

REQUEST FOR VARIANCE/EXEMPTION
FROM SUBDIVISION REGULATIONS

Date: 10/28/2025

Owner's Name: Sarah Koen Phone: 361-877-3139

Owner's Email: zskoel11@gmail.com

Owner's Mailing Address: 1417 Lonesome Bird Lane Burnet, TX

Property ID From C.A.D: 48840 78611

Property Legal Description: ABS A0171 Charles Cavanaugh, 136.098 Acres

Reason For Dividing Property: Construction of a church building

Surveyor/Agent Name: Greg Mayes Email: gmayes@cuplinassociates.com

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 relating 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.

S. Koen

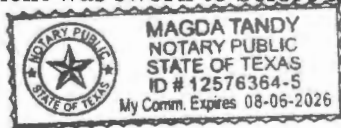
Owner's Signature

Sarah Koen

Printed Name

STATE OF TEXAS
COUNTY OF BURNET

This instrument was sworn to before me on the 28 day of October, 2025



Magda Tandy
Notary Public, State of Texas

Exemption Approval: _____ Date: _____

Variance Approval: DRD Date: 2/24/2026



LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊗ 5/8" IRON PIN FOUND
- ⊗ 8" CEDAR FNC. POST FOUND
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- VOLUME/PAGE
- P.R.B.C. PLAT RECORDS BURNET CO.
- D.R.B.C. DEED RECORDS BURNET CO.
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
- () RECORD INFO/SUBJECT
- X- WIRE FENCE



NOTES:

- 1) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 2) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
- 3) OWNER TO CONFIRM ALL ON SITE SEWAGE FACILITY REGULATIONS ON THIS PROPERTY PRIOR TO DESIGNING AND/OR CONSTRUCTION.
- 4) OWNER TO CONFIRM ALL GROUNDWATER CONSERVATION AGENCY REQUIREMENTS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY.

BOUNDARY SURVEY

LEGAL DESCRIPTION: BEING 2.002 ACRES OUT OF THE CHARLES CAVENAH SURVEY NO. 15, ABSTRACT NO. 171, IN BURNET COUNTY, TEXAS, SAID 2.002 ACRES BEING A PORTION OF TRACT 1 AS DESCRIBED IN DOCUMENT TO ZACHARY AND SARAH KOEN, RECORDED IN DOCUMENT NO. 202012572, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 2.002 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS 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 ZACHARY AND SARAH KOEN 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 2025, CUPLIN & ASSOCIATES, INC. ©.

K.C. LUST
K.C. LUST, R.P.L.S. NO. 5273

DATED 11/12/2025



SHEET 1 OF 2	PROJ. NO. 251084	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH. 325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 200' 0 100 200	DATE	NO.	DESCRIPTION
	PREPARED FOR: KOEN					
	TECH: KCL					
	APPROVED: K.C. LUST					
	FIELDWORK PERFORMED ON: 11/10/25					
	FILE PATH: PROJECTS\2025\251084\DWG\251084.dwg					
	COPYRIGHT: 2025					
	PROFESSIONAL FIRM NO: 10126900					
						REVISIONS

NOTICE OF PERPETUAL DEED RESTRICTIONS

(Non-Residential Use and No Subdivision Restriction)

STATE OF TEXAS §

COUNTY OF BURNET §

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, _____ ("Declarant"), being the owner of certain real property situated in Burnet County, Texas, consisting of a 2.000 acre tract of land out of that certain 136.00 acre tract located on County Road 200A and identified as Burnet County Appraisal District (BCAD) Parcel No. 48840, said 2.000 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), does hereby declare that the Property shall be held, sold, conveyed, and occupied subject to the following perpetual covenants, conditions, and restrictions, which shall run with the land and be binding upon the Property and all present and future owners thereof.

1. Prohibition of Residential Use

The Property shall not be used for residential purposes of any kind whatsoever.

The Property may be used solely for lawful non-residential purposes permitted under applicable Burnet County regulations and Texas law.

2. Prohibition of Subdivision

The Property shall not be subdivided, partitioned, replatted, or otherwise divided into smaller tracts, lots, or parcels.

No portion of the Property may be conveyed separately from the whole 2.000 acre tract.

The Property shall remain as one undivided tract in perpetuity unless otherwise released as provided herein.

3. Covenant Running With the Land

These covenants and restrictions are intended to and shall run with the land pursuant to Texas Property Code § 202.003 and shall be binding upon Declarant and Declarant's heirs, successors, and assigns, and upon all subsequent owners of the Property.

These restrictions shall be perpetual unless amended or released by a written instrument executed by the then-owner(s) of the remaining portion of the original 136.00 acre tract (BCAD Parcel No. 48840) and recorded in the Official Public Records of Burnet County, Texas.

4. Enforcement

The owner(s) of the remaining portion of the 136.00 acre tract, their heirs, successors, and assigns, shall have the right to enforce these restrictions by any proceeding at law or in equity, including injunctive relief.

Failure to enforce any provision shall not constitute a waiver of the right to enforce the same thereafter.

5. Severability

If any provision herein is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

EXECUTED this ____ day of _____, 20__.

Declarant Name

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF BURNET §

This instrument was acknowledged before me on the ____ day of _____, 20__, by
_____.

Notary Public, State of Texas

My Commission Expires: _____



TRACY AND KELLY MURREL
DOC. NO. 201904292
O.P.R.B.C.



LEGEND

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- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
- () RECORD INFO/SUBJECT
- X- WIRE FENCE

439.48'
N20°42'53"W
778.48'
C.R. 200A

2.002±AC.

ZACHARY AND SARA KOEN
TRACT 1
56.14 AC.
DOC. NO. 202012572
C.P.R.B.C.

BRAXTON HARRIS
TRACT 1
80.973 AC.
DOC. NO. 202014211
O.P.R.B.C.

2047.06'
S69°31'49"W
(57°01'44"W
2302.06'
2302.16')

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K.C. LUST, R.P.L.S. NO. 5273

DATED 11/12/2025



1 of 2
SHEET

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PREPARED FOR: KOEN
TECH: KCL
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 11/10/25
FILE PATH: PROJECTS\2025\251084.DWG, 251084.dwg
COPYRIGHT: 2025 PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH. 325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 200'
0 100 200

DATE	NO.	DESCRIPTION
	2	
	1	

REVISIONS