



FORT BEND COUNTY ENGINEERING

Fort Bend County, Texas

Richard W. Stolleis, P.E.
County Engineer

December 18, 2012

Commissioner Richard Morrison
Fort Bend County Precinct 1
1517 Eugene Heimann Circle, Suite 300
Richmond, Texas 77469

RE: Variance Request by Ross Duncan to divide 2.000 acres out of a called 30.8194 acre tract situated in the Joseph Highland Survey, Abstract 204 recorded in official Fort Bend County Deed Records, Instrument #2010062260, Fort Bend County, Texas. Tax ID #0204-00-000-0050-901.

Commissioner Morrison:

Fort Bend County Engineering has reviewed a request from Ross Duncan concerning a variance to the Fort Bend County Regulations of Subdivisions. Mr. Duncan requests a variance to allow 2.00 acres out of a called 30.8194 acre tract situated in the Joseph Highland Survey, Abstract 204, recorded in official Fort Bend County Deed Records, Instrument #2010062260, Fort Bend County, Texas.

No further division of this tract will be allowed without the written consent of Commissioners Court.

Fort Bend County Engineering Department offers no objection to granting this variance and recommends approval of this variance. The FBC Health Department has reviewed this request and offers no objection to the approval.

Under the Fort Bend County Regulations of Subdivisions as described in Section 2.2 B, Commissioners Court can grant an exception to the regulations and not require a subdivision plat. If there are no objections, Fort bend County Engineering will place an item on the agenda to approve the request for a variance.

If there are any questions or need for additional information please call 291-633-7510.

Sincerely,

A handwritten signature in cursive script, reading "Louis E. Hood".

Louis E. Hood, P.E.
First Assistant County Engineering

cc: Judge Robert E. Hebert, County Judge
Mr. Roy Cordes, Jr., FBC Attorney
File



3707 Worthington Lake Dr
Richmond, TX 77406
281-750-0570 h
281-636-7170 c

November 27, 2012

To: Fort Bend County Commissioner 1
Cc: Fort Bend Engineering
Fort Bend Health Department

Subject: Variance Request

I am requesting a variance to the Fort Bend County Regulations of Subdivisions as described in Section 2.2 I, to Commissioners Court to grant an exception to the regulations and not require a subdivision plat for the property described below:

Address: 4426 Rabbs Prairie Road, Richmond, TX 77469

Survey/Abstract: 30.8194 Acres, Joseph Highland Survey, Abstract No. 204.

Tax Account Number:

Division Request: 2 acres. Request is pursuant to Section 2 – General Policy. Section 2.2 – Exceptions to Plat Requirements. Specifically Section 2.2 I.

Further description: We request a 2 acre rectangular property be separated from the 30.8194 acre tract. Ultimate goal:

- 4426 Rabbs Prairie Road, Richmond, TX 77469 = 2 acres
- 4428 Rabbs Prairie Road, Richmond, TX 77469 = 28.8194 acres

Attachment: Survey Map
Deed
Health Department Approval
City approval for ETJ requirements

I understand, no further division of these tracts will be allowed without the written consent of the Commissioners Court. Your consideration to this request is appreciated.

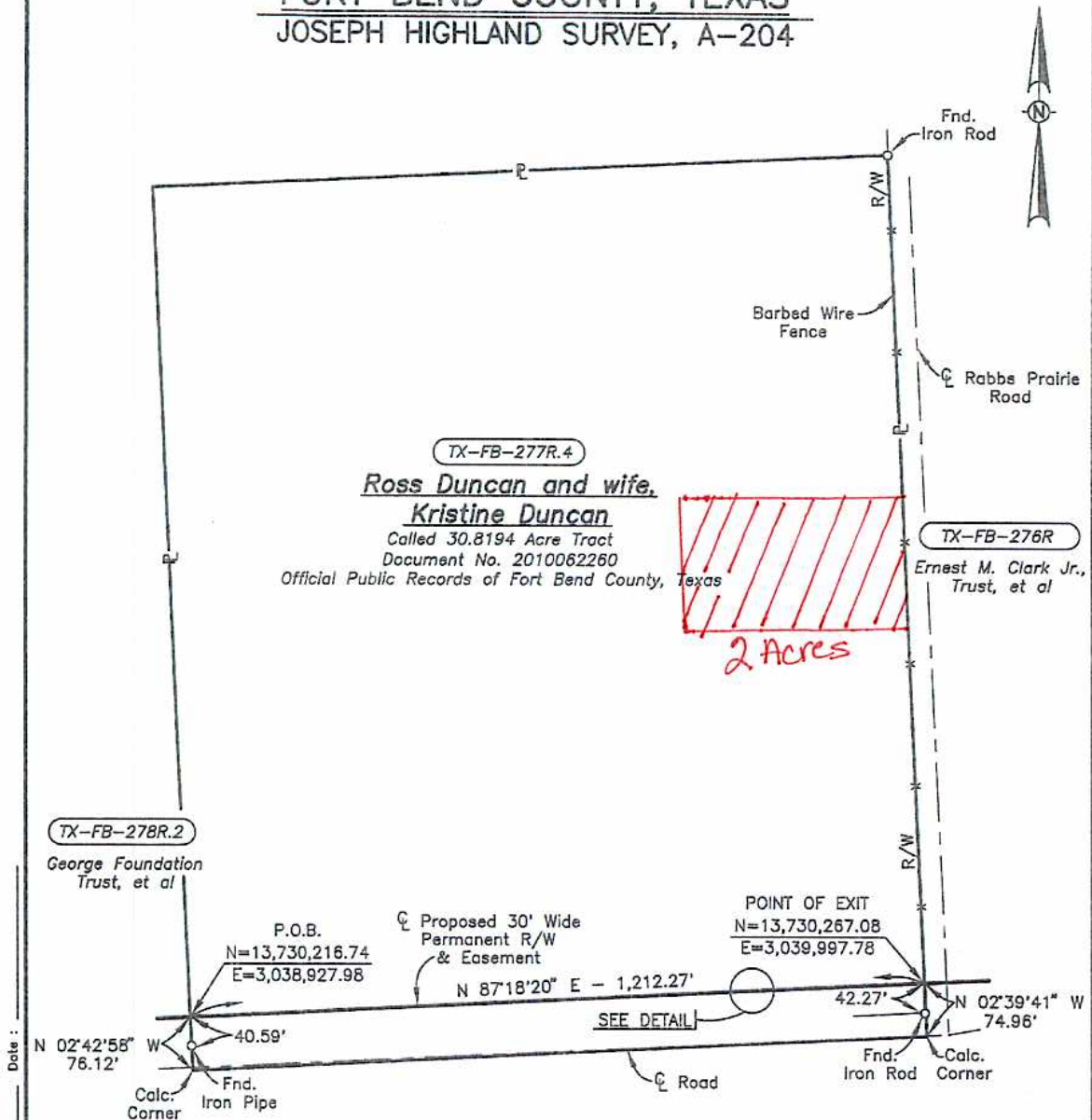
Sincerely,



Ross Duncan

FORT BEND COUNTY, TEXAS

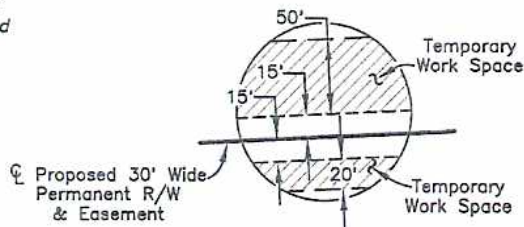
JOSEPH HIGHLAND SURVEY, A-204



I, S. W. Freudensprung, Do Hereby Certify That
 This Plat Reflects a Survey Made On the Ground
 Under my Supervision During August, 2011.



S. W. Freudensprung 10/14/11
 S. W. Freudensprung
 Registered Professional Land Surveyor No. 5260



DETAIL
 Temporary Work Space &
 Permanent Easement Configuration
 Scale: 1"=100'

- Notes:**
- 1) All Bearings And Coordinates Are Based On The "Texas Coordinate System", South Central Zone, NAD 83 (US Feet).
 - 2) Description Attached.

Total Feet: 1,070.99'
 Total Rods: 64.91
 Permanent Easement
 32,130 Sq. Ft. = 0.7376 Acre
 Temporary Work Space
 74,971 Sq. Ft. = 1.7211 Acre

EXHIBIT "B"

GULLETT & ASSOCIATES, INC. 7706 S. LOOP W. HOUSTON, TEXAS 77062 (713) 844-3210				ETC NGL TRANSPORT, LLC Houston, Texas		PROJECT NO.
PIPELINE, STATION, OR ACCOUNT NUMBER SCALE 1"=200'	CONST. YR. 10/11	FILENUMBER 37372363	CADD FILENAME 37372363	DRAWN MBS	DATE 10/11	PREVIOUS DWG. NO.
REV. NO. - DESCRIPTION BY DATE APP.	REV. NO. - DESCRIPTION BY DATE APP.	REV. NO. - DESCRIPTION BY DATE APP.	REV. NO. - DESCRIPTION BY DATE APP.	PROPOSED 30' WIDE PERMANENT R/W & EASEMENT ACROSS ROSS DUNCAN AND WIFE, KRISTINE DUNCAN FORT BEND COUNTY, TEXAS	SHT. OF DWG. NO. CA-3737-2363 SHT. 1 OF 1	SHT. OF DWG. NO. CA-3737-2363 SHT. 1 OF 1