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**FORT BEND COUNTY ENGINEERING**  
Fort Bend County, Texas

D. Jesse Hegemier  
County Engineer

April 16, 2012

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

**RE: Variance Request by Sidney and Sandra Beard, III to allow 2.00 acres to be divided out of 80.00 acres located in the Opey & Green Survey, Abstract 583, recorded in official Fort Bend County Deed Records, Vol. 708, Page 687, Fort Bend County, Texas.**

Commissioner Morrison:

Fort Bend County Engineering has reviewed a request from Sidney and Sandra Beard, III concerning a variance to the Fort Bend County Regulations of Subdivisions. Mr. & Mrs. Beard request a variance to allow 2.00 acres to be divided from the parent 80.00 acre tract located Opey & Green Survey, Abstract No. 583, recorded in official Fort Bend County Deed Records, Vol. 708, Page 687, Fort Bend County, Texas, for their home site.

The tract will have adequate access to an existing County road. (Beard Road). 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 291-633-7510.

Sincerely,



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

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

LAW OFFICE OF  
**JULIUS ERIC JUNKER**

212 JACKSON STREET  
RICHMOND, TEXAS 77469  
281.342.9476  
FAX 281.239.7503  
1.800.300.3061  
J.E. JUNKER@JUNKERLAW.COM

April 11, 2012

Richard Morrison  
Fort Bend County Commissioner  
Precinct 1  
301 Jackson Street  
Richmond, Texas 77469

APR 11 2012

Re: Sidney Beard – Variance Request

Dear Commissioner Morrison,

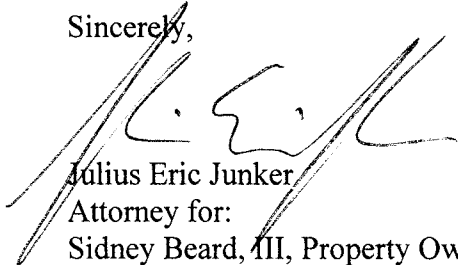
I am requesting a variance to the Fort Bend County Regulations of Subdivisions, as described in Section 2.2 I, for Commissioners' Court to grant an exception to the regulations and not require a subdivision plat for the property described below, in behalf of the property owner, Mr. Sidney Beard:

- Property Address: 11321 Beard Road  
Guy, Texas 77444
- Property Survey & Abstract: Survey of 2.000 acres of land out of a call 80 acre Tract (Tract Four) Recorded in Volume 708, Page 687 of the Deed Records in the Opey and Green Survey, Abstract 583 located in Fort Bend County, Texas
- Tax Account Number: R396728
- Owners of Record: Sidney and Sandra Beard, III
- Division Request: Proposed division of 2.0 acres  
Opey and Green Survey, Abstract No. 583

- Further Description: Proposed and Intended use to build a single-family dwelling for homestead purposes and exemption
- Attachments: Survey Map  
Deed  
Health Department approval  
City approval for ETJ requirements (not applicable)

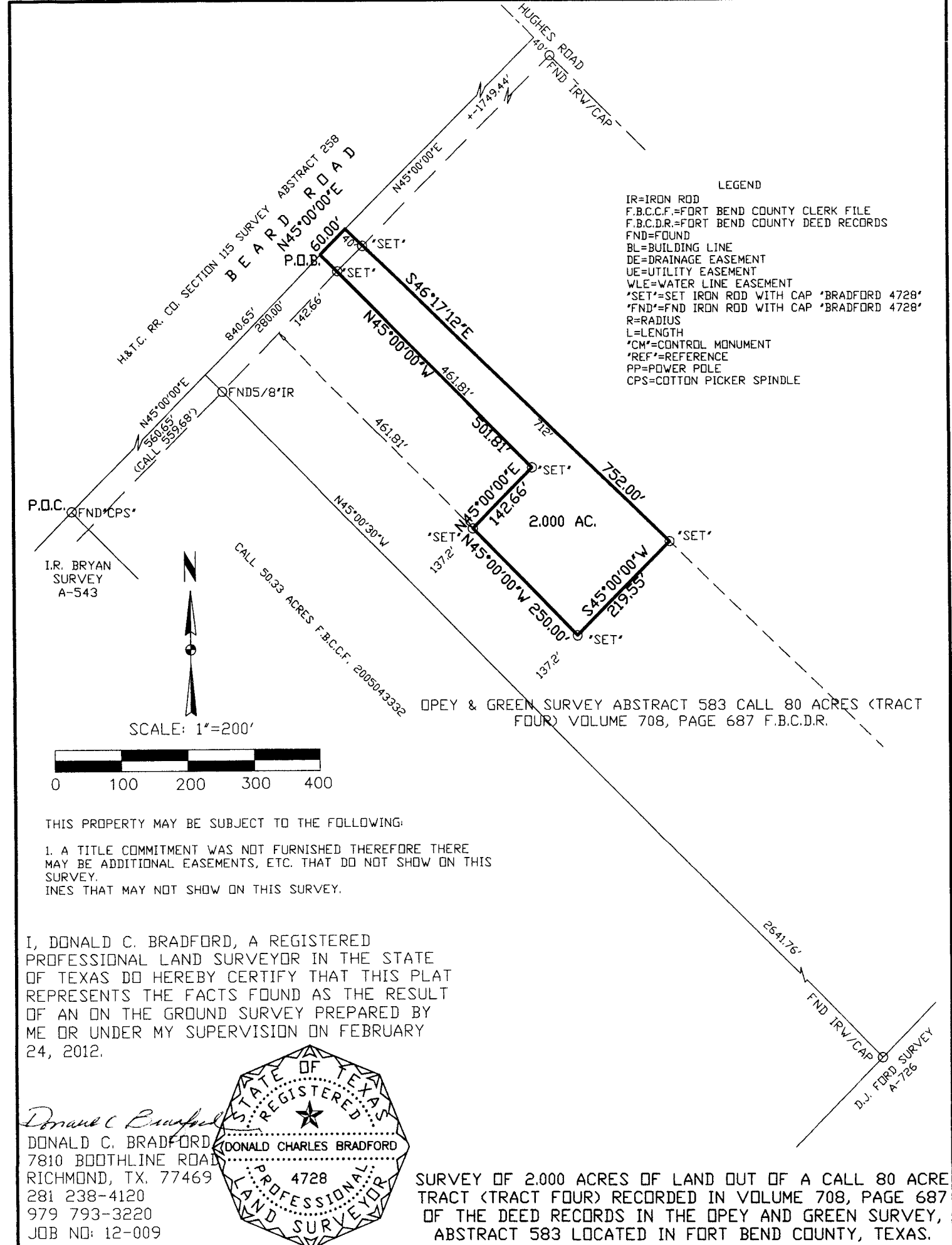
I understand no further division of these tracts will be allowed without the written consent of Commissioners' Court. Your consideration of this request is appreciated.

Sincerely,

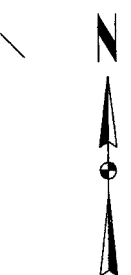


Julius Eric Junker  
Attorney for:  
Sidney Beard, III, Property Owner

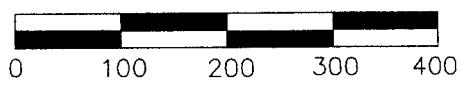
CC: Mr. Louis Hood, Fort Bend County Engineering Department  
Ms. Angela Snook, Fort Bend County Health Department



LEGEND  
 IR=IRON ROD  
 F.B.C.C.F.=FORT BEND COUNTY CLERK FILE  
 F.B.C.D.R.=FORT BEND COUNTY DEED RECORDS  
 FND=FOUND  
 BL=BUILDING LINE  
 DE=DRAINAGE EASEMENT  
 UE=UTILITY EASEMENT  
 WLE=WATER LINE EASEMENT  
 \*SET\*=SET IRON ROD WITH CAP 'BRADFORD 4728'  
 \*FND\*=FND IRON ROD WITH CAP 'BRADFORD 4728'  
 R=RADIUS  
 L=LENGTH  
 \*CM\*=CONTROL MONUMENT  
 \*REF\*=REFERENCE  
 PP=POWER POLE  
 CPS=COTTON PICKER SPINDLE



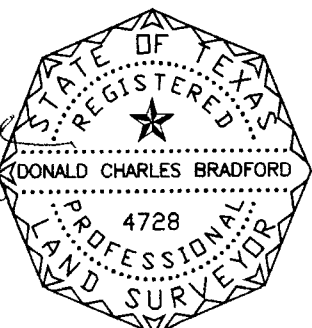
SCALE: 1"=200'



THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:  
 1. A TITLE COMMITMENT WAS NOT FURNISHED THEREFORE THERE MAY BE ADDITIONAL EASEMENTS, ETC. THAT DO NOT SHOW ON THIS SURVEY.  
 INES THAT MAY NOT SHOW ON THIS SURVEY.

I, DONALD C. BRADFORD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND AS THE RESULT OF AN ON THE GROUND SURVEY PREPARED BY ME OR UNDER MY SUPERVISION ON FEBRUARY 24, 2012.

*Donald C. Bradford*  
 DONALD C. BRADFORD  
 7810 BOOTHLINE ROAD  
 RICHMOND, TX. 77469  
 281 238-4120  
 979 793-3220  
 JOB NO: 12-009



SURVEY OF 2,000 ACRES OF LAND OUT OF A CALL 80 ACRE TRACT (TRACT FOUR) RECORDED IN VOLUME 708, PAGE 687 OF THE DEED RECORDS IN THE OPEY AND GREEN SURVEY, ABSTRACT 583 LOCATED IN FORT BEND COUNTY, TEXAS.



DONALD C. BRADFORD

Registered Professional Land Surveyor No. 4728

7810 Boothline Road Richmond, Texas 77469

Phone: (281)238-4120 Phone: (979)793-3220 Fax: (979)793-3221



DESCRIPTION OF 2.000 ACRES OF LAND OUT OF A CALL 80 ACRE TRACT (TRACT FOUR) RECORDED IN VOLUME 708, PAGE 687 OF THE DEED RECORDS IN THE OPEY AND GREEN SURVEY, ABSTRACT 583 LOCATED IN FORT BEND COUNTY, TEXAS:

COMMENCING at a Cotton Picker Spindle found at the most Westerly corner of said Opey and Green Survey, said point being the North corner of the I.R. Bryan Survey, Abstract 543, being in the Southeasterly line of the H.&T.C. RR. CO. Section 115 Survey, Abstract 258, being the West corner of a call 50.33 acre tract recorded in County Clerk file 2005043332 and being in the centerline of Beard Road (Found to be 80 wide);

THENCE North 45 degrees 00 minutes 00 seconds East along the Southeasterly line of said Abstract 258 the Northwesterly line of said 50.33 acre tract and along said Beard Road, at 560.65 feet (Call 559.68 feet) pass the North corner of said 50.33 acre tract, in all a total distance of 840.65 feet to the West corner and POINT OF BEGINNING of the herein described 2.000 acre tract;

THENCE North 45 degrees 00 minutes 00 seconds East along said Beard Road, 60.00 feet to the North corner;

THENCE South 46 degrees 17 minutes 12 seconds East establishing the Northeasterly line, at 40.00 feet pass an iron rod with cap stamped "Bradford 4728" set in the Southeasterly line of Beard Road, in all a total distance of 752.00 feet to an iron rod with cap stamped "Bradford 4728" set at the East corner;

THENCE South 45 degrees 00 minutes 00 seconds West 219.55 feet to an iron rod with cap stamped "Bradford 4728" set;

THENCE North 45degrees 00 minutes 00 seconds West, 250.00 feet to an iron rod with cap stamped "Bradford 4728" set;

THENCE North 45degrees 00 minutes 00 seconds East, 142.66 feet to an iron rod with cap stamped "Bradford 4728" set;

THENCE North 45degrees 00 minutes 00 seconds West, at 461.81 feet pass an iron rod with cap stamped "Bradford 4728" set in the Southeast line of Beard Road, in all a total distance of 501.81 feet returning to the POINT OF BEGINNING.

This description and survey plat are the results of an on the ground survey made under my supervision on February 28, 2012.

*Donald C. Bradford*

