

21

REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS

DATE: Aug 8, 2022

OWNER'S NAME: Robert KAHN

MAILING ADDRESS: 201 Coy's Creek Road
Georgetown TX 78633

OWNER'S PHONE #: 737-215-7469

PROPERTY ID FROM C.A.D.: 70381

(Central Appraisal District)

LEGAL DESCRIPTION: ABS A0013 WM, B. ANDERSON TRAC
4, 18.0 AC

REASON FOR DIVIDING PROPERTY To be able to share
expense. I would like 10 acres my neighbor 8 ac

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.

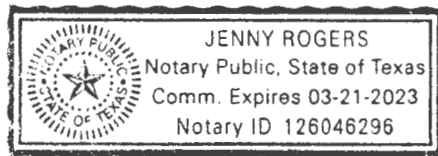
I hereby acknowledge that all lots will remain subject to the on-site wastewater rules and development permit requirements of the County. I am also aware that other entities may have restrictions to the division of property that may limit the use of that property. Those entities include but are not limited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

Robert Kahn
Signature (Notarized)

Robert Kahn
Printed Name

STATE OF TEXAS
COUNTY OF ~~BURNET~~ Williamson

This instrument was sworn to before me on the 8 day of August, 2022.



Jenny Rogers
Notary Public, State of Texas

Exemption Approval: _____ Date: _____

Variance Approval: TR Rife Date: 8/23/2022



Independence Title/GF# 2218468-LBH/DLH

SPECIAL GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: June 6, 2022
Grantor: Quest Trust Company F.K.A Quest IRA, Inc. F.K.A Entrust Retirement Services, Inc. FBO James R. Tugmon IRA #10296-01
Grantor's Mailing Address: c/o Quest Trust Company, 17171 Park Row, Suite# 100, Houston, Texas 77084
Grantee: James R. Tugmon
Grantee's Mailing Address: 18110 Trace Forest Dr. Spring, Texas 77379

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by grantor.

Property (including any improvements):

Being an approximate 18.00 acres of the William B. Anderson Survey, Abstract 13, in Burnet County, Texas and being part of a 195 acre tract of land described as Tract 5 in a deed from Gerald V. Norwood, et al. to the Gerald V. Norwood and Dorthy C Norwood Revocable Living Trust, dated August 1, 1997, as recorded in Volume 755, Page 994, Official Public Records of Burnet County, Texas; said 18.00 acres being more fully described in Exhibit "A" attached hereto and made a part hereof for all pertinent purposes.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and all taxes, which Grantee assumes and agrees to pay.

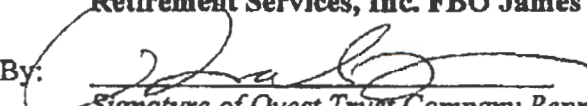
Quest Trust Company F.K.A Quest IRA, Inc. F.K.A Entrust Retirement Services, Inc. FBO James R. Tugmon IRA #10296-01, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to James R. Tugmon the Property, together with all and singular the rights and appurtenances thereto in

any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTOR IS CONVEYING THE PROPERTY TO GRANTEE AS IS, WHERE IS, AND WITH ALL FAULTS, AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS, OR GUARANTEES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE FROM OR ON BEHALF OF GRANTOR, EXCEPT FOR GRANTOR'S SPECIAL WARRANTY OF TITLE STATED ABOVE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION ABOUT THE CONDITION OF THE PROPERTY MADE BY GRANTOR, OR ANYONE ACTING ON GRANTOR'S BEHALF, BUT IS RELYING ON GRANTEE'S OWN EXAMINATION OF THE PROPERTY.

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

GRANTOR: Quest Trust Company F.K.A Quest IRA, Inc. F.K.A Entrust Retirement Services, Inc. FBO James R. Tugmon IRA #10296-01

By: 

Signature of Quest Trust Company Representative

Penny Medeiros

Printed Name

Special Services Manager

Position within Company

ACKNOWLEDGMENT

State of Texas

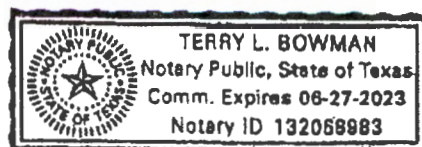
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§

County of Harris

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This instrument was acknowledged before me on the 6th day of June 2022, by Penny Medeiros as Special Services Manager for Quest Trust Company F.K.A Quest IRA, Inc. F.K.A Entrust Retirement Services, Inc. FBO James R. Tugmon IRA #10296-01 on behalf of said company.




Notary Public, State of Texas

Commission Expires: 6-27-2023

Notary's Name Typed or Printed:

Terry Bowman

Exhibit "A"

Being 18.00 acres of the Wm B. Anderson Survey, Abst. No. 13 in Burnet County, Texas; and being part of a 195-acre tract of land described as Tract 5 in a deed from Gerald V. Norwood, et al, to the Gerald V. Norwood and Dorothy C. Norwood Revocable Living Trust, dated August 1, 1997, as recorded in Vol. 755, Page 994 of the Official Public Records of Burnet County, Texas; said 18.00 acres being more particularly described as follows;

Beginning at a ½ inch iron pin set at the intersection of the east line of said 195 acre tract with the north right of way line of F.M. Hwy. 2657 for the southeast corner hereof, and being the southwest corner of Tract 1 of Mill Creek Oaks, a subdivision recorded in Plat Cabinet 2, Slide 136B of the Plat Records of Burnet County, Texas, from whence the calculated southeast corner of said 196 acre tract brs. South 19 deg 32 min 05 sec E, 182.05 feet, and a ½ inch iron pin found at a fence corner brs. North 19 deg 32 min 05 sec W, 2.40 feet;

Thence with the north right of way line of said F.M. Hwy 2657 as follows;

567.21 feet clockwise along the arc of a circular curve with a radius of 1105.92 feet to a concrete monument found;

South 70 deg 15 min 40 sec W, 279.30 feet to a ½ inch iron pin set for the southeast corner of a 20.00 acre tract of land this date surveyed;

Thence North 19 deg 44 min 20 sec W, 982.75 feet to a ½ inch iron pin set;

Thence North 70 deg 15 min 40 sec E, 823.87 feet to a ½ inch iron pin set on the occupied east line of said 195 acre tract and the west line of Tract 2 of said Mill Creek Oaks;

Thence South 20 deg 15 min 35 sec E, with the occupied east line of said 195 acre tract, with the west line of said Tract 2, and along the general course of a fence, 91.20 feet to a 60d nail found in a cedar post for the southwest corner of said Tract 2 and the northwest corner of said Tract 1;

Thence South 19 deg 32 min 05 sec E, with the occupied east line of said 195 acre tract, with the west line of said Tract 1, and along the general course of a fence, 749.51 feet to the Place of Beginning.

202208886

ELECTRONICALLY RECORDED

Official Public Records

6/9/2022 2:53 PM



Janet Parker

Janet Parker, County Clerk

Burnet County, TX

Pages: 4 D Fee: \$34.00



SPECIAL GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: May 13, 2022

Grantor: **Entrust Retirement Services Inc. FBO James R. Tugmon IRA #10296-01**

Grantor's Mailing Address: 17171 Park Row, Suite 100
Houston, Texas 77084

Grantee: **James R. Tugmon**

Grantee's Mailing Address:
18110 Trace Forest Dr.
Spring, Texas 77379

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor.

Property (including any improvements):

Being an approximate 18.00 acres of the William B. Anderson Survey, Abstract 13, in Burnet County, Texas and being part of a 195 acre tract of land described as Tract 5 in a deed from Gerald V. Norwood, et al. to the Gerald V. Norwood and Dorothy C Norwood Revocable Living Trust, dated August 1, 1997, as recorded in Volume 755, Page 994, Official Public Records of Burnet County, Texas; said 18.00 acres being more fully described in Exhibit "A" attached hereto and made a part hereof for all pertinent purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

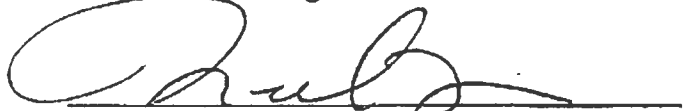
Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights of record; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common

boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the year of this deed, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

**Entrust Retirement Services Inc.
FBO James R. Tugmon IRA 10296-01**


By: Penny Medeiros, Special Services Manager

Acknowledgment

State of Texas §
 §
County of Harris §

This instrument was acknowledged before me on the 13th day of May 2022, by Penny Medeiros, Special Services Manager of Quest Trust Company.


Notary Public, State of Texas

After Recording Return To:

Mr. James R. Tugmon
18110 Trace Forest Dr.
Spring, Texas 77379

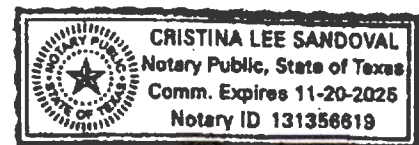


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Beginning at a ½ inch iron pin set at the intersection of the east line of said 195 acre tract with the north right of way line of F.M. Hwy. 2657 for the southeast corner hereof, and being the southwest corner of Tract 1 of Mill Creek Oaks, a subdivision recorded in Plat Cabinet 2, Slide 136B of the Plat Records of Burnet County, Texas, from whence the calculated southeast corner of said 196 acre tract brs. South 19 deg 32 min 05 sec E, 182.05 feet, and a ½ inch iron pin found at a fence corner brs. North 19 deg 32min 05 sec W, 2.40 feet;

Thence with the north right of way line of said F.M. Hwy 2657 as follows;

567.21 feet clockwise along the arc of a circular curve with a radius of 1105.92 feet to a concrete monument found;

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Thence North 70 deg 15 min 40 sec E, 823.87 feet to a ½ inch iron pin set on the occupied east line of said 195 acre tract and the west line of Tract 2 of said Mill Creek Oaks;

Thence South 20 deg 15 min 35 sec E, with the occupied east line of said 195 acre tract, with the west line of said Tract 2, and along the general course of a fence, 91.20 feet to a 60d nail found in a cedar post for the southwest corner of said Tract 2 and the northwest corner of said Tract 1;

Thence South 19 deg 32 min 05 sec E, with the occupied east line of said 195 acre tract, with the west line of said Tract 1, and along the general course of a fence, 749.51 feet to the Place of Beginning.

□□



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Janet Parker

Janet Parker, County Clerk

Burnet County Texas

6/1/2022 2:11:56 PM

FEE: \$34.00

202208409

D



Permit to Construct Access Driveway Facilities on Highway Right of Way

Form 1058
(Rev. 11/10)
Page 1 of 2

PERMIT NUMBER:		003-16-35202-DP	
REQUESTOR		GPS*	ROADWAY
		LATITUDE, LONGITUDE	HWY NAME RM 2657
		30.89703 -97.90309	FOR TxDOT'S USE
NAME JAMES TUGMON		CONTROL	273
MAILING ADDRESS 18110 TRACE FOREST DR.		SECTION	05
CITY, STATE, ZIP SPRING, TX 77379			
PHONE NUMBER 832-620-9977			
*GLOBAL POSITIONING SYSTEM COORDINATES AT INTERSECTION OF DRIVEWAY CENTERLINE WITH ABUTTING ROADWAY			

The Texas Department of Transportation, hereinafter called the State, hereby authorizes JAMES TUGMON, hereinafter called the Permittee, to ☒ construct / ☐ reconstruct a PRIVATE RESIDENTIAL (residential, convenience store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number RM2657 in BURNET County, located TRM 400+4861'

USE ADDITIONAL SHEETS AS NEEDED

Subject to the Access Driveway Policy described on page 2 and the following:

1. The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the state highway right of way.
2. Design of facilities shall be as follows and/or as shown on sketch on page 2 and is subject to conditions stated below:
CONSTRUCT 18-FT WIDE PRIVATE RESIDENTIAL ACCESS DRIVEWAY. USE 34-LF OF DESIGN 2 CULVERT WITH 6:1 SAFETY END TREATMENTS AND CONCRETE RIPRAP. RADII 15-FT.

All construction of materials shall be subject to inspection and approval by the State.

3. Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with approval of the State.
4. The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage sustained by reason of the exercise of this permit.
5. Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way, and vehicle service fixtures such as fuel pumps, vendor stands, or tanks and shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
6. The State reserves the right to require a new access driveway permit in the event of a material change in land use or change in driveway traffic volume or vehicle types.
7. This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.
8. The Permittee will contact the State's representative MARK HOEFELMEYER telephone, (512) 756-2315, at least twenty-four (24) hours prior to beginning the work authorized by this permit.
9. The requesting Permittee will be provided instructions on the appeal process if this permit request is denied by the State.

MARCH 28, 2016

Date of Issuance



State Authorized Representative

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the highway right of way.

Date: ORIGINAL SIGNED BY APPLICANT

Signed: (Property owner or owner's representative)



Permit to Construct Access Driveway Facilities
on Highway Right of Way

Form 1068
(Rev. 11/10)
Page 1 of 2

PERMIT NUMBER: TxDOT ENTER PERMIT NUMBER HERE				
REQUESTOR		GPS*	ROADWAY	
		LATITUDE, LONGITUDE	HWY NAME	RR 2657
		30.89703N, -99.790309W	FOR TxDOT'S USE	
NAME	James Tugmon		CONTROL	273
MAILING ADDRESS	18110 Trace Forest Dr.		SECTION	5
CITY, STATE, ZIP	Spring, Tx 77379			
PHONE NUMBER	832-620-9977 jim@republicaquilla.com			
*GLOBAL POSITIONING SYSTEM COORDINATES AT INTERSECTION OF DRIVEWAY CENTERLINE WITH ABUTTING ROADWAY				

The Texas Department of Transportation, hereinafter called the State, hereby authorizes JAMES TUGMON, hereinafter called the Permittee, to ☒ construct / ☐ reconstruct a residential (residential, convenience store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number 2657 in Burnet County, located at TRM 400+4861.

USE ADDITIONAL SHEETS AS NEEDED

Subject to the Access Driveway Policy described on page 2 and the following:

1. The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the state highway right of way.
 2. Design of facilities shall be as follows and/or as shown on sketch on page 2 and is subject to conditions stated below:
Owner will construct a base driveway to 18' total with a 15' radius on each side. The drive requires 34' of Design 2 pipe with 6:1 concrete Safety Ends Treatments built to TxDOT Specifications.
- * TxDOT reserves the right to re-evaluate all access points (driveways) if the property it serves is further developed beyond that discussed or approved at the time of this permit or when any changes in land use occur on the property.
- All construction of materials shall be subject to inspection and approval by the State.
3. Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with approval of the State.
 4. The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage sustained by reason of the exercise of this permit.
 5. Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way, and vehicle service fixtures such as fuel pumps, vendor stands, or tanks and shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
 6. The State reserves the right to require a new access driveway permit in the event of a material change in land use or change in driveway traffic volume or vehicle types.
 7. This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.
 8. The Permittee will contact the State's representative Mark Hoefelmeyer telephone, (512) 756-2315, at least twenty-four (24) hours prior to beginning the work authorized by this permit.
 9. The requesting Permittee will be provided instructions on the appeal process if this permit request is denied by the State.

Date of Issuance

State Authorized Representative

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the highway right of way.

Date: 3/23/16

Signed: [Signature]
(Property owner or owner's representative)

HWY #: RM 2657

COUNTY: Burnet

Oakalla

Briggs

RADIUS • 15

Next Drive •

872

Sight Distance •

719

RADIUS • 15

Next Drive • 1160

Sight Distance • 574

☐ RESIDENTIAL

CONTROL SEC. 273-5

☒ PRIVATE DRIVE

SPEED LIMIT = 60

☐ COMMERCIAL DRIVE

ADT = 1881

☐ RAMP

☐ PUBLIC ACCESS

TRM

400+4861

LAT.

30.89703°N

LONG.

097.90309°W

JAMES TUGMON
NAME
18110 TRACE FOREST D.
ADDRESS
SPRING, TX 77379
ATtn
jtm@republictelecom.com
E-mail

PHONE NUMBER

• 832-620-9977

