



**NOTICE OF AGENDA
GRANITE SHOALS PLANNING AND ZONING COMMISSION
REGULAR MEETING**

TUESDAY, JULY 7, 2026 AT 6:00 PM

City of Granite Shoals City Hall, 2221 N. Phillips Rd., Granite Shoals, TX 78654
Phone (830) 598-2424 Fax (830) 598-6538 • www.graniteshoals.org

AGENDA

1. Call to Order/ Roll Call/ Welcome

Swearing in of all Commissioners.

2. Public Comments/Announcements

3. Consent Agenda

3.a. Discuss and consider approval of meeting minutes from May 5, 2026.

4. Discussion Items

4.a.

1. Comprehensive Plan Update
2. Discussion regarding proposed drainage policy.
3. Discussion regarding proposed driveway and culvert material and specifications.
4. Discussion regarding proposed lot clearing ordinance.
5. Discussion regarding proposed manufactured home orientation ordinance.

5. Public Hearings

5.a. Public hearing to receive citizen comments regarding a final replat of lots 356, 357, 358, 379, 380 and 381, Sherwood Shores II, Kingwood Section, Burnet County, commonly known as 1302 Kingsforest Drive, Granite Shoals, Texas, Burnet County. Mr. Garcia Jr. is asking for consideration of a replat from 6 lots into one, 356-A. Pedernales has released the easement between lot lines; however, the city will not release the utility easement due to a main water line running through the property. The property owner is aware that the easement will not be released, and the 10 ft easement will remain.

6. Action Items

6.a. Public hearing to receive citizen comments regarding a final replat of lots 356, 357, 358, 379, 380 and 381, Sherwood Shores II, Kingwood Section, Burnet County, commonly known as 1302 Kingsforest Drive, Granite Shoals, Texas, Burnet County. Mr. Garcia Jr. is asking for consideration of a replat from 6 lots into one, 356-A. Pedernales has released the

easement between lot lines; however, the city will not release the utility easement due to a main water line running through the property. The property owner is aware that the easement will not be released, and the 10 ft easement will remain.

- 6.b. Discuss, consider, and take appropriate action to nominate and appoint a Chair, Vice Chair, and Secretary for the Planning and Zoning Commission.
- 6.c. Discussion and possible action to recommend approval, denial or approval with modifications regarding the proposed driveway and culvert ordinance.
- 6.d. Discussion and possible action to recommend approval, denial, or approval with modification regarding the proposed lot clearing ordinance.
- 6.e. Discussion and possible action to recommend approval, denial, or approval with modification regarding the proposed manufactured home orientation ordinance.

7. Executive Session (Closed to the Public)

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by Texas Government Code Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), and/or 418.183 (homeland security).

8. Future Agenda Items

9. Adjournment

CERTIFICATION

IT IS HEREBY CERTIFIED that the foregoing agenda has been posted on both the indoor bulletin board and outdoor notice board of Granite Shoals City Hall on or before the 29th day of June, 2026. Requests for accommodations or interpretive services must be made 8 hours prior to this meeting. Please contact the City Secretary at (830) 598-2424 for further information.

Dawn Wright, City Secretary



This Notice and Meeting Agenda, and the Agenda Packet, are posted online at www.graniteshoals.org



MINUTES
GRANITE SHOALS PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, MAY 5, 2026

City of Granite Shoals City Hall, 2221 N. Phillips Rd., Granite Shoals, TX 78654
Phone (830) 598-2424 Fax (830) 598-6538 • www.graniteshoals.org

1. Call to Order/ Roll Call/Welcome

Vice Chair Edwards called the meeting to order at 6:00 p.m. Commissioner Borths moved to approve Chair Wilson's absence, the motion was seconded by Commissioner Randell and with a unanimous vote the motion carried.

2. Public Comments/Announcements

2.a. Vice Chair Edwards announced that all applications for consideration of appointment are due before May 12, 2026 to the City Secretary.

3. Consent Agenda

3 a. Discuss and consider approval of meeting minutes from April 7, 2026.

Commissioner Borths moved to approve the minutes as presented, the motion was seconded by Commissioner Eldeen and with a unanimous vote, the motion carried.

4. Discussion Items

*a) **Sign Ordinance-** Mrs. Sims reviewed the proposed sign modifications, focusing on the following areas:*

- Pole Signs vs. Monument Signs along FM 1431, as defined in the 2010 Comprehensive Plan
 - Gradual transition from pole signs to monument-style signage.
- Multi-tenant signage for strip centers and shopping centers (current ordinance allows one sign per business) to help alleviate sign clutter.
- Reduction of pole sign height from 33 feet to 15–20 feet to minimize impacts to Hill Country views and overall aesthetics.
- Allowance of open house signs, similar to garage sale signs, with specific criteria.
- Establishment of allowable-use criteria and time limits (monthly, quarterly, or annual) for temporary signage such as banners, feather flags, and inflatables.
- Determination of criteria for City Council oversight related to wall art and murals.
- Billboard criteria, noting that billboards remain prohibited, but clarifying maintenance standards and allowable modifications due to changes in advertising.
- Spacing between signs
- Night Sky/Dark Sky Compliance?

The board provided the following feedback:

- *Importance of sign visibility and cost not prohibiting development*
- *Provide specific criteria with time limits for temporary signs, such as open house, grand opening, etc. for example 14 days each quarter.*
- *Notify billboard owners that they are prohibited within city limits and communicate when repairs or changeouts are being considered.*
- *Create criteria that is reasonable for distance between signs.*
- *Board would like to understand the purpose of Night Sky compliance and impact it would have on developers.*
- *Work with legal to create criteria for Wall Art/Murals for City Council consideration and approval.*

b) **Comprehensive Plan-** *Mrs. Sims advised that the Comprehensive Plan Advisory Group met on March 25th and one of the activities was to identify a theme. The group was tasked with completing a survey to submit ideas for a brand or theme, the results will be compiled and presented at the next meeting for discussion. The plan is on target to be completed by November 2026.*

c) **Texas Water Board Application-** *No updated to report since application was submitted on March 6, 2026.*

5. Future Agenda Items

- *Sign Ordinance*

6. Adjournment- Business concluded at 7:02 p.m.

CERTIFICATION- I hereby certify that the above minutes are true and correct from the Planning and Zoning meeting of May 5, 2026.

Shannon Wilson, Chair

ATTEST:

Dawn Wright, City Secretary

City of Granite Shoals

Drainage and Stormwater Management Policy for Development

Purpose

The purpose of this policy is to establish minimum drainage and stormwater management standards for all development, redevelopment, subdivision, site work, and public infrastructure improvements within the City of Granite Shoals, Texas. This policy is intended to:

- Protect public health, safety, and welfare;
- Minimize flooding impacts to public and private property;
- Preserve natural drainage patterns and water quality;
- Prevent downstream erosion and sedimentation;
- Ensure new development does not adversely affect adjacent properties;
- Provide uniform design standards for developers, engineers, and contractors.

This policy shall be administered in conjunction with the City of Granite Shoals Code of Ordinances, subdivision regulations, zoning regulations, adopted building codes, and applicable state and federal regulations.

Section 1. Authority

This drainage policy is adopted pursuant to:

- Texas Local Government Code Chapters 211 and 212;
- City of Granite Shoals subdivision and zoning authority;
- FEMA floodplain management requirements;
- Texas Commission on Environmental Quality (TCEQ) stormwater regulations;
- The City of Granite Shoals Code of Ordinances.

Where conflicts exist between this policy and other regulations, the more restrictive requirement shall apply.

Section 2. Applicability

This policy applies to:

- New subdivisions;
- Commercial developments;

- Multifamily developments;
- Public improvement projects;
- Site grading activities;
- Redevelopment projects disturbing one acre or more;
- Development within or adjacent to a floodplain, drainage easement, creek, channel, or stormwater conveyance.

The City may require drainage review for smaller developments where adverse drainage impacts may occur.

Section 3. General Drainage Policy

3.1 No Adverse Impact Standard

- Development shall not increase runoff onto adjacent properties in a manner that causes flooding, ponding, erosion, structural damage, or unsafe conditions.
- Post-development runoff rates shall not exceed pre-development runoff rates unless specifically approved by the City Engineer.

3.2 Preservation of Natural Drainage

- Natural drainageways, channels, creeks, and topographic flow paths shall be preserved to the maximum extent practicable.
- The piping or filling of drainageways shall be discouraged unless justified by engineering analysis and approved by the City.

3.3 Positive Drainage

All sites shall provide positive drainage away from buildings and toward approved drainage facilities.

Standing water shall not remain within developed areas longer than:

- 48 hours after a storm event in landscaped areas;
- 24 hours in paved areas.

3.4 Downstream Impact Analysis

The City may require a downstream drainage analysis to evaluate impacts to existing infrastructure, waterways, roads, culverts, and structures.

Section 4. Drainage Study Requirements

4.1 Engineering Requirement

Drainage studies shall be prepared, signed, and sealed by a Professional Engineer licensed in the State of Texas.

4.2 Required Submittals

Developers shall submit:

- Drainage area maps;
- Existing and proposed contour maps;
- Stormwater runoff calculations;
- Hydrologic and hydraulic models;
- Culvert and inlet calculations;
- Detention/retention calculations;
- Erosion and sedimentation control plans;
- FEMA floodplain information where applicable;
- Maintenance plans for private drainage infrastructure.

4.3 Design Storm Standards

Unless otherwise approved by the City Engineer, drainage infrastructure shall be designed using the following minimum storm frequencies:

Facility	Minimum Design Storm
Minor storm sewer systems	10-year storm
Streets and gutters	10-year storm
Culverts under public roads	25-year storm
Emergency overland flow paths	100-year storm
Detention overflow and critical structures	100-year storm

Atlas 14 rainfall data shall be used for all hydrologic calculations.

Section 5. Detention and Retention Requirements

5.1 Detention Required

Detention facilities shall be required where development increases runoff rates or volumes.

5.2 Release Rates

Detention outflow shall be limited to pre-development discharge rates unless otherwise approved.

5.3 Maintenance

Private detention ponds and drainage systems shall be maintained by the property owner.

The City may require maintenance agreements and recorded easements.

5.4 Safety Standards

Detention facilities shall include:

- Stable side slopes;
- Emergency overflow structures;
- Erosion protection measures;
- Maintenance access;
- Safety benches or fencing where required by the City.

Section 6. Floodplain Regulations

Development within special flood hazard areas shall comply with FEMA requirements and the City flood damage prevention regulations.

6.1 Prohibited Activities

The following activities are prohibited unless approved through applicable permitting procedures:

- Obstruction of flood flows;
- Unauthorized filling within floodplains;
- Development that increases base flood elevations;
- Construction within drainage easements.

6.2 Elevation Requirements

Finished floor elevations shall be constructed above the regulatory flood elevation as required by City ordinances and applicable FEMA standards.

Section 7. Water Quality and Erosion Control

7.1 Construction Stormwater Controls

Projects disturbing one acre or more shall comply with the Texas Pollutant Discharge Elimination System (TPDES) Construction General Permit.

Best management practices (BMPs) shall be installed prior to land disturbance.

7.2 Required BMPs

BMPs may include:

- Silt fencing;
- Inlet protection;
- Rock berms;
- Vegetative stabilization;
- Sediment basins;
- Check dams;
- Construction entrances.

7.3 Final Stabilization

Disturbed areas shall be stabilized within 14 days after construction activity ceases.

Section 8. Drainage Easements

8.1 Easement Requirement

Drainage easements shall be provided where necessary for stormwater conveyance and maintenance.

8.2 Minimum Width

The City Engineer may require easement widths sufficient to:

- Convey the design storm runoff;
- Provide access for maintenance equipment;
- Protect infrastructure and adjacent property.

8.3 Dedication

Required drainage easements shall be dedicated by plat or separate recorded instrument.

Section 9. Street Drainage Standards

9.1 Street Ponding

Street ponding during storm events shall not:

- Block emergency vehicle access;
- Enter habitable structures;
- Create hazardous traffic conditions.

9.2 Gutter Flow

Street drainage systems shall be designed to safely convey runoff to approved outfalls.

9.3 Cross Drainage

Cross drainage structures shall be sized to prevent roadway overtopping exceeding acceptable design criteria.

Section 10. Inspection and Acceptance

10.1 City Inspection

All drainage infrastructure shall be subject to inspection by the City, or designee.

10.2 As-Built Drawings

Developers shall provide sealed record drawings prior to acceptance.

10.3 Maintenance Responsibility

Public drainage infrastructure accepted by the City becomes subject to City maintenance.

Private drainage facilities remain the responsibility of the owner unless formally dedicated and accepted.

Section 11. Variances

The City Council or designated authority may approve variances where:

- Strict compliance creates undue hardship;
- Public safety is not compromised;
- Adjacent properties are protected;

- The variance does not increase flood risk.

Engineering justification shall be required.

Section 12. Enforcement

Failure to comply with this policy may result in:

- Stop-work orders;
- Permit suspension;
- Denial of certificates of occupancy;
- Withholding plat approval;
- Civil or criminal penalties as authorized by City ordinances.
- Enforcement authority shall remain consistent with the Granite Shoals Code of Ordinances.

References:

Chapter 32- Subdivisions

- 32-44 Construction Plans
- 32-81 Easements
- 32-117 Protections of drainage and creek areas.
- 32-141 Retaining wall requirements, construction regulations, and design criteria.
- 32-168 Withholding city services and improvements until acceptance

Chapter 40 Zoning

- 40-6- Definitions, Driveway approach
- 40-7 General Compliance for all districts, (H) Drainage.
- 40-14 Mobile Home Residential District, (e) Miscellaneous requirements

City of Granite Shoals

Driveway-Culvert Specifications

Residential Driveway Requirements

All new single-family residences, manufactured homes, duplexes, and residential structures requiring a building permit shall comply with the following:

Permanent Driveway Required

Prior to issuance of a Certificate of Occupancy, each residence shall have a completed driveway extending from the paved street surface to the residence or parking area.

Driveways shall be constructed of:

- Reinforced concrete; or
- Hot-mix asphalt.

Gravel, caliche, dirt, crushed granite, or similar materials shall not constitute a permanent driveway surface.

Minimum Width

- Residential driveways shall have a minimum paved width of twelve (12) feet.

Drainage Culvert Required

Where a drainage ditch, swale, or roadside channel exists between the street and the property, a culvert shall be installed prior to construction of the driveway.

The minimum culvert size shall be:

- Twelve (12) inches in diameter; and
- Twenty (20) feet in length.

City staff or the City Engineer may require a larger culvert based upon drainage calculations, topography, watershed conditions, or public safety concerns.

Materials

- Culverts shall be corrugated metal pipe, reinforced concrete pipe, or HDPE pipe approved by the City.
- End treatments and erosion protection may be required when deemed necessary by City Staff or designated third party.

Inspection

Culverts shall be inspected and approved by the City prior to placement of driveway materials.

No Certificate of Occupancy shall be issued until all driveway, and culvert requirements have been satisfied.

Maintenance

Property owners shall be responsible for maintaining driveway culverts in a condition that allows the free flow of stormwater and prevents obstruction of drainage.

Variances

The City Manager or designee may approve alternative designs when:

- Existing site conditions make compliance impractical;
- A licensed engineer certifies that an alternative design provides equal or greater drainage capacity; and
- The alternative design does not adversely impact neighboring properties or public infrastructure.

Applicability

These requirements shall apply only to:

- New residential construction;
- New manufactured home installations; and
- Substantial redevelopment requiring a new driveway permit.

Existing driveways shall be considered legal nonconforming improvements and shall not be required to comply unless substantially reconstructed.

City of Granite Shoals

Lot Clearing Permit

Section 1. Purpose and Intent

The purpose of this ordinance is to:

- Protect water quality in local waterways, including Lake LBJ
- Prevent sediment runoff, erosion, and flooding
- Ensure responsible land disturbance practices
- Comply with applicable requirements of the Texas Commission on Environmental Quality

Section 2. Definitions

Lot Clearing

Any activity that removes, disturbs, or destroys vegetation, topsoil, trees, or natural ground cover, including grubbing, grading, or excavation.

SWPPP (Stormwater Pollution Prevention Plan)

A site-specific plan designed to minimize erosion and prevent sediment and pollutants from leaving a construction site.

Section 3. Permit Required

Permit Applicability

A Lot Clearing Permit shall be required prior to any land clearing activity, regardless of:

- Lot size
- Acreage disturbed
- Zoning classification
- No Exemptions Based on Size

Clearing activities under one (1) acre shall not be exempt from permit requirements.

Separate from Building Permit

A Lot Clearing Permit shall be required prior to or in conjunction with issuance of a building permit and may be issued independently.

Section 4. SWPPP Requirement

Mandatory SWPPP

All Lot Clearing Permit applications shall include a Stormwater Pollution Prevention Plan (SWPPP).

Minimum SWPPP Components

The SWPPP shall include:

- Site description and location map
- Estimated area of disturbance
- Identification of nearby water bodies and drainage paths
- Erosion and sediment control measures (e.g., silt fence, wattles, stabilized construction entrance)
- Sequence of construction activities
- Stabilization methods (temporary and permanent)
- Maintenance and inspection schedule

Professional Preparation

For sites disturbing one (1) acre or more, the SWPPP shall comply with TCEQ Construction General Permit requirements.

The city may require preparation by a qualified professional or engineer when deemed necessary.

Section 5. Erosion and Sediment Controls Required

Prior to and during clearing activities, the following shall be installed and maintained:

- Perimeter controls (silt fence, fiber rolls, or equivalent)
- Protection of drainage ditches and inlets
- Stabilized construction entrance (to prevent tracking onto roadways)
- Temporary stabilization if work is paused more than 14 days

Section 6. Inspection and Compliance

Inspections

The City shall conduct inspections:

- Prior to clearing
- During clearing activities
- After final stabilization

Stop Work Authority

The City may issue a stop work order for:

- Failure to obtain permit
- Failure to implement SWPPP
- Evidence of off-site sediment discharge

Section 7. Final Stabilization

All disturbed areas shall be stabilized within 14 days of completion of clearing activities using:

- Vegetation
- Mulch
- Erosion control matting
- Other approved methods

Section 8. Violations and Penalties

Any person violating this ordinance shall be subject to:

- Fines as provided in the City Code
- Stop work orders
- Requirement to remediate damage at owner's expense

Each day a violation continues shall constitute a separate offense.

Section 9. Applicability

This ordinance applies to:

- Residential and commercial properties
- New construction and redevelopment
- Individual lot clearing and subdivision development

Section 10. Variances

The city may approve alternative methods if:

- Equivalent or greater environmental protection is demonstrated
- No adverse impact to adjacent properties or waterways occurs

Section 11. Effective Date

This ordinance shall take effect immediately upon adoption and publication as required by law.

City of Granite Shoals

Manufactured Home Orientation- Detached Garage

Section 1. Purpose

This ordinance establishes minimum standards for the placement and appearance of manufactured homes to ensure safe installation, improved aesthetics, and consistency with traditional residential development patterns within the City.

Section 2. Definitions

Manufactured (Mobile) Home: A dwelling unit constructed in accordance with the federal Manufactured Housing Construction and Safety Standards Act (HUD Code), transportable in one or more sections, and designed for residential use.

Permanent Foundation: A foundation system constructed of durable materials such as concrete, piers, or masonry, designed to support the structure and anchor it to the ground in compliance with state and federal standards.

Skirting: A weather-resistant enclosure installed around the base of a manufactured home to conceal the undercarriage and foundation elements.

Primary Entrance (Front Door): The main access point for occupants and visitors.

Street Frontage: The side of a lot adjoining a public street right-of-way.

Section 3. Orientation Requirement

A. All manufactured homes shall be placed on a lot so that the primary entrance (front door) faces the street frontage.

B. The front façade shall be oriented parallel to the street.

C. The City Manager or designee may approve an alternative orientation where strict compliance is impractical due to lot conditions, topography, or safety considerations.

Section 4. Foundation Requirements

A. All manufactured homes shall be installed on a permanent foundation.

B. The foundation shall meet all applicable requirements of the Texas Department of Housing and Community Affairs (TDHCA) and applicable building codes.

C. The home shall be securely anchored to resist wind loads and prevent movement.

Section 5. Skirting Requirements

- A. Skirting shall be installed around the entire perimeter of the manufactured home.
- B. Skirting materials shall be durable, weather-resistant, and compatible in appearance with the home. Acceptable materials include masonry, concrete panels, or other materials as defined per building code.
- C. Skirting shall be maintained in good repair and free of visible damage.

Section 6. Detached Garage Requirement

- A. Each manufactured home shall include a detached garage with a minimum capacity of one (1) vehicle.
- B. The garage shall be constructed on-site and comply with all applicable building codes and zoning regulations.
- C. The garage shall be located on the same lot as the manufactured home and positioned in a manner that does not obstruct required setbacks or visibility.
- D. Carports or portable structures shall not satisfy this requirement.

Section 7. Exceptions

The City Manager or designee may grant administrative exceptions where:

1. Lot size, configuration, or topography prevents compliance;
2. The property is a corner lot (either street may serve as frontage);
3. Compliance would conflict with easements, utilities, or drainage requirements; or
4. Alternative compliance achieves substantially similar results.

Section 8. Variance

A variance from the requirements of this ordinance may be granted by the appropriate board in accordance with the City's zoning regulations upon demonstration of undue hardship.

Section 9. Enforcement and Penalties

- A. Any violation of this ordinance shall be deemed unlawful.
- B. The City may deny permits, issue citations, or pursue other remedies authorized by law.
- C. Each day a violation continues shall constitute a separate offense.

Section 10. Severability

If any provision of this ordinance is held invalid, such invalidity shall not affect the remaining provisions.

Section 11. Effective Date

This ordinance shall take effect immediately upon adoption and publication as required by law.



City of Granite Shoals

2221 N. Phillips Ranch Road

Granite Shoals, TX 78654

830-598-2424 office • 830-598-6538 fax

PLAT/REPLAT APPLICATION

Please print all the following information and complete the entire application.

Date: APRIL 30, 2026

Applicant's Name: DONALD SHERMAN

Email: shermansurveying@gmail.com

Phone: 830-693-3566

Mailing Address: 310 MAIN STREET, MARBLE FALLS

State: TX ZIP: 78654

Property Owner's Name: HECTOR GARCIA JR

Email: garciaad12871@gmail.com

Phone: 956-357-5684

Mailing Address: 108 SEEDING ST LIBERTY HILL

State: TX ZIP: 78642

Replat Situs Address: 1302 KINGSFOREST DRIVE

Surveyors' Name: DONALD SHERMAN

Email: shermansurveying@gmail.com

Phone: 830-693-3566

Mailing Address: 310 MAIN STREET, MARBLE FALLS

State: TX ZIP: 78654

Legal Description of Property: Lots: 356,357,358,379,380,381

Block: _____

Subdivision: SHERWOOD SHORES II, KINGSWOOD SECTION

Property Zoning: R-1 SFR

Purpose of Plat/Replat: COMBINE 6 LOTS INTO 1 LOT FOR RESIDENCE

Applicant/representative (surveyor) **must** attend the scheduled Planning and Zoning Commission and City Council meetings to present all Standard Replats (5 or more lots)

Replat Fee Schedule: 1-4 lot(s) \$150, 5 or more lots \$250

The following must be submitted with this application:

1. Appropriate fee for replat
2. Tax certificate showing legal ownership
3. PEC release of easement(s)
4. Title and label; the plat shall be labeled clearly and state that it is a "plat" or "replat"
5. **Standard Replat:** (8) 18" x 24", (1) 11" x 17" and (1) 8-1/2" x 11" copies of plat or replat for review, (2) 18" x 24" copies signed and notarized for city officials' signatures upon approval. Completed paperwork must be in the Friday, 10-days prior to scheduled Planning and Zoning meeting by 5 p.m. The 8 copies for review must show building setbacks (street to street or waterfront), public utility easements, structures including overhangs, retaining wall(s), flat work, any improvements.
6. **Minor Replat:** (2) 18" x 24" copies signed and notarized, (1) 11" x 17" and (1) 8-1/2" x 11" copies of the plat or replat for review. Signed copies are to be ready for approval by the City Manager.
7. **Standard** replat shall have **Signature** lines for the P & Z Chairman, Mayor and City Secretary to Attest. **Minor** replat shall have **Signature** lines for the City Manager and City Secretary to **Attest**.

Owner statement (if the applicant is not the owner) I HEREBY CERTIFY THAT THE APPLICANT LISTED ABOVE IS AN AGENT FOR ME IN THE MATTERS PERTAINING TO THIS PLAT/REPLAT APPLICATION.

Hector Garcia Jr.
Owner's Signature

[Signature]
Applicant's Signature

5/18/26
Date

Through Tax Year
2025

TAX CERTIFICATE

COPY

Certificate #
903525408

Issued By:

BURNET CENTRAL APPRAISAL DIST
223 S PIERCE
P O BOX 908
BURNET, TX 78611

Property Information

Property ID: 25115 Geo ID: 05720-0000-00358-000
Legal Acres: 0.0000
Legal Desc: S5720 KINGSWOOD (SHERWOOD SHORES) LOT 358
Situs: KINGSBEACH DRIVE GRANITE SHOALS, TX 78654
DBA:
Exemptions:

Owner ID: 243895 100.00%
GARCIA HECTOR JR
108 SEEDLING CT
LIBERTY HILL, TX 78642

For Entities

Value Information

BURNET COUNTY	Improvement HS:	0
CITY OF GRANITE SHOALS	Improvement NHS:	0
CO SPECIAL, ROAD & BRIDGE	Land HS:	0
MARBLE FALLS ISD	Land NHS:	4,500
WATER CONSERV DIST OF CENTRA	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	4,500

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
05/18/2026	TAX CERTIFICATE	10.00
	Total Fees Due:	10.00
Effective Date: 05/18/2026	Total Due if paid by: 05/31/2026	10.00

Tax Certificate Issued for:	Taxes Paid in 2025
CITY OF GRANITE SHOALS	24.40
BURNET COUNTY	12.88
CO SPECIAL, ROAD & BRIDGE	2.07
MARBLE FALLS ISD	39.85
WATER CONSERV DIST OF CENTR	0.25

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 05/18/2026
Requested By: WILLIS & ASSOCIATES SURVE
Fee Amount: 10.00
Reference #:

Page: 1

Signature of Authorized Officer of Collecting Office

Through Tax Year
2025

TAX CERTIFICATE

Certificate #
903525407

COPY

Issued By:

BURNET CENTRAL APPRAISAL DIST
223 S PIERCE
P O BOX 908
BURNET, TX 78611

Property Information

Property ID: 25138 Geo ID: 05720-0000-00381-000
Legal Acres: 0.0000
Legal Desc: S5720 KINGSWOOD (SHERWOOD SHORES) LOT 356,
357 & 379 - 381
Situs: 1302 KINGS FOREST DRIVE GRANITE SHOALS, TX 78611
DBA:
Exemptions:

Owner ID: 243895 100.00%
GARCIA HECTOR JR
108 SEEDLING CT
LIBERTY HILL, TX 78642

For Entities

BURNET COUNTY
CITY OF GRANITE SHOALS
CO SPECIAL, ROAD & BRIDGE
MARBLE FALLS ISD
WATER CONSERV DIST OF CENTRA

Value Information

Improvement HS:	12,857
Improvement NHS:	0
Land HS:	22,606
Land NHS:	0
Productivity Market:	0
Productivity Use:	0
Assessed Value	35,463

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
05/18/2026	TAX CERTIFICATE	10.00
	Total Fees Due:	10.00
Effective Date: 05/18/2026	Total Due if paid by: 05/31/2026	10.00

Tax Certificate Issued for:	Taxes Paid in 2025
CITY OF GRANITE SHOALS	192.35
BURNET COUNTY	101.53
CO SPECIAL, ROAD & BRIDGE	16.31
MARBLE FALLS ISD	314.02
WATER CONSERV DIST OF CENTR	1.95

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 05/18/2026
Requested By: WILLIS & ASSOCIATES SURVE
Fee Amount: 10.00
Reference #:

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Signature of Authorized Officer of Collecting Office