



Fort Bend County Engineering  
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.  
County Engineer

August 18, 2016

Commissioner W. A. "Andy" Meyers  
Fort Bend County Precinct 3  
22333 Grand Corner Drive  
Katy, Texas 77494

**RE: Platting Policy Variance request by Richard & Loretta Williams to divide a 3.00 acre tract, from the 8.892 acre parent tract, located in the Thomas Westall League, Abstract 92, recorded in Vol. 2272, Page 127 (4.393 acres), and Instrument #200983703 (4.499 acres) of Fort Bend County Deed Records. The property address is 2915 Brundrett Road, Simonton, Texas 77476**

Dear Commissioner Meyers:

Fort Bend County Engineering has reviewed a request from Richard & Loretta Williams concerning a variance to the platting policy included in the *Fort Bend County Regulations of Subdivisions*. They request a variance to allow a 3.00 acre tract of land, to be divided out of 8.892 acres, located in Thomas Westall League, Abstract 92, recorded in Vol. 2272, Page 127 (4.393 acres), and Instrument #200983703 (4.499 acres) of Fort Bend County Deed Records. The tract is to be conveyed to Greg Ellinger, Fort Bend County, Texas. The tract can be accessed from a 60 ft. road easement from Brundrett 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: Mr. Richard & Loretta Williams, PO Box 402, Simonton, Texas 77476  
File

301 Jackson St. | Richmond, TX 77469  
Phone 281-633-7500

RECEIVED  
AUG 19 2016  
FBC ENGINEERING

8-9-2016

To Maggie Dalton  
Fort Bend County Engineering

SUBJECT PLATTING POLICY EXCEPTION  
I AM REQUESTING A VARIANCE TO THE FORT BEND  
REGULATIONS OF SUBDIVISIONS AS IN SECTION 2.2 I TO  
GRANT AN EXCEPTION TO REGULATIONS AND NOT  
REQUIRE A SUBDIVISION PLAT FOR THE PROPERTY DESCRIBED  
BELOW


Property Address: 2915 BRUNDRETT RD  
Property Survey & Abstract: Thomas Westall League, Abstract #92

TAX ACCOUNT NUMBER 0092-00-000-0777-901  
CURRENT OWNERS Richard & LORETTA WILLIAMS  
PROPOSED DIVISION REQUEST Divide 3 ACRES out of  
8.9 ACRES BELONGING TO RICHARD &  
LORETTA WILLIAMS

ATTACHMENTS ARE SURVEY MAPS  
DEEDS  
HEALTH DEPARTMENT APPROVAL LETTER

I UNDERSTAND, NO FURTHER DIVISION OF THESE TRACTS  
WILL BE ALLOWED, WITHOUT WRITTEN CONSENT OF  
COMMISSIONERS COURT. YOUR CONSIDERATION OF THIS  
REQUEST IS APPRECIATED

Sincerely

  
281-808-6760 CELL

conveying to:  
Greg Ellinger



HENRY STEINKAMP, INC.  
Texas Licensed Surveying Firm No. 10005000  
Land Boundary & Topographic Surveying  
909 Fifth Street  
Rosenberg, Texas 77471  
Telephone/Fax 281.342.2241  
email: schodek@yahoo.com

Franklin R. Schodek  
Registered Professional Land Surveyor

James L. Syptak, Sr.  
Registered Professional Land Surveyor

July 13, 2016

A Field Note Description of a 3.00 Acre Tract of Land off of the West end of the Richard Kenneth Williams & Loretta Williams call 4.393 Acre Tract (Volume 2272, Page 127; Deed Records), in the Thomas Westall League, Abstract No. 92, Fort Bend County, Texas.

For Connection Begin at a point in the East line of the Andrew Roberts League, Ab. 78 and the West line of the Thomas Westall League, Abstract 92 marking the Southwest corner of the original Sam Brantley 50 Acre Tract and the Northwest of the original Nettie Mayes 150 Acre Tract; THENCE, Call North, 1072.0 feet to the Southwest corner of a 51.21 Acre Tract being the North 1/2 of a 100 Acre Tract; THENCE, Call South 89deg.27' East, 1424.61 feet to a capped 5/8 inch iron rod stamped "1535-4035" set marking the Southwest corner of and **place of beginning** for this tract; said point also marks the Southwest corner of said 4.393 Acre Tract;

THENCE, North 03deg.59'10" West, at 263.21 feet pass a capped 5/8 inch iron rod stamped "1535-4035" set in the South right-of-way line of said Brundrett Road (60 foot wide Easement), in all 293.21 feet to a point marking the Northwest corner of this tract; said point also marks the Northwest corner of said 4.393 Acre Tract;

THENCE, North 86deg.00'50" East, 325.50 feet along the centerline of said Brundrett Road to a point for angle;

THENCE, South 84deg.57'50" East, 124.26 feet along the centerline of said Brundrett Road to a point marking the Northeast corner of this tract;

THENCE, South 05deg.02'10" West, at 30.0 feet pass a capped 5/8 inch iron rod stamped "1535-4035" set in the South right-of-way line of said Brundrett Road, in all 309.26 feet to a capped 5/8 inch iron rod stamped "1535-4035" set marking the Southeast corner of this tract;

THENCE, North 89deg.27' West, 400.98 feet to the place of beginning and containing 3.00 Acres of Land.

Signed:   
Registered Professional Land Surveyor No. 1535