



Fort Bend County Engineering  
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.  
County Engineer

May 4, 2016

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

**RE: Platting Policy Variance request by Catherine A. Dorris to divide a 6.9359 acre tract located in Antonio Balle Survey, Abstract 107, from the 11.000 acre parent tract, owned by Catherine A. Dorris, recorded in Instrument #2007084371 of Fort Bend County Deed Records. The property address is 10231 Modena School Road, Rosenberg, Texas 77471**

Dear Commissioner Morrison:

Fort Bend County Engineering has reviewed a request from Catherine A. Dorris concerning a variance to the platting policy included in the *Fort Bend County Regulations of Subdivisions*. She requests a variance to allow a 6.9359 acre tract of land, to be divided out of 11.00 acres, located in Antonio Balle Survey, Abstract 107. Tract II being 6.2467 acres and Tract III being 0.6892 acres for the proposed 60' access easement, with the remaining 4.0641 acres (Tract I), to be retained by Catherine A. Dorris. The tract is to be conveyed to Steven Black, Fort Bend County, Texas. The tract can be accessed from a 60 ft. access easement from Modena School Road.

Under the *Fort Bend County Regulations of Subdivisions* as described in Section 2.2 I, Commissioners Court can grant a variance to the regulations and not require a subdivision plat. No further division of these tracts will be allowed without the written consent of Commissioners Court.

**It is the applicant's responsibility to keep this document in a safe place and provide it to any future property owners. This document must be provided as proof of a platting variance when applying for permits, electrical power release, and tax division by the Fort Bend Central Appraisal District. Failure to provide this document in the future will result in determination that the property was illegally subdivided and no action will be taken for the property.**

Fort Bend County Engineering Department offers no objection to granting this variance and recommends approval of the variance.

If there are any questions or you need additional information, please call me at 281-633-7510.

Sincerely,

Charles O. Dean, P.E.  
Assistant County Engineer – Development

cc: Ms. Catherine A. Dorris, 10231 Modena School Road, Rosenberg, Texas 77471,  
[txcathy@msn.com](mailto:txcathy@msn.com)  
File

Catherine Dorris  
10231 Modena School Rd  
Rosenberg, TX 77471  
713-550-0915



April 22, 2016

To: Maggie Dalton, Development Coordinator  
Fort Bend County Engineering  
301 Jackson ST., Suite 401  
Richmond, TX 77464

Subject: Platting Policy <sup>Variance</sup> ~~Exception~~, Fort Bend County Regulations of Subdivisions, Section 2.2 <sup>I</sup> ~~X~~

I am requesting a variance to the Fort Bend County Regulations of Subdivisions as described in Section 2.2 <sup>I</sup> ~~X~~ to grant an exception to the regulations and not require a subdivision plat for the property described below:

Property Address: 10231 Modena School Rr. Rosenberg, TX 77471

Property Survey & Abstract: Attached

Tax Account # [0850000010240906](#)

Current Owner of Record: Catherine Dorris

Proposed Division Request: I am requesting a Variance to sell 6.9359 acres (Tract II and Tract III) out of my original 11.000 acre tract to Steven Black, a current Needville resident based on Regulation Exception I. He will use the property as an investment to eventually consider building a single family residence in 2 or more years. The property will not be further subdivided, a portion of it is in a flood zone, and it has 60' of frontage on Modena School Rd. with a culvert and gate already in place. He will not be using the property for anything other than a residence. The remaining acreage will remain in my possession and will continue to be used as my primary residence.

Attachments: Survey Map with Metes and Bounds, Deed

I understand no further division of these tracts will be allowed without the written consent of the Commissioner's Court.

Your consideration of this request is appreciated.

Sincerely,

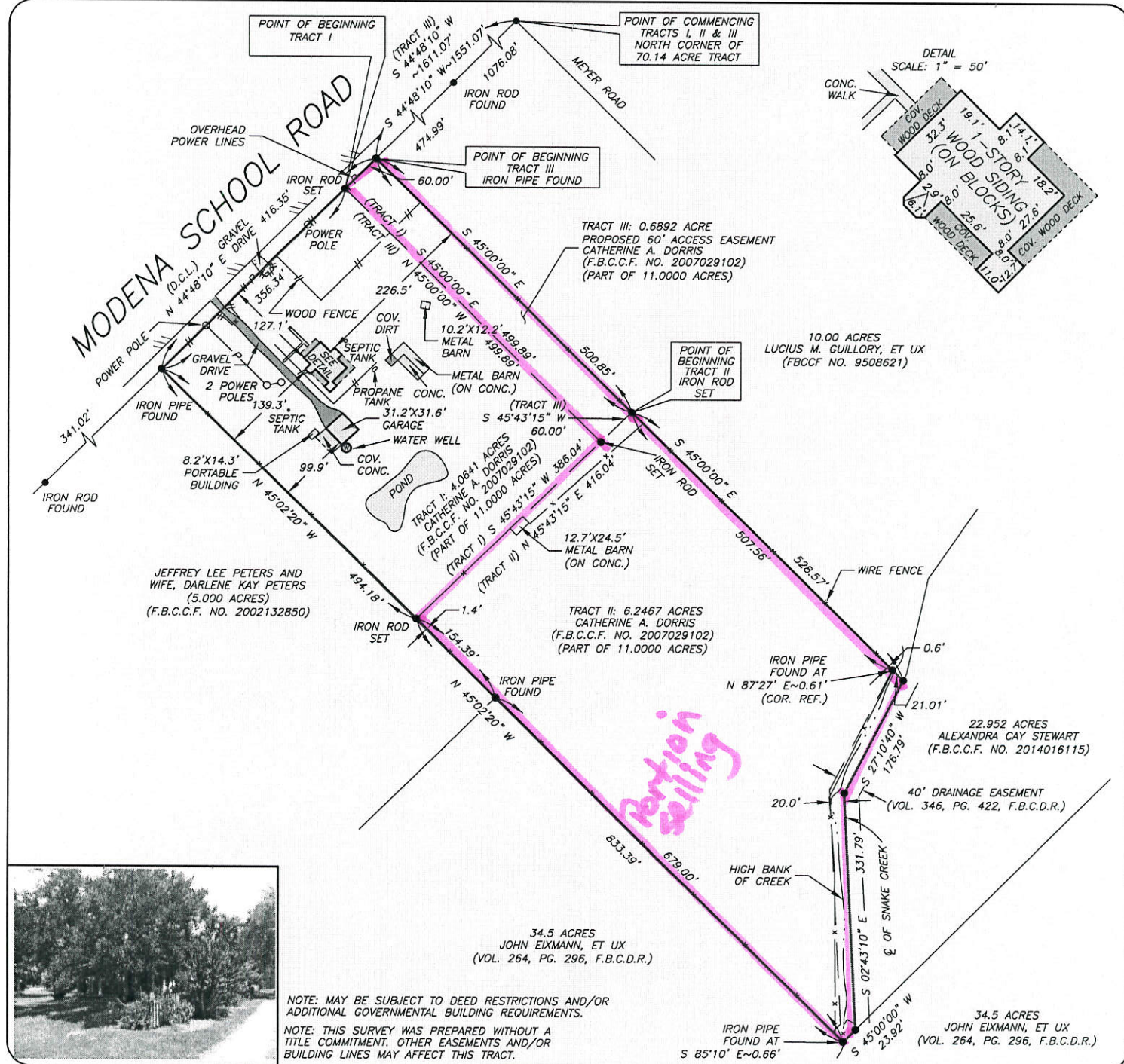
A handwritten signature in black ink that reads "Catherine Dorris".

Catherine Dorris



TRACT I: 4.0641 ACRES  
TRACT II: 6.2467 ACRES  
TRACT III: 0.6892 ACRE BEING A  
PROPOSED 60' ACCESS EASEMENT  
SITUATED IN THE ANTONIO BALLE SURVEY  
ABSTRACT NO. 107, FORT BEND COUNTY, TEXAS  
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

SCALE: 1" = 200'



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FIRM NO. 10063700

03210 03210



STATE OF TEXAS                   §  
  §  
  §  
  §  
COUNTY OF FORT BEND §

TRACT I:

A TRACT OR PARCEL OF LAND CONTAINING 4.0641 ACRES (177,032 SQUARE FEET), BEING OUT OF A CERTAIN CALLED 11.0000 ACRES OF LAND RECORDED IN VOLUME 946, PAGE 818 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.) AND FORT BEND COUNTY CLERK’S FILE NO. 2007029102, BEING OUT OF A 70.14 ACRES OF LAND, BEING THE ORIGINAL WILLIAM WEIDNER TRACT RECORDED IN VOLUME 76, PAGE 181 F.B.C.D.R. IN LOT 1 OF THE BERNARD SUBDIVISION RECORDED IN VOLUME 12, PAGE 242 F.B.C.D.R., SITUATED IN THE ANTONIO BALLE SURVEY, ABSTRACT NO. 107, IN FORT BEND COUNTY, TEXAS. SAID 4.4085 ACRE TRACT (TRACT I) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN VOLUME 946, PAGE 818 F.B.C.D.R.)

COMMENCING for reference at the intersection of the southeast right-of-way (R.O.W.) line of Modena School Road with the southwest R.O.W. line of Meyer Road, said point also being the north corner of said 70.14 acre tract;

THENCE S 44° 48’ 10” W, along the southeast R.O.W. line of said Modena School Road, at 1,551.07 feet passing an iron pipe found marking the northerly corner of said 11.0000 acre tract and a certain called Tract III and the westerly corner of that certain called 10.00 acre tract recorded in Fort Bend County Clerk’s File Number (F.B.C.C.F. No.) 9508621 and continuing for a total distance of 1,581.07 feet to an iron rod set marking the northerly corner and POINT OF BEGINNING of the herein described and the westerly corner of said Tract III;

THENCE S 45° 00’ 00” E, across said 11.00 acre tract, being the common line of the northeast line of the herein described tract with the southwest line of said Tract III, located 30.00 feet southwesterly and parallel with the northeast of said 11.0000 acre tract, a distance of 500.37 feet to an iron rod set in the northwest line of a certain called Tract II marking the easterly corner of the herein described tract and the southerly corner of said Tract III;

THENCE S 45° 43’ 15” W, across said 11.0000 acre tract, along the common line of the southeast line of the herein described tract with the northwest line of said Tract II, a distance of 386.04 feet to an iron rod set in the southwest line of said 11.0000 acre tract marking the southerly corner of the herein described tract and the westerly corner of said Tract II, said corner also being in the northeast line of a certain called Thomas’ tract (remainder of 10.042 acre tract) recorded in Volume 689, Page 157 F.B.C.D.R.;

THENCE N 45° 02’ 20” W, along the common line of the southwest line of said 11.0000 acre tract and the herein described tract with the northeast line of said Peters’ tract, a distance of 494.18 feet to an iron pipe found in the southeast R.O.W. line of Modena School Road marking the westerly corner of said 11.0000 acre tract and the herein described tract and the northerly corner of said Thomas’ tract;

THENCE N 44° 48’ 10” E, along with the southeast R.O.W. line of said Modena School Road and the northwest line of said 11.0000 acre tract and the herein described tract, a distance of 386.34 feet to the POINT OF BEGINNING containing 4.0641 acres of land.

TRACT II:

A TRACT OR PARCEL OF LAND CONTAINING 6.2467 ACRES (272,105 SQUARE FEET), BEING OUT OF A CERTAIN CALLED 11.0000 ACRES OF LAND RECORDED IN VOLUME 946, PAGE 818 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.) AND FORT BEND COUNTY CLERK'S FILE NO. 2007029102, BEING OUT OF A 70.14 ACRES OF LAND, BEING THE ORIGINAL WILLIAM WEIDNER TRACT RECORDED IN VOLUME 76, PAGE 181 F.B.C.D.R. IN LOT 1 OF THE BERNARD SUBDIVISION RECORDED IN VOLUME 12, PAGE 242 F.B.C.D.R., SITUATED IN THE ANTONIO BALLE SURVEY, ABSTRACT NO. 107, IN FORT BEND COUNTY, TEXAS. SAID 6.2467 ACRE TRACT (TRACT II) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN VOLUME 946, PAGE 818 F.B.C.D.R.)

COMMENCING for reference at the intersection of the southeast right-of-way (R.O.W.) line of Modena School Road with the southwest R.O.W. line of Meyer Road, said point also being the north corner of said 70.14 acre tract;

THENCE S 44° 48' 10" W, along the southeast R.O.W. line of said Modena School Road, a distance of 1,551.07 feet to an iron pipe found marking the northerly corner of said 11.0000 acre tract and a certain called Tract III and the westerly corner of that certain called 10.00 acre tract recorded in Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 9508621;

THENCE S 45° 00' 00" E, along the common line of the northeast line of said 11.0000 acre tract and Tract III with the southwest line of said 10.00 acre tract, a distance of 500.85 feet to an iron rod set marking the northerly corner and POINT OF BEGINNING of the herein described tract and the easterly of said Tract III;

THENCE continuing S 45° 00' 00" E, along the common line of the northeast line of said 11.0000 acre tract and the herein described tract with the southwest line of said 10.00 acre tract, at 507.56 feet passing the westerly line of a 40-foot drainage easement from which an iron pipe found bears N 87° 27' E-0.61 feet and continuing for a total distance of 528.57 feet to a point for the easterly corner of said 11.0000 acre tract and the herein described tract and the southerly corner of said 10.00 acre tract in the centerline of Fort Bend County Drainage District R.O.W. easement, 40-foot wide, tributary of Snake Creek Lateral recorded in Volume 346, Page 422 F.B.C.D.R.;

THENCE in a Southerly direction, along said centerline are the following courses:

S 27° 10' 40" W, a distance of 176.79 feet to a point for corner;

S 02° 43' 10" E, a distance of 331.79 feet to a point for corner;

THENCE S 45° 00' 00" W, a distance of 23.92 feet to a point for the southerly corner of said 11.0000 acre tract and the herein described tract from which an iron pipe found bears S 85° 10' E-0.66 feet;

THENCE N 45° 02' 20" W, along with the southwesterly line of said 11.0000 acre tract and the herein described tract, at 679.00 feet passing an iron pipe found for the easterly corner of Thomas' tract (remainder of 10.042 acre tract) recorded in Volume 689, Page 157 F.B.C.D.R. and continuing along the common line of the herein described tract and said 10.042 acre tract for a total distance of 833.39 feet to an iron rod set marking the westerly corner of the herein described tract and the southerly corner of the above described Tract I;

THENCE N 45° 43' 15" E, across said 11.0000 acre tract, along the common line of the northwest line of the herein described tract with the southeast line of said Tracts I and III, a distance of 416.04 feet to the POINT OF BEGINNING containing 6.2467 acres of land, together with a proposed 30-foot wide access easement (TRACT III) located 30.00 feet northeasterly and parallel with the northeast line of said Tract I.

TRACT III: (Proposed 30-foot wide access easement)

A TRACT OR PARCEL OF LAND CONTAINING 0.6892 ACRE (30,020 SQUARE FEET), BEING LOCATED 30.00 FEET SOUTHWESTERLY AND PARALLEL WITH THE NORTHEAST LINE OF THE ABOVE DESCRIBED TRACT I, BEING OUT OF A CERTAIN CALLED 11.0000 ACRES OF LAND RECORDED IN VOLUME 946, PAGE 818 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.) AND FORT BEND COUNTY CLERK'S FILE NO. 2007029102, BEING OUT OF A 70.14 ACRES OF LAND, BEING THE ORIGINAL WILLIAM WEIDNER TRACT RECORDED IN VOLUME 76, PAGE 181 F.B.C.D.R. IN LOT 1 OF THE BERNARD SUBDIVISION RECORDED IN VOLUME 12, PAGE 242 F.B.C.D.R., SITUATED IN THE ANTONIO BALLE SURVEY, ABSTRACT NO. 107, IN FORT BEND COUNTY, TEXAS. SAID 0.3448 ACRE TRACT (TRACT III) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARINGS ARE BASED IN VOLUME 946, PAGE 818 F.B.C.D.R.)

COMMENCING for reference at the intersection of the southeast right-of-way (R.O.W.) line of Modena School Road with the southwest R.O.W. line of Meyer Road, said point also being the north corner of said 70.14 acre tract;

THENCE S 44° 48' 10" W, along the southeast R.O.W. line of said Modena School Road, a distance of 1,551.07 feet to an iron pipe found marking the northerly corner and POINT OF BEGINNING of the herein described, the northerly corner of said 11.0000 acre tract and the westerly corner of that certain called 10.00 acre tract recorded in Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 9508621;

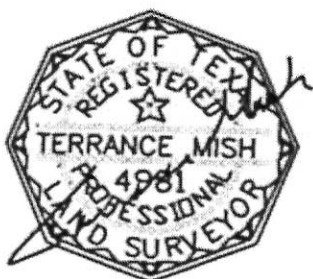
THENCE S 45° 00' 00" E, along the common line of the northeast line of said 11.0000 acre tract and the herein described tract with the southwest line of said 10.00 acre tract, a distance of 500.85 feet to an iron rod set marking the easterly corner of the herein described tract and the northerly corner of the above described Tract II;

THENCE S 45° 43' 15" W, across said 11.0000 acre tract, along the common line of the southeast line of the herein described tract with the northwest line of said Tract II, a distance of 60.00 feet to an iron rod set marking the southerly corner of the herein described tract and the easterly corner of the above described Tract I;

THENCE N 45° 00' 00" W, across said 11.0000 acre tract, being the common line of the southwest line of the herein described tract with the northeast line of said Tract I, located 30.00 feet southwesterly and parallel with the northeast of said 11.0000 acre tract, a distance of 499.89 feet to an iron rod set in the southeast R.O.W. line of Modena School Road and the northwest line of said 11.0000 acre tract marking the westerly corner of the herein described tract and the northerly corner of said Tract I;

THENCE N 44° 48' 10" E, along with the southeast R.O.W. line of said Modena School Road and the northwest line of said 11.0000 acre tract and the herein described tract, a distance of 60.00 feet to the POINT OF BEGINNING containing 0.6892 acre of land.

(See attached drawing)



Terrance Mish  
Professional Land Surveyor, No. 4981  
Job No. 15-06926  
July 23, 2015  
Revised: April 26, 2016