

FORT BEND COUNTY ENGINEERING
Fort Bend County, Texas

Richard W. Stolleis, P.E.
County Engineer

October 16, 2012

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

RE: Variance Request by Kenneth & Sheila Bohacek to allow 2.00 acres to be divided out of a called 14.678 acre tract situated in the Gabriel Cole 1/4 League, Abstract 20, recorded in official Fort Bend County Deed Records, Instrument #2006094549, Fort Bend County, Texas. Tax ID #0020-00-190-0040-908.

Commissioner Morrison:

Fort Bend County Engineering has reviewed a request from Kenneth & Sheila Bohacek concerning a variance to the Fort Bend County Regulations of Subdivisions. The Bohacek's requests a variance to allow 2.00 acres out of a called 14.678 acre tract situated in the Gabriel Cole 1/4 League, Abstract 20, recorded in official Fort Bend County Deed Records, Instrument #2006094549, Fort Bend County, Texas. The 2.00 acres will be conveyed to a family member.

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. All tracts have access off of Burnett Road. 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

Kenneth & Sheila Bohacek
15819 CR 274
East Bernard, TX. 77435

DATE: 10/15/2012
TO: Richard Morrison
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 2.21 to Commissioners Court to grant an exception to the regulations and not require a subdivision plat for the property described below. We would like to sell this property to my husband's nephew and keep it in the family.

Property Address: 0020 GABRIEL COLE ,ACRES 14.678 Burnet RD

Property Survey & Abstract: A 2.0 Ac.Tract of land, situated in the Gabriel Cole ¼ League Abstract N0 20, Fort Bend County, Texas being a portion of that certain called 8.32 ac. Tract of Land conveyed from Audrey Mae Williams to Kenneth and Sheila Bohacek in Deed dated June 21, 2006, Recorded in Fort Bend County Clerk's File: 2006076263.

Tax Account Number: 0020-00-190-0040-908

Owners Of Records: Kenneth & Sheila Bohacek

Division Request: 2 Acres out of the Total 14.678 AC. Tract

Further Description: This is a 14.678 AC. Tract of Land requesting for second 2AC.

of land to be released from the total
14.678

Attachments:

Survey Map
Deed
Health Department Approval
City Approval for ETJ Requirements

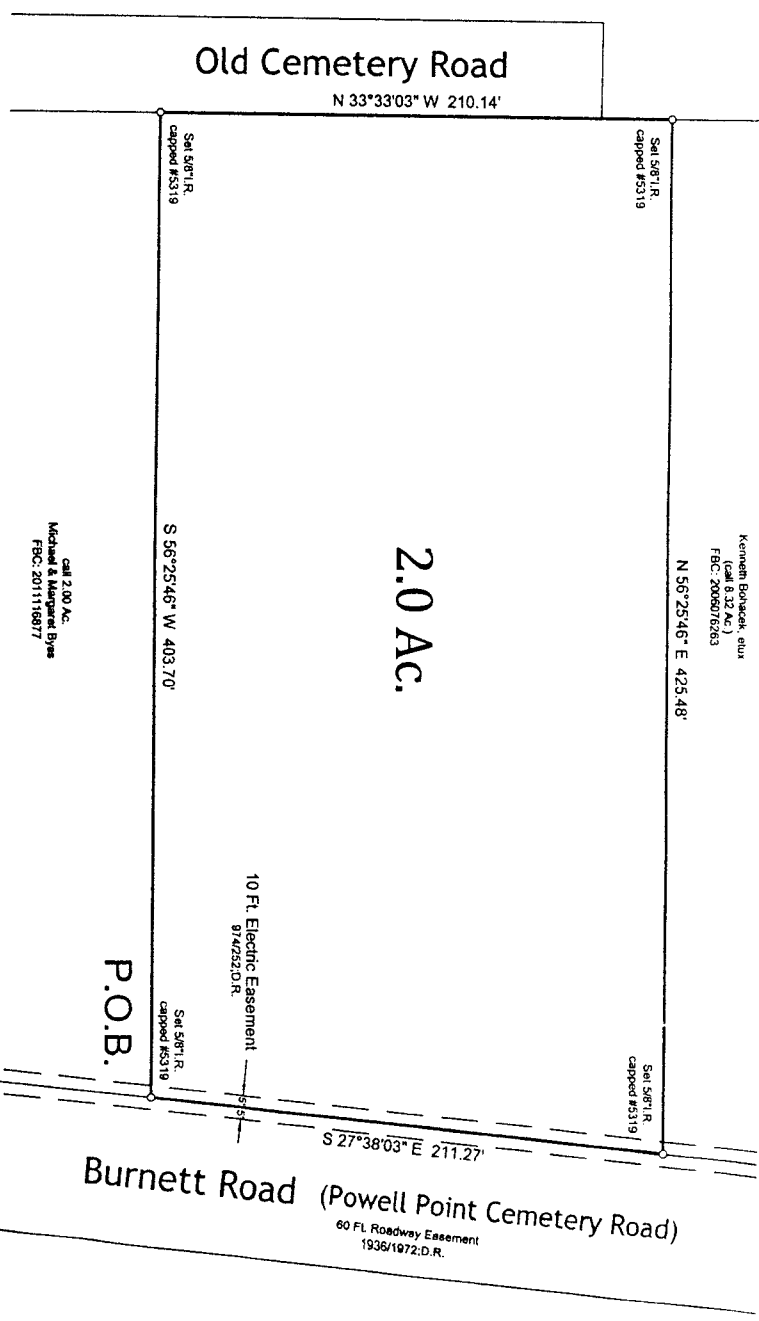
I understand, no further division of these tracts will be allowed without the written consent of Commissioners Court. Your consideration of this request is greatly appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Kenneth + Sheila Bohacek". The signature is written in black ink and is positioned below the word "Sincerely,".

call 79 Ac.
Mary E. Burnett, et al
202/505/12.R

Kenneth Bohacek, et ux
(call 6.32 Ac.)
FBC: 2006076263
N 56°25'46" E 425.48'



Scale: 1" = 60'

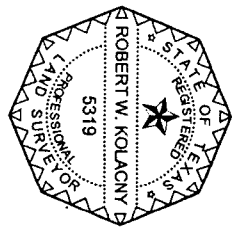
SURVEY PLAT

SHOWING A 2.0 AC. TRACT OF LAND, SITUATED IN THE GABRIEL COLE 1/4 LEAGUE ABSTRACT NO. 20, FORT BEND COUNTY, TEXAS, BEING A PORTION OF TRACT #2 OF THE BLAKELY SUBDIVISION; ALSO BEING A PORTION OF THAT CERTAIN CALLED 8.32 AC. TRACT OF LAND CONVEYED FROM AUDREY MAE WILLIAMS TO KENNETH AND SHEILA BOHACEK IN DEED DATED JUNE 21, 2006, RECORDED IN FORT BEND COUNTY CLERK'S FILE NO. 2006076263; SAID 2.00 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

NOTE: Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

I, Robert W. Kolarcy, Registered Professional Land Surveyor No. 5319, do hereby certify that the foregoing Plat correctly describes results of a Survey made under my supervision on the ground, August 12, 2012.

Robert W. Kolarcy
Registered Professional Land Surveyor No. 5319
Ph. (979) 532-8056 Fax (979) 532-0342



FILE: Bohacek 2Ac172.dwg
PROJECT: W:\Kendall\Area\Hacks\works\Sub\Powell.g
CRD: Leiland CRD
BY: PVA

Robert Kolarcy & Assoc. LLC
- Registered Professional Land Surveyors -
140 S. Houston St. - Wharton, TX 77488
OFFICE (979) 532-8056 - FAX (979) 532-0342

call 2.00 Ac.
Michael & Margaret Dyer
FBC: 201116877

ROBERT KOLACNY & ASSOC. LLC - LAND SURVEYORS

Registered Professional Land Surveyor

140 S. Houston Street · Wharton, TX 77488 · (979) 532-8056 · Fax: (979) 532-0342

A 2.0 AC. TRACT OF LAND, SITUATED IN THE GABRIEL COLE ¼ LEAGUE, ABSTRACT NO. 20, FORT BEND COUNTY, TEXAS, BEING A PORTION OF TRACT #2, OF THE *BLAKELY SUBDIVISION*; ALSO BEING A PORTION OF THAT CERTAIN CALLED 8.32 AC. TRACT OF LNAD CONVEYED FROM AUDREY MAE WILLIAMS TO KENNETH AND SHEILA BOHACEK IN DEED DATED JUNE 21, 2006, RECORDED IN FORT BEND COUNTY CLERK'S FILE NO: 2006076263; SAID 2.00 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod capped #5319, set in the West line of BURNETT ROAD (POWELL POINT CEMETERY ROAD) (meas. 60 ft. wide – 1936/1972; D.R.), same being in the East line of said 8.32 Ac. tract, for the Northeast corner of a 2.0 Ac. tract of land conveyed to Michael & Margaret Byas (FBC: 2011116877), same being the **Southeast corner** hereof;

THENCE South 56 Deg. 25 Min. 46 Sec. West, 403.70 ft. to a 5/8 inch iron rod capped #5319, set in the common line between said *BLAKELY SUBDIVISION* and the East line of OLD CEMETERY ROAD for the Northwest corner of said Byas tract, same being the **Southwest corner** hereof;

THENCE North 33 Deg. 33 Min. 03 Sec. West (called North 30 Deg. 58 Min. 30 Sec. West), with the common line between said *BLAKELY SUBDIVISION* and said OLD CEMETERY ROAD, 210.14 ft. to a 5/8 inch iron rod capped #5319, set for the **Northwest corner** hereof;

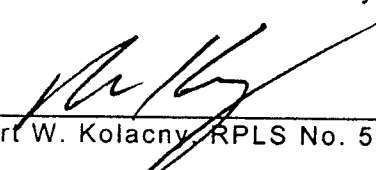
THENCE North 56 Deg. 25 Min. 46 Sec. East, 425.48 ft. to a 5/8 inch iron rod capped #5319, set in the common line between said 8.32 Ac. tract and said BURNETT ROAD for the **Northeast corner** hereof;

THENCE South 27 Deg. 38 Min. 03 Sec. East (called South 25 Deg. 03 Min. 30 Sec. East), with the common line between said 8.32 Ac. tract and said BURNETT ROAD, 211.27 ft. to the PLACE OF BEGINNING and containing 2.0 Ac. of land.

NOTE: Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

NOTE: A Plat accompanies this Metes & Bounds description.

I, Robert W. Kolacny, Registered Professional Land Surveyor No. 5319, do hereby certify that the foregoing Field Note Description correctly describes results of a Survey made under my supervision on the ground, August 12, 2012.


Robert W. Kolacny, RPLS No. 5319

