



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.
County Engineer

June 12, 2017

Commissioner Vincent M. Morales Jr.
Fort Bend County Precinct 1
1517 Eugene Heimann Circle, Suite 300
Richmond, Texas 77469

RE: Platting Policy Variance request by Trevor Pavlow to divide a 5.00 acre tract located in North quarter of Section 60, H.& T.C.R.R. Co. Survey Certificate No. 270, Abstract 657, from the 160.000 acre parent tract, owned by Aileen Janik, Mark Janik and Michael Janik, recorded in Instrument #2015138518 of Fort Bend County Deed Records. The property address is 13231 Walcik Road, Guy, TX 77444

Dear Commissioner Morales:

Fort Bend County Engineering has reviewed a request from Trevor Pavlow concerning a variance to the platting policy included in the *Fort Bend County Regulations of Subdivisions*. He requests a variance to allow a 5.00 acre tract of land, to be divided out of 160.00 acres, located in North quarter of Section 60, H.& T.C.R.R. Co. Survey Certificate No. 270, Abstract 657. The tract has been conveyed to Trevor Pavlow, Special Warranty Deed, Instrument #2016028763, Fort Bend County, Texas. The tract can be accessed from Walcik Road.

Under the *Fort Bend County Regulations of Subdivisions* as described in Section 2.2 I, Commissioners Court can grant a variance to the regulations and not require a subdivision plat. No further division of these tracts will be allowed without the written consent of Commissioner Court.

It is the applicant's responsibility to keep this document in a safe place and provide it to any future property owners. This document must be provided as proof of a platting variance when applying for permits, electrical power release, and tax division by the Fort Bend Central Appraisal District. Failure to provide this document in the future will result in determination that the property was illegally subdivided and no action will be taken for the property.

Fort Bend County Engineering Department offers no objection to granting this variance and recommends approval of the variance.

If there are any questions or you need additional information, please call me at 281-633-7510.

Sincerely,

Charles O. Dean, P.E.
Assistant County Engineer – Development

cc: Mr. Trevor Pavlow, 5612 Kunz Rd., Needville, TX 77461,
tpavlow@gmail.com
File

Trevor Pavlow
5612 Kunz Rd. Needville, TX 77461
(281) 770-2684



Date: May 2, 2017

To: Maggie Dalton, Development Coordinator
Fort Bend County Engineering
301 Jackson Street, Suite 401
Richmond, TX 77464

Subject: Platting Policy Exemption, Fort Bend County Regulations of Subdivisions, Section 2.2.1.

I am requesting a variance to the Fort Bend County Regulations of Subdivisions as described in Section 2.2.1 to grant an exception to the regulations and not require a subdivision plat for the property listed below:

Property Address: 13231 Walcik Rd. Guy, TX 77444; Fort Bend County

Property Survey and Abstract: North Quarter of Section 60
H. & T.C R.R. Co. Survey Certificate No. 270
Abstract No. 657

Tax Account Number: 0657000000044906

Current Owner of Record: Trevor Pavlow

Attachments: Survey Map
Deed
Exemption Letter from Commissioner
Septic System survey
On-Site Septic System application

Your consideration for this request is appreciated. If there are any additional documents you may need, please contact me.

Sincerely,

Trevor Pavlow

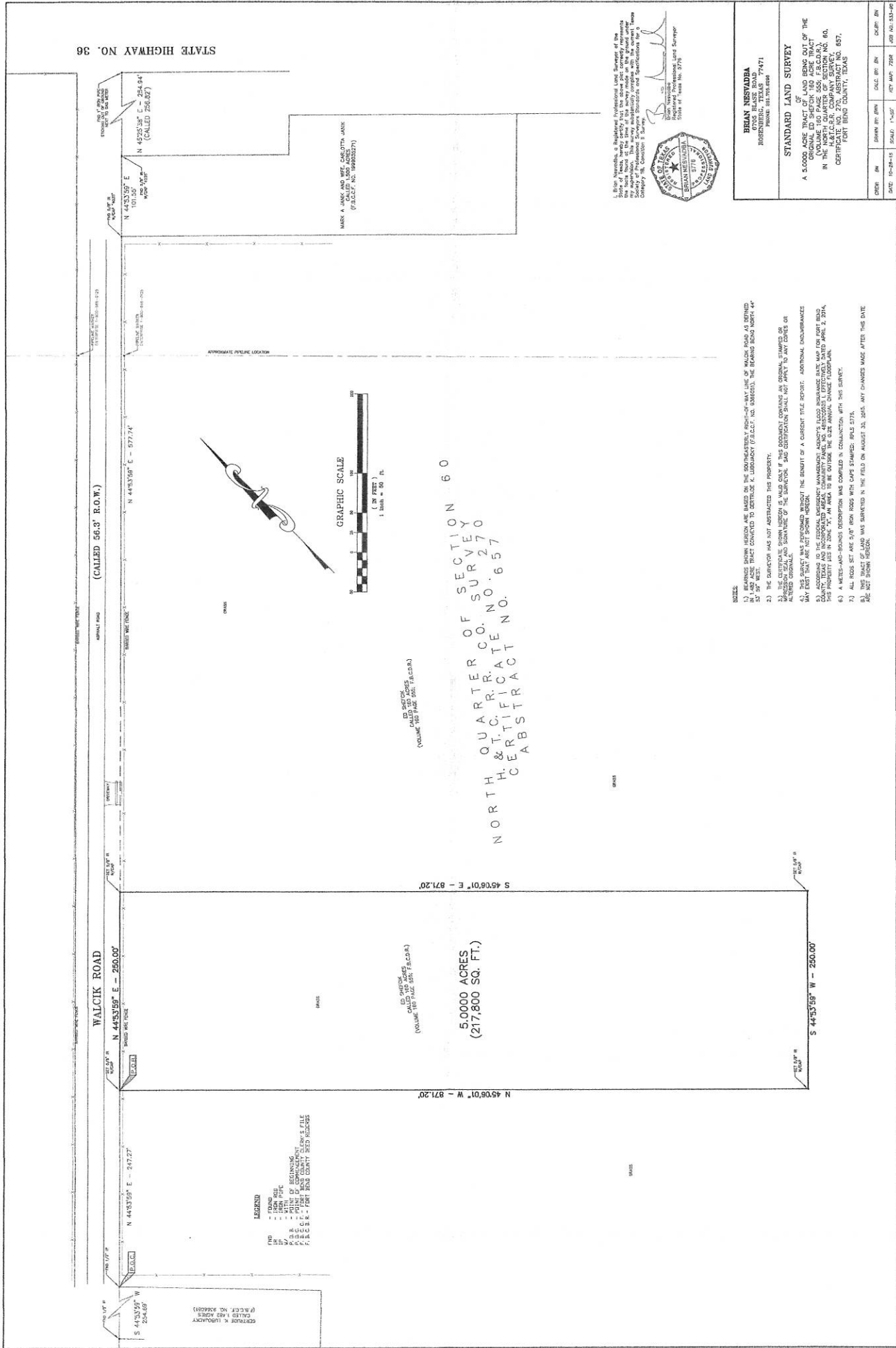
A handwritten signature in black ink, appearing to be "T. Pavlow", written in a cursive style.

BRIAN NESVADBA
6705 BLASE ROAD
ROSENBERG, TEXAS 774
PHONE: 281.753-6200

STANDARD LAND SURVEY

A 5.0000 ACRE TRACT OF LAND BEING OUT OF THE ORIGINAL ED SHEPICK 180 ACRE TRACT (VOLUME 160 PAGE 555; F.B.C.D.R.), IN THE NORTH QUARTER OF SECTION NO. 60, H.A.T.C.R.R. COMPANY SURVEY, CERTIFICATE NO. 270, ABSTRACT NO. 857, FORT BEND COUNTY, TEXAS

CROWN	DN	DOWN BY: ENH	CALC. BY: DN	CK. BY: DN
DATE: 10-20-15		SCALE: 1"=50'	KEY MAP: 720R	JOB NO.: 533-00



October 28, 2015

5.0000 acres in the North Quarter of Section 60, H. & T. C. R.R. Co. Survey, Certificate No. 270, Abstract No. 657, Fort Bend County, Texas

A FIELD NOTE DESCRIPTION of a 5.0000 acre (217,800 square feet) tract of land in the North Quarter of Section 60, H. & T. C. R.R. Co. Survey, Certificate No. 270, Abstract No. 657, Fort Bend County, Texas; said 5.0000 acre tract being out of a 160 acre tract conveyed to Ed Shefcik Tract, as recorded in Volume 160, Page 555 of the Fort Bend County Deed Records, and being more particularly described by metes-and-bounds as follows with the bearings being based on the southeast line of Walcik Road (called 56.3 feet wide), the bearing being North 44° 53' 59" East:

COMMENCING FOR REFERENCE at a 1/2-inch iron pipe found in the southeast right-of-way line of Walcik Road and for the north corner of a 1.482 acre tract of land conveyed to Gertrude K. Lubojacky, as recorded in Fort Bend County Clerk's File No. 9366051; from which a 1/2-inch iron pipe found for the west corner of said 1.482 acre tract bears South 44° 53' 59" W – 254.69 feet;

THENCE, North 44° 53' 59" East– 247.27 feet with the southeast right-of-way line of said Walcik Road to a 5/8-inch iron rod with cap stamped "RPLS 5776" set for the west corner and POINT OF BEGINNING of this tract;


THENCE, North 44° 53' 59" East– 250.00 feet with the southeast right-of-way line of said Walcik Road to a 5/8-inch iron rod with cap stamped "RPLS 5776" set for the north corner of this tract; from which a 5/8-inch iron rod with cap stamped "4035" found for the west corner of a 1.500 acre tract of land conveyed to Mark A. Janik and wife, Carlotta Janik, as recorded in Fort Bend County Clerk's File No. 1999035271 bears North 44° 53' 59" East– 827.74 feet;

THENCE, South 45° 06' 01" East – 871.20 feet to a 5/8-inch iron rod with cap stamped "RPLS 5776" set for the east corner of this tract;

THENCE, South 44° 53' 59" West – 250.00 feet to a 5/8-inch iron rod with cap stamped "RPLS 5776" set for the south corner of this tract;

THENCE, North 45° 06' 01" West – 871.20 feet to the POINT OF BEGINNING and containing 5.0000 acres (217,800 square feet) of land.




Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

250.00' ~ N 44° 53' 59" E

