



## FORT BEND COUNTY ENGINEERING

Fort Bend County, Texas

Richard W. Stolleis, P.E.  
County Engineer

December 9, 2013

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

**RE: Variance Request by Bill & Leilani Hurles to divide 2.5 acres out of a called 5.00 acre tract situated in the Noel F. Roberts League, Abstract 79 recorded in official Fort Bend County Deed Records, Instrument #1999017626, Fort Bend County, Texas. Tax ID #0079-00-047-0430-901.**

Commissioner Morrison:

Fort Bend County Engineering has reviewed a request from Bill & Leilani Hurles concerning a variance to the Fort Bend County Regulations of Subdivisions. Mr. & Mrs. Hurles request a variance to allow 2.5 acres out of a called 5.00 acre tract, Instrument #99017626, out of a called 230.77 acre tract recorded in Vol. 596, Page 869 of the deed records of Fort Bend County, Texas, and being in the Noel F. Roberts League, Abstract 79. The 2.5 acre tract has been conveyed to Henry Lewis Nash, Instrument #2013107960.

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 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 cursive script 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

Bill and Leilani Hurles  
33503 Fulshear Farms Road  
Fulshear, Texas 77441

936-894-0545



November 21, 2013

To: Fort bend County Commissioner  
Precinct

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 1, to Commissioners Court to grant an exception to the regulations and not require a subdivision plat for the property described below:

Property Address: 33503 Fulshear Farms Road  
Fulshear, Texas 77441

Property Survey & Abstract: 5.00 acre tract located in the Noel F. Roberts League, Abst.79 FBC, TX, Inst. #1999017626

Tax Account Number: 0079-00-047-0430-901

Owners of Record: Billy and Leilani Hurles

Division Request: We wish to sell 2.5 acres out of the 5.00 acre tract

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 in this request is appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Leilani Hurles".

Billy and Leilani Hurles

A handwritten signature in cursive script that reads "Billy Hurles".



**HENRY STEINKAMP, JR. INC.**  
Land Boundary & Topographic Surveying  
909 Fifth Street  
Rosenberg, Texas 77471  
281/342-2241

Franklin R. Schodek  
Registered Professional Land Surveyor

James L. Syptak, Sr.  
Registered Professional Land Surveyor

July 12, 2013

A Field Note Description of the Easterly 2.5 Acre Tract of Land out of a 5.00 Acre Tract of Land (CCF #99017626) out of a call 230.77 Acre Tract recorded in Volume 596, Page 869 of the Deed Records of Fort Bend County, Texas, and being in the Noel F. Roberts League, Abstract 79, Fort Bend County, Texas,

For Connection Begin at a P.K. Nail set in the approximate centerline of Bowser Road (60+/-feet wide) marking the Northeast corner of said 230.77 Acre Tract; THENCE, South 00deg.22'20" East, along line in said Bowser Road, 350.02 feet to a P.K. Nail set; THENCE, South 89deg.38'40" West, leaving said Bowser Road and beginning centerline of Fulshear Farms Road (Volume 810, Page 566 of the Deed Records), 411.3 feet to a point marking the Northeast corner of said 5.0 Acre Tract; said point also marks the Northwest corner of a call 2.5 Acre Tract (CCF#2008013607) and the Northeast corner of and place of beginning for this tract;

THENCE, South 00deg.22'20" East, at 30.0 feet pass a 5/8 inch iron rod set, in all 277.66 feet to a 5/8 inch iron rod set marking the Southeast corner of this tract;

THENCE, South 86deg.13'40" West, 40.67 feet along the South line of a 10 foot wide H.L. & P. Company Easement (Volume 723, Page 302 of the Deed Records), to a 5/8 inch iron rod found for angle point;

THENCE, South 40deg.33'50" West, along a fence line, 138.54 feet to a 5/8 inch iron pipe found for angle point;

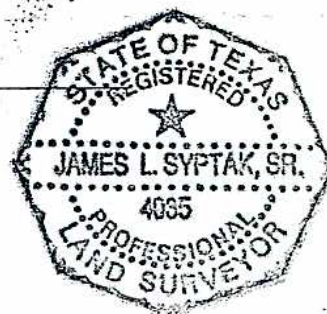
THENCE, South 86deg.11'20" West, along a fence line, 172.7 feet to a capped 5/8 inch iron rod set marking Southwest corner of this tract;

THENCE, North 00deg.29'50" West, along a board rail fence, at 365.18 feet pass a capped 5/8 inch iron rod set, in all 395.18 feet to a point on the centerline of said Fulshear Farms Road for the Northwest corner of this tract;

THENCE, North 89deg.38'40" East, along the centerline of said Fulshear Farms Road, 304.63 feet to the place of beginning and containing 2.50 Acres of Land.

Signed: James L. Syptak, Sr.  
Registered Professional Land Surveyor No. 4035

2.5 AC FULSHEAR FARMS



Ernest R. & Mona B. Bryan  
2.5 Ac.  
C.C. No. 9889334

Garl L. Bowman 50%  
Lorry Horalica 50%  
2.5 Ac.  
C.C. No. 2004131969

P.K. NAIL - N.E.  
CON. 230.77 AC. TR.

**℄ - Fulshear Farms Road - 60'** N 89° 38' 40" E - 304.63'  
(Vol. 810, Pg. 566, D.R.)

S 89° 38' 40" W - 411.3'

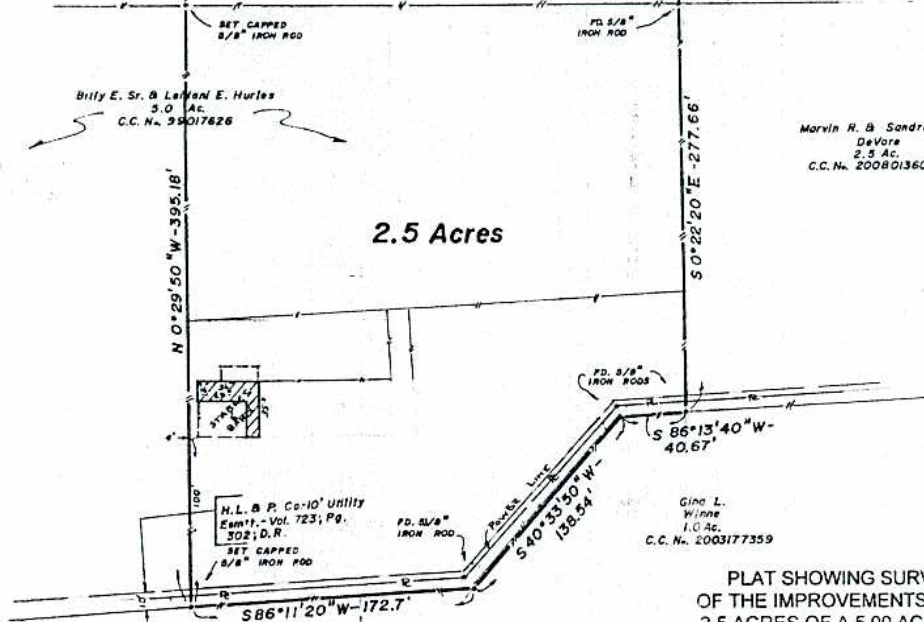
P.D. P.K. NAIL

Billy E. Sr. & LeVani E. Hurles  
5.0 AC.  
C.C. No. 99017626

Marvin R. & Sandra K.  
DeVore  
2.5 Ac.  
C.C. No. 2008013607

**2.5 Acres**

**BOWSER ROAD - 60' ±**



Gina L. Winne  
22.602 Ac.  
C.C. No. 2003177359

Gina L.  
Winne  
1.0 Ac.  
C.C. No. 2003177359

**PLAT SHOWING SURVEY & LOCATION  
OF THE IMPROVEMENTS ON THE EASTERLY  
2.5 ACRES OF A 5.00 ACRE TRACT OF LAND  
(CCF #99017626) OUT OF A CALL  
230.77 ACRE TRACT OF LAND  
(VOLUME 596, PAGE 869; DEED RECORDS); BEING IN THE  
NOEL F. ROBERTS LEAGUE, AB. 79;  
FORT BEND COUNTY, TEXAS.**

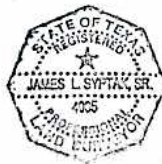
By graphic plotting only, as per the National Flood Insurance Program, Flood Insurance Rate Map (FIRM), Fort Bend County, Texas, and unincorporated areas, Community No. 480228, Map Number 48157C0075 J, which bears an effective date of January 3, 1997, this property is in ZONE X, which is an area determined to be outside 500-year flood plain and is NOT in a Special Flood Hazard Area.

I, James L. Syptak, Sr., A Registered Professional Land Surveyor, do hereby certify that this plat is a true record of a survey as made on the ground.

JULY 11, 2013

Signed James L. Syptak, Sr.

Office Of:  
HENRY STEINKAMP, JR. INC.  
Land Boundary & Topographic Surveying  
909 Fifth Street  
Rosenberg, Texas 77471  
Telephone/Fax 281.342.2241  
email: schodek@yahoo.com



SCALE - 1" = 60'