



Fort Bend County Engineering  
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.  
County Engineer

July 6, 2017

Commissioner Vincent M. Morales Jr.  
Fort Bend County Precinct 1  
1517 Eugene Heimann Circle, Suite 300  
Richmond, Texas 77469

**RE: Platting Policy Variance request by Charles Oberrender to divide a 5.587 acre tract located in, H.& T.C. Railroad Company Survey Section 45, Abstract 227, from the 44.70 acre parent tract recorded in Instrument #2006148897 of Fort Bend County Deed Records.**

Dear Commissioner Morales:

Fort Bend County Engineering has reviewed a request from Charles Oberrender concerning a variance to the platting policy included in the *Fort Bend County Regulations of Subdivisions*. He requests a variance to allow a 5.587 acre tract of land, to be divided out of 44.70 acres, located in H.& T.C. Railroad Company Survey Section 45, Abstract 227. The tract is to be conveyed to Charles and Brenda Schneider. The tract can be accessed from Zamanek Road, Needville, TX 77461.

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.**

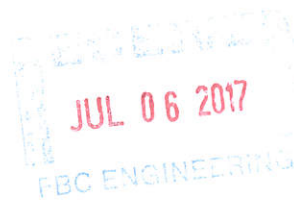
Fort Bend County Engineering Department offers no objection to granting this variance and recommends approval of the variance.

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. Charles Oberrender, [Charlie@prairie-republic.com](mailto:Charlie@prairie-republic.com)  
File



Charles Oberrender  
PO Box 381748  
Duncanville, TX 75138

(281) 610-8914  
[Ochuck2001@yahoo.com](mailto:Ochuck2001@yahoo.com)

June 29, 2017

Maggie Dalton, Development Coordinator  
Fort Bend County Engineering  
301 Jackson Street, Suite 401  
Richmond, TX 77464

Subject: Platting Policy Exception, Fort Bend County Regulations of Subdivisions, Section 2.2(I)

Greetings,

I own a 44.7 acre tract of land out of which is surveyed a 5.587 acre tract on which I have a home where I have resided up until recently. It is not located within the ETJ of a municipality. The 5.587 acre tract does not have a deed at this time. I wish to sell the 5.587 acre tract and home. I am obtained an OSSF permit and a development permit for electrical service about 6 years ago for this property. I am told I have to still get permission to sell the 5.587 acre tract with home.

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

Property Address: 11350 Zamanek Road, Needville, TX 77461

Property Survey & Abstract: 5.587 acre tract of land out of H & T C Railroad Company Survey Section 45, Abstract 227, Fort Bend County, Texas

Tax Account Numbers: 0227-00-000-0986-906 (39.2 acres)  
0227-00-000-0989-906 (4.5 acres - part of 5.587 ac tract)  
0227-00-000-0990-906 (1 acre - home site portion of 5.587 ac tract)

Current Owner of Record: Charles Oberrender

Proposed Division Request: 5.587 ac tract to be sold to Charles & Brenda Schneider (no relation)

Attached: 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 prompt consideration of this request is appreciated.

Regards,

Charles Oberrender

# CHARLIE KALKOMEY SURVEYING, INC.

A JONES & CARTER COMPANY

6415 READING ROAD  
ROSENBERG, TEXAS 77471  
281 342-2033

FIELD NOTES FOR A 5.587 ACRE TRACT OF LAND IN THE H. & T. C. RAILROAD COMPANY SURVEY SECTION 45, ABSTRACT 227, FORT BEND COUNTY, TEXAS, SAID 5.587 ACRE TRACT BEING OUT OF AND A PART OF THAT CERTAIN CALLED 44.724 ACRE TRACT RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2006148898, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, WITH ALL BEARINGS BASED UPON THE NORTHEAST LINE OF SAID CALLED 44.724 ACRE TRACT AS BEING NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST (CALLED NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST).

**COMMENCING** at a Mag nail set in the centerline of Zamanek Road (60-feet wide) for the east corner of said called 44.724 acre tract, same being the north corner of an adjoining called 4.681 acre tract recorded under County Clerk's File Number 9772008, Official Public Records, Fort Bend County, Texas, said point also being in the southwest line of the adjoining H. & T. C. Railroad Company Survey Section 44, Abstract 561;

**THENCE** North 45 degrees 00 minutes 00 seconds West (called North 45 degrees 00 minutes 00 seconds West) along the northeast line of said called 44.724 acre tract and the northeast line of said H. & T. C. Railroad Company Survey Section 45, Abstract 227, same being the southwest line of said adjoining H. & T. C. Railroad Company Survey, Section 44, Abstract 561, as located in Zamanek Road, 60.00 feet to a point on said line for the east corner and **Place of Beginning** of the herein described tract;

**THENCE** South 45 degrees 19 minutes 55 seconds West establishing the southeast line of the herein described tract, at 30.00 feet pass a ½ inch iron pipe with cap marked "Kalkomey Surveying" set on said line at its intersection with the southwest right-of-way line of Zamanek Road, and continuing for a total distance of 650.01 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set for the south corner of the herein described tract;

**THENCE** North 45 degrees 00 minutes 00 seconds West establishing the southwest line of the herein described tract, 372.39 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set for the west corner of the herein described tract;

CHARLIE KALKOMEY  
REGISTERED PROFESSIONAL LAND SURVEYOR

CHARLES A. KALKOMEY  
REGISTERED PROFESSIONAL LAND SURVEYOR

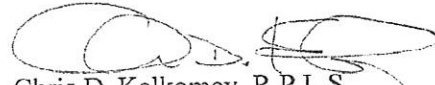
CHRIS D. KALKOMEY  
REGISTERED PROFESSIONAL LAND SURVEYOR

THENCE North 44 degrees 58 minutes 17 seconds East establishing the northwest line of the herein described tract, at 232.76 feet pass a ½ inch iron pipe with cap marked "Kalkomey Surveying" found on said line for a reentry corner to said called 44.724 acre tract, same being the south corner of an adjoining called 4.00 acre tract recorded under County Clerk's File Number 2011097380, Official Public Records, Fort Bend County, Texas, from which point a found ½ inch iron rod with cap marked "Precision" bears North 25 degrees 09 minutes 10 seconds East, 0.15 feet, at 620.00 feet pass a ½ inch iron pipe found on said line at its intersection with the southwest right-of-way line of Zamanek Road, and continuing for a total distance of 650.00 feet to a Mag nail set for the north corner of the herein described tract and the most easterly north corner of said called 44.724 acre tract, same being the east corner of said adjoining called 4.00 acre tract, said point being in the northeast line of said H. & T. C. Railroad Company Survey Section 45, Abstract 227, same being the southwest line of said adjoining H. & T. C. Railroad Company Survey Section 44, Abstract 561;

THENCE South 45 degrees 00 minutes 00 seconds East (called South 45 degrees 00 minutes 00 seconds East) along the northeast line of the herein described tract, the northeast line of said called 44.724 acre tract, and the northeast line of said H. & T. C. Railroad Company Survey Section 45, Abstract 227, same being the southwest line of said adjoining H. & T. C. Railroad Company Survey Section 44, Abstract 561, as located in Zamanek Road, 376.48 feet to the **Place of Beginning** and containing 5.587 acres of land, with 0.259 acre within the margins of Zamanek Road, for a net acreage of 5.328 acres of land, more or less.

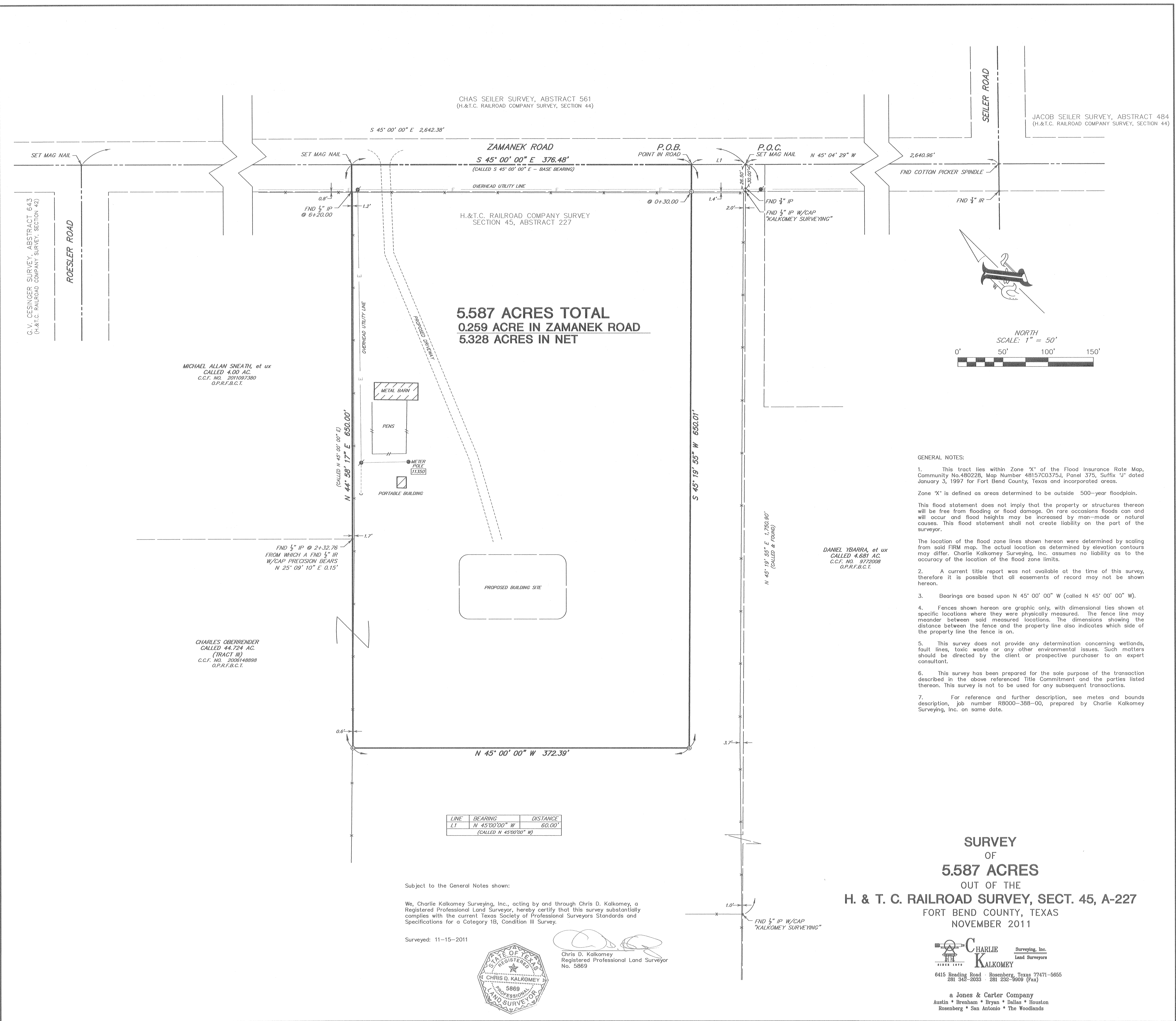
For reference and further description see Survey Plat No. R8000-388-00 prepared by the undersigned on same date.



  
Chris D. Kalkomey, R.P.L.S.  
Texas Registration Number 5869  
November 15, 2011

Job Number R8000-388-00





GENERAL NOTES:

1. This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No.480228, Map Number 48157C0375J, Panel 375, Suffix "J" dated January 3, 1997 for Fort Bend County, Texas and incorporated areas.  
Zone "X" is defined as areas determined to be outside 500-year floodplain.  
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
2. The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Charlie Kalkomey Surveying, Inc. assumes no liability as to the accuracy of the location of the flood zone limits.
3. A current title report was not available at the time of this survey, therefore it is possible that all easements of record may not be shown hereon.
4. Bearings are based upon N 45° 00' 00" W (called N 45° 00' 00" W).
5. Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.
6. This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
7. This survey has been prepared for the sole purpose of the transaction described in the above referenced Title Commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.
8. For reference and further description, see metes and bounds description, job number 88000-388-00, prepared by Charlie Kalkomey Surveying, Inc. on same date.

SURVEY  
OF  
**5.587 ACRES**  
OUT OF THE  
**H. & T. C. RAILROAD SURVEY, SECT. 45, A-227**  
FORT BEND COUNTY, TEXAS  
NOVEMBER 2011

**CHARLIE KALKOMEY**  
Surveying, Inc.  
Land Surveyors  
6415 Reading Road • Rosenberg, Texas 77471-5655  
281 345-2033 • 281 232-9909 (Fax)  
a Jones & Carter Company  
Austin • Brenham • Bryan • Dallas • Houston  
Rosenberg • San Antonio • The Woodlands

Subject to the General Notes shown:

We, Charlie Kalkomey Surveying, Inc., acting by and through Chris D. Kalkomey, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition III Survey.

Surveyed: 11-15-2011



Chris D. Kalkomey  
Registered Professional Land Surveyor  
No. 5869