



## FORT BEND COUNTY ENGINEERING

Fort Bend County, Texas

Richard W. Stolleis, P.E.  
County Engineer

February 10, 2014

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

**RE: Variance Request by Belinda Krobot Schneider and Yvette Schneider to divide a 2.538 acre tract of land, out of an 11.440 acre tract, described as Tract #7, Robert Hodge Survey, Abstract 33, recorded in official Fort Bend County Records, Quitclaim Deed Instrument #2003123631, conveyed by Jerome Krobot to Yvette Schneider and Belinda Krobot, Fort Bend County, Texas, Tax ID #0033-00-000-178-906.**

Commissioner Morrison:

Fort Bend County Engineering has reviewed a request from Belinda Krobot Schneider and Yvette Schneider concerning a variance to the Fort Bend County Regulations of Subdivisions. They request a variance to allow a 2.538 acre tract of land with 40' wide access from FM 1236 from existing property, out of an 11.440 acre tract, described as Tract #7, Robert Hodge Survey, Abstract 33, Quitclaim Deed Instrument #2003123631, conveyed by Jerome Krobot (deceased), to Yvette Schneider and Belinda Krobot, 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.

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 black ink that reads "Rick J. Staigle, P.E., PTOE".

Rick J. Staigle, P.E. PTOE  
Assistant County Engineering

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

**Belinda Krobot Schneider**  
**16403 FM 1236 Needville, TX 77461**

DATE: January 21, 2014

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

Property Address: 16407 FM 1236, Needville, TX 77461

Property Survey & Abstract: 2.538 acres out of the Robert Hodge Survey, A-33, Fort Bend County, Texas

Tax Account Number: R33310

Owners of Record: Yvette Schneider and Belinda Krobot Schneider

Division Request: To divide a 2.538 acre tract of land with 40' easement access from FM1236 from existing property, out of an 11.440 acre tract, described as Tract #7, Robert Hodge Survey, Abstract 33, Quitclaim Deed Instrument #2003123631, conveyed by Jerome Krobot to Yvette Schneider and Belinda Krobot, Fort Bend County, Texas.

Further Description: none at present

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,

Belinda Krobot Schneider and Yvette Schneider

*Belinda Krobot Schneider*      *Yvette Schneider*



# ADDRESS

# LEGAL DESCRIPTION: (AS FURNISHED)

(16407) F.M. 1236  
NEEDVILLE, TX 77461

SCALE: 1" = 300'

The Certified Registered Professional Land Surveyor signing this survey certifies the accuracy standards and sufficiency of the survey provided hereon.

All information shown on this survey, Relies on a Commitment for Title Insurance, as provided by the Title Company and GF number referenced hereon. The surveyor did not research subject property.

A Field Note description of a 2.538 Acre tract of land out of an 11.440 Acre tract of land out of the Survey and Division of an 80.078 Acre tract of land being the remainder of a called 81.8 Acre tract of Land (Volume 207, Page 607 Deed Records) being in the Robert Hodge Survey, Abstract 33, Fort Bend County, Texas, and said 2.538 Acre tract of land being more particularly described by metes and bounds.

## NOTE:

Improvements not shown on Property. Purpose of survey is to cut out 2.538 Acre tract out of original 11.44 Acre tract only.

NOTES:  
1: Subject to the Rights and Restrictions of pipeline right of way easement in favor of Products Pipe Line Company by Louis Krobot, as set forth and defined by instrument filed on January 6, 1955, and recorded in Volume 330, Page 12, of the Deed Records of Fort Bend County, Texas.  
2: Subject to the Rights and Restrictions of Right of Way in favor of the County of Fort Bend, Texas, by Louis Krobot, as set forth and defined by instrument filed on August 13, 1968, recorded in Volume 505, Page 384, of the Deed Records of Fort Bend County, Texas.

BASIS OF BEARING: BEARINGS ARE BASED ON THE RECORDED DEED

## SURVEYOR INFORMATION:

ELITE SURVEYING COMPANY, INC.

P.O. Box 1697 "So Much to Explore"  
Pearland, TX 77588-1697

Phone: 281-997-1555  
Fax: 281-485-6321

CLIENT GF#: PL1319906

SURVEY JOB #: 10-69-13

SURVEY INVOICE #: 08069

SURVEYOR: CIR

DRAFTER: R. ROSS

APPROVED: B.G. WELLS

CERTIFIED TO: (AS PROVIDED)

Southland Title  
US Bank  
Shawn Schneider & Belinda Schneider

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

## LEGEND

A/C: AIR CONDITIONER	P.C.: POINT OF CURVATURE
BLDG.: BUILDING	P.C.P.: PERMANENT CONTROL POINT
(C.): CALCULATED	P.I.: POINT OF INTERSECTION
C.B.: CHORD BEARING	P.O.B.: POINT OF BEGINNING
CBW: CONCRETE BLOCKWALL	P.O.C.: POINT OF COMMENCEMENT
CL: CENTERLINE	P.P.: POWER POLE
CONC.: CONCRETE	P.R.C.: POINT OF REVERSE CURVATURE
COV.: COVERED	P.R.M.: PERMANENT REFERENCE MONUMENT
C/S: CONCRETE SLAB	P.T.: POINT OF TANGENCY
(D.): DESCRIPTION	CLF: CHAIN LINK FENCE
D/W: DRIVEWAY	WF: WOOD FENCE
E.O.W.: EDGE OF WATER	HWF: HOG-WIRE FENCE
(M.): MEASURED	

## FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREA OF MINIMAL FLOODING, PER F.I.R.M. PANEL NUMBER 480228, 0500J, LAST REVISION DATE 1-3-97. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

## SURVEYOR'S CERTIFICATE

I, Bradley G. Wells, Texas Registered Professional Land Surveyor No. 5499, do hereby certify that the survey plat hereon is a true and accurate representation of the property hereon described, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground, and that there are no encroachments onto said property by any such improvements except as shown hereon.

SURVEYOR'S NAME

DATED: 11/06/2013

DATE	REVISION	DATE	REVISION	QC/1	QC/2
				R.R.	B.G.W.

FIELD NOTES  
OF A SURVEY OF

A field note description of a 2.538 acre tract of land out of an 11.440 acre tract of land out of the survey and division of an 80.078 acre tract of land being the remainder of a called 81.8 acre tract of land (Volume 207, Page 607 Deed Records) being in the Robert Hodge Survey, Abstract 33, Fort Bend County, Texas, and said 2.538 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a point in the Northwest line of Huberneck Road (60' R.O.W.) being the South corner of said 80.078 acre tract and the East corner of the Emil Maresh called 40.9 acre tract (Volume 327, Page 339 Deed Records) as recognized on the ground;

THENCE North 45 08' 50" West, a distance of 1,417.36 feet to a point;

THENCE North 44 16' 00" East, a distance of 790.01 feet to a point being the most Southerly corner of the 11.440 acre tract belonging to Yvette Schneider and Belinda Krobot recorded in Fort Bend County Clerks File No. 2003123631.

THENCE North 45 19' 00" West, a distance of 1,897.78 feet to a point for the most Westerly corner of the said 11.440 acre tract and being located on the Southeasterly right-of-way line of FM 1236 A.K.A Four Corners Road from which a 3/4 inch iron pipe found bears North 57 45' West, 2.79 feet;

THENCE North 44 28' 00" East, along the Southeasterly right-of-way line, a distance of 42.65 feet to a point for the POINT OF BEGINNING of the herein described 2.538 acre tract;

THENCE continuing North 44 28' 00" East, a distance of 40.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 45 19' 00" East, a distance of 498.00 feet to a 1/2 inch iron rod set for an interior corner;

THENCE North 44 28' 00" East, a distance of 180.00 feet to a 1/2 inch iron rod set for corner and being on the Northeasterly line of aforesaid 11.440 acre tract;

THENCE South 45 19' 00" East, along the Northeasterly line of said 11.440 acre tract, a distance of 412.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 44 28' 00" West, a distance of 220.00 feet to a point for corner;

THENCE North 45 19' 00" West, a distance of 910.00 feet to the POINT OF BEGINNING and containing 2.538 acres of land, more or less and being out of a called 11.440 acre tract described in Fort Bend County Clerks File No. 2003123631.

