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September 24, 2014

Mr. Joe England  
Williamson County Engineer  
3151 S. E. Inner Loop, Suite B  
Georgetown, Texas 78626

Via Facsimile (512-943-3335)

Re: A 932.97 acre tract in Williamson/Burnet Counties, more specifically known as  
980 CR 224, Florence, Texas 76527 (the "**Property**"); Our File No. 7110.030

Mr. England,

This firm represents R-T Ranch, L.P., owner of the above-referenced Property ("**Owner**"). We have been asked by Owner to present this formal request for a waiver of and/or exemption from Williamson County Subdivision Regulations (the "**Regulations**") and in support would offer the following:

There is a historical cemetery located on the Property, which we understand is referred to in the Williamson County records as the Hooper-Dixon Cemetery (the "**Cemetery**"). Owner desires to convey a portion of the Property containing the Cemetery to the Dixon family. The Cemetery "carve-out" contains .47 acres located in the area shown on the attached survey ("**Cemetery Area**"). Owner seeks a waiver of and/or exemption from the Regulations requiring replating of any land being conveyed that is less than 10 acres.

A waiver and/or exemption from the Regulations is necessary because strict enforcement of the Regulations would prohibit Owner from preserving a piece of history which rightfully belongs to the Dixon family. Up to this point, Owner has allowed the Dixon family free access to the Cemetery. However, the Property is currently under contract<sup>1</sup> and without conveyance of the Cemetery Area, there is no guaranty of future access and/or the preservation of the Cemetery.

Granting Owner's request will not have an adverse impact upon the neighboring properties as the Cemetery Area is located well within the boundaries of the Property and does not border adjacent properties.

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<sup>1</sup> The intended Buyer is aware of and approves Owner's desire to convey the Cemetery Area

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Finally, granting the waiver and/or exemption will not substantially conflict with the stated purpose of the Regulations which speak to protection of the citizens of Williamson County in that Owner's desire is only to preserve Williamson County history and rightfully return that portion of the Property to the Dixon heirs.

Based on the foregoing, we encourage you, as the County Engineer, to support this request and further recommend to the County Commissioners the granting of Owner's request for waiver of and/or exemption from the Regulations requiring replating of the Cemetery Area.

Should you have any questions or require additional information, please do not hesitate to contact this office.

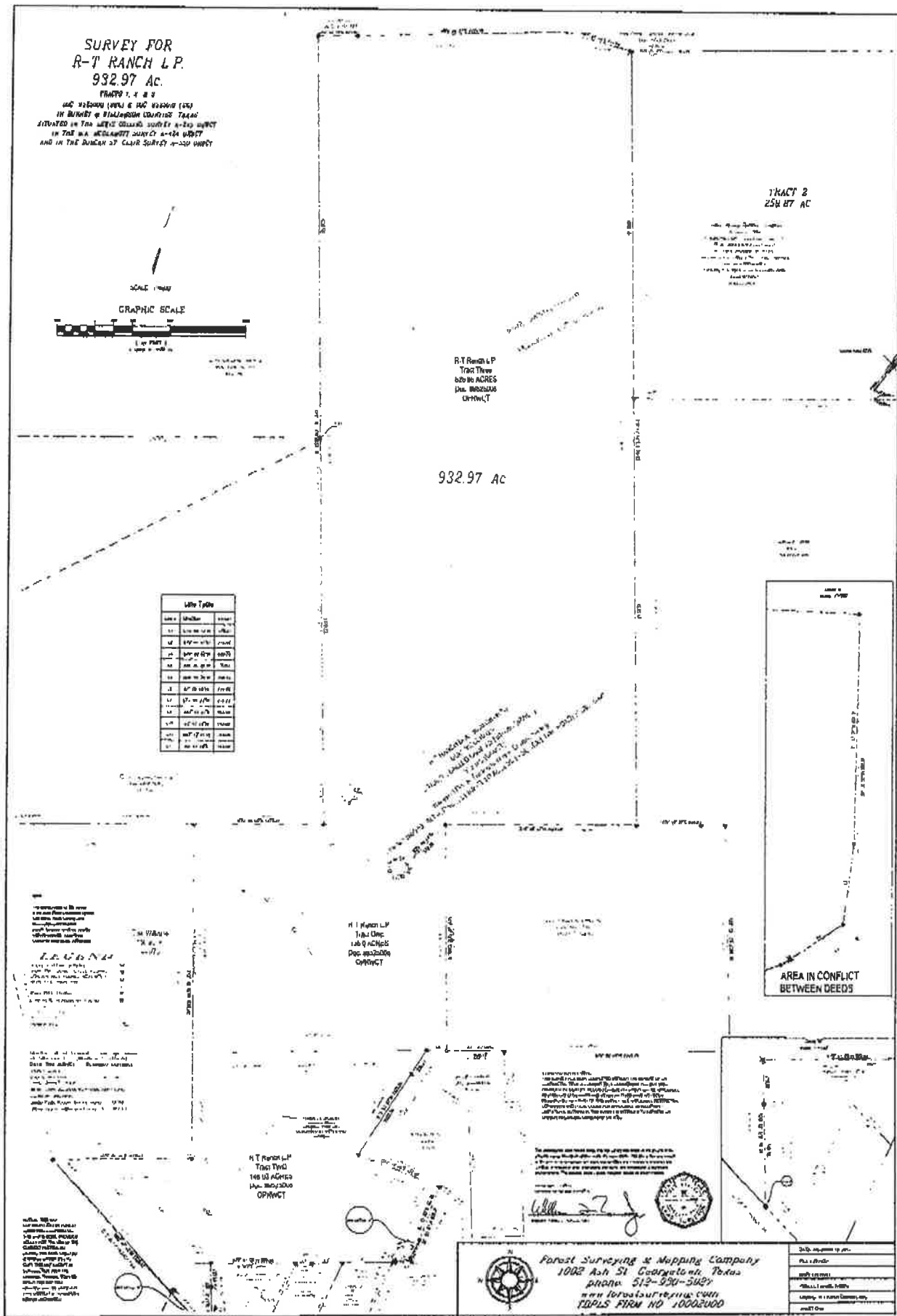
Very truly yours,

RICHIE & GUERINGER, P.C.

BY   
Gay Gueringer

GG/lc  
Enclosure: As Stated

cc: R-T Ranch, Ltd. (w/encl. Via Email)



## FOREST SURVEYING AND MAPPING CO.

T.B.P.L.S Firm # 10002000

1002 Ash St.

Georgetown, Tx. 78626

## DESCRIPTION FOR R-T RANCH L.P.

## CEMETERY

BEING 0.47 acre in the Duncan St. Clair Survey, Abstract No. 550, in Williamson County, Texas; part of the 136 acre property called Tract One, that was conveyed to R-T Ranch L.P., in two deeds as follows; (undivided 98 % interest), as described in Doc. 9525008, (undivided 2 % interest), as described in Doc. 9525010, of the Official Public Records of Williamson County, Texas (OPRWCT). This cemetery is a part of the 932.97 acre property that was surveyed for R-T Ranch L.P. in January of 2014, and was surveyed on the ground in September of 2014, under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Grid North, Texas Central Zone.

BEGINNING at an iron pin (steel rebar) which was set for the Northeast corner of an existing Cemetery. This corner stands S 25°10'24" W 579.25 feet from an iron pin which was found at the Northwest corner of the property that is described in a deed to the Cecil D. Reed and Jean L. Reed Revocable Trust (162 ac. Vol. 2451, Pg. 171, OPRWCT). Said Northwest corner of Reed is the Northeast corner of the said 136 acre Tract One that is described Doc. 9525008, and exists at an ell corner in the East boundary of the said 932.97 acre property that was surveyed for Georgia Freiling.

THENCE (L10) S 02°47'29" W 143.08 feet to an iron pin which was set.

THENCE (L11) N 87°12'31" W 143.08 feet to an iron pin which was set.

THENCE (L12) N 02°47'29" E 143.08 feet to an iron pin which was set.

THENCE (L9) S 87°12'31" E 143.08 feet to the POINT OF BEGINNING.

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This description is true and correct to the best of my knowledge and belief. The attached plat identifies any significant boundary line conflicts, shortages in area, apparent protrusions, intrusions or overlapping of improvements. This property abuts a public roadway, except as shown. Ownership and easement information for this tract has not been researched except as shown on the attached plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this the 18<sup>TH</sup> day of September of 2014, A.D. File: RT Ranch cemetery.doc



WM.F. FOREST JR.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847



**STUMP & STUMP**  
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Randall C. Stump

Wren M. Stump

Donna L. Stump

October 6, 2014

Mr. Joe England  
Williamson County Engineer  
3151 S. E. Inner Loop, Suite B  
Georgetown, Texas 78626

Via Facsimile (512-943-3335)

Re: A 932.97 acre tract in Williamson/Burnet Counties, more specifically known as  
980 CR 224, Florence, Texas 76527 (the "Property"); Our File No. 7110.030

Dear Joe,

Our firm represents KENNETH DIXON, GLENDA MODESETT, SHIRLEY HERRING and DINA KELLEY, family members who have agreed to form the Dixon Cemetery Association, an unincorporated association, and descendants of those buried in the cemetery located on the above-referenced property -- known to Williamson County as the Hooper-Dixon Cemetery ("Cemetery").

The first burial took place in the Cemetery in 1884 and since that time 41 members of the Dixon family have been buried there<sup>1</sup>. The Dixon family would like to keep the Cemetery in the family and represent, through this correspondence, that they are ready and willing to take ownership and responsibility for the grant of the .47 acres of land within the Property containing the Cemetery upon its conveyance.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

  
Randy Stump

<sup>1</sup> There is one additional person buried in the Cemetery not related to the Dixons, but whose family was traveling through the area when she passed away. The Dixons' great-grandfather allowed the family to bury Miss Hooper in the Cemetery. If we could change the name to the Dixon Family Cemetery, I know they would appreciate it.



