

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.

VOLUME 86 PAGE 545
INSTRUMENT NO. 25-02063

APPLICATION DATE: 03/05/2026 APPLICATION # 38185
PROJECT NAME: REPLAT OF LOTS 19 & 20, PARADISE POINT, UNIT 1, BLOCK 2 LLANO COUNTY, TEXAS
PRECINCT NO: 1 2 3 4
JURISDICTION: LLANO COUNTY CITY LIMITS _____ ETJ OUTSIDE ALL
CITY LIMITS AND ETJs
DATE PAID: 3/13/2026 AMOUNT \$ 100.00 CHECK # CC PMT RECEIPT # 1244
PUBLIC NOTICES: DATES RUN: 3/19, 3/26, 4/02, 2026

AMENDED PLAT / REPLAT

CURRENT LEGAL DESCRIPTION: LOTS 19 & 20, PARADISE POINT, UNIT 1, BLOCK 2 LLANO COUNTY, TEXAS
CURRENT LAND AREA IN ACRES: 0.33 CITY ETJ: _____
TO BE KNOWN AS: LOT 19-A, PARADISE POINT, UNIT 1, BLOCK 2, LLANO COUNTY, TEXAS
TOTAL NUMBER OF PROPOSED LOTS: 1 PROPOSED ACREAGE OF EACH LOT: 0.33
TOTAL ACREAGE: 0.33

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 4' FEET
UTILITY EASEMENTS: (Existing Yes No) FRONT _____ FEET; SIDE _____ FEET;
BACK _____ FEET

LOT USE-RESIDENTIAL: _____ COMMERCIAL / INDUSTRIAL: _____

ROAD FRONT: COUNTY STATE: PRIVATE:

NAME OF PROPERTY OWNER: KEVIN R. & ALECIA J. GWINN
ADDRESS: 228 LAKESHORE LOOP TOW, TEXAS 78672
TELEPHONE NUMBER: 210-748-9291

CONTACT PERSON TO APPEAR IN COMMISSIONER'S COURT

NAME: DON SHERMAN

ADDRESS: 310 MAIN STREET, MARBLE FALLS, TX 78654

TELEPHONE NUMBER: 830-693-3566

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

ON PLAT

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

X PLAT NOTE; REASON:

COMBINE 2 LOTS INTO 1 LOT FOR RESIDENCE

UTILITY LETTERS:

WATER

PUBLIC WATER SUPPLY

PRIVATE WATER WELL - GROUNDWATER AVAILABILITY INFORMATION

ATTACHED

WASTEWATER

PUBLIC SEWER SERVICE

PRIVATE SEPTIC SYSTEM EXISTING (Permit # _____)

SEWER

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: _____ DATE: 3/5/26
OWNER'S SIGNATURE: X Mini Brown DATE: 3/5/26
Alecia Guinn 3/5/26

REPLAT REVIEW COUNTY SIGNATURES

DEVELOPMENT SERVICES SIGNATURE: Cristy Rogers Vaught
NAME: Cristy Rogers Vaught TITLE: Dev. Services Administrator DATE: 3/20/2026

9-1-1 COORDINATOR SIGNATURE: Tracie Davidson
NAME: Tracie Davidson DATE: 3/20/2026

COUNTY SURVEYOR: [Signature]
NAME: JOHN ABLES DATE: 03/20/2026

COUNTY ENGINEER (IF APPLICABLE): _____
NAME: _____ DATE: _____

COUNTY COMMISSIONER: [Signature]
NAME: Denda Kaske DATE: 3/23/2026

ROAD AND BRIDGE COMMISSIONER SIGNATURE: _____
NAME: _____ DATE: _____

STATE OF TEXAS
COUNTY OF LLANO

KNOW ALL MEN BY THESE PRESENTS, THAT WE, KEVIN R. AND ALECIA J. GWINN, BEING THE OWNERS OF LOTS 19 & 20, PARADISE POINT, UNIT 1, BLOCK 2, LLANO COUNTY IN VOI UME 86, PAGE 545 PLAT RECORDS LLANO COUNTY, TEXAS AND CONVEYED IN INSTRUMENT NO. 25-02063, RESPECTIVELY, OFFICIAL PUBLIC RECORDS, LLANO COUN HEREBY REPLAT THE SAME TO BE KNOWN AS "LOT 19-A, PARADISE POINT, UNIT 1, BLOCK 2, LLANO COUNTY, TEXAS".
IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE ALL PUBLIC UTILITY AND COMMUNICATION PROVIDERS THE USE OF THE EASEMENTS SHOWN HEREON.

WITNESS OUR HAND THIS _____ DAY OF _____, 2026.

KEVIN R. GWINN

ALECIA J. GWINN

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KEVIN R. GWINN AND ALECIA J. GWINN, KNOWN TO ME TO BE THE PERSONS WHO SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED AND THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSLY

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT, WITH THE SURVEY RELATED REQUIREMENTS OF THE LLANO COUNTY SUBDIVISION REGULATIONS AND FURTHER CERTIFY THAT THE PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2026.

DONALD SHERMAN, R.P.L.S. NO. 1877

STATE OF TEXAS:
COUNTY OF LLANO:

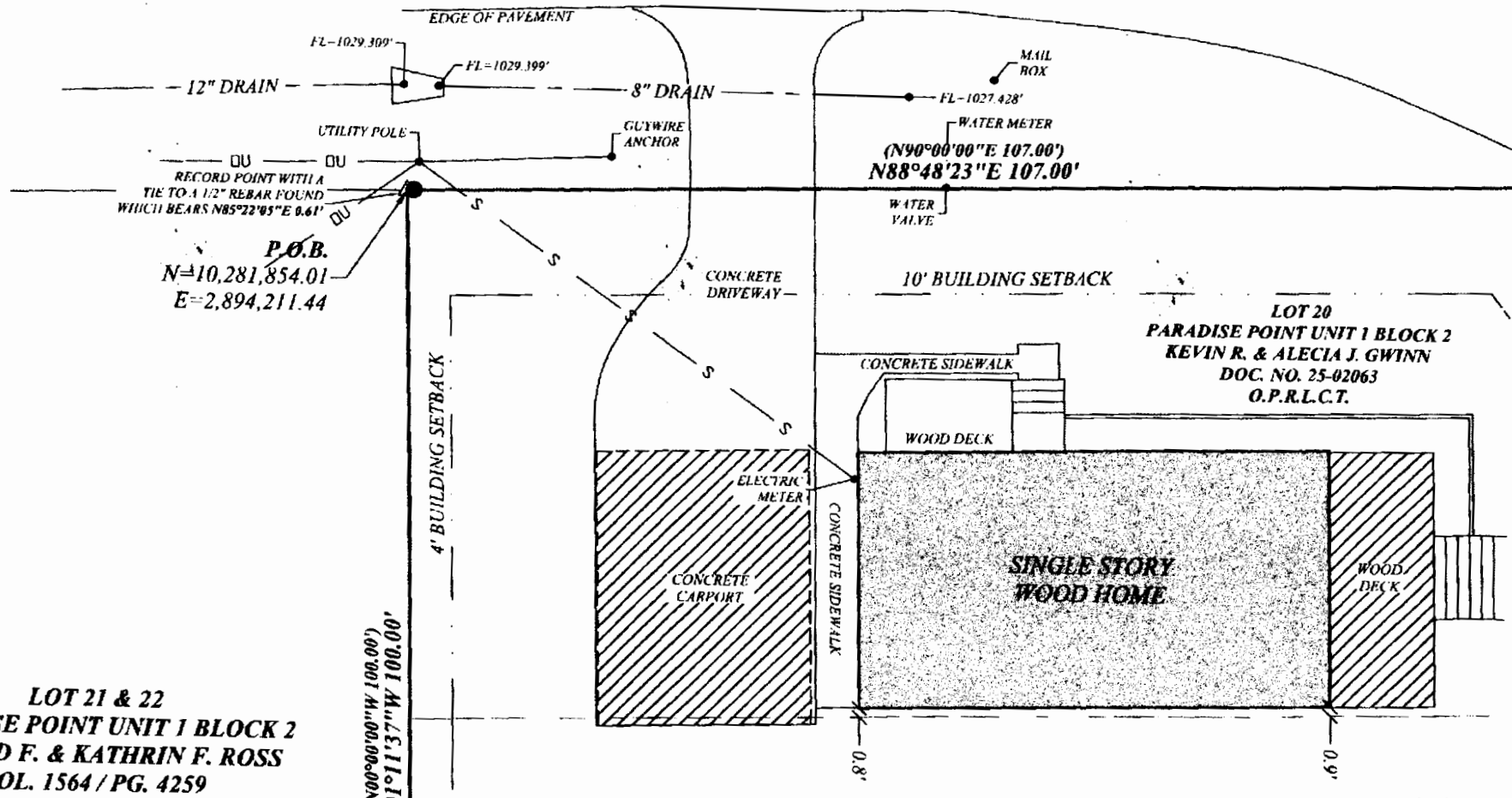
I, JOHN ABLES, COUNTY SURVEYOR OF LLANO COUNTY, TEXAS, HAVE CHECKED THE ACCOMPANYING REPLAT OF LOTS 19 & 20, PARADISE POINT, UNIT 1, BLOCK 2, LLANO COUNTY, TEXAS AND HEREBY AFFIRM THAT IT DOES MEET ALL OF THE REQUIREMENTS OF LLANO COUNTY

WITNESS MY HAND THIS _____ DAY OF _____, 2026.

JOHN ABLES, COUNTY SURVEYOR, LLANO COUNTY, TEXAS

STATE OF TEXAS

LAKESHORE LOOP
 (40' WIDE R.O.W. PLATTED AS
 LIVE OAK STREET)



RECORD POINT WITH A
 TIE TO A 1/2" REBAR FOUND
 WHICH BEARS N85°22'03"E 0.61'
P.O.B.
 N=10,281,854.01
 E=2,894,211.44

(N90°00'00"E 107.00')
 N88°48'23"E 107.00'

LOT 20
PARADISE POINT UNIT 1 BLOCK 2
KEVIN R. & ALECIA J. GWINN
 DOC. NO. 25-02063
 O.P.R.L.C.T.

LOT 21 & 22
PARADISE POINT UNIT 1 BLOCK 2
DONALD F. & KATHRIN F. ROSS
 VOL. 1564 / PG. 4259

000°00'00"W 100.00'
 1°11'37"W 100.00'

LOT 1

LAKESHORE LOOP
(40' WIDE R.O.W. PLATTED AS
LIVE OAK STREET)

RECORD POINT WITH A
TIE TO A 1/2" REBAR FOUND
WHICH BEARS N85°22'05"E 0.61'

(N90°00'00"E 107.00')
N88°48'23"E 107.00'

P.O.B.
N=10,281,854.01
E=2,894,211.44

10' BUILDING SETBACK

LOT 20
PARADISE POINT UNIT 1 BLOCK 2
KEVIN R. & ALECIA J. GWINN
DOC. NO. 25-02063
O.P.R.L.C.T.

LOT 21 & 22
PARADISE POINT UNIT 1 BLOCK 2
DONALD F. & KATHRIN F. ROSS
VOL. 1564 / PG. 4259
O.P.R.L.C.T.

(N66°00'00"W 100.00')
N01°11'37"W 100.00'
1' BUILDING SETBACK

LOT 19-A
0.33 ACRES



**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.

VOLUME 87 PAGE 206
DOCUMENT NO. 25-02638

APPLICATION DATE: 12/05/2025 APPLICATION # 38029
 PROJECT NAME: REPLAT OF LOTS NOS. 111A, 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: 1/18/26-2/11/26 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: 1.298 AC AND 0.498 AC
 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) 656-3395
 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: *Brad Stump*
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:
Junda Raschke
NAME: LINDA RASCHKE DATE: 3-31-2026

ROAD AND BRIDGE COMMISSIONER SIGNATURE: _____
NAME: _____ DATE: _____

APPENDIX K
REQUEST FOR VARIANCE FROM
LLANO COUNTY SUBDIVISION REGULATIONS

Date: 01/09/26
Owner Frederick and Mary Sturm
Mailing address 1001 Lakeshore Loop
City Tow State Texas Zip 78672
Telephone (325) 656-3395 Email mfsturm3721@gmail.com

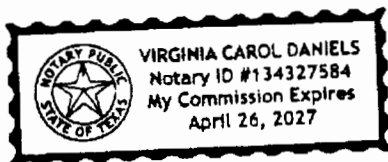
Property ID from C.A.D. 15753, 57180

Property Description: Lot Nos. 11, 12, 13, 14 and 17, Block 8, Paradise Point, Unit No. 2

Reason for Request (Add pages if necessary): Road Frontage of
New Lot 11B being 36.1 feet, see attached addendum

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 must be submitted to the Development Services Department and then to the Precinct Commissioner at the time of application submittal. 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 Texas Commission on Environmental Quality (TCEQ) and the Lower Colorado River Authority (LCRA).



Fred Sturm
Signature (Notarized)

Frederick Sturm
Printed Name

STATE OF TEXAS
COUNTY OF LLANO

This instrument was sworn to before me on the 30th day of March, 2020

[Signature]
Notary Public, State of Texas

Variance Approval: _____ Date: _____
County Judge

LLANO SURVEYING & MAPPING, L.L.C.

FRED L. THOMPSON & ASSOCIATES
P. O. BOX 74 LLANO, TEXAS 78643-0074
325-247-4510 info@LlanoSurvey.com
FIRM Registration #: 100502-00

3/30/2026

EXHIBIT TO VARIANCE REQUEST

Llano County Commissioners Court
Linda Raschke
2001 N. State Highway 16, Suite B
Llano, Texas 78643
325-247-2788

Llano County Development Services
Cristy Vaught
100 W Sandstone St, Ste. 200A
Llano, Texas 78643
325-247-2039
325-423-1836

Re: EXHIBIT TO VARIANCE REPLAT OF LOTS 11-14 BLOCK 8 & LOT 17 BLOCK 9, PARADISE POINT, UNIT NO. 2

This is a request for variance to Appendix A, Definitions, Item K, of the Llano County Subdivision Regulations, "...Any Portion of a lot used for access must be a minimum of 50 feet in width"

Original Lot 11, Block 8, Paradise Point Unit 2 has 20.00 feet of road frontage as platted. The resultant Lot 11B of this replat will have 36.1 feet of road frontage and will contain a variable width joint use access easement for access to said Lot 11B and to Lot 11A.

The purpose of this replat is to separate the business property (Fish Camp) on Lot 11A from the residential property (house) on Lot 11B. The Fish Camp (11A) and the residential property (11B) will have separate dedicated septic systems. This requires that 11B be at least 0.5 of an acre (see L.C.R.A. approval letter). The use of the property remains the same as it has historically been, a fish camp and a residence. The original configuration of the Lots and the proximity of the buildings preclude increasing the frontage of Lot 11 and maintaining the historic and intended use of the property. The variable width joint use access easement is along the driveway as currently used by the fish camp and residence. The purpose of the access easement is to ensure that both properties are able to continue to be used, as they are currently being used, subsequent to the replat, and to mitigate the fact that Lot 11B has only 36.1 feet of frontage.

The facts as stated above "...show(s) that *undue hardship* will result from requiring strict compliance." Article 5 Section 4, subsection A (5,4,A)

Per 5,4,A

- (1) *"The nature of the proposed use of the land involved"*
Lot 11A will be used for the business of running the fish camp. Lot 11B will be used as residential property.
- (2) *"Existing uses of land in the vicinity of the proposed subdivision"*
Land use in the vicinity of the subject property is residential
- (3) *"The number of persons who will reside or work in the proposed subdivision"*
1-5 persons
- (4) *"The proposed effect of such variance upon traffic conditions, drainage, public health, and the safety of existing and future residents"*

LLANO SURVEYING & MAPPING, L.L.C.

FRED L. THOMPSON & ASSOCIATES
P. O. BOX 74 LLANO, TEXAS 78643-0074

325-247-4510 info@LlanoSurvey.com
FIRM Registration #: 100502-00

This variance is necessary for the applicant to continue to enjoy the property rights as he and his predecessors in title have historically enjoyed..

- (3) *"That the granting of the variance will not be detrimental to the public health or safety or injurious to other property in the area"*

Variance will not be detrimental to public health. See I.C.R.A. approval letter.

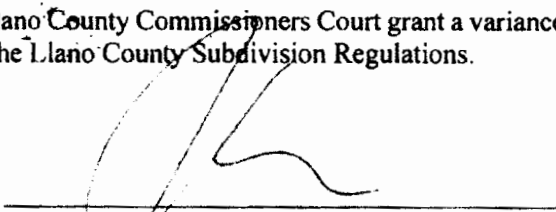
Variance will not be detrimental to public safety. Original Lot 11 had 20 feet of frontage and newly created Lot 11B have 36.1 feet of frontage.

Variance will not be injurious to other property in the area. Frontage and property use will remain as it has historically been.

- (4) *"That the granting of the variance will not have the effect of preventing orderly division of other land in the area in accordance with these Regulations"*

The granting of the variance will have no effect on the orderly division of other land in the area.

For the reasons stated above, applicant hereby request that the Llano County Commissioners Court grant a variance to the strict application of Appendix A, Definitions, Item K, of the Llano County Subdivision Regulations.



John A. Ables R.P.L.S. #6102
P. O. Box 74, Llano, TX 78643

CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD ON THIS _____ DAY OF _____, 2026 AT _____ O:CLOCK ____M.
AND WAS DULY RECORDED THIS _____ DAY OF _____, 2026, AT _____ O:CLOCK ____M., BY INSTRUMENT NO. _____
WITNESS MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 2026.

CECILIA McCLINTOCK, COUNTY CLERK, LLANO COUNTY, TEXAS

BY: _____

STATE OF TEXAS:
COUNTY OF LLANO:

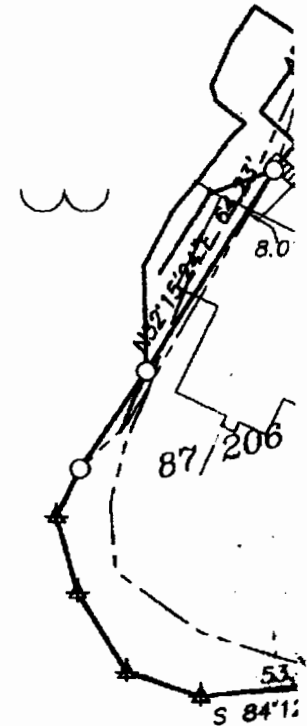
I, JOHN A. ABLES, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION AND DELINEATION OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN OCTOBER, 2025.
WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 2026.

JOHN A. ABLES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6102

NOTES:

- 1) THIS PLAT HEREBY DELETES AND TAKES THE PLACE OF THOSE CERTAIN LOT NOS. 11-14, BLOCK 8 AND LOT 17, BLOCK 9, PARADISE POINT, UNIT NO. 2, A SUBDIVISION OF RECORD IN VOLUME 87, PAGE 206, LLANO COUNTY DEED RECORDS.
- 2) THE PROPERTY DEPICTED HEREON DOES NOT LIE WITHIN THE ETJ OF A MUNICIPALITY.
- 3) THE PROPERTY SHOWN HEREON DOES PARTIALLY LIE'S WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE LLANO COUNTY FLOOD INSURANCE RATE MAP NO. 48299C0250C, EFFECTIVE DATE 5/2/2012. BFE EQUALS 1021' + 1' FOR LLANO COUNTY FREEBOARD. MINIMUM FINISHED FLOOR EQUALS 1022'.
- 4) ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT L.C.R.A. WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
- 5) EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED WITHIN THIS SUBDIVISION MUST BE PERMITTED, INSPECTED AND APPROVED OR OPERATION UNDER THOSE TERMS, STANDARDS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND LOWER COLORADO RIVER AUTHORITY AS ARE IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS ARE MADE.
- 6) MARY STURM AND FREDERICK STURM, BEING THE OWNERS OF LOTS 11-14, BLOCK 8 AND LOT NO. 17, BLOCK 9, PARADISE POINT, UNIT NO. 2, A SUBDIVISION OF RECORD IN VOLUME 87, PAGE 206, L.C.D.R. CONVEYED IN DOCUMENT NO. 25-02638 L.C.O.P.R., DO HEREBY ACKNOWLEDGE AND ACCEPT THE EXISTENCE OF A STRUCTURE LOCATED WITHIN THE 4 FOOT SIDE YARD BUILDING SETBACK LINE. SAID BUILDING SHALL BE ALLOWED TO REMAIN IN ITS CURRENT POSITION. NO IMPROVEMENT SHALL BE MADE TO SAID BUILDING TO FURTHER ENCROACH INTO THE SETBACKS. AT SUCH TIME THAT THE FOUNDATIONS OF THE BUILDINGS ARE REMOVED, NO SUBSEQUENT CONSTRUCTION WILL BE ALLOWED WITHIN THE BUILDING SETBACK LINES.
- 7) CTEC IS THE ELECTRIC PROVIDER FOR THE PROPERTY SHOWN HEREON.
- 8) CORIX IS THE WATER PROVIDER FOR THE PROPERTY SHOWN HEREON.
- 9) SETBACKS FOUND IN RESTRICTIONS FOR PARADISE POINT FILED IN 1550/4690 L.C.O.P.R., UTILITY EASEMENTS ARE FOUND ON PLAT 87/206 L.C.D.R.
- 10) THIS REPLAT COMPLIES WITH THE CURRENT LLANO COUNTY SUBDIVISION REGULATIONS.
- 11) RECORD TITLE OWNER: FREDERICK STURM AND MARY STURM 1001 LAKESHORE LOOP, TOW, TEXAS 78672
- 12) NO NEW ROADS.

BUEHANNAN



LAKB

CURVE	RAL
C1	45.
C2	52.
C3	28.
C4	50.
C5	14.
C6	36.

CURVE	RAL
C7	34.
C8	63.

CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD ON THIS _____ DAY OF _____, 2026 AT _____ O:CLOCK ____M.
 AND WAS DULY RECORDED THIS _____ DAY OF _____, 2026, AT _____ O:CLOCK ____M., BY INSTRUMENT NO. _____
 _____ WITNESS MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 2026.

CECILIA McCLINTOCK, COUNTY CLERK, LLANO COUNTY, TEXAS

BY: _____

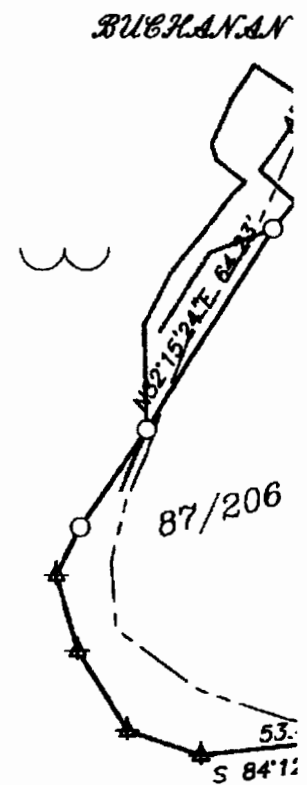
STATE OF TEXAS:
 COUNTY OF LLANO:

I, JOHN A. ABLES, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION AND DELINEATION OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN OCTOBER, 2025.
 WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 2026.

JOHN A. ABLES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6102

NOTES:

- 1) THIS PLAT HEREBY DELETES AND TAKES THE PLACE OF THOSE CERTAIN LOT NOS. 11-14, BLOCK 8 AND LOT 17, BLOCK 9, PARADISE POINT, UNIT NO. 2, A SUBDIVISION OF RECORD IN VOLUME 87, PAGE 206, LLANO COUNTY DEED RECORDS.
- 2) THE PROPERTY DEPICTED HEREON DOES NOT LIE WITHIN THE ETJ OF A MUNICIPALITY.
- 3) THE PROPERTY SHOWN HEREON DOES PARTIALLY LIES WITHIN THE 100' YEAR FLOOD PLAIN AS SHOWN ON THE LLANO COUNTY FLOOD INSURANCE RATE MAP NO. 48299C0250C, EFFECTIVE DATE 5/2/2012. BFE EQUALS 1021' + 1' FOR LLANO COUNTY FREEBOARD. MINIMUM FINISHED FLOOR EQUALS 1022'.
- 4) ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT L.C.R.A. WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
- 5) EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED WITHIN THIS SUBDIVISION MUST BE PERMITTED, INSPECTED AND APPROVED OR OPERATION UNDER THOSE TERMS, STANDARDS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND LOWER COLORADO RIVER AUTHORITY AS ARE IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS ARE MADE.
- 6) MARY STURM AND FREDERICK STURM, BEING THE OWNERS OF LOTS 11-14, BLOCK 8 AND LOT NO. 17, BLOCK 9, PARADISE POINT, UNIT NO. 2, A SUBDIVISION OF RECORD IN VOLUME 87, PAGE 206, L.C.D.R. CONVEYED IN DOCUMENT NO. 25-02638 L.C.O.P.R., DO HEREBY ACKNOWLEDGE AND ACCEPT THE EXISTENCE OF A STRUCTURE LOCATED WITHIN THE 4 FOOT SIDE YARD BUILDING SETBACK LINE. SAID BUILDING SHALL BE ALLOWED TO REMAIN IN ITS CURRENT POSITION. NO IMPROVEMENT SHALL BE MADE TO SAID BUILDING TO FURTHER ENCROACH INTO THE SETBACKS. AT SUCH TIME THAT THE FOUNDATIONS OF THE BUILDINGS ARE REMOVED, NO SUBSEQUENT CONSTRUCTION WILL BE ALLOWED WITHIN THE BUILDING SETBACK LINES.
- 7) CTEC IS THE ELECTRIC PROVIDER FOR THE PROPERTY SHOWN HEREON.
- 8) CORIX IS THE WATER PROVIDER FOR THE PROPERTY SHOWN HEREON.
- 9) SETBACKS FOUND IN RESTRICTIONS FOR PARADISE POINT FILED IN 1550/4690 L.C.O.P.R., UTILITY EASEMENTS ARE FOUND ON PLAT 87/206 L.C.D.R.
- 10) THIS REPLAT COMPLIES WITH THE CURRENT LLANO COUNTY SUBDIVISION REGULATIONS.
- 11) RECORD TITLE OWNER: FREDERICK STURM AND MARY STURM 1001 LAKESHORE LOOP, TOW, TEXAS 78672
- 12) NO NEW ROADS.



LAKES

CURVE	RAI
C1	45.
C2	52.
C3	28.
C4	50.
C5	14.
C6	36.

CURVE	RAI
C7	34.
C8	63.

LLANO COUNTY SUBDIVISION REGULATIONS
VARIANCE REQUEST DENIAL

COMMISSIONERS COURT DATE: 3/09/2026 (DENIAL DATE)

APPLICATION # 38029

PROJECT NAME: Variance Request To Appendix A, Definitions, Item K, Of The Llano County Subdivision Regulations That Is Part Of The Replat Request of Lot Nos. 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 (See Variance Request Form)

LEGAL DESCRIPTION: Lot Nos. 11-14, Block 8 And Lot No. 17, Block 9, Paradise Point, Unit No. 2

SURVEYOR/DEVELOPER: Llano Surveying and Mapping, LLC – John Ables

REASON FOR DENIAL: _____

CORRECTIVE ACTION: _____

VOTE: Y / N COUNTY JUDGE SIGNATURE: _____

VOTE: Y / N COMMISSIONER, PCT 1 SIGNATURE: _____

VOTE: Y / N COMMISSIONER, PCT 2 SIGNATURE: _____

VOTE: Y / N COMMISSIONER, PCT 3 SIGNATURE: _____

VOTE: Y / N COMMISSIONER, PCT 4 SIGNATURE: _____

Once deficiencies are corrected, a new replat submittal is required and public notices must be re-run with the new Commissioners Court hearing date all in accordance with Article 3.