

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,

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

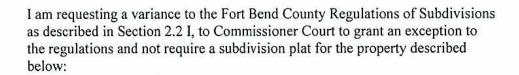
CC:

FBC Engineering

FBC Health Department

Subject:

Variance Request



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,

Tax Account Number:

Section 1, Abstract 352, recorded in official deed records of Fort Bend

0352-00-000-0305-907

County, Instrument #2000106083, and conveyance instrument

#2013008355 to Enrique Nava, Fort Bend County, Texas. Tax ID

Owner of Record:

Enrique Nava

#0352-00-000-0305-907.

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

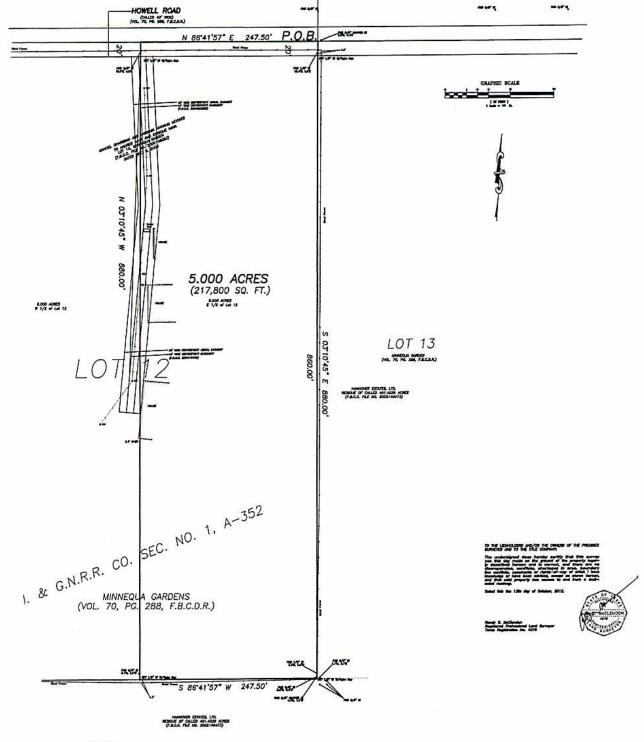
LOT 9

HOWELL

(not Still All and All

MOL 79, POL 200, FACEDA)

LOT 8



FROMOTIF COMMENT

OF 10 POTENT FOLK

OT 10 POTENT F

I, THE BENEVIS SHOWN HEREON AND BASED ON STATE PLANE COORDINATE SHITTER, BOUND COMMA, ZONE, MO 'BL.

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- THE PROPERTY IS BUSINESS TO THE RESTRICTIONS SET FORTH IN THE CONTRICTION OF CHARTE SCHOOL FACULTY, RECORDED IN F.S.C.C. PLE NO. SECHIMINAL AND EXCESSION.
- A. THERE ARE DIVER SAFROMEDIES LOCATED ON LOT 13 WHOM ARE NOT SHOWN HEADON, PURSUANT TO A COMPANIOUS ARRESTS WITH THE CLUSH TO LIGHT THE SLOVE AND COST, AND DICLLOC THE LOCALIDES OF OTHER SAFROMEDIES ON THE TRACE.

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



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 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.

Mat I Hagen 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:

110 Howell St. Lot #D

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson, County Clerk Fort Bend County, Texas

January 22, 2013 12:18:33

FEE: \$23.00 MAM

DEED

2013008355