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FORT BEND COUNTY ENGINEERING

Fort Bend County, Texas

Richard W. Stolleis, P.E.
County Engineer

November 27, 2012

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

RE: Variance Request by Michael Wehring and Gary Wehring to allow 13.00 acres of land out of the Ben Wehring called 75.00 acre tract recorded in Vol. 471, Page 44 of the FBC Deed Records located in the I & G.N.R. R. Co. Survey, Abstract 356, and the H&TC RR Co. Survey, Section 11, Abstract 212, as conveyed to Huisman North America Services, LLC, Instrument #2012113188, Fort Bend County, Texas.

Commissioner Morrison:

Fort Bend County Engineering has reviewed a request from Michael Wehring and Gary Wehring concerning a variance to the Fort Bend County Regulations of Subdivisions.

Property Survey & Abstract: A parent tract being: A called 75.00 acre tract (Vol. 471, Page 44, Official Records of FBC). The Wehring's request a variance to allow 13.00 acres to be divided from the parent 75.00 acre tract (conveyed to Huisman North America Services, LLC) located in the I & G.N.R.R. Company Survey, Abstract 356, and the H&TC RR Company Survey, Section 11, Abstract 212, recorded in official Fort Bend County Deed Records, Instrument #2012113188, Fort Bend County, Texas. This variance request will allow the current owner, Husiman North America Services to obtain any necessary permits within Fort Bend County.

The tract will have adequate access to an existing County road (Wehring 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 C, 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,

A handwritten signature in cursive script, reading "Louis E. Hood", is written over a horizontal line.

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

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

MICHAEL WEHRING

2919 Cottonwood School Road
Rosenberg, Texas 77471

November 7, 2012

NOV 20 2012

To: Richard Morrison
Fort Bend county Commissioner
Precinct 1

CC: FBC Engineering
Attn: Josh Netardus
1124 Blume Road
P.O. Box 1449
Rosenberg, TX 77471

SUBJECT: Variance Request

Michael Wehring and Gary Wehring ("Wehrings") request a variance from the Fort Bend County Regulations of Subdivisions as described in Section 2.2.C to grant an exception to the regulations and not require a subdivision plat for the property described below.

Property Address: Original Tract Address -2919 Cottonwood School Rd, Rosenberg, TX 77471
Child Tract Address : No address assigned

Property Survey & Abstract Survey of 13.00 Acres of Land Out of the Ben Wehring Called 75 Acre Tract Recorded in Volume 471, Page 44 of the Deed Records in the I and GN RR Co Survey, Abstract 356 and the H&TC RR Co Survey, Section 11, Abstract 212 Located in Fort Bend County, Texas

Tax Account Number: **Original** Tract Tax Account # : 0356-00-004-0030-901
Child Tract Tax Account # not yet established

Owners of Record: Michael and Gary Wehring

Division Request: The Wehrings sold to Huisman 13 acres out of the Wehrings' property next to Huisman's plant at 2502 Wehring Road on September 28, 2012. See attached Deed. The property has several acres of frontage on Wehring Road.

November 7, 2012


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Further Description: *See Survey, attached.*

Attachments: Survey Map
Deed
Metes and Bounds Description
Health Department Approval
City Approval for ETJ Requirements
~~Application for Subdivision Review (dated 9/24/12)~~

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

Very truly yours,

Michael Wehring GARY WEHRING


I:\Client\HUIS0007-Purchase of 2502 Wehring Road Facility\Correspondence\Letter to Fort Bend County Commissioners revised.doc



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



METES AND BOUNDS DESCRIPTION

DESCRIPTION OF 13.000 ACRES OF LAND OUT OF THE BEN WEHRING CALLED 75 ACRE TRACT RECORDED IN VOLUME 471, PAGE 44 OF THE DEED RECORDS, IN THE I AND GN RR CO SURVEY, ABSTRACT 356 AND THE H & TC RR CO SURVEY, SECTION 11, ABSTRACT 212 LOCATED IN FORT BEND COUNTY, TEXAS:

BEGINNING at an iron rod with cap stamped "Bradford 4728" found at the Easterly corner of the herein described tract being the most Northerly corner of a 23.00 acre tract to Precisionaire, Inc. recorded in County Clerk file 2005032323 and being the North corner of a 13.000 acre tract to Flanders Corporation per Fort Bend County clerk file 2009083165, said point being in the Southwesterly line of Wehring Road, and the original Southeast corner of the Ben Wehring call 75 acre tract lies South 44 degrees 31 minutes 47 seconds East, 872.55 feet thence North 45 degrees 14 minutes 27 seconds East, 30.00 feet for reference;

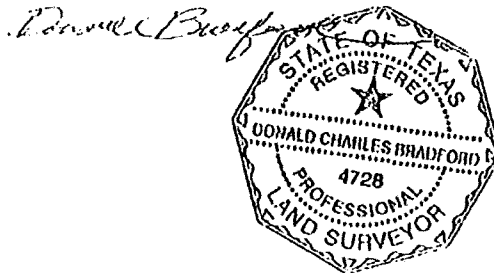
THENCE South 45 degrees 14 minutes 27 seconds West along the Northwesterly line of said 13.000 acre tract to Flanders Corporation, 1147.63 feet to an iron rod with cap stamped "Bradford 4728" found at the most Southerly corner;

THENCE North 44 degrees 27 minutes 56 seconds West along the Northeasterly line of Helga Estates (Unrecorded Subdivision), 493.55 feet to an iron rod with cap stamped "Bradford 4728" set at the most Westerly corner;

THENCE North 45 degrees 14 minutes 27 seconds East establishing the Northwesterly line of this tract, 1147.08 feet to an iron rod with cap stamped "Bradford 4728" set at the most Northerly corner;

THENCE South 44 degrees 31 minutes 47 seconds East along the Southwesterly line of Wehring Road (60 feet wide per Volume 462, Page 143 of the deed records), 493.55 feet returning to the POINT OF BEGINNING.

This description and survey plat are the results of an on the ground survey made by me on September 5, 2012.



Handwritten mark or signature.

