

REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS

DATE: 5/29/24

OWNER'S NAME: Coxett Mark Hurst

MAILING ADDRESS: 201 W. Lakeshore Dr.

Sunrise Beach, Tx, 78643

OWNER'S PHONE #: (512) 234-2754

PROPERTY ID FROM C.A.D.: 53736

(Central Appraisal District)

LEGAL DESCRIPTION: John Loupy Tract 16 Timber Ridge

REASON FOR DIVIDING PROPERTY Selling half of property

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.

Coxett M. Hurst

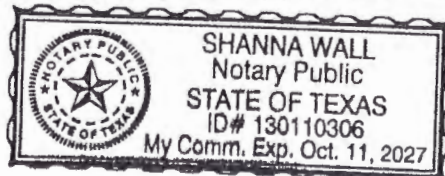
Signature (Notarized)

Coxett Mark Hurst

Printed Name

STATE OF TEXAS
COUNTY OF BURNET

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



Shanna Wall

Notary Public, State of Texas

Exemption Approval: _____ Date: _____

Variance Approval: [Signature] Date: 6-11-24

LLANO SURVEYING & MAPPING, L.L.C.

FRED L. THOMPSON & ASSOC.

111 W. Main St.
P.O. Box 74
Llano, TX 78643

(535) 247-4510

llanosurveying.com

File# Registration #: 100602-00



LEGEND

- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET W/ ALUM. CAP "LLANO SURVEYING"
 - COTTON SPINDLE FOUND
 - COTTON SPINDLE SET
 - FENCE POST
 - CALCULATED POINT
 - UTILITY POLE
 - WATER METER
 - SEPTIC
 - ELECTRIC BOX
 - CLEAN OUT
 - WIRE FENCE
 - ELEC. LINES
- RECORD INFORMATION:
- () 202100879 B.C.O.P.R.
 - () 201500334 B.C.O.P.R.
 - () 669/371 B.C.O.P.R.
 - () 314/536 B.C.O.P.R.
 - () 201903395 B.C.O.P.R.
 - () 318/448 B.C.O.P.R.
- P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

GERALD R. WEST
and CHARLOTTE A. WEST
TRACT I, 16.924 AC.
201500034 B.C.O.P.R.

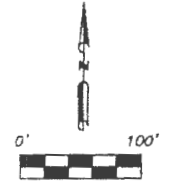
CORRECTION INSTRUMENT:
201500288 B.C.O.P.R.



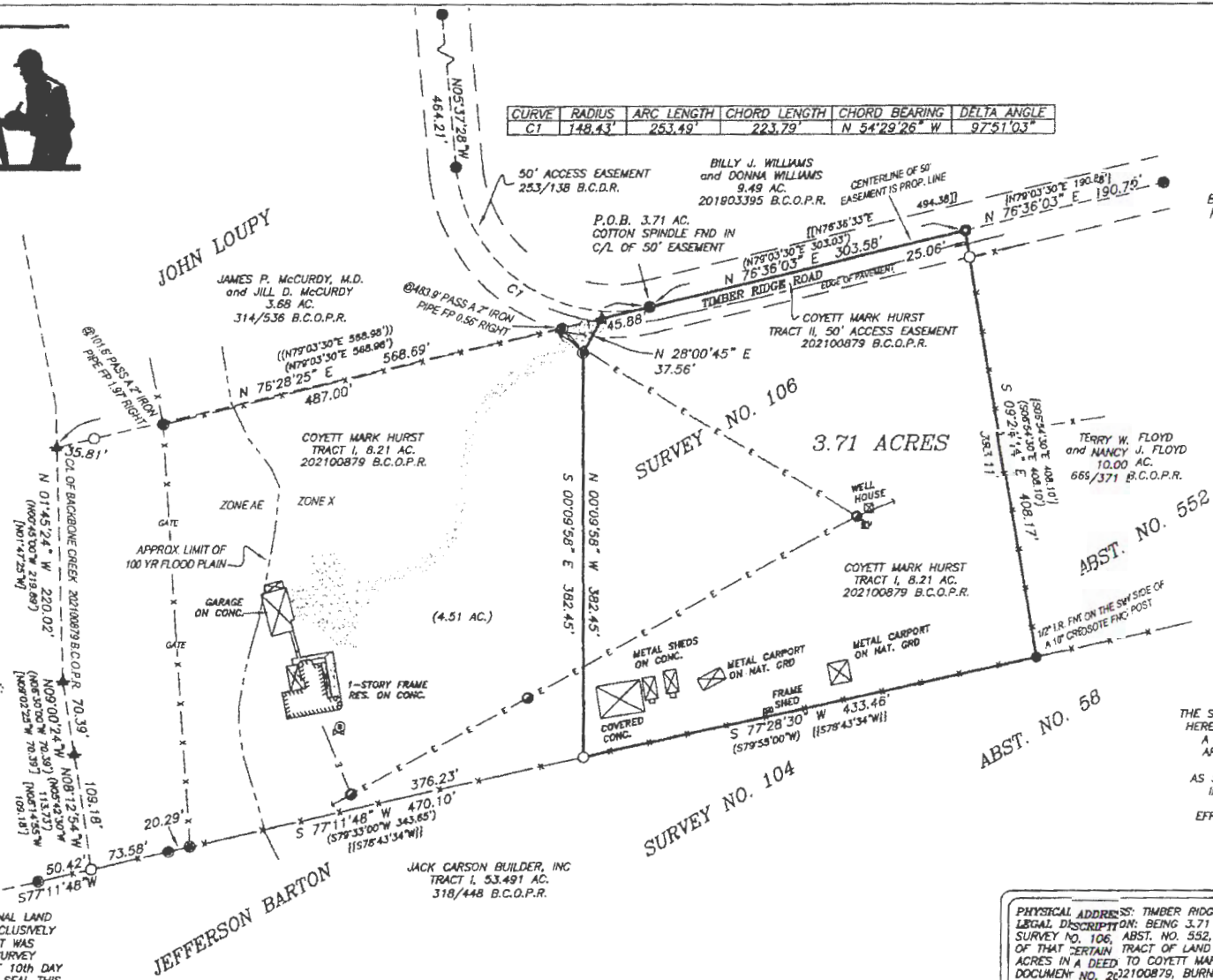
I, JOHN A. ABLES, REGISTERED PROFESSIONAL LAND SURVEYOR # 6102 DO HEREBY CERTIFY EXCLUSIVELY TO COYETT MARK HURST THAT THIS PLAT WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION ON THE 10TH DAY OF JANUARY, 2024, WITHIN MY HAND AND SEAL THIS THE 10TH DAY OF MARCH, 2024.

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	148.43'	253.49'	223.79'	N 54°29'26" W	97°51'03"



SCALE: 1"=100'
BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM TEXAS CENTRAL ZONE (4203) NAD83
DISTANCE ARE GRID C.S.F.=0.99985689



FLOOD INFORMATION:
THE SUBJECT PROPERTY DEPICTED HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS DESIGNATED ZONE "X"
AS SHOWN ON F.E.M.A.'S FLOOD INSURANCE RATE MAP No. 48299C0195D
EFFECTIVE DATE: JAN. 29, 2021

PHYSICAL ADDRESS: TIMBER RIDGE ROAD, MARBLE FALLS, TX 78654
LEGAL DESCRIPTION: BEING 3.71 ACRES OUT OF THE JOHN LOUPY SURVEY NO. 106, ABST. NO. 552, IN BURNET COUNTY, TEXAS; PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT I, 8.21 ACRES IN A DEED TO COYETT MARK HURST, RECORDED IN DOCUMENT NO. 202100879, BURNET COUNTY OFFICIAL PUBLIC RECORDS (B.C.O.P.R.), SAID 3.71 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART HEREOF.
FILED: 01/10/2024 CREW: JAA & YC DRAFTED: 03/15/2024
BY: LMC JOB#: 23122801_2 PAGE: 1 OF 3

NOTES:
1.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER INTERESTS MAY EXIST WHICH ARE NOT DEPICTED HEREON.