



FORT BEND COUNTY ENGINEERING

Fort Bend County, Texas

Richard W. Stolleis, P.E.
County Engineer

February 7, 2013

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

RE: Variance request by Enrique Nava to divide 5.00 acre tract (Tract 12B) out of a called 10.00 acre tract (Lot 12), situated in Minnequa Garden Subdivision, in the I. & G.N.R. Co. Survey, Section 1, Abstract 352, recorded in official deed records of Fort Bend County, Instrument #2000106083, and conveyance instrument #2013008355 to Enrique Nava, Fort Bend County, Texas. Tax ID #0352-00-000-0305-907.

Commissioner Morrison:

Fort Bend County Engineering has reviewed a request from Enrique Nava concerning a variance to the Fort Bend County Regulations of Subdivisions. Mr. Nava requests a variance to allow a 5.00 acre tract (Tract 12B) out of a called 10.00 acre tract (Lot 12), situated in Minnequa Garden Subdivision, in the I. & G.N.R. Co. Survey, Section 1, Abstract 352, recorded in official deed records of Fort Bend County, Instrument #2000106083, and conveyance instrument #2013008355 to Enrique Nava, Fort Bend County, Texas. Tax ID #0352-00-000-0305-907. The 5.00 acre tract has been conveyed for a home site.

No further division of these tracts will be allowed without the written consent of Commissioners Court.

Both tracts will have access to a public road (Howell Street), without use of an access easement.

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 I, 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 blue ink that reads "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

Enrique Nava
410 Howell St Lot. D
Rosharon, TX 775833
281.221.8544



Date: January 23, 2013
To: Fort Bend County Commissioner Richard Morrison
Precinct 1
CC: FBC Engineering
FBC 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 Commissioner Court to grant an exception to the regulations and not require a subdivision plat for the property described below:

Property Address:

410 Howell St. Lot G Rosharon, TX 77583

Property Survey & Abstract:

5.00 acre tract (Tract 12B) out of a called 10.00 acre tract (Lot 12), situated in Minnequa Garden Subdivision, in the I. & G.N.R. Co. Survey, Section 1, Abstract 352, recorded in official deed records of Fort Bend County, Instrument #2000106083, and conveyance instrument #2013008355 to Enrique Nava, Fort Bend County, Texas. Tax ID #0352-00-000-0305-907.

Tax Account Number:

0352-00-000-0305-907

Owner of Record:

Enrique Nava

Division Request:

To divide 5.00 acres out of a called 10.00 acre tract belonging to Enrique Nava, (father-in-law), and Andres Nava (cousin) for a homesite.

Further Description:

Attachments:

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 Commissioners Court. Your consideration of this request is appreciated.

Sincerely,

Enrique Nava

MINNEQUA GARDENS
(VOL. 70, PG. 288, F.B.C.D.R.)

LOT 9

MINNEQUA GARDENS
(VOL. 70, PG. 288, F.B.C.D.R.)

LOT 8

HOWELL ROAD
(CALLED BY 1903
(VOL. 70, PG. 288, F.B.C.D.R.))

N 86°41'57" E 247.50' P.O.B.

NO 4' 0" R_L

NO 4' 0" R_L



5.000 ACRES
(217,800 SQ. FT.)

5.000 ACRES
E 1/2 of Lot 12

5.000 ACRES
E 1/2 of Lot 12

LOT 12

LOT 13

MINNEQUA GARDENS
(VOL. 70, PG. 288, F.B.C.D.R.)

HANNOVER ESTATES, LTD.
RESCUE OF CALLED 161.428 ACRES
(F.B.C. FILE NO. 202114072)

S 03°10'45" W 880.00'

I. & G.N.R.R. CO. SEC. NO. 1, A-352
MINNEQUA GARDENS
(VOL. 70, PG. 288, F.B.C.D.R.)

TO THE LEGAL OWNER AND/OR THE OWNER OF THE PREMISES
SURVEYED AND TO THE TITLE COMPANY

The undersigned does hereby certify that this survey was made and based on the ground and there are no known or suspected errors, and that the survey was made in accordance with the provisions of the laws of the State of Texas, and that the property has been surveyed and there is no doubt as to the location of the property.

Dated this 12th day of October, 2012.

Andy E. McClellan
Registered Professional Land Surveyor
Texas Registration No. 4028



TAKE
S 86°41'57" W 247.50'
DAVIS
NO 4' 0" R_L

HANNOVER ESTATES, LTD.
RESCUE OF CALLED 161.428 ACRES
(F.B.C. FILE NO. 202114072)

LEGEND

PROPERTY CORNER	WOOD FENCE
POC (Pole Only Corner)	SHARPE WIRE FENCE
POC (Pole Only Corner)	CHALK LINE FENCE
POC (Pole Only Corner)	BROUGHT WOOD FENCE
POC (Pole Only Corner)	OVERHEAD ELECTRIC
POC (Pole Only Corner)	SANITARY SEWER LINE
POC (Pole Only Corner)	STORM SEWER LINE
POC (Pole Only Corner)	WATER METER
POC (Pole Only Corner)	DAY LINE
POC (Pole Only Corner)	TELEPHONE LINE
POC (Pole Only Corner)	CONCRETE
POC (Pole Only Corner)	PAVING SETBACK
POC (Pole Only Corner)	CENTER OF TRAIL
POC (Pole Only Corner)	EXIST. NATURAL GROUND ELEVATION
POC (Pole Only Corner)	EXIST. ASPHALT OR CONCRETE ELEVATION
POC (Pole Only Corner)	TOP OF CURB ELEVATION
POC (Pole Only Corner)	OUTLET ELEVATION

NOTES

1. THE BOUNDARY BETWEEN THESE AND ADJACENT PLATS IS BASED ON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND NAD 83.
2. THIS PROPERTY LIES IN UNIMPROVED ZONE "A" AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48088, DATED 4/1/97, EFFECTIVE DATE JANUARY 3, 1997.
3. THIS SURVEY WAS PREPARED PURSUANT TO THE REQUEST OF A TITLE REPORT CUSTOMER AND SURVEY LINES MAY EXIST WHICH ARE NOT SHOWN HEREON.
4. THIS PROPERTY IS SUBJECT TO THE RESTRICTIONS SET FORTH IN THE CERTIFICATE OF CHARGE, RECORDING NO. 200114072, FILE NO. 200114072 AND 200114073.
5. THERE ARE OTHER IMPROVEMENTS LOCATED ON LOT 12 WHICH ARE NOT SHOWN HEREON, PURSUANT TO A CONTRACTUAL AGREEMENT WITH THE CLIENT TO LIMIT THE SCOPE AND COST AND EXCLUDE THE LOCATION OF OTHER IMPROVEMENTS ON THE TRACT.

PLAT OF SURVEY

5.000 ACRES (217,800 SQ. FT.)
OUT OF LOT 12, MINNEQUA GARDENS
(VOL. 70, PG. 288, F.B.C.D.R.)
I. & G.N.R.R. CO. SEC. NO. 1, A-352
FORT BEND COUNTY, TEXAS



TEJAS SURVEYING, INC.
12615 W. AIRPORT BLVD., SUITE 400
SUGAR LAND, TEXAS 77478
Website: mrsurveyor.com

SCALE: 1" = 40'	TRUSS BOOK: 12-04	DATE: 10-18-2012
SP. NO. 000000000	112 HONOLULU, HAWAII	
PHONE: (281) 342-8008	CAD FILE: RSM/44-1132	LAW NO. 44-1132

FIELD NOTES

5.00 ACRES (TRACT 12B) OUT OF 10.00 ACRES (LOT 12)

MINNEQUA GARDEN

I. & G.N.R.R CO. SURVEY, SECTION 1, ABSTRACT NO. 352

FORT BEND COUNTY, TEXAS

BEING a 5.00 acre tract (Tract 12B) out of a called 10.00 acre tract (Lot 12) situated in Minnequa Garden, a subdivision in the I.&G.N.R.R Company Survey, Section 1, Abstract 352 of Fort Bend County, Texas, according to the map or plat thereof filed of record under Volume 70, Page 288 of the Deed Records of Fort Bend County, Texas; said 5.00 acre tract being out of the same called 10 acre tract conveyed to Andres and Enrique Nava as described in File No. 2000106083 of the Official Records of Fort Bend County, Texas, and more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod along the south line of Howell Street (a platted road, 40 foot right of way) for reference, being along the east line of Lot 11 of said Minnequa Garden, the east line of a called 3.1 acre tract out of said Lot 11 conveyed to El Shaddal Church / God Almighty Ministries as described in File No. 2007130143 of the Official Records of Fort Bend County, Texas, the west line of said Lot 12 and a 5.00 acre tract known as Tract 12A out of said Lot 12;

THENCE, North , along the east line of said called 3.1 acre tract a distance of 20.00 feet to a point for the intersection of the northeast corner of said Lot 11, the southeast corner of Lot 10 of said Minnequa Garden, the southwest corner of Lot 9 of said Minnequa Garden, the northwest corner of said Lot 12 and said Tract 12A;

THENCE, North 89°54'00" East, along the centerline of said platted road, also being the south line of said Lot 9 a distance of 247.50 feet to a point for the northeast corner of Tract 12A and the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, North 89°54'00" East, continuing along the centerline of said platted road a distance of 247.50 feet to a point for the southeast corner of said Lot 9, the southwest corner of Lot 8 of said Minnequa Garden, the northwest corner of Lot 13 of said Minnequa Garden, the northeast corner of said Lot 12 and the herein described tract;

THENCE, South, along the west line of said Lot 13 a distance of 20.00 feet pass a found 1/2 inch iron rod for reference and continuing for a total distance of 880 feet to a found 1/2 inch iron rod along a north line of a 131.38 acre tract conveyed to Hannover Estates as described in File No. 2009127916 of the Official Records of Fort Bend County, Texas, for the southwest corner of said Lot 13, the southeast corner of said Lot 12 and the herein described tract;

THENCE, South 89°54'00" West, along a north line of said called 131.38 acre tract a distance of 247.50 feet to a set 5/8 inch iron rod for the southeast corner of said Tract 12A and the southwest corner of the herein described tract;

THENCE, North, crossing Lot 12 along the east line of said Tract 12A a distance of 860.00 feet pass a set 5/8 inch iron rod for reference and continue a total distance of 880 feet to the **POINT OF BEGINNING** and containing 5.00 acres of land as described.

This description is based on actual measurements taken from field by Max L. Hagan, RPLS #937 on January 7, 2011.



Max L. Hagan
MAX HAGAN

Registered Professional Land Surveyor No. 937

File Name: P:\FORT BEND COUNTY\I&GN RR CO SURVEY SECTION 01\LEGAL\5.00 ACRES(Nava East).doc

Date: February 8, 2011

RETURNED AT COUNTER TO:

Cindy Nava

410 Howell St. Lot #D

Rosharon, TX 77583

AS PER ORIGINAL

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas

January 22, 2013 12:18:33

FEE: \$23.00 MAM
DEED

2013008355

