

7/13

REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS

DATE: 4/19/23

OWNER'S NAME: STEVEN HELD

MAILING ADDRESS: 8104 SEBASTAPOL CV

AUSTIN, TX 78605

OWNER'S PHONE #: 512 484 7787

PROPERTY ID FROM C.A.D: 53960

(Central Appraisal District)

LEGAL DESCRIPTION: ABS A0580 BENJAMIN W. KINNEY TRACT

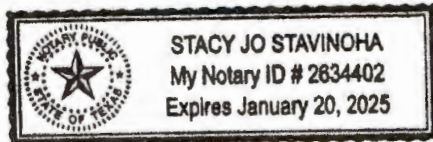
231N4 106.51 & 16.039 AC TR 122.547

REASON FOR DIVIDING PROPERTY CREATING A NEW SUBDIVISION

5-12 ACRE TRACTS. WORKING SEE "EXHIBIT A"

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]
Signature (Notarized)
STEVEN C. HELD
Printed Name

STATE OF TEXAS
COUNTY OF BURNET

This instrument was sworn to before me on the 2 day of May, 2023

[Signature]
Notary Public, State of Texas

Exemption Approval: _____ Date: _____

Variance Approval: [Signature] Date: 5/23/23

1
8.22 ac tract @ CR 322 only
Drw

Exhibit A

We are in the process of creating a subdivision of this entire 122.549-acre tract, "Ranch 322". The water study and results are being completed currently. The wells have been installed and results collated for submission to the Central Texas Water Conservation District. The road design and drainage plans are being completed as well. The entire subdivision application is being created currently.

The variance we are requesting is to subdivide the parcel into 4 lots until final approval of the subdivision. A pre plat design is attached for reference.

Lot 1 would encompass subdividing 8.22 acres with the small house and well at the road on CR 322. Our preference would be to not require this lot to be part of the final subdivision as well.

Lot 2 is 10 acres. It is located directly behind the lot 1. This property would be part of the final subdivision and require signing off of the subdivision approval as part of the sale and current subdivision variance approval. The size of lot 2 varies on the pre plat attached. The addition .53 acres would become part of Lot 3.

Lot 3 will be 11.11 acres and includes the house, pool, shop and well. This property would also become part of the final subdivision and would require sign off of the subdivision upon approval from the county.

Lot 4 would be the remaining property of the original 122.549 acres which is 93.219 acres.

If for some reason approval of these 4 lots cannot be obtained prior to the final subdivision approval we would ask you to consider approval of lots one and two from the parcel or even just lot one.

Thank you for your time and consideration in advance.





LOT 1 8.22 ACRES SMALL HOUSE
 LOT 2 10 ACRES NO IMPROVEMENTS
 LOT 3 11.4 ACRES HOUSE SHOP