



## FORT BEND COUNTY ENGINEERING

Fort Bend County, Texas

Richard W. Stolleis, P.E.  
County Engineer

March 6, 2014

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

**RE: Variance request by Pedro Castaneda for a variance to the Fort Bend County Regulations of Subdivisions, Section 2.2I, to divide a 2.5 acre tract of land, out of 10.00 acres, described as Tract #3, Sec. 7 of A. A. & M.G.R.R. Co. Survey, Abstract 325, recorded in official Fort Bend County Records, Deed Instrument #2012031008, conveyed by Pedro Castaneda to Armando Becerra & Sanjuana Rodriguez, Fort Bend County, Texas, Tax ID #0325-00-022-0030-901, & 0325-00-022-0033-901.**

Commissioner Morrison:

Fort Bend County Engineering has reviewed a request from Pedro Castaneda concerning a variance to the Fort Bend County Regulations of Subdivisions. He request a variance to allow a 2.5 acre tract of land, to be divided out of 10.00 acres, described as Tract #3, Sec. 7 of A. A. & M.G.R.R. Co. Survey, Abstract 325, recorded in official Fort Bend County Records, Deed Instrument #2012031008, conveyed by Pedro Castaneda to Armando Becerra & Sanjuana Rodriguez, 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 291-633-7509.

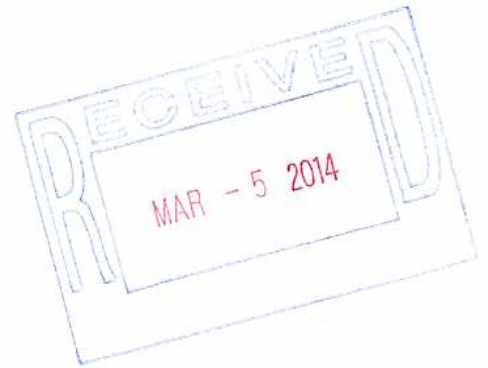
Sincerely,

A handwritten signature in blue ink that reads "Rick J. Staigle, P.E., PTOE".

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

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

Mr. Pedro Castaneda  
P. O. Box 152  
Beasley, Texas 77417



DATE: 2/18/2014  
TO: Fort Bend County Commissioner Morrison  
Precinct 1  
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: 2310 Hopkins Road, Beasley, TX 77417

Property Survey & Abstract: Tract #3, Sec. 7 of S.A. & M.G. R. R. Co. Survey, Abst.325

Tax Account Number: 0325-00-022-0030-901 & 0325-00-022-0033-901

Owners of Record: Pedro Castaneda, conveyed to Armando Becerra & Sanjuana Rodriguez on 3/26/2012, Inst. #2012031008

Division Request: We are requesting a variance to allow 2.5 acres to be divided out of the 10.00 acre tract that has been conveyed to Armando Becerra & Sanjuana Rodriguez for a home site. The tract will have access to a public road (Hopkins Road).

Attachments: Survey Map  
Deed  
Health Department approval

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,

  
\_\_\_\_\_  
Pedro Castaneda

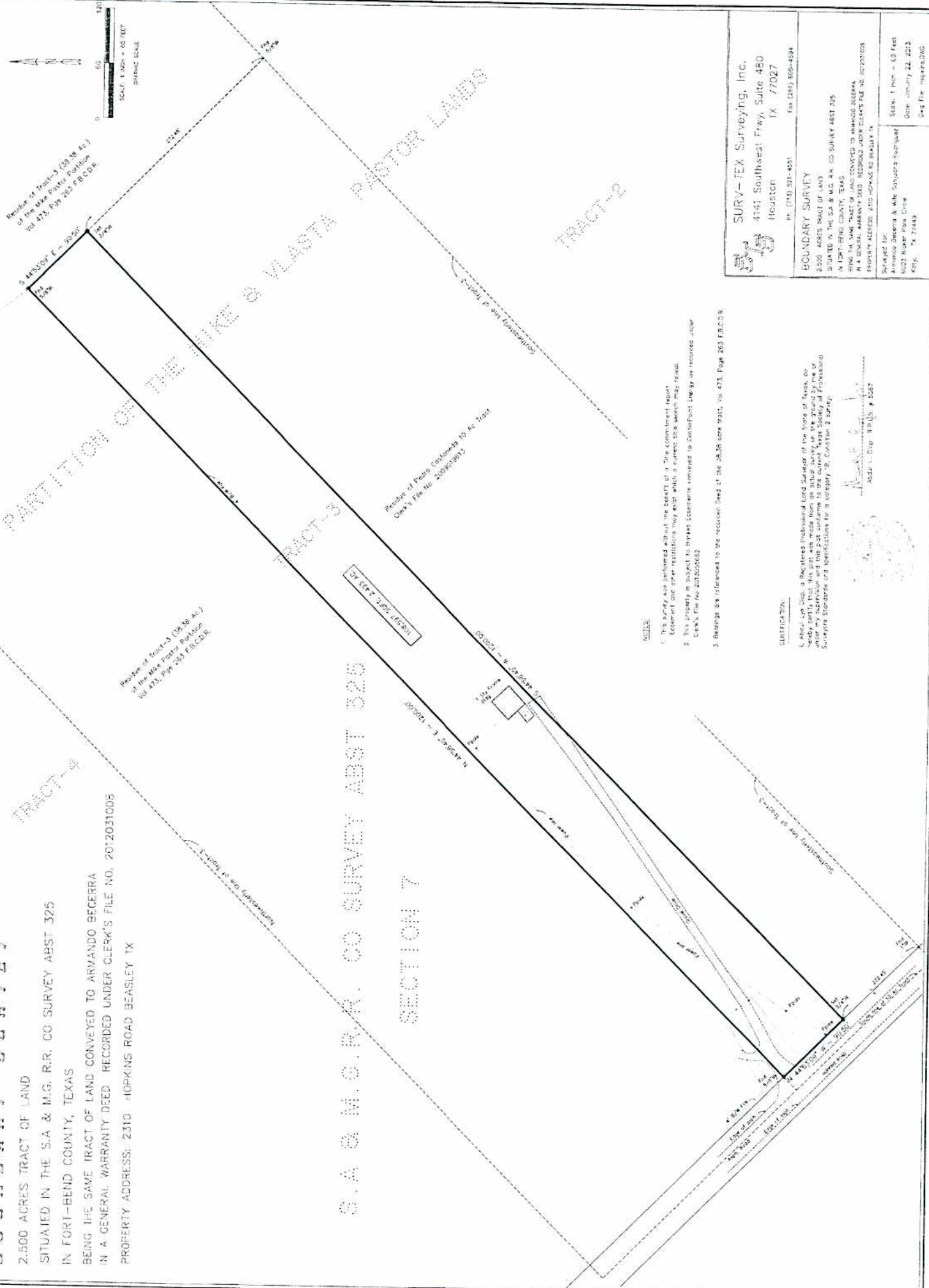


# BOUNDARY SURVEY

2.500 ACRES TRACT OF LAND  
SITUATED IN THE S.A. & M.G. R.R. CO SURVEY ABST 325  
IN FORT-BEND COUNTY, TEXAS  
BEING THE SAME TRACT OF LAND CONVEYED TO ARMANDO BECERRA  
IN A GENERAL WARRANTY DEED RECORDED UNDER CLERK'S FILE NO. 2012031005  
PROPERTY ADDRESS: 2310 HOPKINS ROAD BEASLEY TX

S.A. & M.G. R.R. CO SURVEY ABST 325

SECTION 7



- NOTES:
1. This survey was performed without the benefit of a Title Commitment report. Easement and other restrictions may exist which a current title search may reveal.
  2. This property is subject to Rights Reserved conveyed to Catherine Line by an executed order, Clerk's File No. 2012030652.
  3. Bearings are referenced to the recorded deed of the 38.38 acre tract, Vol. 473, Page 263 F.B.C.D.R.

## CERTIFICATION:

I, Armando Becerra, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land surveyed, and that I am a duly Licensed Professional Surveyor in good standing with the State of Texas.

Armando Becerra

**SURV-TEX Surveying, Inc.**  
4141 Southwest Fwy, Suite 480  
Houston TX 77027  
Ph: (713) 571-4251 Fax: (281) 806-4694

**BOUNDARY SURVEY**  
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PROPERTY ADDRESS: 2310 HOPKINS ROAD BEASLEY TX

Surveyed for:  
Armando Becerra & wife Synidra Rodriguez  
6023 Baker Pkwy, Suite 400  
Houston, TX 77049  
Scale: 1 inch = 40 feet  
Date: January 22, 2013  
Dwg File: 1049493.DWG