



May 17, 2024

Mr. Adam D. Boatright, PE
County Engineer
Williamson County
3151 SE Inner Loop, Suite B
Georgetown, Texas 78628

Sent via email c/o Adam Boatright

Re: Agent Authorization

Dear Mr. Boatright,

Westin Homes & Properties, LP (“Westin”) hereby authorizes All Points Surveying to act as Westin’s authorized agent and representative for the purpose of requesting a variance to the front building setback line of the following lots:

Block B Lot 18 and Block A Lots 17-18 as shown on the final plat of Nolina Phase 1 Section 1 recorded in the Official Public Records of Williamson County Texas (OPRWCT) under document # 2023078970.

Westin’s ownership is reflected in the Special Warranty Deed recorded in the OPRWCT under document number 2023102828.

Very Truly Yours,

**Westin Homes & Properties L.P.,
a Texas Limited Partnership**

**By: Texas TFR Properties L.L.C. its General
Partner**

By:

Jason Golan, President and Sole Member



May 17, 2024

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County Engineer
Williamson County
3151 SE Inner Loop, Suite B
Georgetown, Texas 78628

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Re: Variance Request for Nolina Phase 1 Section 1

Dear Mr. Boatright,

Allpoints Land Survey, Inc. ("Allpoints") respectfully requests a variance to the 25' front Building Setback Line (BSL) on the following three lots:

Block B Lot 18 and Block A Lots 17-18 as shown on the final plat of Nolina Phase 1 Section 1 recorded in the Official Public Records of Williamson County Texas (OPRWCT) under document # 2023078970.

Allpoints Surveying provided the site plan for each of these lots on behalf of our client, Westin Homes, and mistakenly referenced a 20' front BSL for cul-de-sac lots in the Nolina Design Guidelines of record in document 2023077274. A 25' BSL is shown on the plat as required by the Williamson County Development Regulation and should have superseded the recorded Design Guidelines. This was an oversight by Allpoints Surveying and we have taken the necessary steps to ensure this does not happen again.

Each of these lots has a nearly complete home that encroaches the 25' front building setback line. As shown on the attached plot plans, each driveway has at least 20' of linear area available for parking outside of the public right of way and sidewalk, and no structure on any of the lots encroaches any Public Utility Easement.

Very Truly Yours,

Nick Portie
Vice President of Operations
Allpoints Surveying

Attachments:
Property Owner Authorization
Plot Plans Showing Encroachment