

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

Date: 11/18/2025

Owner Jon Smedley
Mailing address 1201 High Lonesome
City Leander State TX Zip 78641
Telephone 512-652-8807 Email tony@klaercustomhomes.com

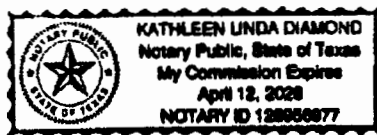
Property ID from C.A.D. _____

Property Description: 0.65 acre tract of land out of the J.G. Pfeuffer Survey No. 1, Abstract no. 594

Reason for Request (Add pages if necessary): Encroachment more than 50% into the proposed building setbacks:
Called "covered boat slip" on proposed lot 2, Lakeshore View Estates into proposed side building
setback.

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).



**STATE OF TEXAS
COUNTY OF LLANO**

Jon Smedley
Signature (Notarized)
Jonathan Smedley
Printed Name

This instrument was sworn to before me on the 20th day of November 2025

Kathleen Linda Diamond
Notary Public, State of Texas

Variance Approval: [Signature] Date: 11/27/2026
County Judge



APPENDIX E
SUBDIVISION PLAT APPLICATION
(REFER TO ARTICLE 2)

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.

INSTRUMENT NO. 25-05191

APPLICATION DATE: 11/06/2025 APPLICATION # 37987
PROJECT NAME: 25419 - LAKESHORE VIEW ESTATES
PRECINCT NO: ☐ 1 ☐ 2 ☒ 3 ☐ 4
JURISDICTION: ☒ LLANO COUNTY ☐ KINGSLAND CITY LIMITS ☐ ETJ ☐ OUTSIDE ALL CITY LIMITS AND ETJs
DATE PAID: 11/17/25 & 11/23/25 AMOUNT \$ 620.00 CHECK # CC PMTS RECEIPT # 1187 & 1194
5/19/26 1200.00 CK#3708 Received by Co. Treasurer

PLAT

CURRENT LEGAL DESCRIPTION:

0.65 ACRE TRACT OF LAND OUT OF THE J.G. PFEUFFER SURVEY NO. 1, ABSTRACT NO. 594

CURRENT LAND AREA IN ACRES: 0.65 CITY ETJ: _____

PROPOSED NAME OF SUBDIVISION: LAKESHORE VIEW ESTATES

PUBLIC SUBDIVISION: ☐ PRIVATE SUBDIVISION: ☒

TOTAL NUMBER OF PROPOSED LOTS: 2

PROPOSED ACREAGE OF EACH LOT: 0.332 & 0.322

TOTAL ACREAGE: 0.65

☒ 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: _____)

☒ PROPOSED WATER SOURCE: ☒ PUBLIC WATER SUPPLY ☐ PRIVATE WATER WELL

MINIMUM LOT SIZE BEING MET: ☒ Yes ☐ No

BUILDING SETBACKS: FRONT 15 FEET; SIDE 5 FEET; BACK 5 FEET

UTILITY EASMENTS: FRONT N/A FEET; SIDE N/A FEET; BACK N/A FEET

LOT USE-RESIDENTIAL: ☒ COMMERCIAL / INDUSTRIAL: _____

ROAD FRONT: ☒ COUNTY STATE: ☐ PRIVATE: ☐

PROPOSED ROAD TYPE: _____; ___' RIGHT OF WAY; ___' ROAD WIDTH; ___ MPH;

ESTIMATED / PROPOSED COST OF ALL-INFRASTRUCTURE: _____

NAME OF PROPERTY OWNER: JON SMEDLEY

ADDRESS: 1201 HIGH LONESOME, LEANDER, TX. 78841

TELEPHONE NUMBER: 512-652-8807

CONTACT PERSON TO APPEAR IN COMMISSIONER'S COURT

NAME: KC LUST (CUPLIN & ASSOCIATES)

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 PLAT SUBMITTAL (Please check items attached)

☒ **FINAL PLAT** ☒ **PRELIMINARY PLAT SHOWING EXISTING IMPROVEMENTS AND OTHER INFRASTRUCTURE**

☒ **PROOF OF OWNERSHIP**

☒ **LOCATION MAP**

☒ **VACINITY MAP INCLUDED**

☒ **ENGINEERED DRAINAGE PLAN**

☐ **STATEMENT OF CONFORMANCE / LIST OF VARIANCES**

☐ **OWNER CERTIFICATION OF CONFORMANCE**

☐ **RESTRICTIVE COVENANT, CODES**

☐ **ROAD DESIGN** (☐ TxDOT APPROVAL REQUIRED)

☒ **FLOODPLAIN INFORMATION**

☐ **CONSTRUCTION BOND**

☐ **MAINTENANCE BOND**

☐ **CASH BOND**

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: Sara Limon

DATE: 11/06/2025

OWNER'S SIGNATURE: John Smedley

DATE: 11/06/2025

PLAT REVIEW COUNTY SIGNATURES

DEVELOPMENT SERVICES SIGNATURE: Cristy Rogers Vaught
NAME: Cristy Rogers Vaught TITLE: Dev. Services Admin DATE: 6/29/2026

9-1-1 COORDINATOR SIGNATURE: Tracie Davidson
NAME: Tracie Davidson DATE: 6/29/2026

COUNTY SURVEYOR: [Signature]
NAME: JOHN A. ABLES DATE: 11/24/25

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

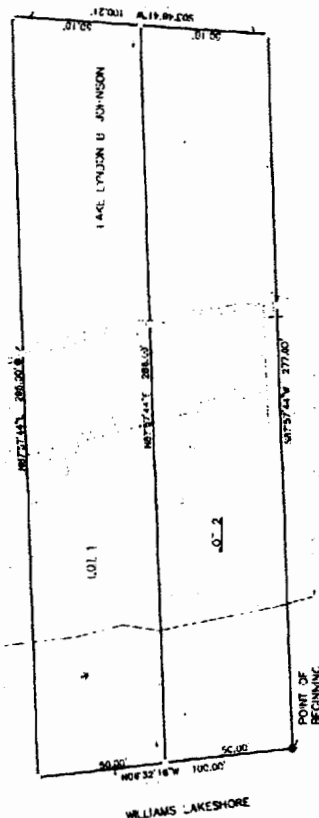
COUNTY COMMISSIONER: [Signature]
NAME: Luan Raschke DATE: 6/30/2026

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



GAULPIN & ASSOCIATES
AND CONSULTANTS & PLANNERS

LEGEND

[illegible][illegible]

LAKE SHORE VIEW ESTATES

BEING A 0.65 ACRE TRACT OF LAND OUT OF THE L.G. PEACOCK SURVEY NO. 1, ABSTRACT NO. 294, LLANO COUNTY, TEXAS, FURTHER DESCRIBED IN INSTRUMENT NO. 23-08191 OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS

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THE UNIVERSITY OF CHICAGO PRESS

STATE OF TEXAS:
COUNTY OF _____

THE ONLY WAY UP STEEPER
SLOPES IS TO GO UP
THE BACK OF THE HILL

NEW ENGLAND - CONTD

10

1964 JUL 10 17 15 CRY 6074 AM BOSTON NEWARK
JUL 10 1964

"LAKESIDE VIEW ESTATES" AND HEREBY AFFIRM THAT IT DOES MEET ALL THE REQUIREMENTS TO BE FILED AS SUCH. THE LIAND COUNTY MAY RECOVER OF LIAND COUNTY, TEXAS.

[illegible]

THE ATTACHED MAP OF "COUNTRYSIDE VIEW ESTATES", WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR PLANNING PURPOSES BY THE PLAT OFFICER OF JAMES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF _____
I, _____, Clerk of the County of _____, Texas, do hereby certify that _____ is the duly qualified _____ of the County of _____, Texas, and that _____ is the duly qualified _____ of the County of _____, Texas.

OF AUTHENTICATION MAY BE FILED FOR RECORD ON THIS DAY OF , 1966, AT O'CLOCK M., IN

WITNESS MY HAND AND OFFICIAL SEAL THIS ... DAY OF ... 19...

PLA) OF "JAGHMOKE NEW ESTABLISHMENT" WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL SUPERVISION AND THAT SAID PLAN IS A TRUE AND CORRECT REPRESENTATION OF SAID AS :

[illegible]

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3. THIS PLAN WAS PREPARED IN COMPLIANCE WITH THE LLANO COUNTY SUBDIVISION REGULATIONS DATED MAY 12, 2005.

5. THIS PULP IS HEREBY DESIGNATED AS A PRIVATE SUBMISSION.

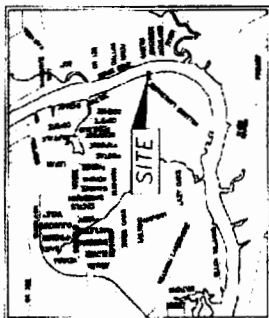
MAKING OF BEANS FOR THIS PURPOSE IS THE SEAS: LAURET AND CENTRAL FROM MAORI

Q. DISTANCES AS SHOWN HEREIN ARE GND VALUES. FOR SURFACE CORRECTION, USE SCALE FACTOR OF 1.00014309

U.S. ELECTIONS TO BE PROVIDED BY CENTRAL LEAD ELECTIONS CO-OP.

WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LOCAL
MAY/PERMIT MANAGER/411-888-178-3377 FOR MORE INFORMATION.

Abstract



LEGAL DESCRIPTION

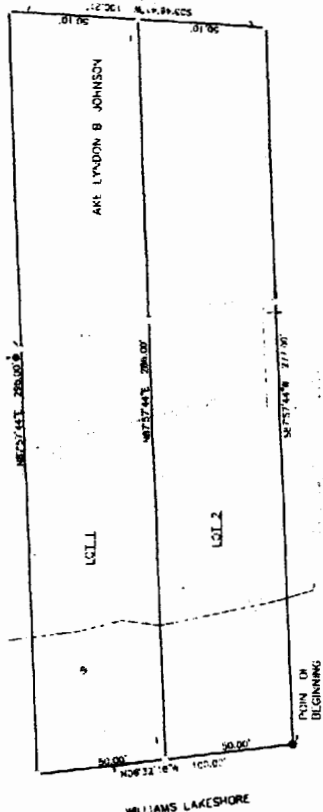
BEING A 0.85 ACRE TRACT OF LAND IN THE 1/4 SECTION 28, T12N, R14E, S44E, LAMAR COUNTY, TEXAS, AND BEING THAT SAME CALLED 0.85 ACRE TRACT, SAID 0.85 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A 1/4 SECTION 28, T12N, R14E, S44E, LAMAR COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF A CALLED 0.85 ACRE TRACT, SAID 0.85 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A 1/4 SECTION 28, T12N, R14E, S44E, LAMAR COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF A CALLED 0.85 ACRE TRACT, SAID 0.85 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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BEING A 1/4 SECTION 28, T12N, R14E, S44E, LAMAR COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF A CALLED 0.85 ACRE TRACT, SAID 0.85 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



LAKESHORE VIEW ESTATES
BEING A 0.85 ACRE TRACT OF LAND IN THE 1/4 SECTION 28, T12N, R14E, S44E, LAMAR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

1 OF 1 SHEET	
REVISIONS	
NO.	DESCRIPTION
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8	AS PER PLAT
9	AS PER PLAT
10	AS PER PLAT

STATE OF TEXAS
COUNTY OF LAMAR

BEFORE ME, the undersigned authority, on this 25th day of June, 2010, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESSES MY HAND AND SEAL OF OFFICE THIS 25th day of June, 2010.

NOTARY PUBLIC, TEXAS

STATE OF TEXAS
COUNTY OF LAMAR

BEFORE ME, the undersigned authority, on this 25th day of June, 2010, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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NOTARY PUBLIC, TEXAS

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NOTARY PUBLIC, TEXAS

STATE OF TEXAS
COUNTY OF LAMAR

BEFORE ME, the undersigned authority, on this 25th day of June, 2010, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESSES MY HAND AND SEAL OF OFFICE THIS 25th day of June, 2010.

NOTARY PUBLIC, TEXAS

STATE OF TEXAS
COUNTY OF LAMAR

BEFORE ME, the undersigned authority, on this 25th day of June, 2010, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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NOTARY PUBLIC, TEXAS

STATE OF TEXAS
COUNTY OF LAMAR

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WITNESSES MY HAND AND SEAL OF OFFICE THIS 25th day of June, 2010.

NOTARY PUBLIC, TEXAS

APPENDIX K
REQUEST FOR VARIANCE FROM
LLANO COUNTY SUBDIVISION REGULATIONS

Date: MARCH 17, 2026

Owner PATTI ANN FIKES
Mailing address 403 VICTORY ROAD
City KINGSLAND State TEXAS Zip 78639
Telephone (325) 243-3989 Email fikespatti@gmail.com

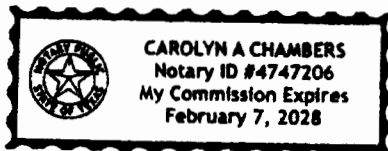
Property ID from C.A.D. 40561

Property Description: LOT 281, ROYAL OAKS ESTATES, UNIT NO. ONE, LLANO COUNTY, TEXAS

Reason for Request (Add pages if necessary): SEE ATTACHMENT

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).



x Patti Ann Fikes
Signature (Notarized)

PATTI ANN FIKES
Printed Name

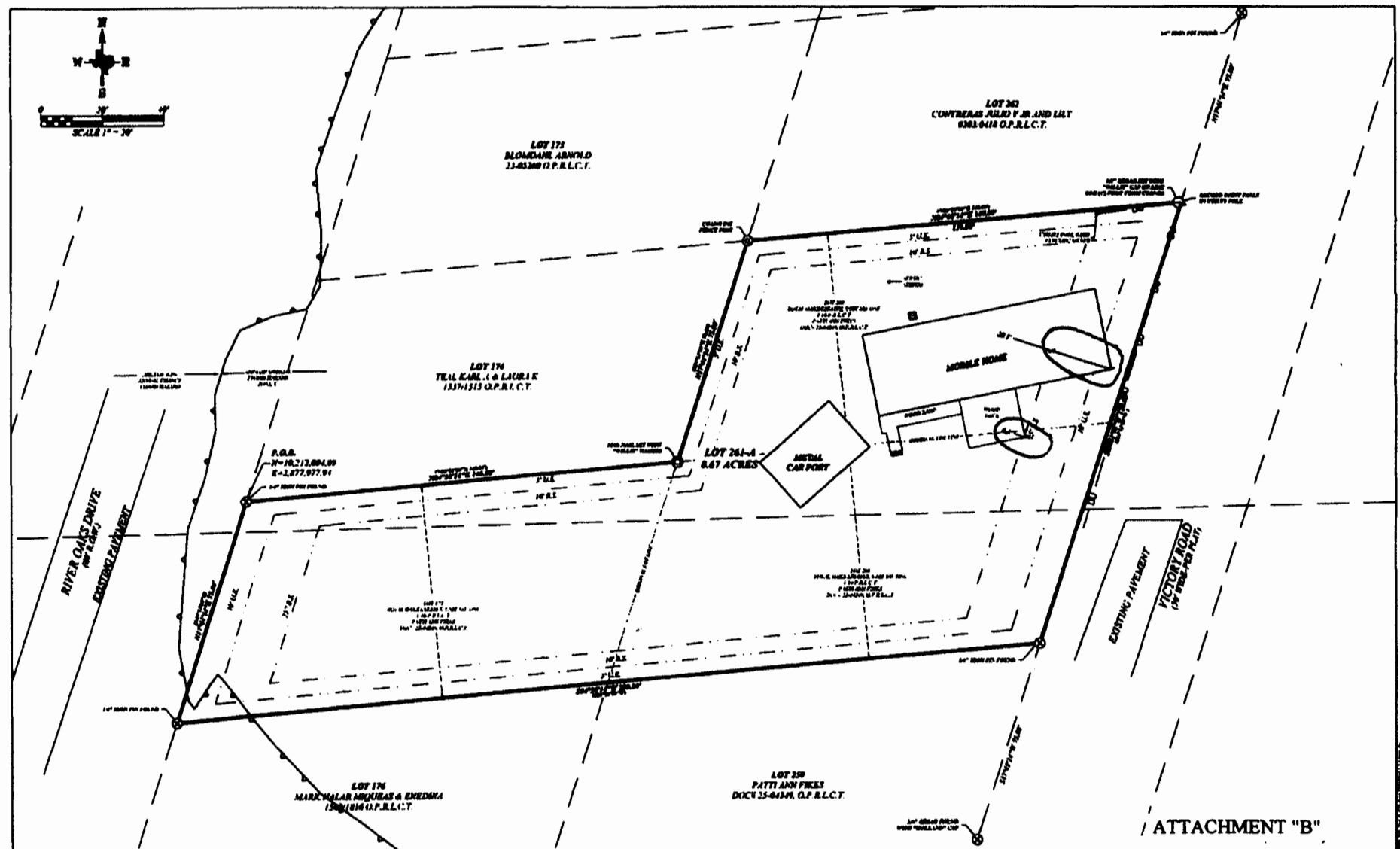
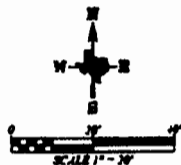
STATE OF TEXAS
COUNTY OF LLANO

This instrument was sworn to before me on the 8th day of April, 2026
Carolyn A. Chambers
Notary Public, State of Texas

Variance Approval: _____ Date: _____
County Judge

ATTACHMENT "A" TO APPENDIX K
REQUEST FOR VARIANCE
LLANO COUNTY SUBDIVISION REGULATIONS
FOR LOT 261, ROYAL OAKS ESTATES, UNIT NO. ONE, LLANO COUNTY, TEXAS
DATED MARCH 17, 2026

Reason for Request: The existing Mobile Home on Lot 261, Royal Oaks Estates, Unit No. One, Llano County, Texas, encroaches 20.1' into the 25' front building setback on Victory Road. (See survey plat ATTACHMENT "B".) Pursuant to Article 5, Section 4, E(1) of the Llano County Subdivision Regulations, an existing building may not encroach more than 50% into an established building setback. The existing Mobile Home on Lot 261, encroaches 20.1' or 80.4% into the 25' building setback along Victory Road and the Wood Deck attached to the Mobile Home encroaches 0.3' or 1.2% in to the 25' building setback along Victory Road.



ATTACHMENT "B"

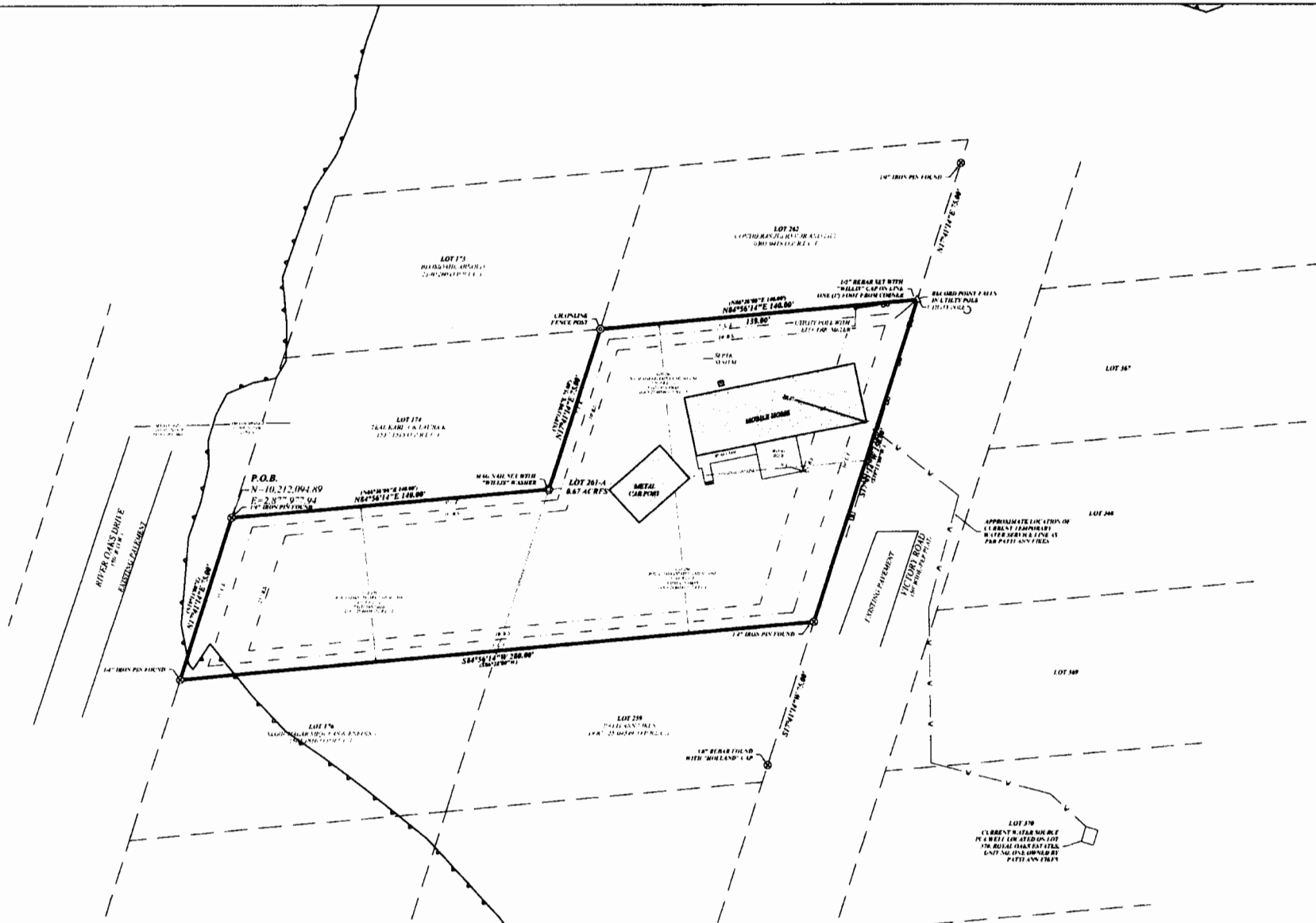
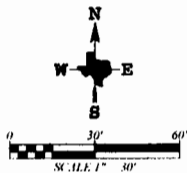
SURVEYED SEPTEMBER 9, 2025
PREPARED MARCH 17, 2026

A REPLAT OF LOTS 173, 269 AND 261,
ROYAL OAK ESTATES, UNIT NO. ONE,
LLANO COUNTY, TEXAS
TO BE KNOWN AS

PRELIMINARY PLAT FOR REVIEW PURPOSES

LOT 261-A,
ROYAL OAK ESTATES, UNIT NO. ONE,
LLANO COUNTY, TEXAS

WILLIS AND ASSOCIATES
SURVEYORS AND PLANNERS
310 MAIN STREET
MARBLE FALLS, TEXAS 78654
(830) 693-3566
FIRM NUMBER: 10194764



SURVEYED SEPTEMBER 9, 2025
PREPARED MARCH 17, 2026

A REPLAT OF LOTS 175, 260 AND 261,
ROYAL OAK ESTATES, UNIT NO. ONE,
LLANO COUNTY, TEXAS
TO BE KNOWN AS

PRELIMINARY PLAT FOR REVIEW PURPOSES

LOT 261-A,
ROYAL OAK ESTATES, UNIT NO. ONE,
LLANO COUNTY, TEXAS



WILLIS AND ASSOCIATES
SURVEYORS AND PLANNERS
310 MAIN STREET
MARBLE FALLS, TEXAS 78654
(830) 693-3566
FIRM NUMBER: 10194764

OFFICE: JARLEY FIELD: TADORNKA JOHN: 17037

SHEET 2 OF 2

Untitled Map

Write a description for your map.

Legend



Google Earth



100 ft



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 10

INSTRUMENT NO. 25-04349

APPLICATION DATE: 05/8/2026 APPLICATION # 38337
PROJECT NAME: A REPLAT OF LOTS 175, 260 AND 261, ROYAL OAKS ESTATES, UNIT NO. ONE, LLANO COUNTY, TEXAS
PRECINCT NO: ☐ 1 ☐ 2 ☒ 3 ☐ 4
JURISDICTION: ☒ LLANO COUNTY CITY LIMITS ☐ ETJ ☒ OUTSIDE ALL CITY LIMITS AND ETJs
DATE PAID: 6/17/2026 AMOUNT \$ 100.00 CHECK # CC PMT RECEIPT # 1330
PUBLIC NOTICES: ☒ DATES RUN: ~~ONE MONTH AND ONE DAY~~ 7/2, 7/9, 7/16, 2026

AMENDED PLAT / REPLAT

CURRENT LEGAL DESCRIPTION: LOTS 175, 260 AND 261, ROYAL OAKS ESTATES, UNIT NO. ONE, LLANO COUNTY, TEXAS
CURRENT LAND AREA IN ACRES: 0.67 ACRES CITY ETJ: N/A
TO BE KNOWN AS: LOT 261-A, ROYAL OAKS ESTATES, UNIT NO. ONE, LLANO COUNTY, TEXAS
TOTAL NUMBER OF PROPOSED LOTS: 1 PROPOSED ACREAGE OF EACH LOT: 0.67 ACRES
TOTAL ACREAGE: 0.67 ACRES

☐ 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: LLANO COUNTY, TEXAS)
☐ PROPOSED WATER SOURCE: ☒ PUBLIC WATER SUPPLY ☐ PRIVATE WATER WELL
MINIMUM LOT SIZE BEING MET: ☒ Yes ☒ No- SEE PLAT NOTE
BUILDING SETBACKS: (Existing ☐ Yes ☒ No) FRONT 25 FEET; SIDE 10 FEET; BACK 10 FEET
UTILITY EASEMENTS: (Existing ☐ Yes ☒ No) FRONT 10 FEET; SIDE 5 FEET; BACK 5 FEET

LOT USE-RESIDENTIAL: ☒ COMMERCIAL / INDUSTRIAL: ☐

ROAD FRONT: ☐ COUNTY STATE: ☐ PRIVATE: ☒

NAME OF PROPERTY OWNER: PATTI ANN FIKES

ADDRESS: 403 VICTORY ROAD

TELEPHONE NUMBER: (325) 248-3989

CONTACT PERSON TO APPEAR IN COMMISSIONER'S COURT

NAME: DONALD SHERMAN

ADDRESS: 310 MAIN ST. MARBLE FALLS, TEXAS 78654

TELEPHONE NUMBER: (830) 693-3566

STATEMENT OF CONFORMANCE OR LIST OF VARIANCES ATTACHED (Approval required prior to plat approval): ☐ Yes ☒ No
THE EXISTING MOBILE HOME ON LOT 261, ENCROACHES ^{80.4%}~~87.3%~~ INTO THE ^{25'}~~35'~~ BUILDING SETBACK ALONG VICTORY ROAD.

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 # 37594)
- ☒ 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: [Signature]
DATE: 5/8/26
OWNER'S SIGNATURE: [Signature]
DATE: 5/8/26

REPLAT REVIEW COUNTY SIGNATURES

DEVELOPMENT SERVICES SIGNATURE: Cristy Rogers Vaught
NAME: Cristy Rogers Vaught TITLE: Dev. Services Administrator DATE: 6/25/2026

9-1-1 COORDINATOR SIGNATURE: Tracie Davidson
NAME: Tracie Davidson DATE: 6/25/2026

COUNTY SURVEYOR: JC
NAME: JOHN ABLES DATE: 6/24/26

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

COUNTY COMMISSIONER:
NAME: _____ DATE: _____

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

STATE OF TEXAS
COUNTY OF LLANO

KNOW ALL MEN BY THESE PRESENTS, THAT I, PATTI ANN FIKES, BEING THE OWNER OF LOTS 175, 260 AND 261, ROYAL OAKS ESTATES, UNIT NO. ONE, LLANO COUNTY, TEXAS, DO HEREBY REPEAT THE SAME TO BE KNOWN AS "LOT 261-A, ROYAL OAKS ESTATES, UNIT NO. ONE, LLANO COUNTY, TEXAS" IN ACCORDANCE WITH THE PLAT SHOWN HEREON SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS THEREAFTER, GRANTED, AND DOES HEREBY DEED TO THE PUBLIC AND ALL PUBLIC UTILITY AND COMMUNICATION PROVIDERS THE USE OF THE EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS DAY OF 2026.

PATTI ANN FIKES

STATE OF TEXAS
COUNTY OF BURNET

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PATTI ANN FIKES, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED AND THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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 THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE LLANO COUNTY SUBDIVISION REGULATIONS AND FURTHER CERTIFY THAT THE PLAT IS TRUE AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF 2026.

RONALD SHERMAN, R.P.T.S. NO. 18377

STATE OF TEXAS
COUNTY OF LLANO

I, JOHN ABLES, COUNTY SURVEYOR OF LLANO COUNTY, TEXAS, HAVE CHECKED THE ACCOMPANYING REPEAT OF LOTS 175, 260 AND 261, ROYAL OAKS ESTATES, UNIT NO. ONE, LLANO COUNTY, TEXAS, TO BE KNOWN AS "LOT 261-A, ROYAL OAKS ESTATES, UNIT NO. ONE, LLANO COUNTY, TEXAS" AND HEREBY AFFIRM THAT IT DOES MEET ALL OF THE REQUIREMENTS OF LLANO COUNTY, TEXAS.

WITNESS MY HAND THIS DAY OF 2026.

JOHN ABLES, COUNTY SURVEYOR OF LLANO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF LLANO

THE ATTACHED REPEAT OF LOTS 175, 260 AND 261, ROYAL OAKS ESTATES, UNIT NO. ONE, LLANO COUNTY, TEXAS, TO BE KNOWN AS "LOT 261-A, ROYAL OAKS ESTATES, UNIT NO. ONE, LLANO COUNTY, TEXAS", WAS FOUND TO COMPLY WITH THE STATUTES AND ORDINANCES OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING THE REPEAT IN THE PLAT RECORDS OF LLANO COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF LLANO COUNTY, TEXAS, THIS DAY OF 2026.

RON HARDEY, COUNTY JUDGE, LLANO COUNTY, TEXAS

ATTEST:

CECILIA MCCLINTOCK, COUNTY CLERK, LLANO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF LLANO

I, CECILIA MCCLINTOCK, COUNTY CLERK OF COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD ON THIS DAY OF 2026, AT OCEAN GROVE, TEXAS, AND WAS DEPOSITED IN THE PLAT RECORDS.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF 2026.

CECILIA MCCLINTOCK, COUNTY CLERK, LLANO COUNTY, TEXAS

USDF NOTE:
THIS PROPERTY WAS ISSUED A NOTICE OF APPROVAL OF ON-SITE SEWER FACILITY, PERMIT # 17594, DATED 05/20/2025 BY LLANO COUNTY DEVELOPMENT SERVICES.

LOCAL DEVELOPMENT PERMIT PLAT NOTE:
ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGH AND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LOWER WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2124 FOR MORE INFORMATION.

WATER SERVICE NOTE:
KINGSLAND WATER SUPPLY CORPORATION, HAS STATED THAT THIS PROPERTY IS LOCATED WITHIN THE UTILITY'S CERTIFICATED WATER SERVICE AREA. UPON COMPLETION OF THE NECESSARY SERVICE CONTRACT, KINGSLAND WATER SUPPLY CORPORATION WILL PROVIDE THIS PROPERTY WITH WATER SERVICE.

ELECTRICAL SERVICE NOTE:
CENTRAL TEXAS ELECTRIC CO-OP, HAS STATED THAT THIS PROPERTY IS LOCATED WITHIN THE UTILITY'S CERTIFICATED ELECTRIC SERVICE AREA AND CURRENTLY PROVIDES SERVICES TO THIS LOT. UPON COMPLETION OF THE NECESSARY SERVICE CONTRACTS, CENTRAL TEXAS ELECTRIC CO-OP WILL PROVIDE THIS PROPERTY WITH FULL REELECTRIC SERVICES.

E.T.J. NOTE:
SUBJECT PROPERTY DOES NOT LIE WITHIN THE E.T.J. OF ANY MUNICIPALITY.

FLOOD NOTE:
THIS REPEAT SHOWS HEREON IS WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON "LLANO COUNTY UNINCORPORATED AREAS" VERSION NO. 2.3.2, MAP NO. 48296033, EFFECTIVE DATE: JANUARY 29, 2021.

BASIS OF BEARING NOTE:
THE BASIS OF BEARINGS FOR THIS SURVEY IS TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD83.

BASIS OF DISTANCES NOTE:
THE DISTANCES SHOWN ARE GRID DISTANCES.

MONUMENT OF RECORD DIGNITY NOTE:
THE FIELD NOTES ON THE RECORDED PLAT OF ROYAL OAKS ESTATES, UNIT ONE STATE THAT 1/4" IRON PINS TO BE THE ORIGINAL MONUMENTS SET.

CONFORMANCE NOTE:
THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL CURRENT LLANO COUNTY SUBDIVISION REGULATIONS AND OR LAND USE REGULATIONS.

REASON FOR REPEATING NOTE:
THIS REPEAT HEREBY REPLACES AND TAKES THE PLACE OF LOTS 175, 260 AND 261, ROYAL OAK ESTATES, UNIT NO. ONE, LLANO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 16, PLAT RECORDS, LLANO COUNTY, TEXAS AND COMBINES THEM INTO ONE LOT TO BE KNOWN AS "LOT 261-A, ROYAL OAKS ESTATES, UNIT NO. ONE, LLANO COUNTY, TEXAS".

WATER SOURCE NOTE:
WATER WILL BE PROVIDED BY KINGSLAND WATER SUPPLY CORPORATION.

SEPTIC PLAT NOTE:
PURSUANT TO ARTICLE 5, SECTION 4, 104 OF THE LLANO COUNTY SUBDIVISION REGULATIONS, LOT 261-A DOES MEET THE MINIMUM LOT SIZE FOR SEPTIC.

O.S.S.F. NOTE:
EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED WITHIN THIS SUBDIVISION MUST BE PERMITTED, INSPECTED AND APPROVED FOR OPERATION UNDER THOSE TERMS, STANDARDS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND LLANO COUNTY AS ARE IN EFFECT AT THE TIME SUCH APPLICATION FOR PERMITS ARE MADE.

MOBILE HOME ENCROACHMENT PLAT NOTE:
PURSUANT TO ARTICLE 5, SECTION 4, 104 OF THE LLANO COUNTY SUBDIVISION REGULATIONS, AN EXISTING BUILDING MAY NOT ENCROACH MORE THAN 30% INTO AN ESTABLISHED BUILDING SETBACK. IN LOT 261-A, THE MOBILE HOME ENCROACHES 20' OR MORE INTO THE 25' BUILDING SETBACK ALONG VICTORY ROAD AND A ROAD SETBACK ENCROACHES 9' OR MORE INTO THE 25' BUILDING SETBACK ALONG VICTORY ROAD.

CITY E.T.J. NOTE:
NO PORTION OF THIS SUBDIVISION IS WITHIN THE EXTRAJURISDICTION JURISDICTION OF A MUNICIPALITY.

STATE OF TEXAS
COUNTY OF LLANO

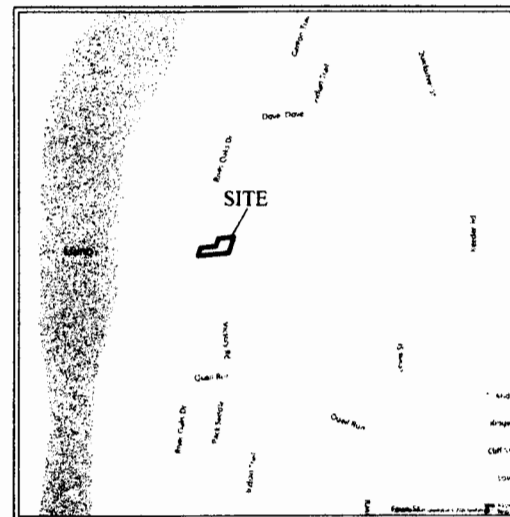
FIELD NOTES OF A REPEAT OF LOTS 175, 260 AND 261, ROYAL OAKS ESTATES, UNIT NO. ONE, LLANO COUNTY, TEXAS, TO BE KNOWN AS "LOT 261-A, ROYAL OAKS ESTATES, UNIT NO. ONE, LLANO COUNTY, TEXAS". THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD83. () DENOTES RECORD INFORMATION. MONUMENTS OF RECORD DIGNITY ARE ALL 1/4" IRON PINS FOUND.

BEGINNING AT A 1/4" IRON PIN FOUND BEING THE NORTHWEST CORNER OF LOT 175 AND ALSO BEING THE SOUTHWEST CORNER OF LOT 174 OF SAID SUBDIVISION AND ALSO BEING A POINT IN THE EAST RIGHT OF WAY (ROW) OF RIVER OAKS DRIVE OF SAID SUBDIVISION WITH A GRID NORTHING AND EASTING OF N. 10,212,004.89 AND E. 2,877,977.94, FROM WHICH THE SOUTHEAST CORNER OF THE SIMON LOT (SURVEY NO. 404, ABSTRACT NO. 477) AND NORTHEAST CORNER OF THE ANTONIO FLORES SURVEY NO. 404, ABSTRACT NO. 211, BEARS APPROXIMATELY 506'10.35' S 103.39' THENCE S 84°56'14"W 140.00' (NAD83) 140.00' WITH THE NORTH LINE OF SAID LOT 175 AND THE SOUTH LINE OF LOT 174 TO A MAG NAIL SET WITH "WILLIS" WASHER BEING THE NORTHEAST CORNER OF SAID LOT 175 AND THE SOUTHWEST CORNER OF SAID LOT 174 AND ALSO BEING THE NORTHEAST CORNER OF LOT 260 AND THE SOUTHWEST CORNER OF LOT 261. THENCE S 71°41'17" 75.00' (NAD83) 75.00' WITH THE WEST LINE OF SAID LOT 261 AND THE EAST LINE OF SAID LOT 174 TO A UTILITY LINK FENCE POST BEING THE NORTHWEST CORNER OF LOT 261 AND THE NORTHEAST CORNER OF SAID LOT 174, ALSO BEING THE SOUTHWEST CORNER OF LOT 262.

THENCE S 84°56'14"W (NAD83) 140.00' WITH THE NORTH LINE OF SAID LOT 261 AND THE SOUTH LINE OF SAID LOT 262 PASSING A 1/2" REBAR SET WITH "WILLIS" CAP ON LINE AT 130.00' IN ALL 140.00' (140.00') TO A RECORD POINT INSIDE OF A UTILITY POLE BEING THE NORTHEAST CORNER OF LOT 261 AND THE SOUTHEAST CORNER OF LOT 262 AND BEING IN THE WEST LINE VICTORY ROAD (PACKSADDLE DRIVE-P&P PLAT), WITH A TIE TO A 1/4" IRON PIN FOUND BEING THE NORTHEAST CORNER OF LOT 262 WHICH BEARS S 74°14'17" 75.00' THENCE S 74°14'17" 150.00' (NAD83) 150.00' WITH THE EAST LINE OF SAID LOT 261 THEN 260 AND WITH THE WEST ROW LINE OF SAID VICTORY ROAD (PACKSADDLE DRIVE-P&P PLAT), TO A 1/4" IRON PIN FOUND BEING THE COMMON EAST CORNER OF LOTS 259 AND 260 FROM WHICH A 3/8" REBAR FOUND WITH "WILLIS" CAP BEARS S 74°14'17" 75.00'.

THENCE S 84°56'14"W 200.00' (NAD83) 200.00' WITH THE COMMON LINE OF LOTS 259 AND 260, THEN THE COMMON LINE OF LOTS 175 AND 176 TO A 1/4" IRON PIN FOUND AT THE COMMON WEST CORNER OF SAID LOTS 175 AND 176, IN THE EAST RIGHT OF WAY OF SAID RIVER OAKS DRIVE.

THENCE WITH SAID RIGHT OF WAY AND THE WEST LINE OF LOT 175 S 17°41'17" 75.00' (NAD83) 75.00' TO THE PLACE OF BEGINNING (P.O.B.).



VICINITY MAP (NOT TO SCALE)

SURVEYED SEPTEMBER 9, 2025
PREPARED MARCH 17, 2026

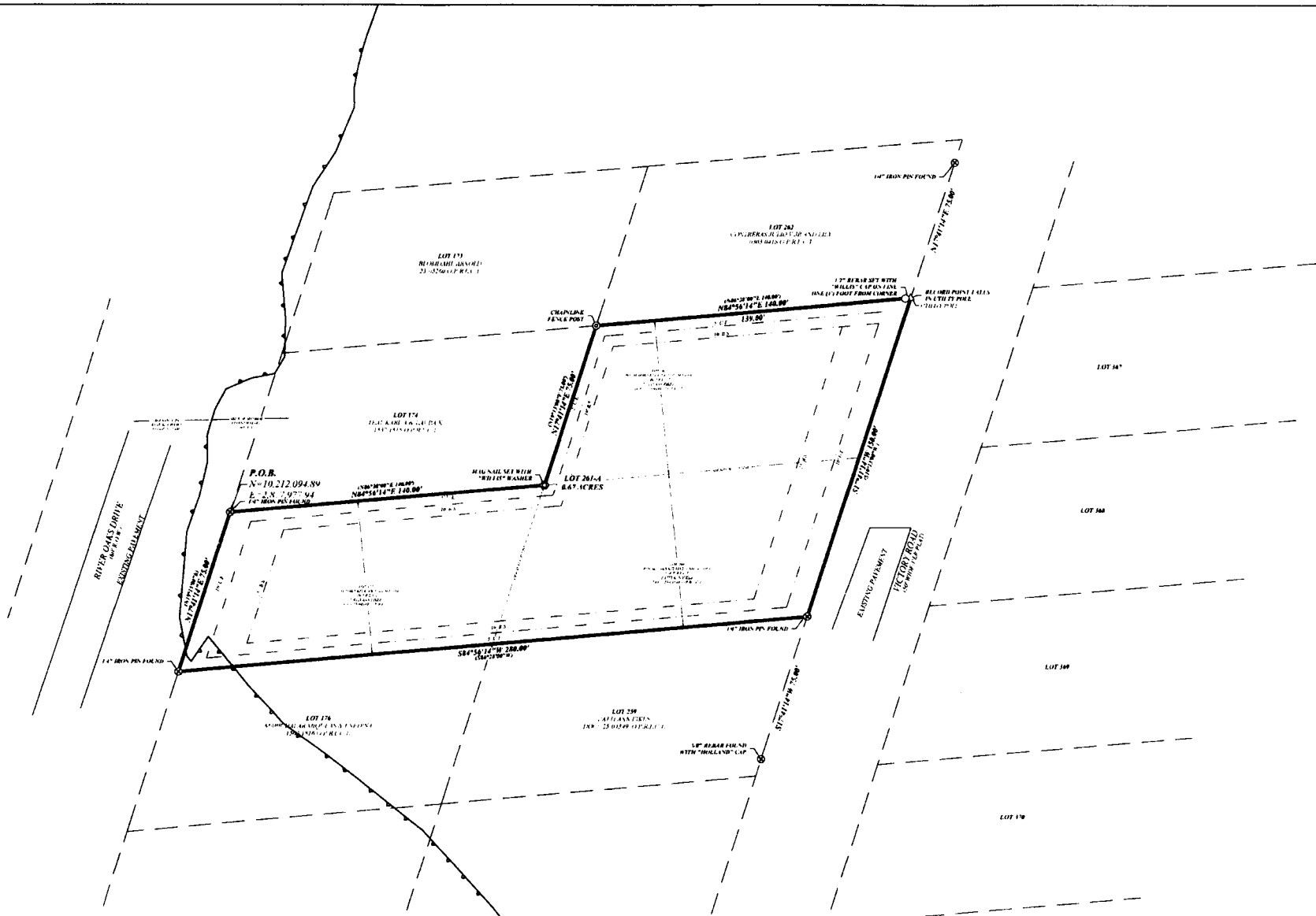
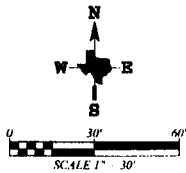
A REPEAT OF LOTS 175, 260 AND 261,
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LLANO COUNTY, TEXAS
TO BE KNOWN AS

LOT 261-A,
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LLANO COUNTY, TEXAS

**WILLIS AND ASSOCIATES**
SURVEYORS AND PLANNERS
310 MAIN STREET
MARBLE FALLS, TEXAS 78654
(830) 693-3566
FIRM NUMBER: 10194764

OWNER:
PATTI ANN FIKES
403 VICTORY ROAD
KINGSLAND, TEXAS 78639
(325) 248-3989

OFFICE: J. J. RAILEY FIELD: T. MARTINEZ JOB: 17037 SHEET 1 OF 2



SURVEYED SEPTEMBER 9, 2025
PREPARED MARCH 17, 2026

A REPLAT OF LOTS 175, 260 AND 261,
ROYAL OAK ESTATES, UNIT NO. ONE,
LLANO COUNTY, TEXAS
TO BE KNOWN AS

**LOT 261-A,
ROYAL OAK ESTATES, UNIT NO. ONE,
LLANO COUNTY, TEXAS**



WILLIS AND ASSOCIATES
SURVEYORS AND PLANNERS
310 MAIN STREET
MARBLE FALLS, TEXAS 78654
(830) 693-3566
FIRM NUMBER: 10194764

LLANO COUNTY SUBDIVISION REGULATIONS

VARIANCE REQUEST DENIAL

COMMISSIONERS COURT DATE: 07/27/2026 (DENIAL DATE)

APPLICATION # 38337

PROJECT NAME: Variance request for encroachments more than 50% on property that is part of the replat request for North Half Of Lots 175, 260 And 261, Royal Oaks Estates, Unit No. One (See variance request form)

LEGAL DESCRIPTION: Lots 175, 260 And 261, Royal Oaks Estates, Unit No. One

SURVEYOR/DEVELOPER: Don Sherman, Willis And Associates Surveyors and Planners / Patti Ann Fikes

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: _____

[Handwritten Signature]

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

absent

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

[Handwritten Signature]

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

[Handwritten Signature]

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

[Handwritten 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.