



**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 1 PAGE 45  
VOLUME 1533 PAGE 859

APPLICATION DATE: 10/23/2025 APPLICATION # 37964  
PROJECT NAME: 25781  
PRECINCT NO:  1  2  3  4  
JURISDICTION:  LLANO COUNTY CITY LIMITS  \_\_\_\_\_ ETJ  OUTSIDE ALL CITY LIMITS AND ETJs  
DATE PAID: 10/27/2025 AMOUNT \$ 200.00 CHECK # CC PAYMENT RECEIPT # 1171  
PUBLIC NOTICES:  DATES RUN: 10/30, 11/6, & 11/13

**AMENDED PLAT / REPLAT**

CURRENT LEGAL DESCRIPTION: THE NORTH HALF OF LOT 1039, INDIAN HILLS, SECTION ONE SUBDIVISION  
CURRENT LAND AREA IN ACRES: 2.202 CITY ETJ: \_\_\_\_\_  
TO BE KNOWN AS: LOTS 1039A & 1039B, INDIAN HILLS, SECTION ONE  
TOTAL NUMBER OF PROPOSED LOTS: 2 PROPOSED ACREAGE OF EACH LOT: 0.564 & 1.648  
TOTAL ACREAGE: 2.202

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 25 FEET; SIDE 10 FEET; BACK 10 FEET  
UTILITY EASEMENTS: (Existing  Yes  No) FRONT 5 FEET; SIDE 5 FEET; BACK 5 FEET

LOT USE-RESIDENTIAL:  \_\_\_\_\_ COMMERCIAL / INDUSTRIAL: \_\_\_\_\_

ROAD FRONT:  COUNTY STATE:  PRIVATE:

NAME OF PROPERTY OWNER: GUADALUPE D. HARRIS  
ADDRESS: 1707 ROSELEA DR, BUCHANAN DAM, TX 78609  
TELEPHONE NUMBER: 325-248-5199  
CONTACT PERSON TO APPEAR IN COMMISSIONER'S COURT  
NAME: KC LUST (CUPLIN & ASSOCIATES LAND SURVEYORS)  
ADDRESS: 1500 OLLIE LN, MARBLE FALLS, TX 78654  
TELEPHONE NUMBER: 325-388-3300

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 # LCRA )
      - 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: Sara Limon  
DATE: 10/23/2025  
OWNER'S SIGNATURE: Guadalupe Harris  
DATE: 10/23/2025

**REPLAT REVIEW COUNTY SIGNATURES**

DEVELOPMENT SERVICES SIGNATURE: Cristy Rogers Vaught  
NAME: Cristy Rogers Vaught TITLE: Dev. Services Administrator DATE: 4/29/2026

9-1-1 COORDINATOR SIGNATURE: Tracie Davidson  
NAME: Tracie Davidsor. DATE: 4/29/2026

COUNTY SURVEYOR: JAC  
NAME: JOHN A. ABLES DATE: 04/29/2026

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

COUNTY COMMISSIONER: Lincoln Paschke  
NAME: Lincoln Paschke DATE: 4/30/2026

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

**APPENDIX K**  
**REQUEST FOR VARIANCE FROM**  
**LLANO COUNTY SUBDIVISION REGULATIONS**

Date: October 22, 2025  
Owner Guadalupe D. Harris  
Mailing address 1707 Roselea Dr  
City Buchanan Dam State Texas Zip 78609  
Telephone 325-298-5199 Email Lupe.Harris14@gmail.com

Property ID from C.A.D. 25732

Property Description: The North Half of lot 1039, Indian Hills, Section one

Reason for Request (Add pages if necessary): Encroachments more than 50% into the proposed building set backs

Storage building encroaches into proposed side and back building setbacks of lot 1039B

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).

Guadalupe D. Harris  
Signature (Notarized)

GUADALUPE D. HARRIS  
Printed Name

STATE OF TEXAS  
COUNTY OF LLANO  
BURNET

This instrument was sworn to before me on the 22 day of October, 2025

[Signature]  
Notary Public, State of Texas

Variance Approval: R. T. N. J. Date: 5/26/2026  
County Judge



LLANO COUNTY SUBDIVISION REGULATIONS

VARIANCE REQUEST DENIAL

COMMISSIONERS COURT DATE: 05/26/2026 (DENIAL DATE)

APPLICATION # 37964

PROJECT NAME: Variance request for encroachments more than 50% on property that is part of the replat request for North Half Of Lot 1039, Indian Hills, Section One (See variance request form)

LEGAL DESCRIPTION: North Half Of Lot 1039, Indian Hills, Section One

SURVEYOR/DEVELOPER: Cuplin & Associates / Guadalupe D. Harris

REASON FOR DENIAL: The variance request has been denied due to Commissioners Court majority vote that the request does not meet the conditions Article 5, Section 4(B) of the Llano County Subdivision Regulations. The Llano County Commissioners Court has determined that there are no special circumstances or conditions affecting the land involved such that the strict application of the provisions of these Regulations would deprive the applicant of the reasonable use of the land.

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.*





LLANO COUNTY SUBDIVISION REGULATIONS

REPLAT REQUEST DENIAL

COMMISSIONERS COURT DATE: 05/26/2026 (DENIAL DATE)

APPLICATION # 37964

PROJECT NAME: Replat request for North Half Of Lot 1039, Indian Hills, Section One

LEGAL DESCRIPTION: North Half Of Lot 1039, Indian Hills, Section One

SURVEYOR/DEVELOPER: Cuplin & Associates / Guadalupe D. Harris

REASON FOR DENIAL:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.*