



## FORT BEND COUNTY ENGINEERING

Fort Bend County, Texas

D. Jesse Hegemier  
County Engineer

June 3, 2011

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

**RE: Variance Request by Gloria Kelley to allow 2.00 acres to be divided out of 4.8106 acres located in the R. H. Earnest Survey No. 6, Abstract 388 and the J. J. Dickerson Survey No. 2, Abstract No. 401, recorded in official Fort Bend County Deed Records, Vol. 708, Page 590 and Instrument #2011032776, Fort Bend County, Texas.**

Commissioner Morrison:

Fort Bend County Engineering has reviewed a request from Gloria Kelley and her son Samuel Clay Kelley concerning a variance to the Fort Bend County Regulations of Subdivisions. Ms. Kelley requests a variance to allow 2.00 acres to be divided from the parent 4.8106 acre tract located R. H. Earnest Survey No. 6, Abstract 388 and the J. J. Dickerson Survey No. 2, Abstract No. 401, recorded in official Fort Bend County Deed Records, Vol. 708, Page 590 and Instrument #2011032776, Fort Bend County, Texas. The 2.00 acre tract has been conveyed to her son Samuel Clay Kelley for a home site.

The tract will have adequate access to an existing County road. (Powerline 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 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,

A handwritten signature in black ink that reads "Louis E. Hood". The signature is fluid and cursive.

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

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

Gloria Jean Kelley c/o  
Samuel "Clay" Kelley  
1104 Avenue J, Rosenberg, TX 77471  
281-536-7603



Date: May 26, 2011  
To: Fort Bend County Commissioner  
Precinct #1  
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 2.2 I, to Commissioners Court to grant an exception to the regulations and not require a subdivision plat for the property described below:

Property Address: 6811 Powerline Road  
Richmond, TX 77469

Property Survey & Abstract: 2.000 Acres situated in the R.H. earnest survey No. 6 abstract no. 388 & the J.J. Dickerson Survey No. 2 Abstract No. 401

Tax Account Number: 0388-00-006-0034-901

Owner of Record: Gloria Jean Kelley

Division Request: To divide a 4.8106 acre tract into two tracts. One (1) 2.00 acre tract to be conveyed to my son with the remainder to be retained by the current owner. The parent tract is recorded in FBC Deed Records Vol. 708, Page 590 and the two (2) acre tract that has been sold to my son, Samuel Clay Kelley instrument # 2011032776 for a home site.

Further Description: Mother, Gloria, deeded 2 acres to son, Samuel Clay to build a home

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 appreciated.

Sincerely,

Gloria Jean Kelley

ADDRESS: 6811 POWERLINE ROAD  
 RICHMOND TEXAS 77469  
 CLIENT: CLAY KELLEY AND  
 MANDY KELLEY

2.000 ACRES  
 SITUATED IN THE R. H.  
 EARNEST SURVEY NO. 6  
 ABSTRACT NO. 388 AND THE  
 J.J. DICKERSON SURVEY NO. 2  
 ABSTRACT NO. 401  
 FORT BEND COUNTY, TEXAS  
 (SEE ATTACHED METES AND BOUNDS)

NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT.  
 OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.



THIS PROPERTY DOES NOT BE WITHIN THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 MAP NO. 48152C 0153 J  
 DATED 08/11/2010  
 THE CLIENT HAS BEEN ADVISED OF ANY  
 ENCUMBRANCES OF THIS TRACT AND HAS  
 DETERMINED THAT THE SAME DO NOT PRESENT A  
 DETERMINATION WITHOUT DEPARTED FIELD STUDY

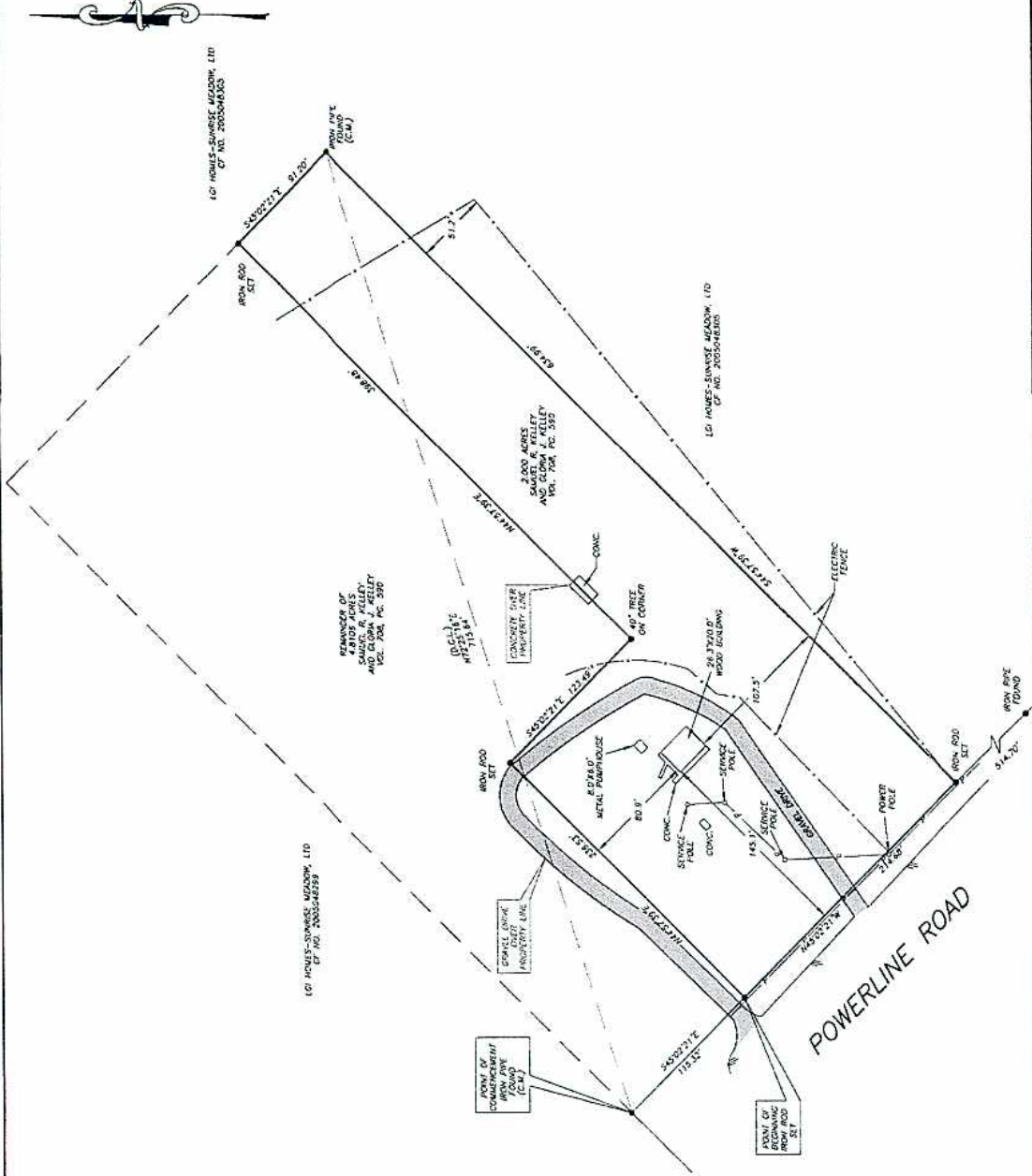
A SURVEYOR'S INTERESTARY  
 HAS BEEN FILED IN THE PUBLIC RECORDS  
 AND BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 SECOND BEARING VS. 70K PC 330 F.B.C.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ACCORDING TO THE BEST OF MY SKILL AND  
 KNOWLEDGE AND THAT I HAVE NOT BEEN  
 PREVIOUSLY EMPLOYED BY ANY OTHER SURVEYOR  
 CONCERNING THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 UNRECORDED EASEMENTS, RIGHTS OR INTERESTS  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 BASED ON THE ORIGINAL METES AND BOUNDS  
 CERTIFICATE OF 1882 AND THE MORE  
 RECENTED TITLE COMMITMENT WAS FILED  
 UPON BY PRODUCTION OF THIS SURVEY  
 PROFESSIONAL LAND SURVEYOR  
 NO. 38911-102154  
 MARCH 31, 2011  
 REVISION: MAY 5, 2011  
 RECORDED: MAY 28, 2011



SCALE: 1" = 80'



PRECISION  
 surveyors



1-800-775-5275  
 www.precision-surveyors.com  
 2074-134-1788 FAX 281-490-1027 210-820-0941 FAX 214-623-1525  
 1405 Westwood Blvd. Suite 400 Houston, Texas 77059 409-940-0000 ext 200 Fax 409-940-0000

STATE OF TEXAS

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COUNTY OF  
FORT BEND

Metes and Bounds Description

All that certain 2.000 acre tract of land situated in the R. H. Earnest Survey No. 6, Abstract No. 388, and the J. J. Dickerson Survey No. 2, Abstract No. 401, Fort Bend County, Texas, being out of and a part of that certain Samuel R. Kelley and Gloria J. Kelley 4.8106 acre Tract (Volume 708, Page 590 Fort Bend County Deed Records): said 2.000 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at an iron pipe found at the South Corner of the LGI Homes-Sunrise Meadows, LTD Tract (Fort Bend County Clerk's File [FBCCF] No. 2005048299) and the West corner of said 4.8106 acre Tract in the Northeast line of Power Line Road;

Thence South 45°02'21" East along the Northeast line of Power Line Road and the Southwest line of said 4.8106 acre Tract, a distance of 115.32 feet to an iron rod set for the West corner and POINT OF BEGINNING of the herein described tract;

Thence North 44°57'39" East across said 4.8106 acre Tract, a distance of 236.53 feet to an iron rod set at an angle point;

Thence South 45°02'21" East across said 4.8106 acre Tract, a distance of 123.49 feet to a tree on corner at an angle point;

Thence North 44°57'39" East across said 4.8106 acre Tract, a distance of 398.48 feet to an iron rod set in the upper Southwest line of a second LGI Homes-Sunrise Meadow, LTD Tract (FBCCF No. 2005048305) and the Northeast line of said 4.8106 acre Tract for the North corner of the herein described tract;

Thence South 45°02'21" East along the upper Southwest line of said LGI second Tract and the Northeast line of said 4.8106 acre Tract, a distance of 91.20 feet to an iron pipe found at an angle point of said LGI second Tract and the East corner of said 4.8106 acre Tract for the East corner of the herein described tract;

Thence South 44°57'39" West along a line of said LGI second Tract common with the Southeast line of said 4.8106 acre Tract, a distance of 634.99 feet to an iron rod set in the Northeast line of Power Line Road at the West corner of said LGI second Tract and the South corner of said 4.8106 acre Tract for the South corner of the herein described tract;

Thence North 45°02'21" West along the Northeast line of Power Line Road and the Southwest line of said 4.8106 acre Tract, a distance of 214.68 feet to the POINT OF BEGINNING and containing 2.000 acre of land.



Allen D. Hughes  
Professional Land Surveyor, No. 3891  
March 31, 2011  
Job No. 11-02356mb

See drawing attached