



**APPENDIX F  
SUBDIVISION REPLAT APPLICATION  
(REFER TO ARTICLE 3)**

A completed application must be received by Llano County 30 days prior to any scheduling of preliminary plat hearings in Commissioner's Court. The application should be completed in all applicable aspects and contain the required signatures from the respective entities concerned. It is the responsibility of the owner and authorized agent to obtain a current set of subdivision regulations from the County Clerk's office and to provide all materials and to follow all guidelines contained therein. Any constructions of roads or improvements for proposed development prior to approval from the Llano County Commissioner's Court are at the developer's own risk.

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DOCUMENT NO. 25-02638

APPLICATION DATE: 12/05/2025 APPLICATION # 38029  
 PROJECT NAME: REPLAT OF LOT NO. 11, 14, BLOCK 8 AND LOT NO. 17, BLOCK 9, PARADISE POINT UNIT NO. 2 TO BE KNOWN AS: LOTS 11A, 11B, BLOCK 8, AND LOT NO. 17, BLOCK 9, PARADISE POINT, UNIT NO. 2  
 PRECINCT NO:  1  2  3  4  
 JURISDICTION:  LLANO COUNTY CITY LIMITS  \_\_\_\_\_ ETJ  OUTSIDE ALL CITY LIMITS AND ETJs  
 DATE PAID: 1/16/26-2/11/26 AMOUNT \$ 200.00 CHECK # CC PMTS RECEIPT # 1213-1227  
 PUBLIC NOTICES:  DATES RUN: 2/24, 2/26, 2/27, 2026

**AMENDED PLAT / REPLAT**

CURRENT LEGAL DESCRIPTION: Lots 11-14, Block 8, and Lot No. 17, Block 9, Paradise Point, Unit No. 2  
 CURRENT LAND AREA IN ACRES: 1.796 AC CITY ETJ: \_\_\_\_\_  
 TO BE KNOWN AS: Lots 11A, 11B, Block 8, and Lot No. 17, Block 9, Paradise Point, Unit No. 2  
 TOTAL NUMBER OF PROPOSED LOTS: 2 PROPOSED ACREAGE OF EACH LOT: 1.286 AC and 0.510  
 TOTAL ACREAGE: 1.796 AC

EXISTING WATER SOURCE:  PUBLIC-Provide proof of service  PRIVATE WATER WELL  COMMUNITY WELL: SHOW ON PLAT REGARDLESS OF USAGE  
 EXISTING WASTEWATER SOURCE:  PUBLIC -Provide proof of service  PRIVATE SEPTIC (Permitting Jurisdiction: LCRA)  
 PROPOSED WATER SOURCE:  PUBLIC WATER SUPPLY  PRIVATE WATER WELL  
 MINIMUM LOT SIZE BEING MET:  Yes  No  
 BUILDING SETBACKS: (Existing  Yes  No) FRONT 10 FEET; SIDE 4 FEET; BACK 0 FEET  
 UTILITY EASEMENTS: (Existing  Yes  No) FRONT 10 FEET; SIDE 0 FEET; BACK 0 FEET

LOT USE-RESIDENTIAL: LOT 11B COMMERCIAL / INDUSTRIAL: LOT 11A

ROAD FRONT:  COUNTY STATE:  PRIVATE:

NAME OF PROPERTY OWNER: Frederick Sturm and Mary Sturm  
 ADDRESS: 1001 Lakeshore Loop, Tow, Tx 78672  
 TELEPHONE NUMBER: (325) 656-3396  
 CONTACT PERSON TO APPEAR IN COMMISSIONER'S COURT  
 NAME: Llano Surveying and Mapping, LLC - John Ables  
 ADDRESS: 111 W. Main St., Llano, Tx, 78643  
 TELEPHONE NUMBER: (325) 247-4510

STATEMENT OF CONFORMANCE OR LIST OF VARIANCES ATTACHED (Approval required prior to plat approval):  Yes  No

**ITEMS TO BE INCLUDED WITH REPLAT SUBMITTAL** (Please check items attached)

- FINAL COMPLETE PLAT      PRELIMINARY PLAT SHOWING EXISTING IMPROVEMENTS AND OTHER INFRASTRUCTURE
- EXISTING DEED RESTRICTIONS
- EXISTING PLAT
- PROOF OF OWNERSHIP
- IS THERE AN ACTIVE POA / HOA?  YES  NO
- POA / HOA PRESIDENT LETTER ATTACHED
- NO ACTIVE POA / HOA; CERTIFIED MAIL RECEIPT FROM ALL PROPERTY OWNERS WITHIN 200' ATTACHED
- LOCATION MAP
- VACINITY MAP INCLUDED
- ENGINEERED DRAINAGE PLAN  N/A
- STATEMENT OF CONFORMANCE / LIST OF VARIANCES ATTACHED
- OWNER CERTIFICATION OF CONFORMANCE
- RESTRICTIVE COVENANT
- ROAD DESIGN ( TxDOT APPROVAL REQUIRED) ( NO ROAD MODIFICATION INVOLVED)
- FLOODPLAIN INFORMATION
- PLAT NOTE; REASON: \_\_\_\_\_
- UTILITY LETTERS:
  - WATER
    - PUBLIC WATER SUPPLY
    - PRIVATE WATER WELL – GROUNDWATER AVAILABILITY INFORMATION ATTACHED
  - WASTEWATER
    - PUBLIC SEWER SERVICE
    - PRIVATE SEPTIC SYSTEM EXISTING (Permit # \_\_\_\_\_)
  - ELECTRIC
    - GAS
    - PHONE
    - OTHER

APPLICANT'S ACKNOWLEDGEMENT:

Incomplete applications or a lack of planning materials required will delay the scheduling of hearings for development property. It is the applicant's responsibility to assure all required conditions are met prior to scheduling any plat hearings. Llano County will have 31 days to review all applications and supplied planning materials and must be granted access to proposed development property to ensure adequate review of materials. Any request for additional planning materials or material not supplied in the original submittal will be done by certified mail and the review period of 31 days will begin again when the requested material is received by the proper county official.

APPLICANT'S SIGNATURE: \_\_\_\_\_

*John Ables*  
for Llano Surveying & Mapping

DATE: \_\_\_\_\_

OWNER'S SIGNATURE: \_\_\_\_\_

*Fred Stumm*

DATE: 01/06/2026

**REPLAT REVIEW COUNTY SIGNATURES**

DEVELOPMENT SERVICES SIGNATURE: *Cristy Rogers Vaught*  
NAME: Cristy Rogers Vaught TITLE: Dev. Services Administrator DATE: 2/24/2026

9-1-1 COORDINATOR SIGNATURE: *Tracie Davidson*  
NAME: Tracie Davidson DATE: 2/24/2026

COUNTY SURVEYOR:  
NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

COUNTY ENGINEER (IF APPLICABLE): \_\_\_\_\_  
NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

COUNTY COMMISSIONER:  
*Linda Raschke*  
NAME: Linda Raschke DATE: 2/25/2026

ROAD AND BRIDGE COMMISSIONER SIGNATURE: \_\_\_\_\_  
NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

