

REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS

DATE: 5/23/2024

OWNER'S NAME: John & Tara Mizell

MAILING ADDRESS: 10241 COUNTY ROAD 207
LAMPASAS TEXAS 76650

OWNER'S PHONE #: 512 987 1037

PROPERTY ID FROM C.A.D.: 48745

(Central Appraisal District)

LEGAL DESCRIPTION: ABS 40147 JOHN T. BERRY 8.12 ACRES
SITE 6175 CR 207 LAMPASAS TX 76650

REASON FOR DIVIDING PROPERTY
SAME PART KEEP PART

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.

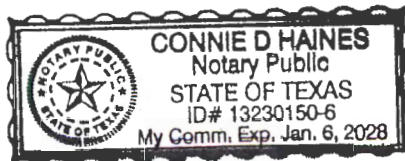
I hereby acknowledge that all lots will remain subject to the on-site wastewater rules and development permit requirements of the County. I am also aware that other entities may have restrictions to the division of property that may limit the use of that property. Those entities include but are not limited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

John C Mizell
Signature (Notarized)

John C Mizell
Printed Name

STATE OF TEXAS
COUNTY OF BURNET

This instrument was sworn to before me on the 4 day of June, 2024



Connie D. Haines
Notary Public, State of Texas

Exemption Approval: _____ Date: _____

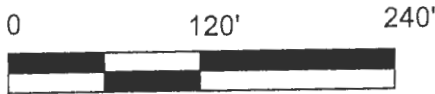
Variance Approval: [Signature] Date: 6/11/2024

Maples & Associates, Inc.

www.maplesinc.com • P.O. Box 893 • Lampasas, Texas 76550 • (512) 556-2078 • (512) 556-0500 fax • Firm No. 10097700

LINE	BEARING	HORIZ DIST
L1	S69°09'24"W	58.57'
L2	N18°52'19"W	107.48'
L3	N10°22'07"W	46.65'

LINE	BEARING	HORIZ DIST
L1	N9°13'03"W	46.60'
L2	S70°08'45"W	58.56'
L3	N17°44'55"W	107.48'



LEGEND

- 1/2" Iron Pin Found
- ⊗ Cotton Spindle Set
- Patent Survey Lines
- x- Wire Fence
- E- Overhead Electric Lines
- Power Pole
- () Record Call

Geodetic bearings derived from GPS observations.

This survey was performed without the benefit of a Title Commitment.

Elias T. Bustos, et ux
(21.08 acres)
Doc. No. 201504351

Cynthia Myers, et al
(63.27 acres)
Vol. 1249 Page 22

John C. Mizell, et ux
(3.47 acres)
Doc. No. 201408332

County Road 207

8.12 Acres

(including 0.98 acres situated within County Road 207)

Old Austin Road Trust
(8.12 acres)
Doc. No. 201708584

John T. Berry Survey
A - 147

Harvey Roberts
(Tract Two - 227.0 acres)
Doc. No. 201711659
(First Tract - 160 acres)
Vol. 109 Page 595

William M. Taylor Survey
A - 1109

M.A. Berry Survey
A - 1542

M.A. Berry Survey
A - 1873

Gordon M. Griffin, Inc.
(Tract Four - 784 acres)
Vol. 449 Page 97

LAND TITLE SURVEY