

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

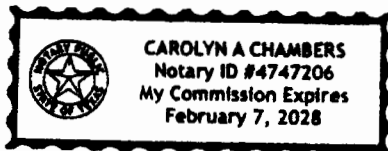
Property ID from C.A.D. 40561

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

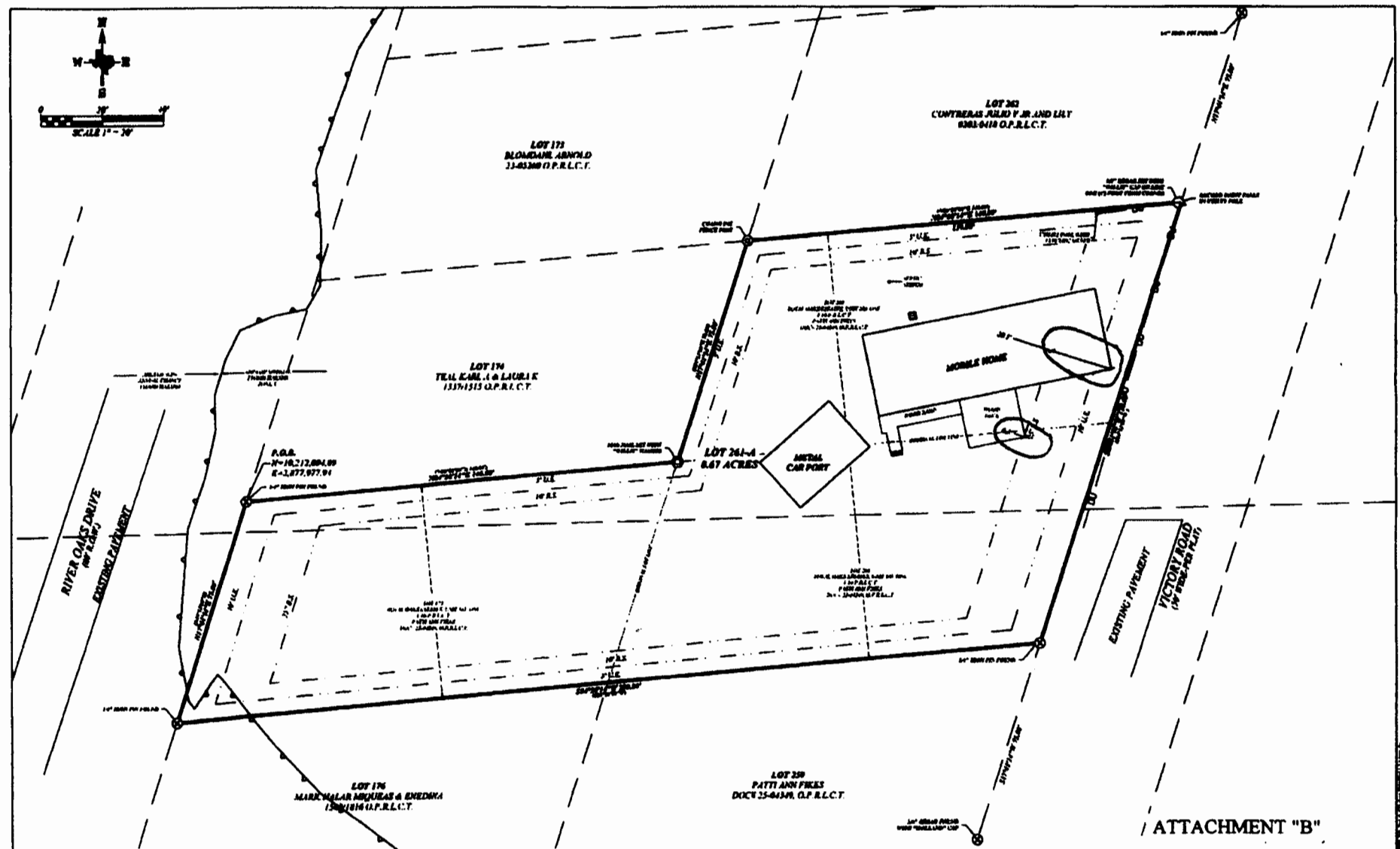
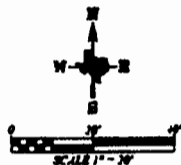
STATE OF TEXAS
COUNTY OF LLANO

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"

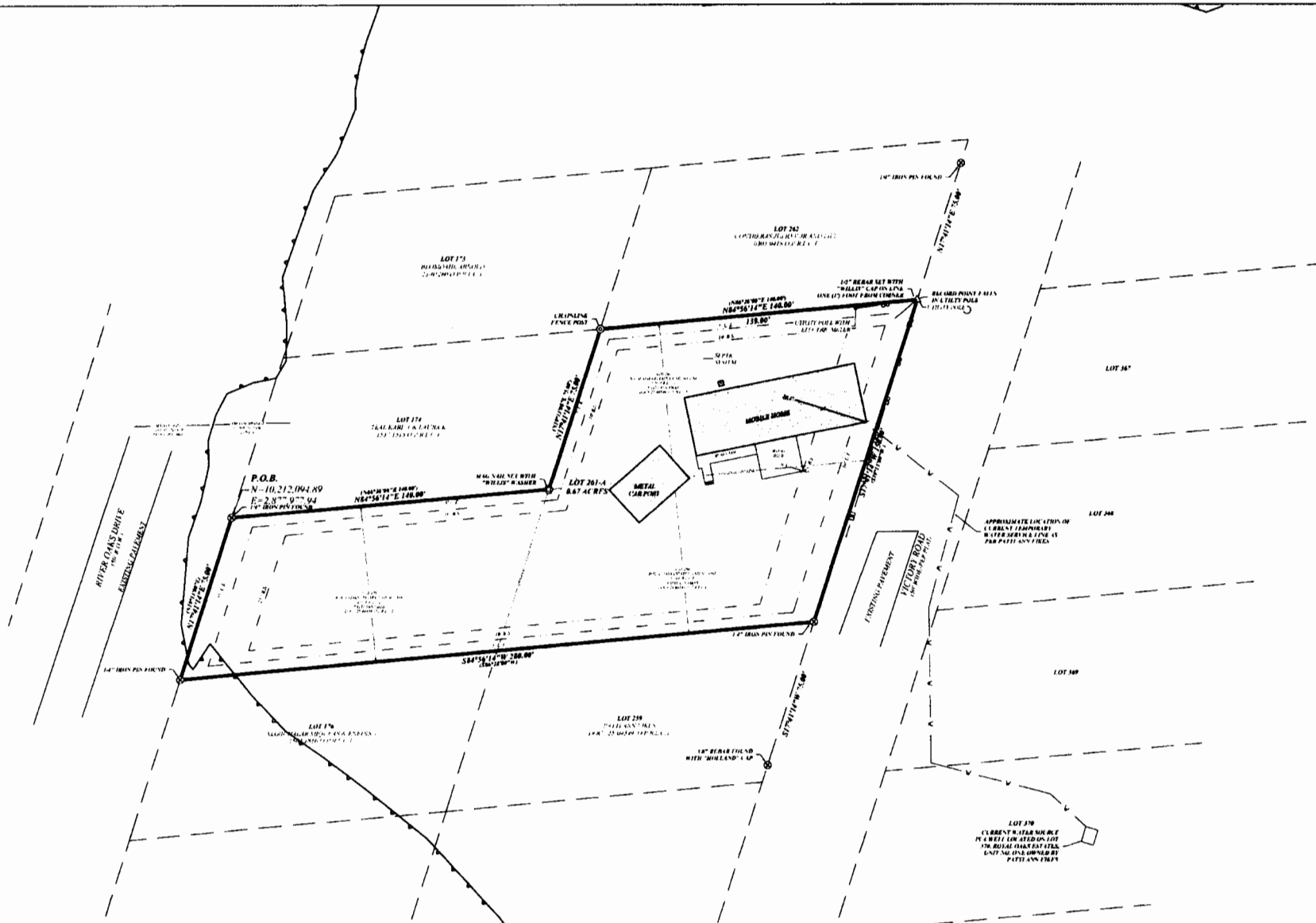
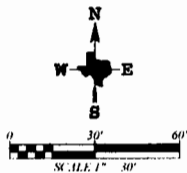
SURVEYED SEPTEMBER 9, 2025
PREPARED MARCH 17, 2026

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
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FIRM NUMBER: 10194764

OFFICE: JARRELL FIELD: TADORNIA JOHN: 17037 SHEET 2 OF 2

Untitled Map

Write a description for your map.

Legend



Google Earth



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: _____

DATE: 5/8/26

OWNER'S SIGNATURE: Patricia Ann Hikes

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 THEREUPON, 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.E.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 OCKENK, ME, AND WAS DEEDLY RECORDED THIS DAY OF 2026, AT OCKENK, ME, IN INSTRUMENT NO. LLANO COUNTY 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 RE-ELECTRIC 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 Duplicates AND TAKES THE PLACE OF LOTS 175, 260 AND 261, ROYAL OAK ESTATES, UNIT NO. ONE, LLANO COUNTY, TEXAS RECORDED IN VOLUME 1, PAGE 10, 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.E.F. NOTE:
EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED WITHIN THIS SUBDIVISION MUST BE PERMITTED, INSPECTED AND APPROVED FOR OPERATION UNDER THESE 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.

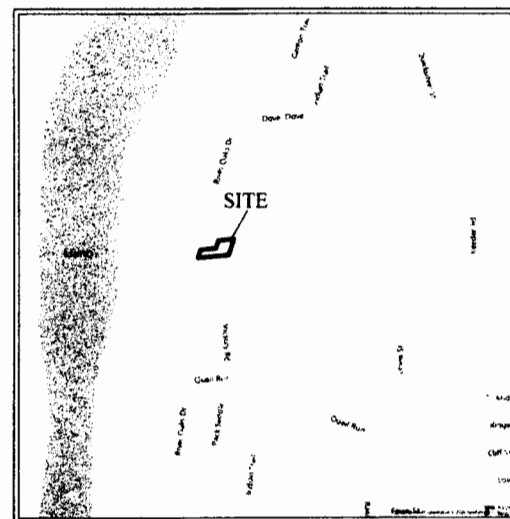
MOBILE HOME ENCROACHMENT PLAT NOTE:
PURSUANT TO ARTICLE 5, SECTION 4, 104 OF THE LLANO COUNTY SUBDIVISION REGULATIONS, AN EXISTING BUILDING MAY NOT ENCROACH MORE THAN 30% INTO AN ESTABLISHED BUILDING SETBACK. IN LOT 261-A, THE MOBILE HOME ENCROACHES 20' (OR 60.4%) INTO THE 25' BUILDING SETBACK ALONG VICTORY ROAD AND A ROAD SETBACK ENCROACHES 0.5' (OR 1.2%) 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 500' TO 500' 300.39' THEREE. S84°56'14"W 140.00' (N80°30'00"W 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, S71°41'17"W 75.00' (N10°10'00"W 75.00') WITH THE WEST LINE OF SAID LOT 261 AND THE EAST LINE OF SAID LOT 174 TO A CHAIN 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, S84°56'14"W (N80°30'00"W) 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"W 75.00'. THENCE, S71°41'17"W 150.00' (S51°19'00"W) 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 S71°41'17"W 75.00'. THENCE, S84°56'14"W 200.00' (N80°30'00"W) 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, S17°41'14"W 75.00' (N10°10'00"W 75.00') TO THE PLACE OF BEGINNING (P.O.B.).



VICINITY MAP (NOT TO SCALE)

SURVEYED SEPTEMBER 9, 2025
PREPARED MARCH 17, 2026

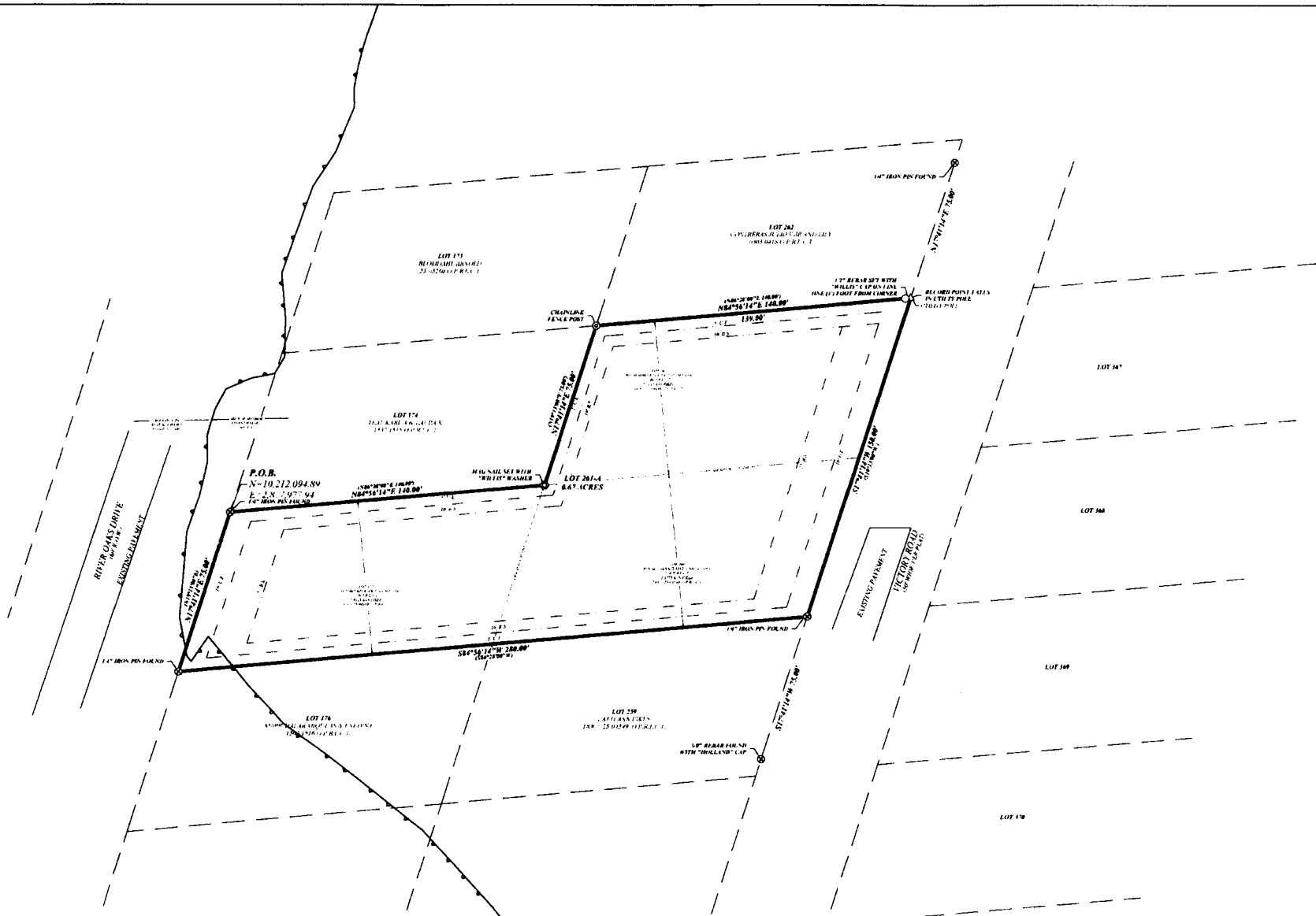
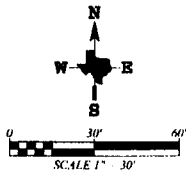
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OWNER:
PATTI ANN FIKES
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(325) 248-3989



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FIRM NUMBER: 10194764

OLIVER, J. FRALEY FIELD, T. MARTINEZ JOB# 17037 **SHEET 2 OF 2**

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:

VOTE: Y / N COMMISSIONER, PCT 1 SIGNATURE:

absent

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.