



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.
County Engineer

December 24, 2014

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

RE: Variance Request by Steven W. Diehl to combine two lots within the Weston Estates, Sec. 1 Subdivision, Blk. 2, Lots 3 (1.083 acres) & Lot 4 (1.00 acres), William Garnett Survey, Abstract No. 182, Instrument #2013103886, recorded in official Fort Bend County Records

Commissioner Morrison:

Fort Bend County Engineering has reviewed a request from Steven W. Diehl to combine two lots within the Weston Estates, Sec. 1 Subdivision, Block 2, Lots 3 (1.083 acres) & Lot 4 (1.00 acres), William Garnett Survey, Abstract No. 182, recorded in official Fort Bend County Records, Instrument #2013103886, Tax ID #9409-01-002-0030-906 and 9409-01-002-0040-906, Fort Bend County, Texas.

No further alterations 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.

Under the Fort Bend County Regulations of Subdivisions as described in Section 2.2 I, Commissioners Court can grant avariance 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 you need additional information, please call me at 281-633-7510.

Sincerely,

Clay A. Forster, P.E.
Assistant County Engineer – Development

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

RECEIVED
DEC 22 2014

3802 Candlewood Circle
Needville, TX 77461
832-630-2180

October 10, 2014

Attn: Commissioner Richard Morrison
C/O: James Wenzel
cc: Clay Forister - Fort Bend County Engineering

Subject: Variance Request

I am requesting a variance to a Fort Bend County approved subdivision plat for Weston Estates that has noted "There is a 5 foot building line hereby dedicated on each side lot line of all lots", to request Commissioners Court to grant an exception and not require a full re-plat of two separate adjacent property lots I have purchased with the full intent to build a home on center of the two properties. A new survey has been completed and filed with the county, as attached herein.

Survey/Abstract: Weston Estates. William Garnett Survey, Abstract No. 182, Fort bend County Texas

Address: Westview Circle, Needville, TX 77461

Property Description:

WESTON ESTATES SEC 1 BLOCK 2 LOT 3. Acres 1.083

WESTON ESTATES SEC 1 BLOCK 2 LOT 4. Acres 1.000

Tax Account Number:

R139250; 9409-01-002-0030-906

R139251; 9409-01-002-0040-906

Attachment: Meets & Bounds
Survey

I understand that a building permit will not be issued for the current layout without this approval. Your consideration to this request is appreciated.

Sincerely,



Steven W. Diehl

RECEIVED

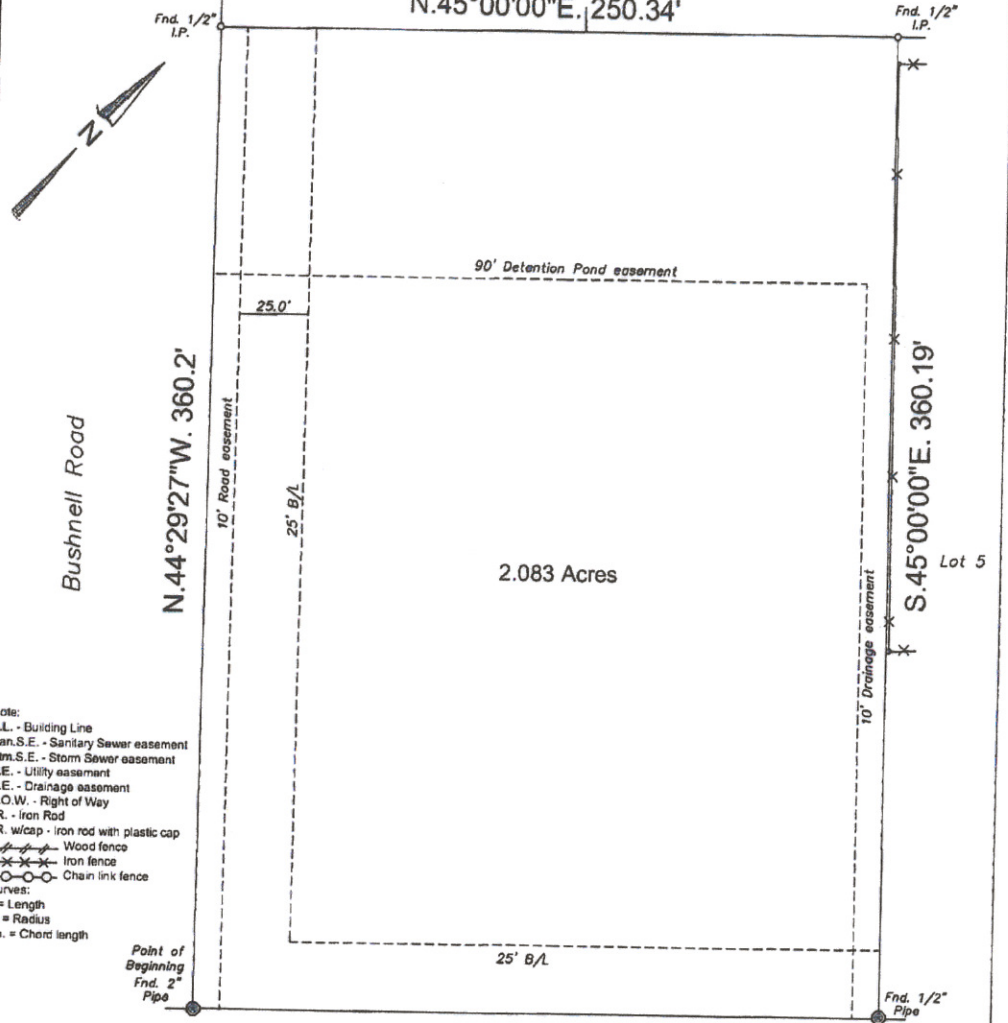
OCT 16 2014

Commissioner Pct. 1

Scale: 1" = 50.0'

Lot 2

Acreage



Note:
 B.L. - Building Line
 San.S.E. - Sanitary Sewer easement
 Strm.S.E. - Storm Sewer easement
 U.E. - Utility easement
 D.E. - Drainage easement
 R.O.W. - Right of Way
 I.R. - Iron Rod
 I.R. w/cap - Iron rod with plastic cap
 Wood fence
 Iron fence
 Chain link fence
 Curves:
 L = Length
 R = Radius
 Ch. = Chord length

Property subject to all building lines (front, side, rear) and all utility and aerial easements, and any other building restrictions, if any, that are not shown on this plat. Builder must verify all building restrictions with the proper authorities prior to construction.

This property is on FEMA Flood Map #48157C0500 L map revised April 2, 2014, this subdivision lies in Zone X outside the 500 year flood plain. Inherent inaccuracies of FEMA or flood control maps preclude a surveyor from certifying to the accuracy of potential flooding locations based on such maps. Surveyor is not liable for any flooding that may ever occur on this property.

- Basis for bearings: Westerly R.O.W. line of Westview Circle
- Surveyor did not abstract property
- Property subject to all deed restrictions and restrictive covenants recorded or unrecorded including those stated in Schedule B Title Report
- indicates Controlling Monument



I hereby state that this survey was made on the ground under my supervision on October 7, 2014 and that this plat represents the circumstances at the time of the survey.

Andrew C. Sherman

10/9/2014

Andrew C. Sherman, R.P.L.S. No. 5327

Date

Lot: 2.083 Acre tract	Block: 2	SUBDIVISION: Weston Estates	SECTION: -
RECORDATION: Slide # 906/A of the plat records			
ADDRESS: Westview Circle Needville, Texas 77462		COUNTY: Fort Bend	
PURCHASER: Allure Construction & Concrete		TITLE COMPANY: Stewart Title	G.F. # -
		Southwest Surveying Co. 11847 MEADOW TRAIL LANE MEADOWS PLACE, TEXAS 77477 (281) 568-3989 FAX (281) 564-3082	
		DRAWN BY: tgs DRAWING NO.: 10081402 CFN: 100664-00	

Metes & Bounds

Field notes description of a 2.083 Acre tract of land being out of Block 2, of Weston Estates, (plat recorded on slide #906A, Fort Bend County plat records), a subdivision of 47.171 acres, being out of the Harry Weidemann Jr. & Evelyn Weidmann call 101.818 Acre tract (Vol. 819, Pg. 473: Deed Records) and being out of Lot #52 of Bernard Subdivision, (Vol. 12, Pg. 242: Deed Records) being in the William Garnett Survey, Abstract 182, Fort Bend County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a found 2" Iron pipe at the intersection of the easterly Right-of-Way line of Bushnell Road and the Northerly Right-of-Way line of Westview Circle:

Thence, North 44°29'27" West a distance of 360.20 feet to a found ½" Iron pipe'

Thence, North 45°00'00" East a distance of 250.34 feet to a found ½" Iron pipe,

Thence, South 45°00'00" East a distance of 360.19 feet to a found ½" Iron pipe,

Thence, South 45°00'00" West a distance of 253.54 feet along the Northerly Right-of-Way line of Westview Circle to the Point of Beginning and containing 2.083 Acres.