

FORT BEND COUNTY ENGINEERING

Fort Bend County, Texas

D. Jesse Hegemier
County Engineer

January 26, 2011

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

RE: Variance Request by Richard Lance Warner to divide 1.988 acres out of a called 6.86 acre tract situated in the Slavin & George Subdivision, Lot 23, Section 25, in the B.B.B. & C. Railroad Survey, Abstract 138, recorded in official Fort Bend County Deed Records, Instrument #2007061125, Fort Bend County, Texas.

Commissioner Morrison:

Fort Bend County Engineering has reviewed a request from Richard Lance Warner concerning a variance to the Fort Bend County Regulations of Subdivisions. Mr. Warner requests a variance to allow 1.988 acres out of a called 6.86 acre tract situated in the Slavin & George Subdivision, Lot 23, Section 25, in the B.B.B. & C. Railroad Survey, Abstract 138, recorded in official Fort Bend County Deed Records, Instrument #2007061125, Fort Bend County, Texas. The 6.86 acre tract is comprised of two separate tracts that were combined in to one.

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 B&C and Appendix T, 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,



Louis E. Hood, P.E.
First Assistant County Engineering

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

Richard Lance Warner
5324 Randon School Rd
Rosenberg, TX 77471
832-595-8669

DATE: January 25, 2011

TO: Fort Bend County Commissioner
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 2.2.1, to Commissioners Court to grant an exception to the regulations and not require a subdivision plat for the property described below:

Property Address: 5324 Randon School Rd., Rosenberg, TX 77471

Property Survey & Abstract: B.B.B. & C. RAILROAD SURVEY, SECTION 25
ABSTRACT NO. 138

Tax Account Number: 0138-00-000-0100-903

Owners of Record: Richard Lance Warner

Division Request: 1.988 Acres and 4.8644 Acres

Further Description: 1.988 Acre Tract out of Lot 23, Slavin & George Subdivision,
Section 25, BBB&CRR Co Survey, Abstract 138.
4.8644 Acre Tract out of Lot 22, Slavin & George Subdivision,

Attachments: Survey map
Deed
Health Department Approval
City Approval for ETJ Requirements

I understand, no further division of the tracts will be allowed without written consent of Commissioners Court. Your consideration of this request is appreciated.

Sincerely,



Richard Lance Warner

FORT BEND COUNTY, TEXAS

B.B.B. & C. RAILROAD SURVEY, SECTION 25
ABSTRACT NO. 138

PAUL M. CORTEZ,
CALLED 7.9364 ACRES
VOLUME 832, PAGE 680
D.R.F.B.C.T.

HOUSE
HOUSE INSERT

50 0 50 100 150 200 250 300

SCALE: 1" = 100 FEET

LEGEND

- 5/8" IRON ROD SET W/CAP
- 3/8" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- 3/4" IRON PIPE FOUND
- PROPANE TANK
- ELECTRIC METER
- SEPTIC
- POWERLINE (OVERHEAD)
- TRANSMISSION LINE
- () FENCE (WIRE TYPE)
- () RECORD DEED CALL

PAUL F. ROSENBAUM
CALLED 101.4560 ACRES
VOLUME 2187, PAGE 1821
D.R.F.B.C.T.

CALLED 4.8644 ACRES
FILE NO. 9469936
D.R.F.B.C.T.

AMARDO CORTEZ
RESIDUE OF 51.3533 ACRES
FILE NO. 2007013836
D.R.F.B.C.T.

(N 83°20'27" E 190.90')
N 83°27'47" E 190.90'

BLDG.
BARN
CARPORT
WELL HOUSE
BLDG.
WELL HOUSE
BLDG.
HOUSE
CALLED 1.988 ACRES
VOLUME 946, PAGE 185
D.R.F.B.C.T.

6.86 ACRES

CALLED 80' EASEMENT
AS PER VOL. 547, PG. 295
D.R.F.B.C.T.

HIGH-VOLTAGE TRANSMISSION LINE

P.O.B.

S 83°22'08" W (S 83°33'02" W) 440.66'

RANDON SCHOOL ROAD

SURVEY PLAT

1. ALL BEARINGS ARE BASED ON THE LINE AS REFERENCED ON THIS PLAT AND DESCRIBED IN FORT BEND COUNTY CLERK FILE NO. 9469935, D.R.F.B.C.T.
2. THIS PROPERTY IS SHOWN TO BE INSIDE (ZONE X) OF THE FLOOD HAZARD BOUNDARY AREA AS SHOWN ON FEMA FIRM MAP NO. 48157C0200 J, EFFECTIVE DATE JANUARY 3, 1997.
3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT ISSUED BY CHARTER TITLE-FORT BEND, G.F. NO. 3124000778.
4. FIELD NOTES TO ACCOMPANY THIS PLAT

SURVEY PLAT

OF A SURVEY OF A 6.86 ACRE TRACT BEING A PORTION OF ORIGINAL LOT NO. 23 OF THE SLAVIN AND GEORGE SUBDIVISION AS PER VOLUME 64, PAGE 252, FORT BEND COUNTY DEED RECORDS IN THE B.B.B. & C. RAILROAD COMPANY SURVEY, SECTION NO. 25, ABSTRACT NO. 138, FORT BEND COUNTY, TEXAS, 6.96 ACRE TRACT BEING ALL OF THAT CALLED 1.988 ACRE TRACT DESCRIBED IN A DEED DATED FEBRUARY 4, 1981 TO LOUIS H. KADLECEK, RECORDED IN VOLUME 946, PAGE 185, FORT BEND COUNTY DEED RECORDS, AND BEING ALSO ALL OF THAT CALLED 4.8644 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED OCTOBER 18, 1994 TO LOUIS H. KADLECEK, RECORDED IN FORT BEND COUNTY CLERK FILE NUMBER 9469935, FORT BEND COUNTY OFFICIAL RECORDS.

THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY.

FOR FRANK SURVEYING CO., INC.,
BY: LEONARD W. FRANK, RPLS
TEXAS REGISTRATION NO. 1669



EASEMENT NOTES

AS PER SCHEDULE B OF CHARTER TITLE-FORT BEND, G.F. NO. 3124000778, PROPERTY IS SUBJECT TO THE FOLLOWING:

- ITEM 10-B: RIGHT OF WAY FOR PIPELINE TO MAZOLIA PETROLEUM COMPANY, VOL. 199, PG. 102, VOL. 198, PG. 225, D.R.F.B.C.T.
- ITEM 10-C: RIGHT OF WAY FOR PIPELINE TO HUMBEL PIPE LINE COMPANY, VOL. 425, PG. 205, D.R.F.B.C.T.
- ITEM 10-D: EASEMENT TO HOUSTON LIGHTING & POWER COMPANY, VOL. 547, PG. 295, D.R.F.B.C.T.
- ITEM 10-E: EASEMENT TO HOUSTON LIGHTING & POWER COMPANY, VOL. 543, PG. 329, D.R.F.B.C.T.
- ITEM 10-F: EASEMENT TO HOUSTON LIGHTING & POWER COMPANY, VOL. 460, PG. 511, VOL. 432, PG. 470, VOL. 432, PG. 473, D.R.F.B.C.T.
- ITEM 10-G: RIGHT OF WAY GRANTED TO FORT BEND COUNTY, VOL. 193, PG. 259, D.R.F.B.C.T.

SURVEY PLAT OF 6.86 ACRES
SLAVING & GEORGE SUBDIVISION
B.B.B.&C. RAILROAD SURVEY, A-138
FORT BEND COUNTY, TEXAS

2205 WALNUT STREET
COLUMBUS, TX 78934
979.732.3114

FRANK SURVEYING
COMPANY

COPYRIGHT 2007
ALL RIGHTS RESERVED

DRAWN BY: KYLE KANA

REV:

SCALE: 1" = 100'

PROJECT NO: 07-148

SHEET 1 OF 1

FIELD CREW: SF/DE

CHECKED BY: MWL

COMPUTATION: MWL