



FORT BEND COUNTY ENGINEERING

Fort Bend County, Texas

Richard W. Stolleis, P.E.
County Engineer

October 26, 2012

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

RE: Variance Request by Todd & Misty Sherrill to allow 30.00 acres to be divided out of 70.00 acres located in the H & T.C. Ry. Co. Section 15 Survey, Abstract 213, recorded in official Fort Bend County Deed Records, Instrument #2011113365, Fort Bend County, Texas.

Commissioner Morrison:

Fort Bend County Engineering has reviewed a request from Todd & Misty Sherrill concerning a variance to the Fort Bend County Regulations of Subdivisions. Mr. & Mrs. Sherrill request a variance to allow 30.00 acres to be divided from the parent 70.00 acre tract located H & T.C. Ry. Co. Section 15 Survey, Abstract 213, recorded in official Fort Bend County Deed Records, Instrument #2011113365, Fort Bend County, Texas, for their home site.

The tract will have adequate access to an existing County road. (Philip Evans 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 cursive script that reads "Louis E. Hood".

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

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

Todd & Misty Sherrill
6116 Philip Evan Road
Needville Texas 77461

PH-832-595-9122
FAX 832-572-5536

October 11, 2012

Fort Bend County Commissioner Richard Morrison
Precinct # 1

CC: FBC Engineering
FBC Health Department

RE: Variance Request

I am requesting a variance to the Fort Bend County Regulations of Subdivisions as described in Section 2.2B, to Commissioners Court to grant an exception to the regulations and not require a subdivision plat for the property described below:

Property Address: 6116 Philip Evan Road Needville Texas 77461

Property Survey & Abstract: H & T.C. Ry. Co. Section 15 Survey A-213

Tax Account Number: 00545250

Owners Of Record: Todd A & Misty C Sherrill

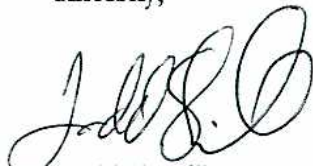
Division of request: Splitting 70ac into a 40ac and a 30ac tract of land

Further description: Bought a 70ac tract and sold off 30ac of it.

Attachments: Survey Map, Deed, Health department approval

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

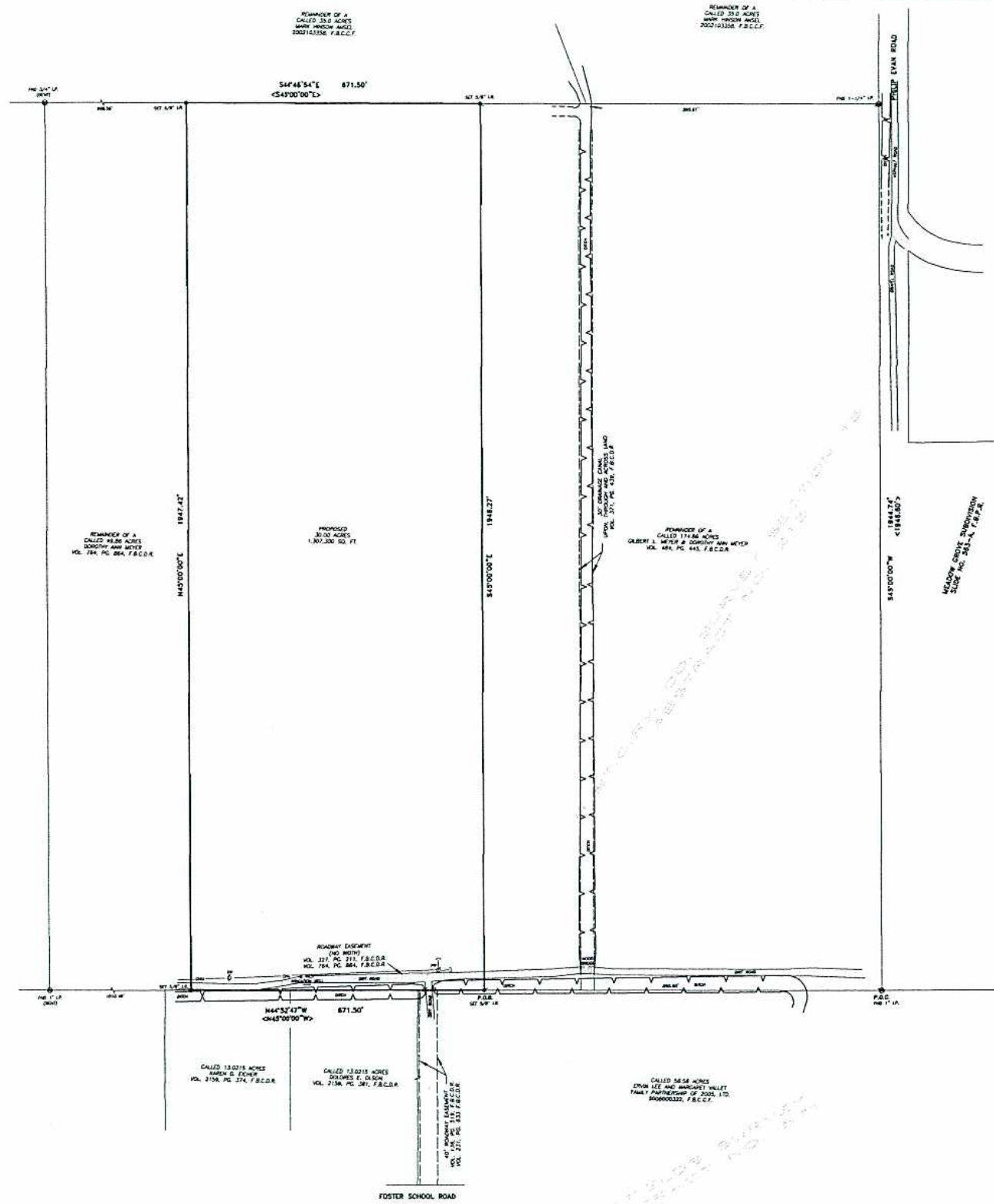
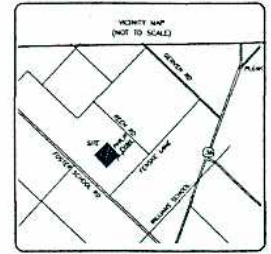
Sincerely,


Todd Sherrill

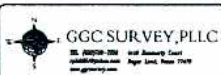

Misty Sherrill



SCALE 1" = 100'



30.00 ACRES (1,307,000 SQ. FT.)
H.A.T.C. No. Co. SURVEY,
SECTION 15 ABSTRACT 215
FORT BEND COUNTY, TEXAS



DATE	BY	REVISION
10/27/11	GEORGE R. GARDNER	1.000
10/27/11	GEORGE R. GARDNER	1.001
10/27/11	GEORGE R. GARDNER	1.002
10/27/11	GEORGE R. GARDNER	1.003
10/27/11	GEORGE R. GARDNER	1.004
10/27/11	GEORGE R. GARDNER	1.005
10/27/11	GEORGE R. GARDNER	1.006
10/27/11	GEORGE R. GARDNER	1.007
10/27/11	GEORGE R. GARDNER	1.008
10/27/11	GEORGE R. GARDNER	1.009
10/27/11	GEORGE R. GARDNER	1.010
10/27/11	GEORGE R. GARDNER	1.011
10/27/11	GEORGE R. GARDNER	1.012
10/27/11	GEORGE R. GARDNER	1.013
10/27/11	GEORGE R. GARDNER	1.014
10/27/11	GEORGE R. GARDNER	1.015
10/27/11	GEORGE R. GARDNER	1.016
10/27/11	GEORGE R. GARDNER	1.017
10/27/11	GEORGE R. GARDNER	1.018
10/27/11	GEORGE R. GARDNER	1.019
10/27/11	GEORGE R. GARDNER	1.020

NOTES:
1. BEARINGS BASED ON GRID.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS IF ANY.
3. SEE METES AND BOUNDS OF SAME DATE.

CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS FROM LEGAL RECORDS SUPPLIED BY CLIENT. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND LINE. TRANSPORTATION ONLY. SURVEYOR DOES NOT ASSUME LIABILITY FOR EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED.

10/27/11

GEORGE R. GARDNER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6291

EXHIBIT "A"

A 70.00 ACRES TRACT (3,048,900 SQ.FT.), OUT OF A CALLED 114.86 ACRES TRACT AS DESCRIBED TO GILBERT L. MEYER & DOROTHY ANN MEYER IN DEED RECORDED UNDER VOL. 484, PG. 445, FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.), OUT OF THE H. & T.C. Ry. Co. SURVEY, SECTION 15, ABSTRACT 213, SAID 70.00 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:


BEGINNING at the south corner of Section 15, and the southeasterly corner of said 114.86 acres tract from which a found 1-inch iron pipe bears North 07°32' West 3.1 feet ;

- (1) THENCE, North 45°00'00" West, along the southwesterly line of said 114.86 acres tract, a distance of 1571.34 feet to a set 5/8- inch iron rod;
- (2) THENCE, North 45°00'00" East, a distance of 1946.60 feet to a set 5/8- inch iron rod;
- (3) THENCE, South 45°00'00" East, along the northeasterly line of said 114.86 acres tract, a distance of 1561.15 feet to a found 1-1/4-inch iron pipe;
- (4) THENCE, South 44°42'00" West, along the southeasterly line of said 114.86 acres tract, a distance of 1946.63 feet to the POINT OF BEGINNING and containing 70.00 acres (3,048,900 sq. ft.) of land.

A 40.00 ACRES TRACT (1,742,063 SQ.FT.), OUT OF A CALLED 114.86 ACRES TRACT AS DESCRIBED TO GILBERT L. MEYER & DOROTHY ANN MEYER IN DEED RECORDED UNDER VOL. 484, PG. 445, FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.), OUT OF THE H. & T.C. Ry. Co. SURVEY, SECTION 15, ABSTRACT 213, SAID 40.00 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the south corner of Section 15, and the southeasterly corner of said 114.86 acres tract from which a found 1-inch iron pipe bears North 07°32' West 3.1 feet ;

- (1) **THENCE**, North 45°00'00" West, along the southwesterly line of said 114.86 acres tract, a distance of 900.02 feet to a set 5/8- inch iron rod;
- (2) **THENCE**, North 45°00'00" East, a distance of 1946.60 feet to a set 5/8- inch iron rod;
- (3) **THENCE**, South 45°00'00" East, along the northeasterly line of said 114.86 acres tract, a distance of 889.83 feet to a found 1-1/4-inch iron pipe;
- (4) **THENCE**, South 44°42'00" West, along the southeasterly line of said 114.86 acres tract, a distance of 1946.63 feet to the **POINT OF BEGINNING** and containing 40.00 acres (1,742,063 sq. ft.) of land.


Georg R. Lardizabal, RPLS 6051
GGC Survey, PLLC
4419 Zimmerly Court
Sugar Land, TX 77479

