deed with Vendor's Lien to Calen Bostic, Jodi Bostic, Todd Bostic and Rita Bostic, of record in Document No. 201906070, Official Public Records of Burnet County, Texas, for the Northwest corner hereof;

THENCE S 69°19'57" E, with the Southern boundary line of said 7.814 acre tract, a distance of 281.82 feet to a 1/2" iron rod set with plastic cap stamped "CUPLIN", for the Northeast corner hereof;

THENCE S 18°13'03" W, at 233.74 feet passing a 1/2" iron rod set with plastic cap stamped "CUPLIN", in all a distance of 416.35 feet to a 1/2" iron rod found in the creek bed of Penny Branch, for the Easternmost Southeast corner hereof;

THENCE along the approximate centerline of said Penny Branch, the following eight (8) courses and distances:

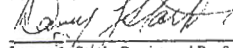
1. N 53°49'08" W, a distance of 44.09 feet to a 1/2" iron rod found for angle point,
2. S 67°34'37" W, a distance of 145.63 feet to a 1/2" iron rod found for angle point,
3. S 27°28'08" W, a distance of 75.38 feet to a 1/2" iron rod found for angle point,
4. S 53°19'01" W, a distance of 93.62 feet to a 1/2" iron rod found for angle point,
5. S 72°36'19" W, a distance of 59.24 feet to a 1/2" iron rod found for angle point,
6. S 11°12'42" W, a distance of 78.85 feet to a 1/2" iron rod found for angle point,
7. N 69°09'34" W, a distance of 143.97 feet to a 1/2" iron rod found for angle point, and
8. N 18°00'40" W, a distance of 106.79 feet to a 1/2" iron rod found at the Southernmost corner of said 10.680 acres, for the Westernmost corner hereof;

THENCE N 33°12'42" E, with the Eastern boundary line of said 10.680 acre tract, at 54.65 feet passing a 60D nail set on line, at 297.15 feet passing a 60D nail set on line, in all a distance of 704.65 feet to the POINT OF BEGINNING and calculated to contain 5.215 acres

NOTE:

A Plat of Survey of even date was prepared and is intended to accompany the above described tract of land. Bearings are based on North American Datum of 1983, Texas Central Zone.

I HEREBY CERTIFY EXCLUSIVELY TO HIGHLAND LAKES TITLE CO. & CAMCO, LLC 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 2018, CUPLIN & ASSOCIATES, INC. ©.



Dated: 6/1/2020

Danny J. Stark, Registered Professional Land Surveyor No. 5602

