

REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS

DATE: 2/5/2024

OWNER'S NAME: Gary Brian Robinson

MAILING ADDRESS: P.O. Box 1813
Bevton, Tx. 78605

OWNER'S PHONE #: 512 924-0274

PROPERTY ID FROM C.A.D.: 103302

(Central Appraisal District)

LEGAL DESCRIPTION: Tract 8 Charles Cavenah Survey # 15
Abstract No. 171

REASON FOR DIVIDING PROPERTY To increase value for possible
future sale

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.

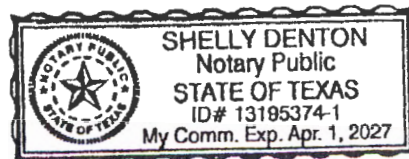
I hereby acknowledge that all lots will remain subject to the on-site wastewater rules and development permit requirements of the County. I am also aware that other entities may have restrictions to the division of property that may limit the use of that property. Those entities include but are not limited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

Gary B. Robinson
Signature (Notarized)

Gary Brian Robinson
Printed Name

STATE OF TEXAS
COUNTY OF BURNET

This instrument was sworn to before me on the 5 day of February, 2024



Shelly Denton
Notary Public, State of Texas

Exemption Approval: _____ Date: _____

Variance Approval: D.R.P. Date: 2/13/2024



REPUBLIC OF TEXAS
LAND SURVEYORS, INC.
225 S. Pierce St.
Suite 101
Burnet, TX 78611
(512) 756-8781 office
(512) 756-8783 fax

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ CAPPED 1/2" IRON ROD SET W/ALUM. CAP
"REP. OF TEXAS LAND SURVEYORS INC."
"DAVID SCOTT RPLS # 8034"
- ▲ 60D NAIL FOUND
- POWER POLE

LINETYPES LEGEND

- x— WIRE FENCE (BARBED)
- OE— OVERHEAD UTILITY LINES

TRACT 6
10.01 Acres

89.66 ACRES

JIM M. CROSS
TO
BENNY R. COX
NOVEMBER 14, 1984
VOL. 335, PG. 746
D.R.B.C.TX.

TRACT 7
10.01 Acres

N.E. Corner
89.66 Acres

100.51 ACRES
CHARLIE W. KAECHLER AND WIFE
EVALYN KAECHLER
TO
BENNY R. COX, SR. AND WIFE,
BILLIE B. COX
NOVEMBER 19, 1983
VOL. 318, PG. 674
D.R.B.C.TX.

GRAPHIC SCALE
0 100 200
(IN FEET)
1 inch = 200 ft.

BASIS OF BEARINGS
World Geodetic System
of 1984 (WGS84)

NO PORTION OF THE SUBJECT PROPERTY
SHOWN HEREON LIES WITHIN A SPECIAL FLOOD
HAZARD AREA, AND DOES LIE WITHIN
ZONE "X"
AS DESIGNATED BY
FLOOD INSURANCE RATE MAP
#48053C0175 C
BURNET COUNTY, TEXAS
UNINCORPORATED AREAS
COMMUNITY-PANEL
#481209-0175-C
AFFECTIVE DATE
NOVEMBER 16, 1990

(N 18°53'00" W)
N 19°55'38" W
16.09'

EDGE ASPHALT
N 20°11'37" W
N 19°09'25" W
657.74'
657.31'
C.R. 200-A

TRACT 8
19.59 Acres

CHARLES CAVENAH SURVEY NO. 15, ABSTRACT NO. 171

SHADY GROVE ROAD (C.R. 200)

NOTE: ALL TRACTS ARE SUBJECT TO THE
ON-SITE WASTEWATER RULES AND
DEVELOPMENT PERMIT REQUIREMENTS OF
BURNET COUNTY PURSUANT TO THE
BURNET COUNTY SUBDIVISION REGULATIONS
OF RECORD.

I, John A. Ables, Registered Professional Land Surveyor
#6102, do hereby certify that the plat shown hereon
accurately represents a survey made on the ground
under my direct supervision.

John A. Ables, R.P.L.S., #6102,

10/9/09
Date

INDICATES AREAS WHERE COUNTY COMMISSIONER
WILL NOT ALLOW DRIVEWAYS OR CULVERTS TO
BE LOCATED.

NOTE: Application for and approval of driveways
and culverts must be obtained from Burnet
County pursuant to the Burnet County
Subdivision Regulations of record.

REPUBLIC OF TEXAS LAND SURVEYORS, INC.

Legal Description: Tract 8, 19.59 Acres out of an 89.66 Acre Tract
Conveyed to Benny R. Cox, by instrument of
record in Volume 335, Page 746, D.R.B.C.TX.
and being more particularly described by metes
and bounds attached hereto as Page 1, and
made a part hereof.

Job No.: 09-024 Crew: JA, MM Field Date: 08/13/09
FB No. 1, Pg. 117-120 Completed: 10/09/09 Drawn By: JA
Survey Made For: Benny R. Cox, Sr.