



FORT BEND COUNTY ENGINEERING

Fort Bend County, Texas

Richard W. Stolleis, P.E.
County Engineer

July 31, 2013

Commissioner W. A. "Andy" Meyers
Fort Bend County Precinct 3
22333 Grand Corner Drive
Katy, Texas 77494

RE: Variance Request by Joe S. & Esther Vasquez to divide 1.00 acre out of a called 10.00 acre tract situated in the Samuel Isaacs League, Abstract 35 recorded in official Fort Bend County Deed Records, Vol. 1932, Page 0443.

Commissioner Meyers:

Fort Bend County Engineering has reviewed a request from Joe S. Vasquez and wife Esther Vasquez, concerning a variance to the Fort Bend County Regulations of Subdivisions. Mr. & Mrs. Vasquez request a variance to allow 1.00 acre out of a called 10.00 acre tract situated in the Samuel Issacs League, Abstract 35, recorded in official Fort Bend County Deed Records, Vol. 1932, Page 0442, Fort Bend County, Texas. The 1.00 acre tract has been conveyed to their daughter Gloria Vasquez Garcia for a home site, Instrument #2013094347.

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.

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,

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

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

Joe S. Vasquez & Esther Vasquez
3805 Holmes Rd.
Richmond, Texas 77406
H (281)232-3913, C (281)-770-7054



DATE: July 29, 2013
TO: Fort Bend County Commissioner
W. A. "Andy" Meyers, Precinct 3
CC: FBC Engineering
FBC Health Department
SUBJECT: Variance Request

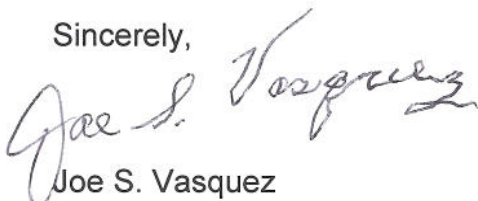
We are requesting a variance to the Fort Bend County Regulations of Subdivisions as described in Section 2.2 B, to Commissioners Court to grant an exception to the regulations and not require a subdivision plat for the property described below:

Property Address: 3805 Holmes Road, Richmond, Texas 77406
Property Survey & Abstract: A 10.0 acre tract of land situated in the Samuel Isaacs Survey, Abstract No. 35 as recorded in Volume 1932, Page 0445, Deed Records of Fort Bend County.
Tax Account Number: 0035-00-000-0459-901, 0035-00-000-0454-901, and 0035-00-000-0450-901
Owners of Record: Joe S. Vasquez and wife Ester Vasquez
Division Request: Divide a 10.0 tract, described above, into a one (1) acre tract (FBC Deed Records Instrument #2013094347) for a home site for a daughter, Gloria Vasquez Garcia and retaining the remaining nine (9) acres under same ownership.

Attachments: Survey Map
Deed
Health Department approval

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.

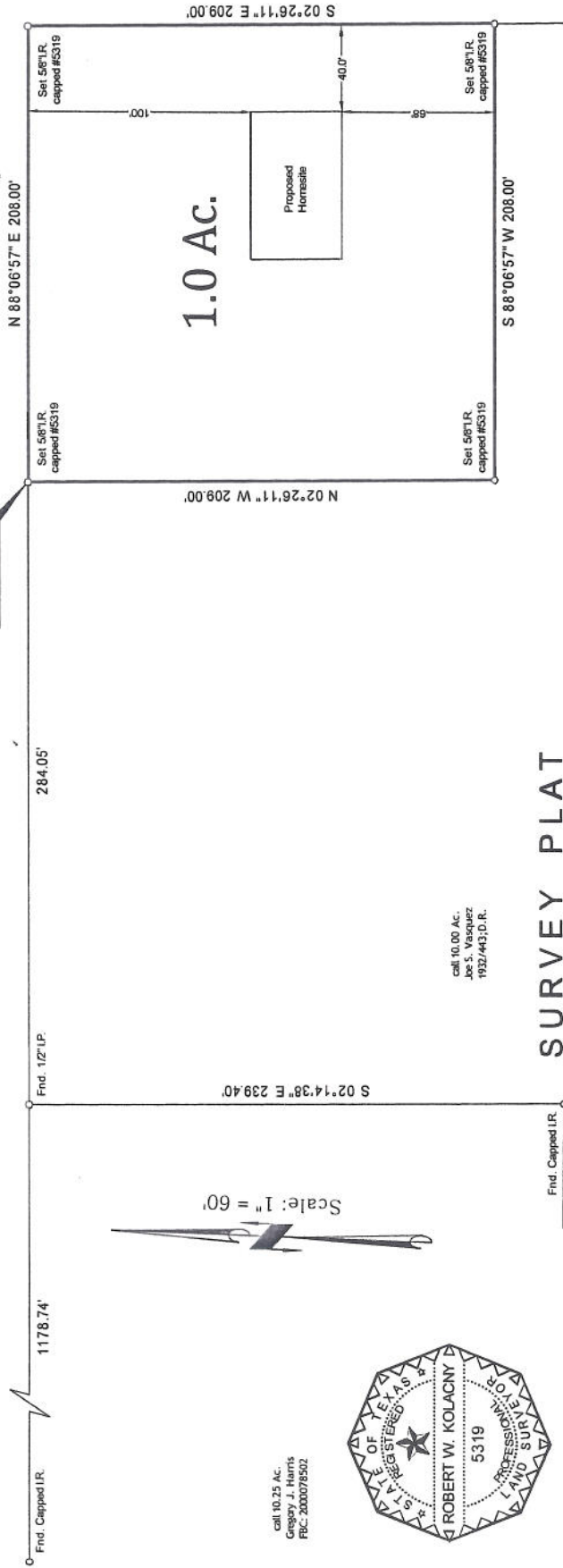
Sincerely,


Joe S. Vasquez


Esther Vasquez

Wessendorff Road (meas. 60 ft. wide)

P.O.B.



SURVEY PLAT

BORROWER: GLORIA VASQUEZ GARCIA **PROPERTY LOCATION:** CORNER OF WESSENDORFF ROAD AND HOLMES ROAD - RICHMOND, TX

A 1.0 AC. TRACT OF LAND, SITUATED IN THE SAMUEL ISAACS LEAGUE, ABSTRACT NO. 35, FORT BEND COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 10.00 AC. TRACT OF LAND CONVEYED FROM JOE B. COLEMAN, TRUSTEE TO JOE S. VASQUEZ IN DEED DATED MARCH 16, 1987, RECORDED IN VOLUME 1832, PAGE 0443, OF THE FORT BEND COUNTY DEED RECORDS; SAID 1.0 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

The undersigned does hereby certify that this survey was this day made, under my supervision, on the ground, of the property legally described hereon and is correct.

NOTE: Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

This survey was prepared solely for the use and benefit of United-Blitz Homes, L.L.C. and its assigns.

Flood Hazard Boundary Information:

Property is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone 'X', Map No. 48157C0100-1, dated JANUARY 3, 1987. Property is NOT in the area subject to inundation by the 1% annual chance flood event, a.k.a. the 100 Year Flood Plain, as designated on FEMA's National Flood Insurance Program Flood Insurance Rate Map. The National Flood Insurance Program FIRM is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources, or all planimetric features outside Special Flood Hazard Areas. This flood statement does not imply that the property and/or structures located thereon will be free from flooding or flood damage. The flood hazard area is subject to change as detailed studies occur and/or waterway or channel conditions change. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Dated: July 18, 2013

Robert W. Kolachny
Registered Professional Land Surveyor No. 5319
Ph. (979) 532-8056 Fax (979) 532-0942

FILE: 1.0 Ac Garcia.dwg
PROJECT: WY-FortBendRichmond/LakesatMission
CNO: Garcia.CRD
BY: PVA

Robert Kolachny & Assoc. LLC
- Registered Professional Land Surveyors -

140 S. Houston St. - Wharton, TX 77488
OFFICE (979) 532-8056 - FAX (979) 532-0942

ROBERT KOLACNY & ASSOC. LLC - LAND SURVEYORS

Registered Professional Land Surveyor

140 S. Houston Street · Wharton, TX 77488 · (979) 532-8056 · Fax: (979) 532-0342

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FOR REFERENCE begin at a ½ inch iron pipe called & found in the South line of WESSENDORFF ROAD (meas. 60 ft. wide) for the Northeast corner of a called 10.25 Ac. tract of land conveyed to Gregory J. Harris (FBC: 2000078502); same being the upper Northwest corner of said 10.00 Ac. tract; from which corner, a capped iron rod called & found for the Northwest corner of said 10.25 Ac. tract bears, South 88 Deg. 06 Min. 57 Sec. West, 1178.74 ft. (called 1178.61 ft.), and a capped iron rod called & found for the upper Southeast corner of said 10.25 Ac. tract bears, South 02 Deg. 14 Min. 38 Sec. East, 239.40 ft. (called 239.57 ft.);

THENCE North 88 Deg. 06 Min. 57 Sec. East (called South 88 Deg. 25 Min. 22 Sec. East), with the common line of said WESSENDORFF ROAD, and said 10.00 Ac. tract, 284.05 ft. to a 5/8 inch iron rod capped #5319, set for the **Northwest** and BEGINNING corner hereof;

THENCE North 88 Deg. 06 Min. 57 Sec. East (called South 88 Deg. 25 Min. 22 Sec. East), continuing with the South line of said WESSENDORFF ROAD, 208.00 ft. to a 5/8 inch iron rod capped #5319, set at its intersection with the West line of HOLMES ROAD (meas. 60 ft. wide) for the Northeast corner of said 10.00 Ac. tract, same being the **Northeast corner** hereof;

THENCE South 02 Deg. 26 Min. 11 Sec. East (called South 01 Deg. 01 Min. 30 Sec. West), with the common line between said HOLMES ROAD and said 10.00 Ac. tract, 209.00 ft. to a 5/8 inch iron rod capped #5319, set for the **Southeast corner** hereof;

THENCE South 88 Deg. 06 Min. 57 Sec. West, 208.00 ft. to a 5/8 inch iron rod capped #5319, set for the **Southwest corner** hereof;

THENCE North 02 Deg. 26 Min. 11 Sec. West, 209.00 ft. to the PLACE OF BEGINNING and containing 1.0 Ac. of land.

NOTE: Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

NOTE: A Plat accompanies this Metes & Bounds description.

I, Robert W. Kolacny, Registered Professional Land Surveyor No. 5319, do hereby certify that the foregoing Field Note Description correctly describes results of a Survey made under my supervision on the ground, July 18, 2013.



Robert W. Kolacny, RPLS No. 5319

