

16
REQUEST FOR VARIANCE/EXEMPTION FROM SUBDIVISION REGULATIONS

DATE: 08/31/2022

OWNER'S NAME: Steven & Shannon Prothro Phone: 5128517785

MAILING ADDRESS: 1055 County Road 334 Burnet, TX

PROPERTY ID FROM C.A.D.: 52559

***Link to look up Property ID on BCAD website: [CLICK HERE TO LOOK UP PROPERTY ID #](#) ***

(Central Appraisal District) LEGAL DESCRIPTION:

REASON FOR DIVIDING PROPERTY: Our family needs changed and we no longer need 14 acres for ourselves.

Offering to let another family purchase a portion of the property for their family and to raise their children makes more sense for us.

A copy of my Deed with full metes and bounds description, is 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. **Submitted - Attached**

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)

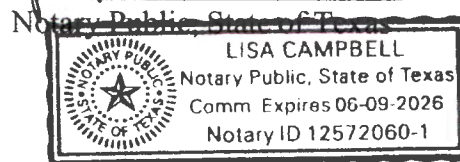
Shannon Prothro

Printed Name

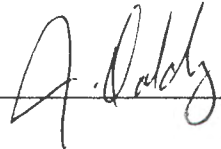
STATE OF TEXAS
COUNTY OF BURNET

This instrument was sworn to before me,
on the 1st day of September 2022

Lisa Campbell



Exemption Approval: Date:

Variance Approval:  Date: 9/13/22

LLANO SURVEYING & MAPPING, L.L.C.
FRED L. THOMPSON & ASSOCIATES
P. O. BOX 74 LLANO, TEXAS 78643-0074
325-247-4510 info@LlanoSurvey.com
FIRM Registration #: 100502-00

(PAGE 2 OF 2)

FIELD NOTES DESCRIBING 6.33 ACRES OF LAND IN BURNET COUNTY, TEXAS.

BEING 6.33 ACRES OUT OF THE THOMAS HANCOCK SURVEY NO. 25, ABST. NO. 440, BURNET COUNTY, TEXAS, PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 14.00 ACRES IN A DEED TO STEVE L. PROTHRO AND SHANNON PROTHRO RECORDED IN DOC. #201508763, BURNET COUNTY OFFICIAL PUBLIC RECORDS (B.C.O.P.R.). SAID 6.33 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found for an interior corner of that certain tract of land described as 29.67 acres in a deed to R. L. Gatlin, recorded in Volume 480, Page 167, B.C.O.P.R., the southeast corner of said Prothro tract, the southeast corner and **POINT OF BEGINNING** hereof;

THENCE S 66°51'37" W, at 620.75 feet pass a 1/2" iron rod found in the east line approximately of Burnet County Road No. 334, in all 645.85 feet to a calculated point in the centerline of said County Road, and in the east line of that certain tract of land described as 21.60 acres in a deed to Duke Williams and Shelly Williams, recorded in Doc. #201908894, B.C.O.P.R., for the westerly northwest corner of said Gatlin tract, the southwest corner of said Prothro tract, and the southwest corner hereof;

THENCE N 17°46'25" W 498.49 feet to a calculated point in the approximate centerline of said County Road, in the east line of that certain tract of land described as 64.81 acres in a deed to C-Squared Ranch LLC, recorded in Doc. #202015341, B.C.O.P.R., and in the west line of said Prothro tract, for the northwest corner hereof;

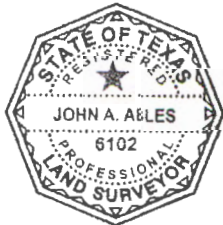
THENCE, over and across said Prothro tract, N 79°37'27" E, at 25.12 feet pass a Mag Nail set in pavement in the east line of said County Road, from which a 5/8" iron rod found in the east line of said County Road, in the south line of that certain tract of land described as 12.635 acres in a deed to Charles Surber, recorded in Volume 653, Page 680, B.C.O.P.R., and in the north line of said Prothro tract, lies N 17°46'25" W 466.23 feet, continuing across said Prothro tract, at 50.12 feet pass a 2" iron pipe post, continuing with the fence for a total distance this course of 472.75 feet to a 2" iron pipe post found at an angle point in the fence, and N 86°28'22" E 199.63 feet to a 1/2" iron rod set in the fence in a west line of said Gatlin tract, and in the east line of said Prothro tract, for the northeast corner hereof, from which a 5/8" iron rod found in the south line of said Surber tract for the northerly northwest corner of said Gatlin tract and the northeast corner of said Prothro tract lies N 14°24'43" W 534.96 feet;

THENCE S 14°24'43" E 328.66 feet to the **POINT OF BEGINNING** hereof, and containing 6.33 acres of land, more or less, as surveyed by Llano Surveying & Mapping, L.L.C., under the supervision of John A. Ables R.P.L.S. No. 6102.

Basis of Bearing for this tract is State Plane Coordinate System, Texas Central Zone 4203. Distances are Grid. CSF=0.999847106. All 1/2" iron rods set have aluminum caps inscribed "LLANOSURVEYING".

This description is to be used in conjunction with the accompanying survey plat attached hereto and made a part hereof.

I, John A. Ables, Registered Professional Land Surveyor #6102 do hereby certify that this description was prepared from an on the ground survey performed under my supervision on the 9th day of June, 2022. Witness my hand and seal this the 27th day of July, 2022.



John A. Ables, R.P.L.S. #6102
P. O. Box 74, Llano, TX 78643

LLANO SURVEYING & MAPPING, L.L.C.

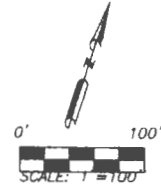
FRED L. THOMPSON & ASSOC.

111 W. Main St.
P.O. Box 74
Llano, TX 78643
(325) 247-4510
llanosurveying.com

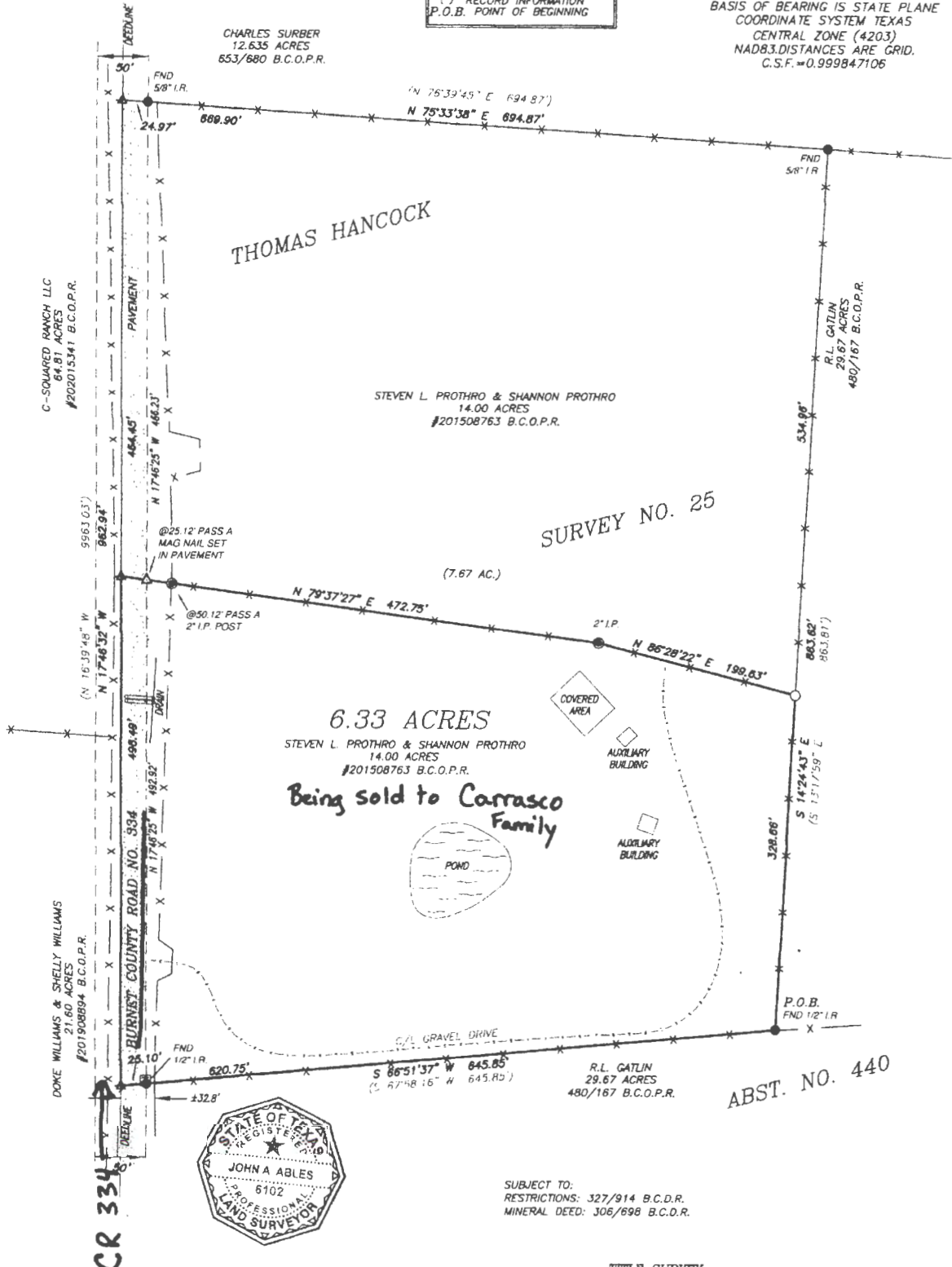
7884 Registration #: 100902-00



LEGEND	
●	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET W/ ALUM. CAP "LLANO SURVEYING"
△	MAG NAIL SET
×	FENCE POST
□	CALCULATED POINT
⊗	TELEPHONE PED.
—	WIRE FENCE
()	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING



SCALE: 1" = 100'
BASIS OF BEARING IS STATE PLANE
COORDINATE SYSTEM TEXAS
CENTRAL ZONE (4203)
NAD83 DISTANCES ARE GRID.
C.S.F. = 0.999847105



I, JOHN A. ABLES, REGISTERED PROFESSIONAL LAND SURVEYOR # 6102 DO HEREBY CERTIFY EXCLUSIVELY TO ATTORNEY'S ABSTRACT & TITLE COMPANY, CALEB CARRASCO, SYDNEY CARRASCO, STEVEN L. PROTHRO, & SHANNON PROTHRO, THAT THIS PLAT WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION ON THE 9th DAY OF JUNE, 2022, WITNESS MY HAND AND SEAL THIS THE 27th DAY OF JULY, 2022.

JOHN A. ABLES R.P.S. #6102

FLOOD INFORMATION:
THE SUBJECT PROPERTY DEPICTED HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON F.E.M.A.'S FLOOD INSURANCE RATE MAP No. 48053C0500G
EFFECTIVE DATE: 11/01/2019

TITLE SURVEY

GF#: 06-22-14763
TITLE CO.: ATTORNEY'S ABSTRACT & TITLE COMPANY
OWNER: STEVEN L. PROTHRO & SHANNON PROTHRO
BUYER: CALEB CARRASCO & SYDNEY CARRASCO

PHYSICAL ADDRESS: 1055 C.R. 334, BURNET, TEXAS 78611
LEGAL DESCRIPTION: 6.33 ACRES OUT OF THE JOHN HANCOCK SURVEY NO. 25, ABST. NO. 440, BURNET COUNTY, TEXAS, PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 14.00 ACRES IN A DEED TO STEVE L. PROTHRO AND SHANNON PROTHRO RECORDED IN DOC. #201508763, B.C.O.P.R.
FILED: 6/9/22 CREW: YC&JK DRAFTED: 7/2/22
BY: RD.1 JOB#: 22041903