

29

REQUEST FOR VARIANCE/EXEMPTION FROM
SUBDIVISION REGULATIONS

DATE: JUNE 18, 2025

OWNER'S NAME: VESNA MEEHAN

MAILING ADDRESS: 32035 ISLE VISTA
LAGUNA NIGUEL, CA. 92677

OWNER'S PHONE #:

PROPERTY ID FROM C.A.D: 2.00 ACRE OF I.D. NO. 63363

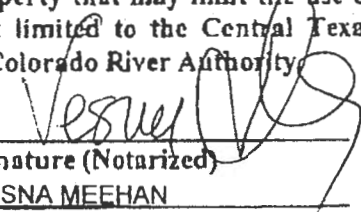
(Central Appraisal District)

LEGAL DESCRIPTION: 2.00 ACRES OUT OF 12.79 ACRES OUT OF THE
JOEL D. RAINS SURVEY NO. 13, ABSTRACT NO. 716

REASON FOR DIVIDING PROPERTY TO CUT OUT 2.00 ACRES OF THE 12.79 ACRES
WHICH IS CURRENTLY USED FOR A COMMERCIAL BUSINESS, LEAVING THE
REMAINING 10.79 ACRES FOR RESIDENTIAL USE.

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.


Signature (Notarized)

VESNA MEEHAN

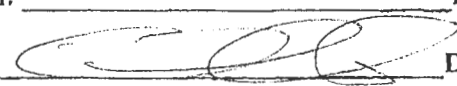
Printed Name

STATE OF CALIFORNIA
COUNTY OF ORANGE

This instrument was sworn to before me on the ____ day of _____, 20__.

Notary Public, State of California

Exemption Approval: _____ Date: _____

Variance Approval:  Date: 7/8/2025

See Attached
Jurat

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on
this 14th day of June, 2025, by
Date Month Year

(1) Vishnu Meehan

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to
be the person(s) who appeared before me.

Signature [Signature]
Signature of Notary Public



Place Notary Seal and/or Stamp Above

OPTIONAL

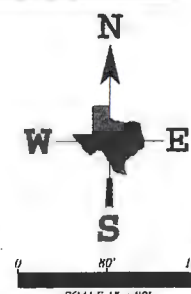
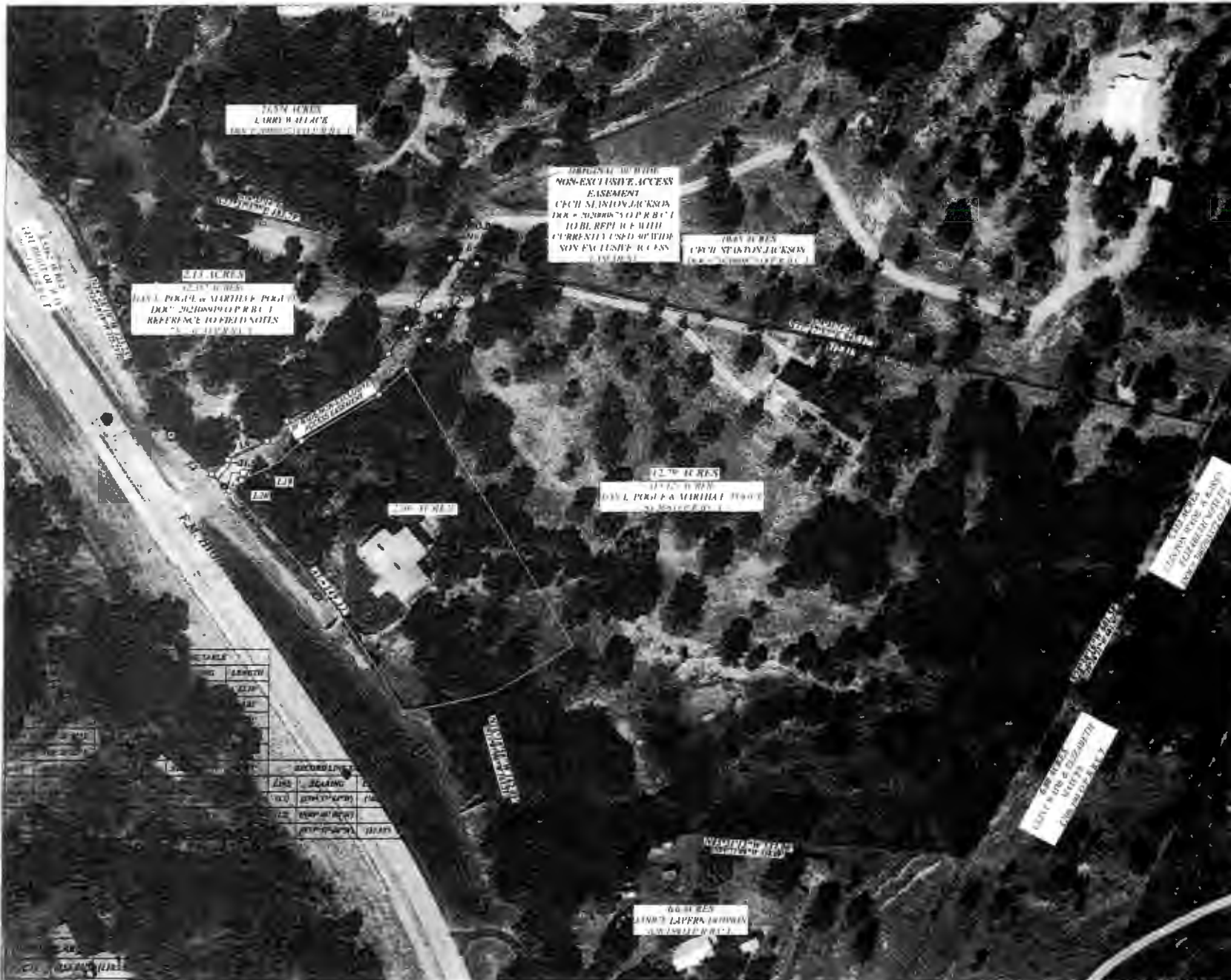
Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____



LEGEND/ABBREVIATIONS	
	1/2" REBAR FND
	3/8" REBAR FND
	1/2" REBAR FND WITH "TX DOT" REFERENCE MARK
	TYPE I, HIGHWAY MONUMENT
	TYPE II, HIGHWAY MONUMENT
	MONUMENT WITH 1/2" REBAR FND
	RECORD INFORMATION

BASIS OF BEARING NOTE:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD83.

MONUMENT OF RECORD DIGNITY NOTE:
MONUMENTS OF RECORD DIGNITY ARE ALL MONUMENTS FOUND AND USED FOR BOUNDARY RECONSTRUCTION.

WILLIS AND ASSOCIATES
SURVEYORS AND PLANNERS
310 MAIN STREET
MARBLE FALLS, TEXAS 78654
(830) 693-3566
FIRM NUMBER: 10194764

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ACCORDING TO THE PLAT SET FORTH SHOWING THE TRUE RELATIONSHIP OF ALL EXTERIOR CORNERS AND BOUNDARY LINES, BASED ON MY KNOWLEDGE, BELIEF, INFORMATION AND EXISTING FIELD EVIDENCE SHOWS THE LOCATION OF ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD AFFECTING THE SURVEY PROPERTY ACCORDING TO THE LEGAL DESCRIPTION OF SAID EASEMENTS (WITH BOOK AND NUMBER INDICATED, AS FURNISHED BY SAID BENEFICIARY AND THAT THERE IS NO EVIDENCE OF ENCROACHMENTS EITHER WAY ACROSS THE BOUNDARY LINES OF THE SUBJECT PROPERTY, EXCEPT AS SHOWN ON THIS SURVEY.

THIS SURVEY WAS MADE FOR THE BENEFIT OF DAN L. POGUE AND MARTIN F. POGUE

[Signature] DATE: 2/24/25

DONALD SHERRMAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1877

OFFICE: JARVIS
FILED: CHARLES
DATE: 2/24/25

A SURVEY PLAT TO ACCOMPANY
FIELD NOTES OF 12.79 ACRES AND
2.13 ACRES AND A 30' WIDE
NON-EXCLUSIVE ACCESS EASEMENT
BEING OUT OF THE JOEL D. RAINS SURVEY
NO. 13 ABSTRACT 716
BURNET COUNTY, TEXAS