

FORT BEND COUNTY ENGINEERING

Fort Bend County, Texas

Richard W. Stolleis, P.E.
County Engineer

May 17, 2012

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

RE: Variance Request by Steven Miculek, Jr. to divide 4.000 acres out of a called 157.253 acre tract situated in the H. & T.C.R.R. Co. Survey, Section 47, Abstract 228 recorded in official Fort Bend County Deed Records, Instrument #2006088122 and 2012015224, Fort Bend County, Texas. Tax ID #0228-00-000-2176-906 and 0228-00-000-0293-906.

Commissioner Morrison:

Fort Bend County Engineering has reviewed a request from Stephen Miculek, Jr. concerning a variance to the Fort Bend County Regulations of Subdivisions. Mr. Miculek requests a variance to allow 4.00 acres out of a called 157.253 acre tract situated in the H. & T.C.R.R. Co. Survey, Section 47, Abstract 228 recorded in official Fort Bend County Deed Records, Instrument #2006088122 and 2012015224, Fort Bend County, Texas. The 4.00 acre tract was conveyed to him in 2006 by his Grandmother, Lona Mae Miller for a home site.

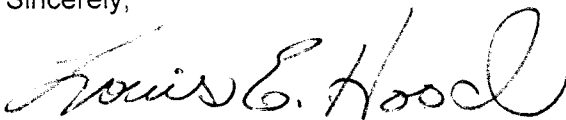
No further division of these tracts will be allowed without the written consent of Commissioners Court.

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, 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

Steven Miculek
P. O. Box 674 /Needville, Texas 77461 / 281-814-2742

May 16, 2012

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

MAY 16 2012

RE: Variance Request


Dear Commissioner Morrison:

I am requesting a variance to the Fort Bend County Regulations of Subdivisions to Commissioners Court to grant an exception to the regulations and not require a subdivision plat for the property described below:

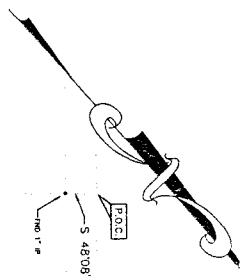
Property Address: 12321 Roesler Road, Needville, Texas 77461
Property Survey & Abstract: 0228 H and TC RY, Deed Record 2012015224
Tax Account Numbers: 0228-00-000-2176-906 and 0228-00-000-0293-906
Owner of Record: Steven Joseph Miculek, Jr.
Division Request: We are requesting a variance to allow 4.000 acres to be divided out of the 157.253 acres that has been conveyed to Steven Joseph Miculek, Jr. for a home site.
Further Description: This tract has access to a public road (Roesler Road), without use of an access easement.
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,

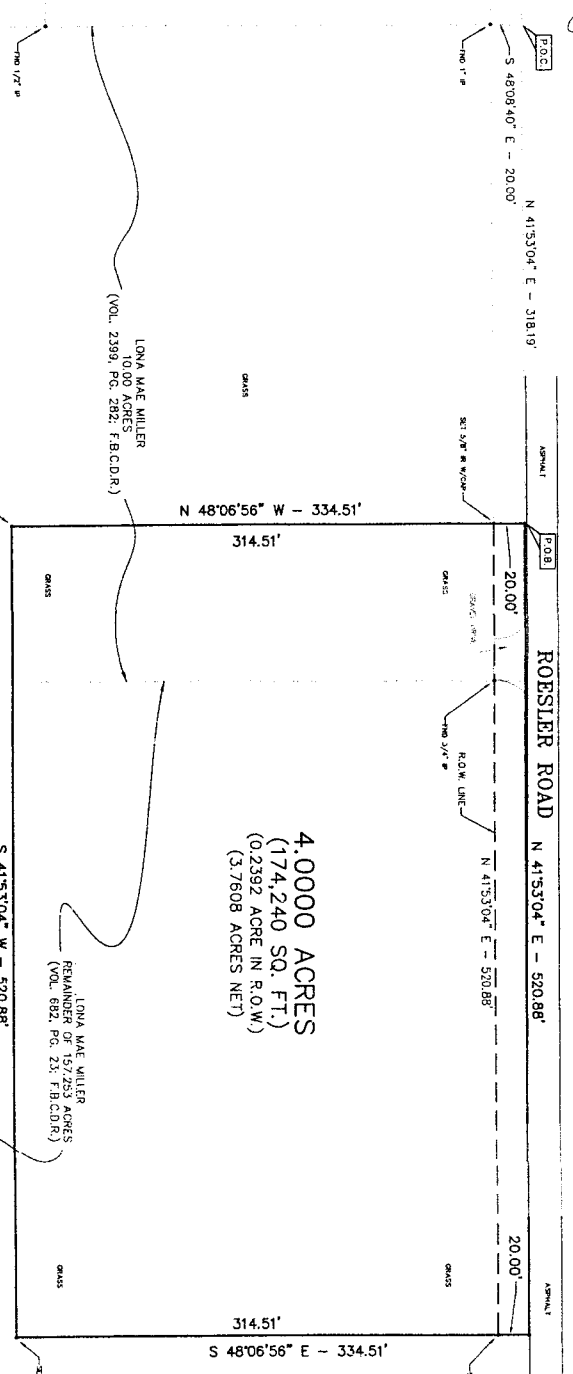


Steven Miculek, Jr.



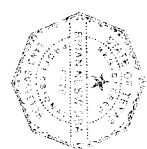
RENEE MILLER RICHTER
1.069 ACRES
(VOL. 951, PG. 462; F.B.C.D.R.)

LONA MAE MILLER
REMAINDER OF 157.253 ACRES
(VOL. 682, PG. 23; F.B.C.D.R.)



- NOTES:**
- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NADS) USING NGS CONTIGUOUSLY OPERATING REFERENCE STATIONS.
 - 2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY CLIENTS.
 - 3.) THE CERTIFICATE SHOWN HEREON IS VALID ONLY AS LONG AS GOVERNING COMPANIES AND INDIVIDUALS REMAIN THE SAME AS SHOWN ON THE ORIGINALS. SAID CERTIFICATION SHALL NOT APPLY TO ANY CHANGES OR ALTERED ORIGINALS.
 - 4.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ADDITIONAL ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
 - 5.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED MAPS, THIS PROPERTY LIES IN ZONE "X", AN AREA NOT CONSIDERED IN THE 500-YR FLOOD PLAIN.
 - 6.) ALL ROSS SET ARE 5/8" HIGH ROSS WITH CAPS STAMPED: TEAM - 281-491-5235.

- LEGEND**
- CONC - CONCRETE
 - FND - FOUND
 - IR - IRON ROD
 - PP - PLYWOOD PILE
 - P.D.C. - POINT OF DISCONTINUITY
 - V.G.V. - VERTICAL CURVE
 - W/V - WIRE
 - F.B.C.D.R. - FORT BEND COUNTY CLERK'S FILE
 - R.O.W. LINE - RIGHT OF WAY LINE
 - GRASS - GRASS



I, Brian Neundorfer, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above and correctly represents the facts found at the time of the survey made on the ground under the authority of the State of Texas, and that I am a member of the Society of Professional Surveyors Standards and Specifications for a Category III, Condition 1, Survey.

Brian Neundorfer
Registered Professional Land Surveyor
State of Texas No. 5178

TEXAS ENGINEERING AND MAPPING
REGISTERED PROFESSIONAL ENGINEERS
STAFFORD, TEXAS 77477
PHONE: 281.481.2833 FAX: 281.481.2333

STANDARD LAND SURVEY
OF
4.0000 ACRES (174,240 SQ. FT.) OF LAND
IN THE H.A.T.C. R.R. CO. SURVEY,
FORT BEND COUNTY, TEXAS

DATE	07/13/08	SCALE	3/8" = 1'	SPANN	87' 11 1/2"	CR. C. INT.	85W	CR. INT.	85W
DATE	07/13/08	SCALE	3/8" = 1'	SPANN	87' 11 1/2"	CR. C. INT.	85W	CR. INT.	85W