

**REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS**

DATE: 7/15/2024

OWNER'S NAME: DALLAS N. WOOD

MAILING ADDRESS: 915 JOHN DEERE ROAD
BURNET, TEXAS 78611

OWNER'S PHONE #: 830-255-6470

PROPERTY ID FROM C.A.D: 48820

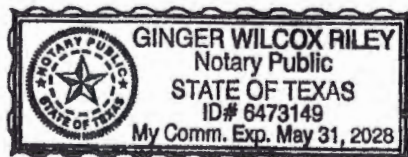
(Central Appraisal District)

LEGAL DESCRIPTION: ABS A0171, CHARLES CAVANAUGH, TRACT III, 77.999 ACRES

REASON FOR DIVIDING PROPERTY FAMILY MEMBER

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.



Dallas N. Wood
Signature (Notarized)

DALLAS WOOD
Printed Name

STATE OF TEXAS
COUNTY OF BURNET

This instrument was sworn to before me on the 15 day of July, 2024

Ginger Wilcox Riley
Notary Public, State of Texas

Exemption Approval: _____ Date: _____

Variance Approval: *DNR* Date: 8/13/2024

BEING A 7.117 ACRE TRACT OF LAND OUT OF THE CHARLES CAVANAUGH SURVEY, ABSTRACT NO. 171, BURNET COUNTY, TEXAS, FURTHER BEING A PORTION OF THE CALLED 87.037 ACRE TRACT DESCRIBED IN DOCUMENT TO DALLAS N. WOOD, RECORDED IN VOLUME 1348, PAGE 97 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 7.117 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin found along the west line of a tract described in document to Steven and Mike Glimp, recorded in Document No. 202310938, Official Public Records of Burnet County, Texas, along the east line of said 87.037 acre tract, at the northeast corner hereof, **WHENCE** a 1/2" iron pin found at the northeast corner of said 87.037 acre tract bears North 20°38'58" West, a distance of 310.28';

THENCE South 20°38'58" East, along the west line of said Glimp tract, the east line of said 87.037 acre tract, and hereof, a distance of 892.51' to a 1/2" iron pin with 'Cuplin' property cap set at the southeast corner hereof;

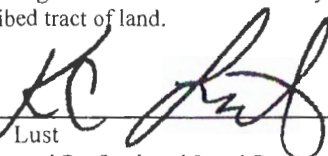
THENCE North 80°08'22" West, over and across said 87.037 acre tract, and along the south line hereof, a distance of 496.06' to a 1/2" iron pin with 'Cuplin' property cap set along the east line of a 5.47 acre tract described in document to Richard and Pam Allison, recorded in Document No. 201909753, Official Public Records of Burnet County, Texas, and at the southwest corner hereof;

THENCE along the east line of said 5.47 acre tract and along the west lines hereof, the following courses and distances:

- 1) North 18°01'15" West, a distance of 382.16' to a 1/2" iron pin found;
- 2) North 00°19'37" West, a distance of 294.48' to a 1/2" iron pin found at the northwest corner hereof;

THENCE North 72°33'28" East, over and across said 87.037 acre tract, a distance of 308.06' to the **POINT OF BEGINNING**, containing 7.117 acres, more or less.

I hereby certify that this survey was prepared on the ground and was surveyed by me or under my direct supervision and that this professional service meets or exceeds the current minimum standards of practice as established by the Texas Board of Professional Land Surveying. Basis of Bearings are to Texas Coordinate System, Central Zone. A Plat of Survey of even date was prepared as is intended to accompany the above described tract of land.


K. C. Lust
Registered Professional Land Surveyor No. 5273

Dated: 1/09/2024



CALLED 21.71 ACRES
TERRANCE J. COMBS AND
WENDY COMBS
1086/255-O.P.R.B.C.

RICHARD AND PAM ALLISON
5.47 AC.
OCC. NO. 201909753 O.P.R.B.C.

CALLED 87.037 ACRES
MAURICE A. GLIMP
346/15-R.P.R.B.C.

CALLED 87.037 ACRES
DALLAS N. WOOD
1348/97-O.P.R.B.C.



LEGEND

- 3/4" IRON PIN FOUND
- △ CALC POINT
- SET 1/2" IRON PIN WITH 5938 PROPERTY CAP
- .../... VOLUME/PAGE
- P.R.B.C. PLAT RECORDS BURNET CO.
- D.R.B.C. DEED RECORDS BURNET CO.
- R.P.R.B.C. REAL PROPERTY RECORDS BURNET COUNTY
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
- () RECORD INFO/SUBJECT
- WIRE FENCE
- /// OVERHANG/COVERED AREA

POINT OF BEGINNING

7.117±AC.

STEVEN & MIKE GLIMP
OCC. NO. 202310938 O.P.R.B.C.

NOTES:

- 1) ALL OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS WITHIN THE 100 YR FLOOD- NO BASE FLOOD ELEVATIONS DETERMINED) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 4805360375F, EFFECTIVE 3/15/2012.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.
- 4) SUBJECT TO BURNET COUNTY SUBDIVISION REGULATIONS.

BOUNDARY SURVEY

LEGAL DESCRIPTION:
BEING A 7.117 ACRE TRACT OF LAND OUT OF THE CHARLES CAVANAUGH SURVEY, ABSTRACT NO. 171, BURNET COUNTY, TEXAS, FURTHER BEING A PORTION OF THE CALLED 87.037 ACRE TRACT DESCRIBED IN DOCUMENT TO DALLAS N. WOOD, RECORDED IN VOLUME 1348, PAGE 97 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 7.117 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

NORTH FORK
SAN GABRIEL RIVER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N78°10'39"E	27.76'
L2	N66°56'11"E	254.16'
L3	N68°02'04"W	86.00'
L4	N51°32'59"W	75.15'
L5	N89°28'38"W	69.88'

CALLED 87.037 ACRES
DALLAS N. WOOD
1348/97-O.P.R.B.C.