



FORT BEND COUNTY ENGINEERING

Fort Bend County, Texas

Richard W. Stolleis, P.E.
County Engineer

May 8, 2013

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

RE: Variance Request by Gary Lynn & Linda Sue Frederickson to divide a 95.092 acre tract situated in the C. Steinfield Survey, Abstract 636 and Section 77, H.&T.C. Railroad Company Survey, Fort Bend County Deed records instrument #9571722, into three tracts. (1) 3.6825 acres, Instrument #201108229, (2) 25.8438 acres, Instrument # 2011082230, and (3) 65.429 acres, remainder Instrument #9571722. Tax ID 0606-00-000-0521-906 & 0636-00-000-0520-906.

Commissioner Morrison:

Fort Bend County Engineering has reviewed a request from Gary Lynn & Linda Sue Frederickson concerning a variance to the Fort Bend County Regulations of Subdivisions. Mr. & Mrs. Frederickson requests a variance to divide a 95.092 acre tract situated in the C. Steinfield Survey, Abstract 636 and Section 77, H.&T.C. Railroad Company Survey, Fort Bend County Deed records instrument #9571722, into three tracts. (1) 3.6825 acres, Instrument #201108229, (2) 25.8438 acres, Instrument #2011082230, and (3) 65.429 acres, remainder Instrument #9571722. Fort Bend County, Texas.

No further division of these tracts 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. The City of Needville offers no objection to granting this variance. All tracts have adequate access to SH36. Tract #1 #2 are being conveyed to immediate family members (sisters) and the remainder remaining with the original owners.

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 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

Gary Lynn & Linda Sue Frederickson
5003 FM 360 Rd,
Needville, TX 77461
281-793-9584

DATE: May 8, 2013

TO: Fort Bend County Commissioner Precinct 1
Richard Morrison
1517 Eugene Heimann Circle, Richmond, TX 77469

CC: FBC Engineering
FBC Health Department

SUBJECT: Variance Request

We are requesting a variance to the Fort Bend County Regulations of Subdivisions as described in Section 2.2B to Commissioners Court to grant an exemption to the regulations and not require a subdivision plat for the property described below:

Property Address: 5003 FM360 Rd., Needville, TX 77461

Property Survey & Abstract: 95.092 acre tract of land, more or less, out of the C. Steinfeld Survey, Abstract No. 636, and Section No. 77, H & T.C. Railroad Company Survey, Fort Bend County Texas, and recorded in FBC Deed records #9571722.

Tax Account Number: 0636-00-000-0521-906 & 0636-00-000-0520-906

Owner of Record: Gary Lynn Frederickson & Linda Sue Frederickson

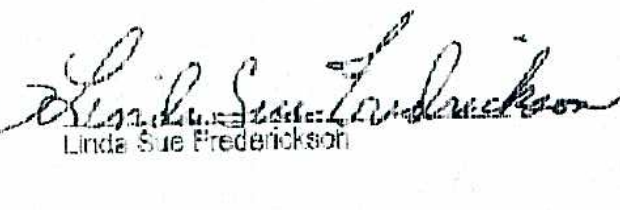
Division Request: Divide a 95.092 acre tract out of the C. Steinfeld Survey, Abstract 636 and Section 77, H & T.C. Railroad Company Survey, Fort Bend County Deed records instrument #9571722, into three tracts. (1) 3.6825 acres, instrument #2011082230, (2) 25.8438 acres, instrument #2011082230, and (3) 65.429 acres, remainder instrument #9571722.

Further Description: All tracts have adequate access to FM360. Tract #1 & #2 are being conveyed to immediate family members (sisters) with remainder remaining with the original owners.

Attachments: Survey Map
Deed
Health Department approval
City approval for ETL requirements

We 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,


Gary Lynn Frederickson

Linda Sue Frederickson

CAROL JEAN GERKEN AND
LILLIAN ANN SACRA
(1958 C.A.D. RECORDS - NO DEED FOUND)

5 48°04'05" E - 149.66'

S 48°04'05" E - 1,269.52'

S 48°04'05"

P.O.C.

SALON

$\phi = 40^{\circ} 45' 51''$ $\lambda = 363.51^{\circ}$

4

— 1888 —

1

— 8 —

3 46040

1-

[illegible]

TRACY GERKEN AND WIFE
CAROL GERKEN
20.0 ACRES
(F.B.C.C.F. NO. 2001024225)

SEAHORSE EQUINE, LLC
15.0 ACRES
(F.B.C.C.F. NO. 2009053974)

0.6825 ACRE
29,732 SQ. FT.)

LEGEND

- CONCRETE
 - RUN TO END COUNTY CLERK'S FILE
 - FOUND
 - FIBER OPTIC CABLE MARKER
 - IRON PIPE
 - IRON ROD
 - POWER LINE
 - POINT OF BEGINNING
 - POINT OF COMMENCEMENT
 - POWER POLE
 - CONCRETE PIPE
 - REINFORCING
 - TELEPHONE CABLE
 - TELEPHONE CEMENTAL

1. Brian Navaaho, a Registered Professional Land Surveyor of the State of Texas, hereby certifies that the above plat was prepared under his direct supervision and that he is a duly Licensed Surveyor under the State of Texas. He further certifies that the information contained in the plat is true and correct to the best of his knowledge and belief, and that the plat complies with the requirements of the Professional Surveyor's Standards and Specifications for the current Texas Surveying and Mapping Act, Chapter 81, Texas Occupations Code, Article 18, Condition B, Survey.

B. Navaaho
 Brian Navaaho
 Registered Professional Land Surveyor
 Registration No. 22715
 State of Texas



BRIAN NESVADBA
6705 BLASE ROAD
HOSENBURG TEXAS 77471
PHONE 281.705.0596

STANDARD LAND SURVEY
OF
A 0.6825 ACRE TRACT
IN THE C. STEINFELD SURVEY, ABSTRACT NO.
SECTION NO. 77,
FORT BEND COUNTY, TEXAS

E. CREEK BEND DRIVE

[illegible]

1

CREEK BEND DRIVE

7
