



## 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 Dusty & Meagan Kroesche to allow (2) tracts, Tract #1 10.149 acres and Tract #2 10.149 acres to be divided out of 79.004 acres located in the E. P. Davis Survey, Abstract 503 H. & T.C. Railroad Company Survey, Section 86, recorded in official Fort Bend County Deed Records, Instrument #2011085057, Fort Bend County, Texas.**

Commissioner Morrison:

Fort Bend County Engineering has reviewed a request from Dusty & Meagan Kroesche concerning a variance to the Fort Bend County Regulations of Subdivisions. Mr. & Mrs. Kroesche request a variance to allow (2) tracts, Tract #1 10.149 acres and Tract #2 10.149 acre tract located E. P. David Survey, Abstract 503 H. & T. C. Railroad Company Survey, Section 86, recorded in official Fort Bend County Deed Records, Instrument #2011085057, Fort Bend County, Texas, for their home site.

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

Dusty Kroesche  
Meagan Kroesche  
811 Kroesche Rd  
Rosenberg, TX 77471  
(832)586-6451 or (281)704-5034



DATE: 10/19/12  
TO: Fort Bend County Commissioner *Richard Morrison*  
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 ~~C~~ to Commissioners Court to grant an exception to the regulations and not require a subdivision plat for the property described below:

Property Address: 2417 Thuesen Rd  
Beasley, TX 77417

Property Survey & Abstract: E.P. Davis Survey, Abstract 503

Tax Account Number: Tract 1: 0503-00-000-0473-906  
Tract 2: 0503-00-000-0474-906

Owners of Record: Dusty & Meagan Kroesche

Division Request: Tract 1 - 10.149 acre tract of land out of a 79.004 acre tract  
Tract 2 - 10.149 acre tract of land out of a 79.004 acre tract

Further Description: Tract 1 & Tract 2 (see attached deed)

Attachments: Survey Map  
Deed  
Health Department approval

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,

  
Dusty Kroesche

  
Meagan Kroesche



**CHARLIE KALKOMEY SURVEYING, INC.**  
**A JONES & CARTER COMPANY**

6415 Reading Road  
ROSENBERG, TEXAS 77471  
281 342-2033

**TRACT 1**

FIELD NOTES FOR A 10.149 ACRE TRACT OF LAND IN THE E. P. DAVIS SURVEY, ABSTRACT 503, H. & T.C. RAILROAD COMPANY SURVEY, SECTION 86, FORT BEND COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 79.004 ACRE TRACT RECORDED IN VOLUME 2715, PAGE 824, OFFICIAL RECORDS, FORT BEND COUNTY, TEXAS, WITH ALL BEARINGS BASED UPON THE SOUTHWEST LINE OF THAT CERTAIN CALLED 8.112 ACRE TRACT RECORDED UNDER COUNTY CLERK'S FILE NO. 2009075398, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, DESCRIBED IN COUNTY CLERK'S FILE NO. 9528855, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, AS BEING SOUTH 45 DEGREES 15 MINUTES 09 SECONDS EAST (CALLED SOUTH 45 DEGREES 15 MINUTES 09 SECONDS EAST).

**COMMENCING** at a ¾ inch iron pipe found in the intersection of Werneke Road (60-feet wide) and Thuesen Road (60-feet wide) for the west corner of the adjoining M. M. Low Survey, Abstract 650, same being the south corner of the H. & T. C. Railroad Company Survey, Section 89, Abstract 248 and being in the northeast line of the adjoining Antonio Balle Survey, Abstract 107, said point also being the west corner of a called 80 acre tract recorded in Volume 1887, Page 2017, Official Records, Fort Bend County, Texas, described in Volume 392, Page 636, Deed Records, Fort Bend County, Texas;

**THENCE** South 45 degrees 14 minutes 24 seconds East (called South 45 degrees 15 minutes 20 seconds East) along the southwest line of said adjoining M. M. Low Survey, Abstract 650, and the southwest line of said called 80 acre tract, same being the northeast line of said adjoining Antonio Balle Survey, Abstract 107, as located in Thuesen Road, 1,323.62 feet (called 1,323.62 feet) to a cotton picker spindle set on said line for the south corner of said adjoining M. M. Low Survey, Abstract 650 and the south corner of said called 80 acre tract, same being the west corner of said E. P. Davis Survey, Abstract 503, and the west corner of said called 79.004 acre tract, said point also being the west corner of a 10.149 acre tract (Tract 3) surveyed by the undersigned this date;

**THENCE** South 45 degrees 14 minutes 24 seconds East (called South 45 degrees 15 minutes 20 seconds East) along the southwest line of said called 79.004 acre tract and the southwest line of said E. P. Davis Survey, Abstract 503, same being the northeast line of said adjoining Antonio Balle Survey, Abstract 107, as located in Thuesen Road, at 465.26 feet pass a cotton picker spindle set on said line for the south corner of said Tract 3, same being the west corner of an adjoining 10.149 acre tract (Tract 2) surveyed by the undersigned this date, and continuing for a total distance of 915.87 feet to a cotton picker spindle set for the west corner and **Place of Beginning** of the herein described tract, same being the south corner of said adjoining Tract 2;



**THENCE** North 44 degrees 16 minutes 15 seconds East establishing the northwest line of the herein described tract, same being the southeast line of said adjoining Tract 2, at 30.00 feet pass a ½ inch iron pipe with cap marked "Kalkomey Surveying" set on said line at its intersection with the northeast right-of-way of Thuesen Road, and continuing for a total distance of 1,034.12 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set for the north corner of the herein described tract, same being the east corner of said adjoining Tract 2, said point being in the southwest line of an adjoining 48.55 acre tract (Tract 4) surveyed by the undersigned this date;


**THENCE** South 61 degrees 36 minutes 27 seconds East establishing the northeast line of the herein described tract, same being the southwest line of said adjoining Tract 4, 421.44 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set for the east corner of the herein described tract, same being the south corner of said adjoining Tract 4, and being in the southeast line of said called 79.004 acre tract, same being the northwest line of an adjoining called 80 acre tract (Tract Two) recorded in Volume 2373, Page 1341, Official Records, Fort Bend County, Texas, and described in Volume 127, Page 315, Deed Records, Fort Bend County, Texas;

**THENCE** South 44 degrees 22 minutes 19 seconds West (called South 44 degrees 21 minutes 50 seconds West) along the southeast line of the herein described tract and the southeast line of said called 79.004 acre tract, same being the northwest line of said adjoining called 80 acre tract, at 1,122.87 feet pass a ½ inch iron pipe with cap marked "Kalkomey Surveying" set on said line at its intersection with the northeast right-of-way line of Thuesen Road, and continuing for a total distance of 1,152.87 feet to a cotton picker spindle set for the south corner of the herein described tract and the south corner of said called 79.004 acre tract, same being the west corner of said adjoining called 80 acre tract and being in the southwest line of said E. P. Davis Survey, Abstract 503, same being the northeast line of the aforementioned adjoining Antonio Balle Survey, Abstract 107, as located in Thuesen Road;

**THENCE** North 45 degrees 14 minutes 24 seconds West (called North 45 degrees 15 minutes 20 seconds West) along the southwest line of the herein described tract, the southwest line of said called 79.004 acre tract, and the southwest line of said E. P. Davis Survey, Abstract 503, same being the northeast line of said adjoining Antonio Balle Survey, Abstract 107, as located in Thuesen Road, 403.34 feet to the **Place of Beginning** and containing 10.149 acres of land, with 0.278 acre within the margins of Thuesen Road, for a net acreage of 9.871 acres of land, more or less.

For reference and further description see Survey Plat No. R8000-350-00 prepared by the undersigned on same date.



  
Chris D. Kalkomey, R.P.L.S.  
Texas Registration Number 5869  
February 16, 2011

Job Number R8000-350-00





**CHARLIE KALKOMEY SURVEYING, INC.**  
**A JONES & CARTER COMPANY**

6415 Reading Road  
ROSENBERG, TEXAS 77471  
281 342-2033

**TRACT 2**

FIELD NOTES FOR A 10.149 ACRE TRACT OF LAND IN THE E. P. DAVIS SURVEY, ABSTRACT 503, H. & T.C. RAILROAD COMPANY SURVEY, SECTION 86, FORT BEND COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 79.004 ACRE TRACT RECORDED IN VOLUME 2715, PAGE 824, OFFICIAL RECORDS, FORT BEND COUNTY, TEXAS, WITH ALL BEARINGS BASED UPON THE SOUTHWEST LINE OF THAT CERTAIN CALLED 8.112 ACRE TRACT RECORDED UNDER COUNTY CLERK'S FILE NO. 2009075398, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, DESCRIBED IN COUNTY CLERK'S FILE NO. 9528855, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS AS BEING SOUTH 45 DEGREES 15 MINUTES 09 SECONDS EAST (CALLED SOUTH 45 DEGREES 15 MINUTES 09 SECONDS EAST).

**COMMENCING** at a  $\frac{3}{4}$  inch iron pipe found in the intersection of Werneke Road (60-feet wide) and Thuesen Road (60-feet wide) for the west corner of the adjoining M. M. Low Survey, Abstract 650, same being the south corner of the H. & T. C. Railroad Company Survey, Section 89, Abstract 248, and being in the northeast line of the adjoining Antonio Balle Survey, Abstract 107, said point also being the west corner of a called 80 acre tract recorded in Volume 1887, Page 2017, Official Records, Fort Bend County, Texas, described in Volume 392, Page 636, Deed Records, Fort Bend County, Texas;

**THENCE** South 45 degrees 14 minutes 24 seconds East (called South 45 degrees 15 minutes 20 seconds East) along the southwest line of said adjoining M. M. Low Survey, Abstract 650, and the southwest line of said called 80 acre tract, same being the northeast line of said adjoining Antonio Balle Survey, Abstract 107, as located in Thuesen Road, 1,323.62 feet (called 1,323.62 feet) to a cotton picker spindle set on said line for the south corner of said adjoining M. M. Low Survey, Abstract 650, and the south corner of said adjoining called 80 acre tract, same being the west corner of said E. P. Davis Survey, Abstract 503, and the west corner of said called 79.004 acre tract, said point also being the west corner of an adjoining 10.149 acre tract (Tract 3) surveyed by the undersigned this date;

**THENCE** South 45 degrees 14 minutes 24 seconds East (called South 45 degrees 15 minutes 20 seconds East) along the southwest line of said E. P. Davis Survey, Abstract 503, and the southwest line of said called 79.004 acre tract, same being the northeast line of said adjoining Antonio Balle Survey, Abstract 107, as located in Thuesen Road, 465.26 feet to a cotton picker spindle set on said line for the west corner and **Place of Beginning** of the herein described tract, said point also being the south corner of said adjoining Tract 3;

**THENCE** North 44 degrees 16 minutes 15 seconds East establishing the northwest line of the herein described tract, same being the southeast line of said adjoining Tract 3, at 30.00 feet pass a ½ inch iron pipe with cap marked "Kalkomey Surveying" set on said line at its intersection with the northeast right-of-way of Thuesen Road, and continuing for a total distance of 952.95 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set for the north corner of the herein described tract, same being the east corner of said adjoining Tract 3, and being in the southwest line of an adjoining 48.55 acre tract (Tract 4) surveyed by the undersigned this date;

**THENCE** South 47 degrees 35 minutes 26 seconds East establishing the northeast line of the herein described tract, same being the southwest line said adjoining Tract 4, 134.13 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set on said line for angle point;

**THENCE** South 55 degrees 32 minutes 03 seconds East continuing along said line, 155.21 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set on said line for angle point;

**THENCE** South 61 degrees 36 minutes 27 seconds East continuing along said line, 170.09 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set for the east corner of the herein described tract, same being the north corner of an adjoining 10.149 acre tract (Tract 1) surveyed by the undersigned this date;


**THENCE** South 44 degrees 16 minutes 15 seconds West establishing the southeast line of the herein described tract, same being the northwest line said adjoining Tract 1, at 1,004.12 feet pass a ½ inch iron pipe with cap marked "Kalkomey Surveying" set on said line at its intersection with the northeast right-of-way line of Thuesen Road, and continuing for a total distance of 1,034.12 feet to a cotton picker spindle set for the south corner of the herein described tract, same being the west corner of said adjoining Tract 1 and being in the southwest line of said E. P. Davis Survey, Abstract 503, and the southwest line of said called 79.004 acre tract, same being the northeast line of the aforementioned adjoining Antonio Balle Survey, Abstract 107;



**THENCE** North 45 degrees 14 minutes 24 seconds West (called North 45 degrees 15 minutes 20 seconds West) along the southwest line of the herein described tract, the southwest line of said E. P. Davis Survey, Abstract 503, and the southwest line of said called 79.004 acre tract, same being the northeast line of said adjoining Antonio Balle Survey, Abstract 107, as located in Thuesen Road, 450.61 feet to the **Place of Beginning** and containing 10.149 acres of land, with 0.310 acre within the margins of Thuesen Road, for a net acreage of 9.839 acres of land more or less.

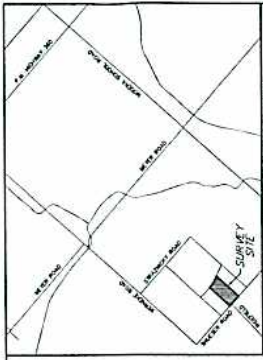
For reference and further description see Survey Plat No. R8000-350-00 prepared by the undersigned on same date.



  
Chris D. Kalkomey, R.P.L.S.  
Texas Registration Number 5869  
February 16, 2011

Job Number R8000-350-00





VICINITY MAP KEY MAP: 652 (PAGE 1)

- GENERAL NOTES**
1. This land has been surveyed in accordance with the provisions of the Texas Constitution, Article XVI, Section 50, and the Texas Property Code, Chapter 63, Subchapter C, Section 63.001, et seq.
  2. The survey was made by the use of the most accurate instruments and methods available at the time of the survey.
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- PRELIMINARY**  
**NOT TO BE RECORDED**  
**FOR ANY PURPOSE**

Surveyed by the General Land Office

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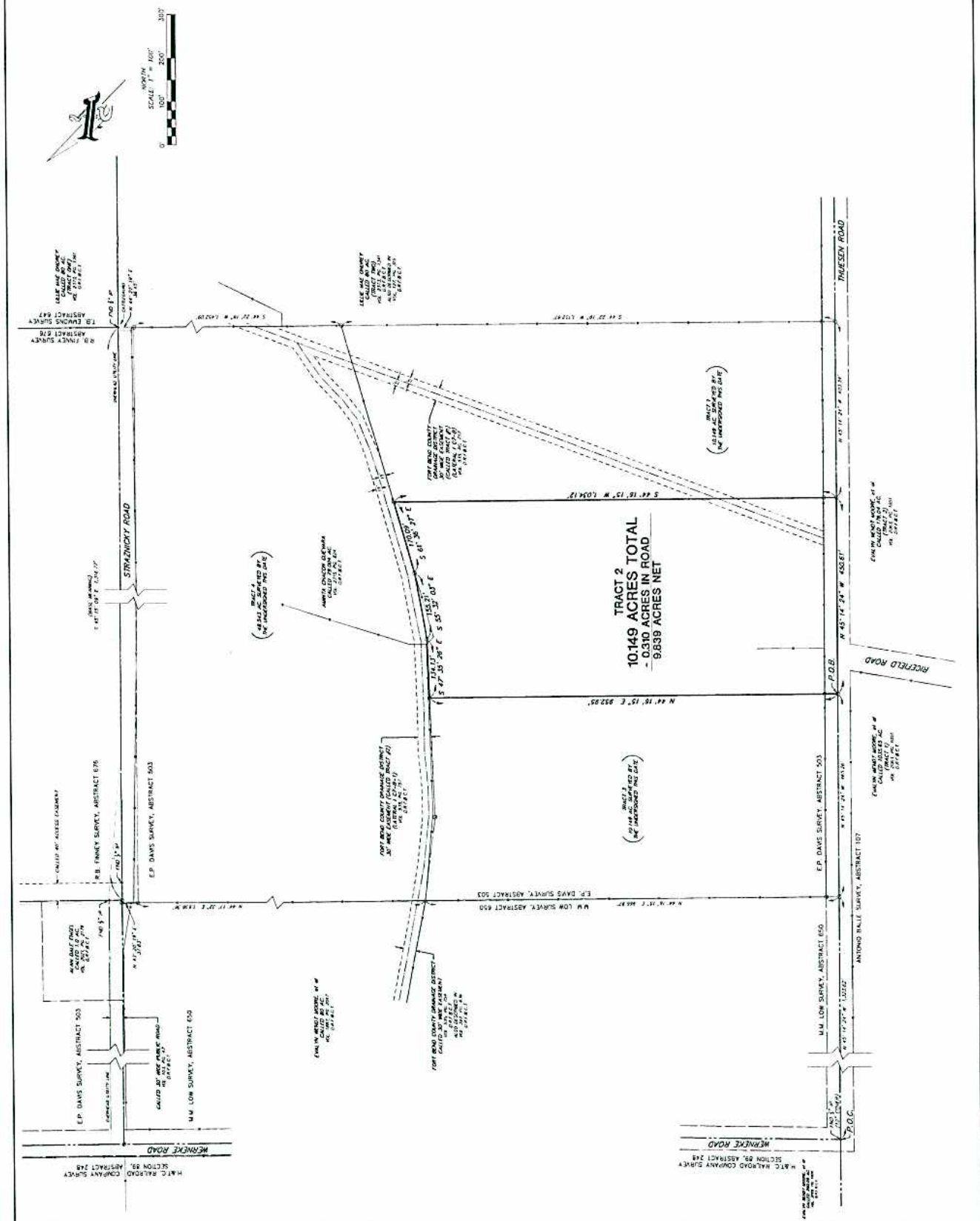
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