



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.
County Engineer

June 25, 2018

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 Aileen Shefcik Janik, Mark A. & Michael Janik 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, recorded in Vol. 160, Page 555, (Probate 14995). The 5.00 acre tract has been conveyed to Armond B. Hoover, III and Candacy M. Hoover, recorded in Instrument #2018027694 of Fort Bend County Deed Records. The property address is 13133 Walcik Road, Guy, TX 77444

Dear Commissioner Morales:

Fort Bend County Engineering has reviewed a request from Aileen Shefcik Janik, Mark A. & Michael Janik concerning a variance to the platting policy included in the *Fort Bend County Regulations of Subdivisions*. They request 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, recorded in Vol 160, Page 555, (Probate 14995). The tract has been conveyed to Armond B. Hoover, III and Candacy M. Hoover, General Warranty Deed, Instrument #2018027694, 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 281-633-7515.

Sincerely,

Maggie Dalton
Development Services Manager

cc: Mr. Armond B. Hoover, III and Candacy M. Hoover, 13133 Walcik Road, Guy, TX
candacyh@gmail.com
File

301 Jackson St. | Richmond, TX 77469
Phone 281-633-7500

JUN 13 2018
FBC ENGINEERING

Aileen Janik, Mark Janik, Michael Janik
13021 Walcik Rd. Guy, TX 77444
979-793-6118

Date: June 11, 2018

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

Subject: *Variance*
Platting Policy ~~Exemption~~, Fort Bend County Regulations of Subdivisions,
Section 2.2.I

I am requesting a variance to the Fort Bend County Regulations of Subdivisions as described in Section 2.2.I, to grant an exception to the regulations and not require a subdivision plat for the property described below:

Property Address: 13133 Walcik Rd., Guy, TX 77444

Property Survey and Abstract: *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*

Tax Account Number: 0657-00-000-0046-906

Current owner(s) of Record: Aileen Janik, Mark Janik, Michael Janik

Proposed Division Request (Including proposed property owners, and relation if applicable):
Hoover, Armond B. III & Candacy M. The "property address" (5 acre tract) was purchased from Aileen Janik, Mark Janik, and Michael Janik.

Attachments: Survey Map

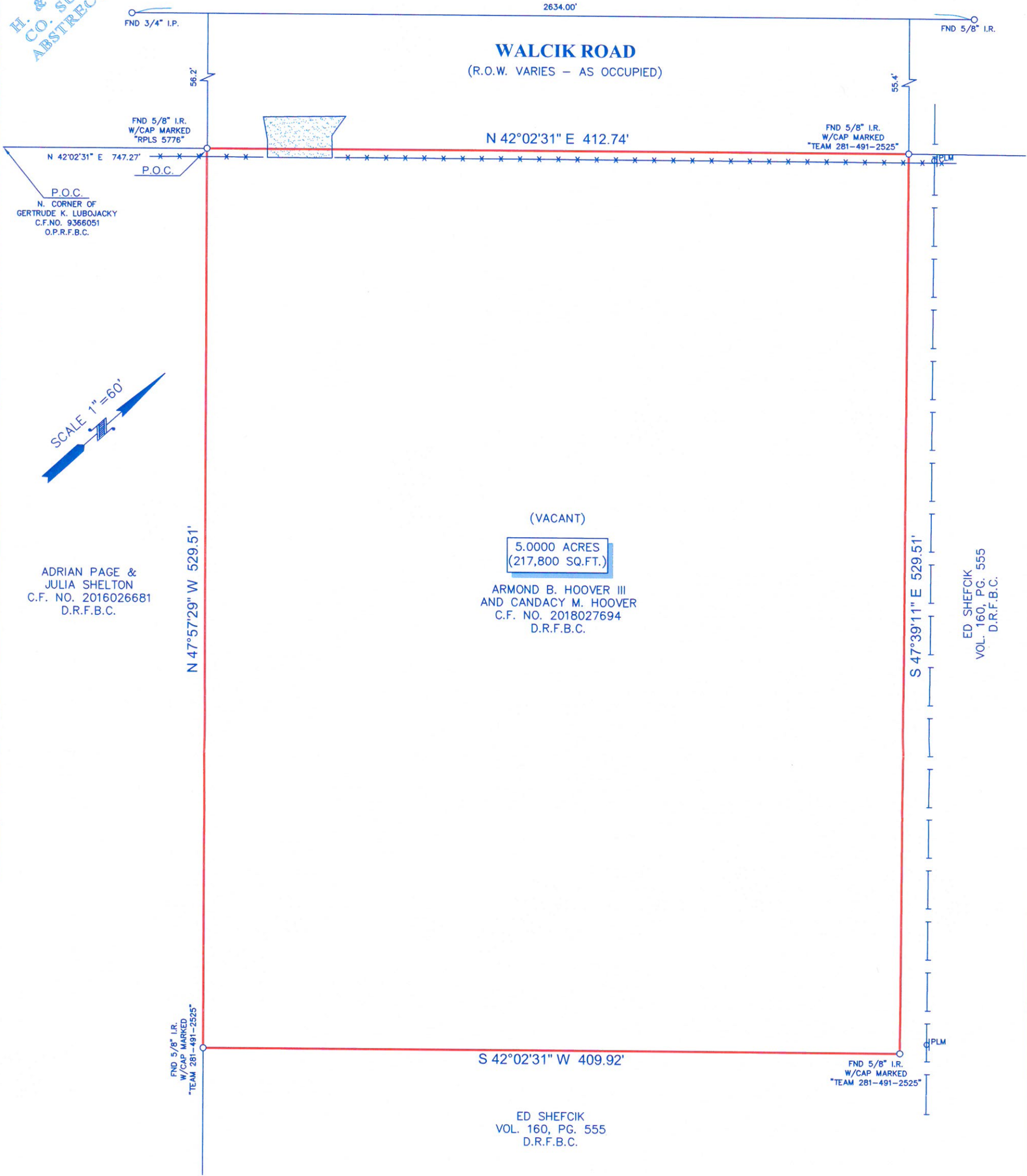
Deed

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, *Michael Janik*
MARK JANIK
Aileen Janik

H. & T.C.R.R.
CO. SURVEY
ABSTRACT 657

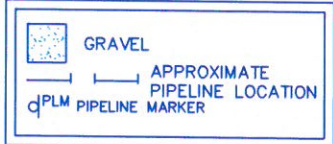


ED SHEFCIK
VOL. 160, PG. 555
D.R.F.B.C.

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO ARMOND B. HOOVER III AND CANDACY M. HOOVER, RECORDED IN COUNTY CLERK'S FILE NO. 2018027694 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON APRIL 17, 2018, UNDER G.F. NO. 62519-GAT85.

LEGEND



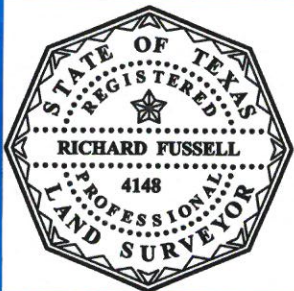
LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 5.0000 ACRES (217,800 SQUARE FEET), SITUATED IN THE H. & T.C.R.R. CO. SURVEY, ABSTRACT 657, FORT BEND COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT:

ARMOND B. HOOVER III AND CANDACY M. HOOVER

ADDRESS:

13133 WALCIK ROAD



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION THIS PLAT REPRESENTS THE FACTS
FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY
SURVEY CONDUCTED UNDER MY SUPERVISION ON MAY 2, 2018
AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE
CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF
PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO
ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS 4148

REVISED: (R.O.W.) 6-18-18



First American Title

832-610-6078

G.F. # 62519-GAT85

ISSUE DATE:
APRIL 17, 2018

Survey 1, Inc.
Your Land Survey Company

www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512
(281)393-1382 | Fax(281)393-1383

FIELD CREW: TECH: JJ RK
DRAFTER: RK
FINAL CHECK: EF

DATE: MAY 3, 2018
JOB# 5-62897-18

July 14, 2017

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; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 1/2-inch iron pipe found in the southeast right-of-way line of Walcik Road 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 42° 02' 31" W – 254.69 feet;

THENCE, North 42° 02' 31" East– 747.27 feet with the southeast right-of-way line of said Walcik Road to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the west corner and POINT OF BEGINNING of this tract;

THENCE, North 42° 02' 31" East– 412.74 feet with the southeast right-of-way line of said Walcik Road to a 5/8-inch iron rod with cap stamped "T.E.A.M." 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 42° 02' 31" East– 165.00 feet;

THENCE, South 47° 39' 11" East – 529.51 feet with the southwest line of a 30 foot wide pipeline easement, as recorded in Fort Bend County Clerk's File No. 2011049638 to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the east corner of this tract;

THENCE, South 42° 02' 31" West – 409.92 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the south corner of this tract;

THENCE, North 47° 57' 29" West – 529.51 feet with the northeast line of a 5.0000 acre tract conveyed to Adrian Page and Julia Shelton, as recorded in Fort Bend County Clerk's File No. 2016026681 to the POINT OF BEGINNING and containing 5.0000 acres (217,800 square feet) of land.

COMPILED BY:

TEXAS ENGINEERING AND MAPPING CO.

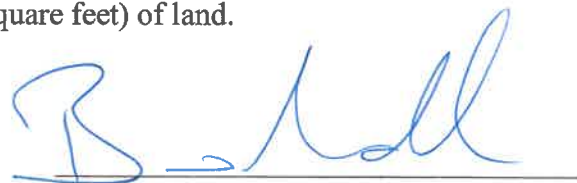
Civil Engineers - Land Surveyors

Stafford, Texas

Firm Registration No. 10119000

Job No. 1111-13

W:\1330-1_Trey Hoover.docx



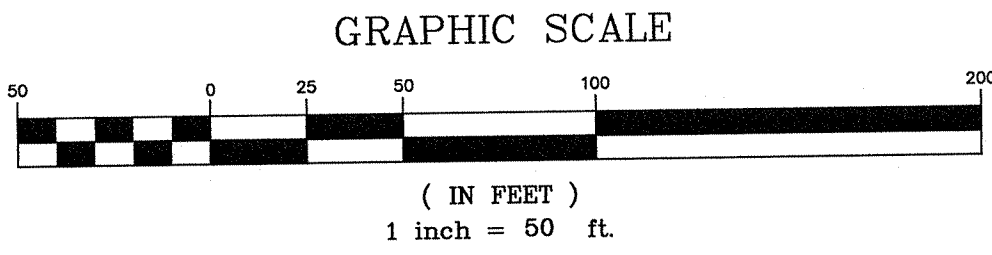
Brian Nesvadba

Registered Professional Land Surveyor

State of Texas No. 5776



NORTH QUARTER OF SECTION 60
H. & T. C. R. R. CO. SURVEY
CERTIFICATE NO. 270
ABSTRACT NO. 657



ALTON W. SYDOW AND WIFE, AGNES A. SYDOW
(F.B.C.C.F. NO. 200010688)

TEST STATION
PAINTED
FENCE POST

PLM
"NGL PIPELINE "1-800-666-0125"

PAINTED FENCE POST

WALCIK ROAD

(CALLED 56.3' R.O.W.)

N 42°02'31" E - 412.74'

N 42°02'31" E
165.00'

N 45°25'38" E - 254.94'
(CALLED 256.82')

STATE HIGHWAY NO. 36

GERTRUDE K. LUBOJACKY
CALLED 1.482 ACRES
(F.B.C.C.F. NO. 9366051)

TREVOR PAVLOW
5.0000 ACRES
(F.B.B.C.F. NO. 2016028763)

ADRIAN PAGE AND
JULIA SHELTON
5.0000 ACRES
(F.B.B.C.F. NO. 2016026681)

ED SHEFCIK
CALLED 160 ACRES
(VOLUME 160 PAGE 555; F.B.C.D.R.)

5.0000 ACRES
(217,800 SQ. FT.)

MARK A JANIK AND WIFE, CARLOTTA JANIK
CALLED 1.500 ACRES
(F.B.C.C.F. NO. 1999035271)

LEGEND

FND - FOUND
IR - IRON ROD
IP - IRON PIPE
W/ - WITH
P.D.B. - POINT OF BEGINNING
P.D.C. - POINT OF COMMENCEMENT
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS

NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
- 2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY OTHERS.
- 3.) THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR. SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.
- 4.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ADDITIONAL ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.
- 5.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0525 L EFFECTIVELY DATED APRIL 2, 2017, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 6.) A METES-AND-BOUNDS DESCRIPTION WAS COMPILED IN CONJUNCTION WITH THIS SURVEY.
- 7.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 281-491-2525.
- 8.) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON JUNE 28, 2017. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.
- 9.) UNDERGROUND UTILITIES ARE NOT SHOWN HEREON. FOR THE LOCATION OF ANY UTILITIES THAT MAY EXIST, PLEASE CALL THE "TEXAS ONE CALL" LOCATING SERVICE.

I, Brian Nesvadba, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II, Survey.



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

TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2525 FAX: 281.491.2535
www.team-civil.com
Surveying Firm No. 10119000 / Engineering Firm No. F-2908

STANDARD LAND SURVEY
OF
A 5.0000 ACRE TRACT OF LAND BEING OUT OF THE
ORIGINAL ED SHEFCIK 160 ACRE TRACT
(VOLUME 160 PAGE 555; F.B.C.D.R.),
IN THE NORTH QUARTER OF SECTION 60,
H.&T.C.R.R. COMPANY SURVEY,
CERTIFICATE NO. 270, ABSTRACT NO. 657,
FORT BEND COUNTY, TEXAS

CREW: MT	DRAWN BY: RCA	CALC. BY: BSN	CK.BY: BSN
DATE: 07-14-17	SCALE: 1"=50'	KEY MAP: 720R	JOB.NO.: 1330-1