

REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS

DATE: 1-29-24

OWNER'S NAME: Mary Kay Wall Flemming

MAILING ADDRESS: 6248 CR 330
Bertram, TX 78605

OWNER'S PHONE #: 512-755-1722

PROPERTY ID FROM C.A.D: 47174, 47176, 47177, 48237, 54183
(Central Appraisal District)

LEGAL DESCRIPTION: 119.52 ACRES OUT OF THE SAMUEL MCFARLAND SURVEY, ABSTRACT NO. 593 AND THE A.B. SPEARS SURVEY, ABSTRACT NO. 2, BURNET COUNTY, TEXAS

REASON FOR DIVIDING PROPERTY Selling off 114.51 acres (see tract one in supplemental papers), MKW Flemming to retain tract 2 (5.01 acres).

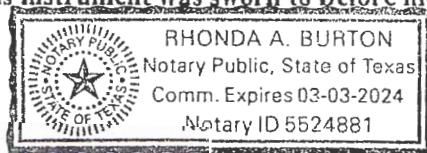
A copy of my Deed with full metes and bounds description, attached along with a survey or sketch of the property showing the boundaries of the lots, adjacent roads, and adjacent property owners are attached hereto. A variance request requires Commissioner Court approval.

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.

Mary Kay Wall Flemming
Signature (Notarized)
MARY KAY WALL FLEMING
Printed Name

STATE OF TEXAS
COUNTY OF BURNET

This instrument was sworn to before me on the 29th day of January, 2024



Rhonda A. Burton
Notary Public, State of Texas

Exemption Approval: _____ Date: _____

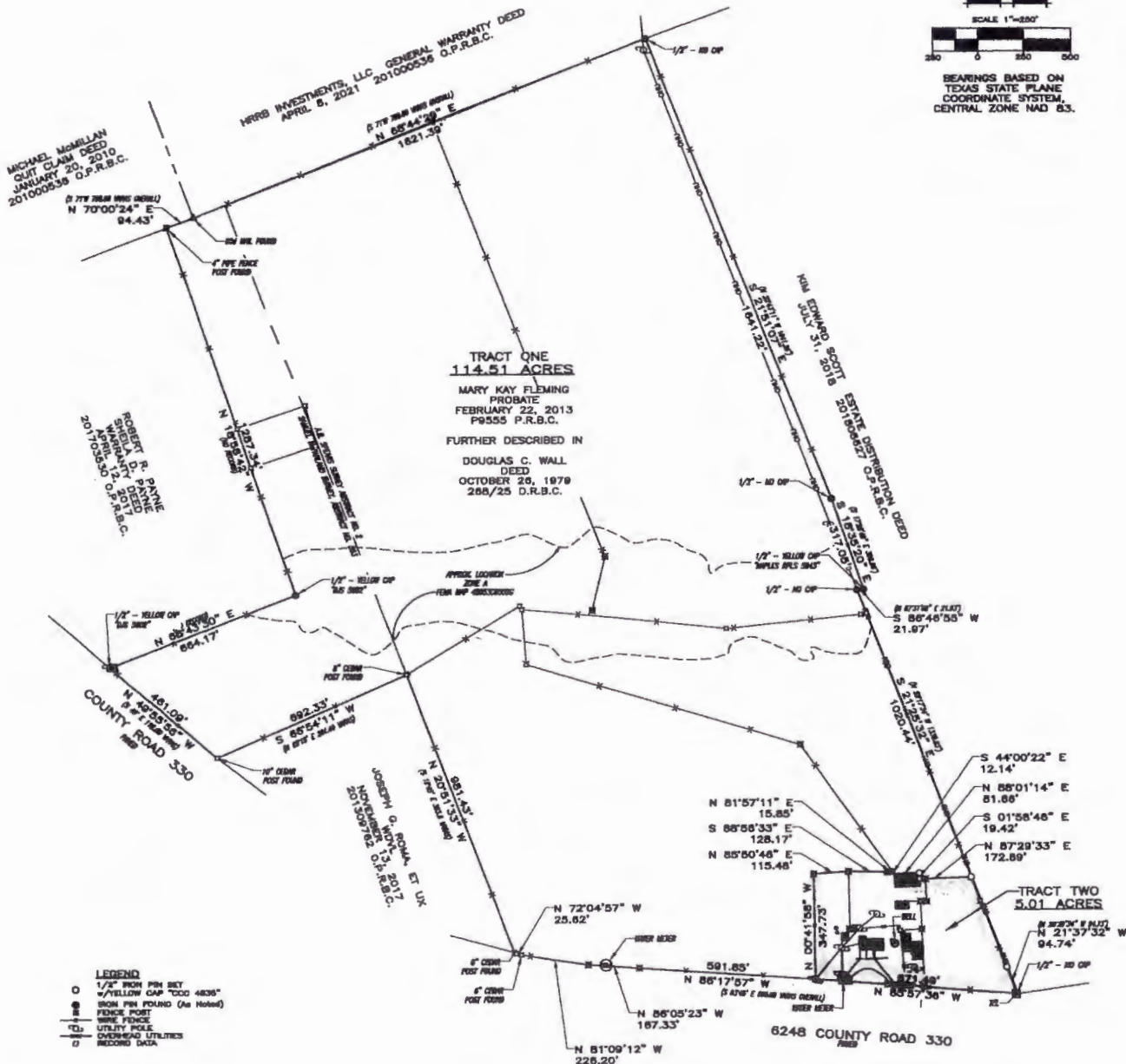
Variance Approval: Ellen Wall Date: 2/13/2024

TRACT ONE - 114.51 ACRES OUT OF THE SAMUEL McFARLAND SURVEY, ABSTRACT NO. 593 AND THE A.B.SPEARS SURVEY, ABSTRACT NO. 2, BURNET COUNTY, TEXAS.

TRACT TWO - 5.01 ACRES OUT OF THE A.B. SPEARS SURVEY, ABSTRACT NO. 2, BURNET COUNTY, TEXAS.



BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD 83.



- LEGEND**
- 1/2\"/>

FOR REVIEW PURPOSES ONLY
THIS DOCUMENT WAS CREATED TO SUBMIT TO BURNET COUNTY FOR VARIANCE APPROVAL. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY.
CLYDE C. CASTLEBERRY, JR.
RPLS NO. 4835
10/11/2023

NOTE: THERE ARE NO RECORD CALLS EXCEPT AS SHOWN

A PART OF THIS AREA IS SHOWN TO BE IN ZONE A PER FEMA'S FLOOD INSURANCE RATE MAP #4808300000 DATED NOVEMBER 1, 2010. HOWEVER AT PRESENT TIME NO ELEVATIONAL DRAINAGE OR FLOOD STUDIES HAVE BEEN PERFORMED AND THE INFORMATION IS BASED SOLELY ON SAID MAP/PLAT. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP/PLAT. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING ON FLOOD DAMAGE.

STATE OF TEXAS
COUNTY OF LAMPASAS

SHOW ALL MEN BY THESE PRESENTS:
I, CLYDE C. CASTLEBERRY, JR. FOR TRIPLE C SURVEYING CO. HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, ENDOCHMENTS, VISIBLE UTILITY LINES OR BODIES IN PLACE AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON.



TRIPLE C SURVEYING Co.
P.O. Box 644 - Lampasas, Texas 78660
(512) 845-3440
email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193916

Witness my hand and seal this the 11th day of October, 2023.