

REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS

DATE: May 8 2025

OWNER'S NAME: David + Maire Mallard

MAILING ADDRESS: 1306 CR 258
Bertram TX 78605

OWNER'S PHONE #: 512 630 - 5893

PROPERTY ID FROM C.A.D: 49416

(Central Appraisal District)

LEGAL DESCRIPTION: ABS A0190 Gabriel Cheat Tract 3A 137 AC

REASON FOR DIVIDING PROPERTY Wanting to sell

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.

David C. Mallard
Maire B. Mallard

Signature (Notarized)

David Mallard Maire Mallard

Printed Name

STATE OF TEXAS
COUNTY OF BURNET

This instrument was sworn to before me on the 8th day of May, 20 25.

[Signature]
Notary Public, State of Texas



Exemption Approval: _____ Date: _____

Variance Approval: [Signature] Date: 6/10/2025



KEITH ALAN CRAWFORD
31.621 ACRES
DOC. NO. 200902752-O.P.R.B.C.

KEITH ALAN CRAWFORD ET UX
APRIL M. CRAWFORD
14.758 ACRES
DOC. NO. 200902754-O.P.R.B.C.

TRACT II
0.395 ACRE EASEMENT
DOC. NO. 201506580-O.P.R.B.C.

TRACT III
0.696 ACRE EASEMENT
DOC. NO. 201506580-O.P.R.B.C.

CALLED 15.478 ACRES
TERRY LYNN ALLEN
VOL. 1361, PG. 928-O.P.R.B.C.

REMAINDER OF CALLED 138.0 ACRES
DAVID C. MALLARD & MAIRE B. MALLARD
DOC. NO. 201506580-O.P.R.B.C.

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**TRACT I
2.00± ACRES**

BOUNDARY & IMPROVEMENT SURVEY

LOCAL ADDRESS: 1304 BURNET COUNTY ROAD NO. 258, BERTRAM, TEXAS.

LEGAL DESCRIPTION: TRACT I-BEING A 2.00 ACRE TRACT OF LAND OUT OF THE GABRIEL CHOAT SURVEY, ABSTRACT NO. 190, IN BURNET COUNTY TEXAS, FURTHER BEING A PORTION OF THAT CALLED 138.0 ACRE TRACT OF LAND DESCRIBED IN DEED TO DAVID C. MALLARD & MAIRE B. MALLARD, RECORDED IN DOCUMENT NO. 201506580 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TOGETHER WITH A 0.395 ACRE EASEMENT TRACT HEREIN CALLED TRACT II AND A 0.696 ACRE EASEMENT TRACT HEREIN CALLED TRACT III, SAID 2.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN SEPARATE METES & BOUNDS DESCRIPTION IN SEPARATE DOCUMENT OF EVEN DATE, TO ACCOMPANY THIS SURVEY.

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.

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.

I HEREBY CERTIFY EXCLUSIVELY TO DAVE MALLARD, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2019, CUPLIN & ASSOCIATES, INC. ©.

DANNY J. STARK, R.P.L.S. NO. 5602

DATED 09/05/2019

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
○	SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
⊗	FENCE POST FOUND
△	CALC POINT
...	VOLUME/PAGE
⊕	UTILITY POLE
—○—	OVERHEAD UTILITY
⊙	WELL
—x—	WIRE FENCE

- NOTES:
1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0375F, EFFECTIVE 03/15/2012.
2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.

PROJ. NO. 191359	PREPARED FOR: DAVE MALLARD	DATE: 09/05/2019									
TECH: RPM	APPROVED: D. STARK	DATE: 09/05/2019									
FIELDWORK PERFORMED: 09/05/2019	PROFESSIONAL TISS: 10125900										
1500 COLLIER LANE MARBLE FALLS, TX 78654 PH: 325-388-3300/530-693-8815 WWW.CUPLINASSOCIATES.COM											
<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>09/05/2019</td> <td>ADDRESS CORRECTION</td> </tr> <tr> <td>2</td> <td>02/17/2020</td> <td>NAME CORRECTION</td> </tr> </table>			NO.	DATE	DESCRIPTION	1	09/05/2019	ADDRESS CORRECTION	2	02/17/2020	NAME CORRECTION
NO.	DATE	DESCRIPTION									
1	09/05/2019	ADDRESS CORRECTION									
2	02/17/2020	NAME CORRECTION									
SCALE 1" = 100' 0 50 100											
SHEET 1 OF 2											

TRACT I

BEING A 2.00 ACRE TRACT OF LAND OUT OF THE GABRIEL CHOAT SURVEY, ABSTRACT NO. 190, IN BURNET COUNTY TEXAS, AND BEING A PORTION OF THAT CALLED 138.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO DAVID C. MALLARD & MAIRE B. MALLARD, RECORDED IN DOCUMENT NO. 201506580 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS. SAID 2.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found in the Southern boundary line of a tract of land called 14.758 acres in an instrument to Keith Allen Crawford and wife, April M. Crawford, of record in Document No. 200902754, Official Public Records of Burnet County, Texas, at the Northwest corner of a tract of land called 15.478 acres in an instrument to Terry Lynn Allen, of record in Document No. 201506580, Official Public Records of Burnet County, Texas;

THENCE S 67°07'33" W, with the Southern boundary line of said 14.758 acre Crawford tract, a distance of 165.62 feet to a 1/2" iron rod set with plastic cap stamped "Cuplin" for the Northernmost corner and true **POINT OF BEGINNING** hereof;

THENCE over and across said Mallard tract, the following four (4) courses and distances:

1. S 22°52'27" E, a distance of 49.21 feet to a 1/2" iron rod set with plastic cap stamped "Cuplin" for the Easternmost angle point hereof,
2. S 27°08'17" W, a distance of 298.60 feet to a 1/2" iron rod set with plastic cap stamped "Cuplin" for angle point hereof,
3. S 21°20'11" W, a distance of 237.10 feet to a 1/2" iron rod set with plastic cap stamped "Cuplin" for the Southernmost angle point hereof, and
4. N 22°52'27" W, a distance of 411.05 feet to a 1/2" iron rod set with plastic cap stamped "Cuplin" in the Southern boundary line of a tract of land called 31.681 acres in an instrument to Keith Allen Crawford, of record in Document No. 200902752, Official Public Records of Burnet County, Texas, and the Northern boundary line of said 138.00 acres Mallard tract, for the Northwest corner hereof, **WHENCE** a fence post found for reference bears S 67°07'33" W, a distance of 1300.91 feet;

THENCE N 67°07'33" E, with the Southern boundary line of said 31.681 acre Crawford tract, the Southern boundary line of said 14.758 acre Crawford tract and the Southern boundary line of a 0.395 acre Easement tract herein called Tract II, a distance of 394.11 acres to the **POINT OF BEGINNING** and calculated to contain 2.00 acres.

TRACT II

BEING A 0.395 ACRE EASEMENT TRACT OUT OF THE GABRIEL CHOAT SURVEY, ABSTRACT NO. 190, IN BURNET COUNTY TEXAS, AND BEING THAT SAME TRACT CALLED TRACT II AS DESCRIBED IN DEED TO DAVID C. MALLARD & MAIRE B. MALLARD, RECORDED IN DOCUMENT NO. 201506580 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

TRACT III

BEING A 0.696 ACRE EASEMENT TRACT OUT OF THE GABRIEL CHOAT SURVEY, ABSTRACT NO. 190, IN BURNET COUNTY TEXAS, AND BEING THAT SAME TRACT CALLED TRACT III AS DESCRIBED IN DEED TO DAVID C. MALLARD & MAIRE B. MALLARD, RECORDED IN DOCUMENT NO. 201506580 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

NOTE:

A survey plat of even date herewith was prepared and is intended to accompany this field note description. The bearings recited herein are based on State Plane Coordinate System, Texas Central Zone, NAD-83.

I HEREBY CERTIFY EXCLUSIVELY TO DAVE MALLARD, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2019, CUPLIN & ASSOCIATES, INC. ©.

Dated: 09/04/2019 Rev 2/7/2022

Danny J. Stark

Registered Professional Land Surveyor No. 5602

