

COPY

REQUEST FOR VARIANCE TO
POLK COUNTY SUBDIVISION ENGINEERING & PLATTING REQUIREMENTS

DATE:

Polk County, Texas

C/O County Commissioner: Ronnie Vincent

Precinct: 2

PROPERTY DESCRIPTION: The division of 75.93 acres in the George Miles Survey, A-413, Polk County, Texas conveyed by Richard Emmons, L.P. to Momack Enterprises, LLC by deed dated April 26, 2016 and recorded in Volume 2043, Page 59 of the Polk County Official Records.

(Plat attached)

In reference to the above property division and pursuant to the "Polk County, Texas Subdivision Regulations", please be advised of the following;

YES NO

- All of the proposed tracts/lots in the proposed division are ten (10) acres or more;
- All of the tracts/lots within the proposed division plat attached hereto are served by existing public water and sewer service or comply with state & county regulations for on-site sewage facilities and/or private well;
- Each tract/lot is directly and individually accessed by existing public roads with road frontage exceeding 30 feet each;
- There are to be no common areas or new streets dedicated to the use of property owners and or to Polk County, Texas;
- Owner/s acknowledge that all tracts/lots will comply with the minimum building setbacks from major highways and public roads, as described in Sections 8.1 through 8.3 and A.5 of the Polk County, Texas Subdivision Regulations.

As required by Section A.18(a) of the Polk County, Texas Subdivision Regulations, we affirm these fact to be true and correct and request a variance be granted by the Polk County Commissioners Court to exclude the division of property described herein from engineering and platting requirements of Polk County .

OWNER APPLICANT:

Ruth McClendon, member

(Signature of Owner/Applicant)

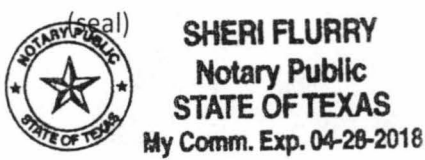
Printed Name: Ruth McClendon

Mailing Address: 454 Greenwood Drive
Livingston, Texas 77351

Phone: 936-329-2474

STATE OF TEXAS §
 §
COUNTY OF POLK §

This instrument was acknowledged before me on the 7th day of February, 2017 by
Ruth McClendon
(name of Owner/Applicant)



[Signature]
Notary Public, State of Texas
Commissioner Expires: 4-28-2018

COUNTY COMMISSIONER:

I, Ronnie Vincent, County Commissioner of Precinct 2, make the following recommendation to the Commissioners Court regarding this Variance Request;

- GRANT VARIANCE REQUEST
- DENY VARIANCE REQUEST

[Signature]
Signature of Commissioner

COMMISSIONERS COURT ACTION:

The foregoing Request for Variance was considered by the Polk County Commissioners Court in a Regular Session held February 14, 2017 and by majority of the voting Members present the Request was;

- APPROVED
- NOT APPROVED

[Signature]
Sydney Murphy, County Judge

Attest:

[Signature]
County Clerk

PINWAH PINES ESTATES II
SECTIONS 1 & 2
8/48 PCPR



SCALE: 1" = 200'

ROBERT E. CHAIN
AND
LINDA J. CHAIN
50.00 ACRE TRACT
2071/982 PCOR

N37°57'36" E 1550.70'

S30°39'25" E 285.07'

S42°25'38" E 349.22'

S46°50'44" E 464.83'

S17°29'30" E
248.13'

CHAIN ROAD T2

N51°27'33" W 1542.49'

S17°57'46" W 1164.64'
N175.76 E 1164.64'

10.20 ACRES

S43°19'30" E 273.36'

S80°30'20" E 274.60'

LAKE LIVINGSTON ESTATES
SECTION 4
4/1 PCPR

JEAN GRAY
2.783 ACRE TRACT
1462/378 PCOR

LYNTHIA HENDRICKS
2.79 ACRE TRACT
1462/443 PCOR

TONY HENDRICKS
2.79 ACRE TRACT
1462/419 PCOR

VONDA MIMS
3.78 ACRE TRACT
1462/431 PCOR

15.731 ACRES

SAM HOUSTON ELECTRIC
COOPERATIVE
1.614 ACRE TRACT
1291/715 PCOR

SAM HOUSTON ELECTRIC
COOPERATIVE
2.41 ACRE TRACT
512/248 PCOR

BLANCHARD COMMUNITY
CENTER
2.0 ACRE TRACT
212/558 PCOR

JUANITA THOMPSON
4.186 ACRE TRACT

F. M. HIGHWAY NO. 3126

Course	Bearing	Distance
T1	S87°00'49" E	106.77'
T2	S76°25'30" E	91.4E
T3	S40°14'36" E	44.47'

Point	Length	Delta	Chord	Chord Bear
170.27	79.34	28.47 47	78.62	S44°03'39" E
166.00	101.34	34.88 46	98.87	S28°21'08" E
155.21	129.81	30.80 14	123.08	S28°06'00" E
131.21	48.14	36.88 45	48.66	S67°47'42" E