



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.
County Engineer

May 23, 2018

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 Michael and Stephanie Merrell on behalf of Richmoore Family, LLC, to divide 16.05 acres into 3 tracts, located in the William Leech Survey, Abstract 281, from the Richmoore Family LLC parent tracts recorded in Instrument #2018018042, #2018018043 and #2018018044 of official Fort Bend County Deed Records.

Dear Commissioner Morales:

Fort Bend County Engineering has reviewed a request from Michael and Stephanie Merrell, on behalf of Richmoore Family LLC, concerning a variance to the platting policy included in the *Fort Bend County Regulations of Subdivisions*. They request a variance to allow 16.05 acres of land, to be divided into (3) tracts, located in William Leech Survey, Abstract 281, from the Richmoore Family LLC parent tracts as recorded in General Warranty Deed's instrument #2018018042, #2018018043 and #2018018044 of official Fort Bend County Deed Records. The proposed division is (Tract A) 5.40 acres to be conveyed to George and Marie Aguirre, (Tract B) 5.40 acres, and (Tract C) 5.25 acres to be conveyed to Alberto Bazan and Raquel Vela. Each tract can be accessed from Reeh Road, Needville, Texas 77461. Richmoore Family, LLC is donating 0.42 acres to Fort Bend County for Reeh Road and Fenske Road future right-of-way use.

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 281-633-7515.

Sincerely,

Maggie Dalton
Development Services Manager

cc: Richmoore Family LLC, Michael and Stephanie Merrell, mike.p.merrell@gmail.com
File

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

Michael and Stephanie Merrell
24515 Drakefield Ct. Katy, TX 77494
918-284-5757



Date: May 23rd, 2018

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

SUBJECT: Platting Policy Variance, Fort Bend County Regulations of Subdivisions, Section 2.2 I

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: 16.05 acres at Reeh Rd and Fenske Rd. in the William Leech Survey, Abstract 281, Fort Bend County, TX

Property Survey & Abstract: 16.05 acres out of the William Leech Survey, Abstract 281, Fort Bend County, TX March 2018

Tax Account Number: 0281-00-000-0880-906, 0281-00-000-0882-906, 0281-00-000-0884-906

Current owner(s) of Record: Richmoore Family, LLC, which Michael and Stephanie Merrell are account owners

Proposed Division Request (Including proposed property owners, and relation if applicable): Tract A 5.4 acres – George and Marie Aguirre, Track B 5.4 acres – not yet under contract, Track C 5.25 acres - Alberto Bazan and Raquel Vela

Attachments: Survey Map, *16.05 acres Survey Map Tracks A-B-C Meters and Bounds.pdf*
Deed, *Deed.pdf*
Health Department approval, *Environmental Health Letter of No Objection.pdf*
City approval for ETJ requirements, *Village of Pleak Letter of no objection.pdf*

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,

Michael & Stephanie Merrell

Richmoore Family, LLC - Michael and Stephanie Merrell

Tract A
5.40 Acres

William Leech Survey, Abstract 281

STATE OF TEXAS §

COUNTY OF FORT BEND §

A **METES & BOUNDS** description of a 5.40 acre tract of land in the William Leach Survey, Abstract 281, Fort Bend County, Texas, being comprised of portions of that certain called 23.701 acre tract recorded under County Clerk's File Number 2018018043, Official Public Records, Fort Bend County, Texas, and that certain called 17.776 acre tract recorded under County Clerk's File Number 2018018042, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at a ½ inch iron pipe found in the northeast right-of-way line of Reeh Road (50-feet wide) for the west corner of said called 23.701 acre tract, being in the southeast line of an adjoining called 6.914 acre tract recorded in Volume 654, Page 608, Deed Records, Fort Bend County, Texas, said point bears North 48 degrees 03 minutes 39 seconds West, 1,109.47 feet from a ½ inch iron pipe found at the intersection of the existing northeast right-of-way line of Reeh Road and the existing northwest right-of-way line of Fenske Road (80-feet wide) for the south corner of said called 18.472 acre tract;

Thence North 41 degrees 52 minutes 22 seconds East (called North 44 degrees 58 minutes 41 seconds East) along the northwest line of said called 23.701 acre tract, same being the southeast line of said adjoining called 6.914 acre tract, 10.34 feet to a 5/8 inch iron rod with cap marked "Kalkomey Surveying" set for the west corner and **Place of Beginning** of the herein described tract, said point being in the proposed northeast right-of-way line of Reeh Road;

Thence North 41 degrees 52 minutes 22 seconds East (called North 44 degrees 58 minutes 41 seconds East) along the northwest line of the herein described tract and said called 23.701 acre tract, same being the southeast line of said adjoining called 6.914 acre tract, 636.25 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 west corner of an adjoining 10.01 acre tract (Tract "D") surveyed by the undersigned this date;

Thence South 48 degrees 03 minutes 39 seconds East establishing the northeast line of the herein described tract, being the southwest line of said adjoining Tract "D", 369.85 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 5.40 acre tract (Tract "B") surveyed by the undersigned this date;

Thence South 41 degrees 52 minutes 22 seconds West establishing the southeast line of the herein described tract, being the northwest line of said adjoining Tract "B", 636.25 feet to a 5/8 inch iron rod with cap marked "Kalkomey Surveying" set for the south corner of the herein described tract, same being the west corner of said adjoining Tract "B", and being in the proposed northeast right-of-way line of Reeh Road;

Tract A
5.40 Acres

William Leech Survey, Abstract 281

Thence North 48 degrees 03 minutes 39 seconds West (called North 44 degrees 57 minutes 07 seconds West) along the southwest line of the herein described tract, same being the proposed northeast right-of-way line of Reeh Road, 369.85 feet to the **Place of Beginning** and containing 5.40 acres of land, more or less.

For reference and further description see Survey Plat No. 12066 prepared by the undersigned on same date.

March 1, 2018
Revised: May 18, 2018

Job Number R8000-0679-00

Jones | Carter
6415 Reading Road
Rosenberg, TX 77471-5655
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046104



A handwritten signature in blue ink, appearing to read "Chris D. Kalkomey", written over a horizontal line.

Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com

Tract B
5.40 Acres

William Leech Survey, Abstract 281

STATE OF TEXAS §

COUNTY OF FORT BEND §

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Commencing at a ½ inch iron pipe found at the intersection of the existing northeast right-of-way line of Reeh Road (50-foot wide) and the existing northwest right-of-way line of Fenske Road (80-foot wide) for the south corner of said called 18.472 acre tract;

Thence North 48 degrees 03 minutes 39 seconds West (called North 44 degrees 57 minutes 07 seconds West) along the southwest line of said called 18.472 acre tract, same being the existing northeast right-of-way line of Reeh Road, 369.77 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set on said line;

Thence North 41 degrees 52 minutes 22 seconds East, 10.34 feet to a 5/8 inch iron rod with cap marked "Kalkomey Surveying" set for the south corner and **Place of Beginning** of the herein described tract, same being the west corner of an adjoining 5.25 acre tract (Tract "C") surveyed by the undersigned this date;

Thence North 48 degrees 03 minutes 39 seconds West along the southwest line of the herein described tract, same being the proposed northeast right-of-way line of Reeh Road, 369.85 feet to a 5/8 inch iron rod with cap marked "Kalkomey Surveying" set for the west corner of the herein described tract, same being the south corner of an adjoining 5.40 acre tract (Tract "A") surveyed by the undersigned this date;

Thence North 41 degrees 52 minutes 22 seconds East establishing the northwest line of the herein described tract, being the southeast line of said adjoining Tract "A", 636.25 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 "A", and being in the southwest line of an adjoining 10.01 acre tract (Tract "D") surveyed by the undersigned this date;

Thence South 48 degrees 03 minutes 39 seconds East establishing the northeast line of the herein described tract, being the southwest line of said adjoining Tract "D", 369.85 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 the aforementioned adjoining Tract "C";

Thence South 41 degrees 52 minutes 22 seconds West establishing the southeast line of the herein described tract, being the northwest line of said adjoining Tract "C", 636.25 feet to the **Place of Beginning** and containing 5.40 acres of land, more or less.

Tract B
5.40 Acres

William Leech Survey, Abstract 281

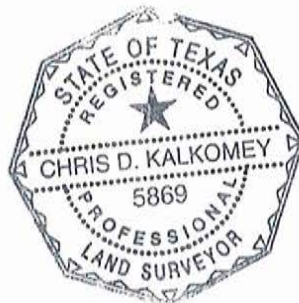
For reference and further description see Survey Plat No. 12066 prepared by the undersigned on same date.

March 1, 2018

Revised: May 18, 2018

Job Number R8000-0679-00

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Surveying Registration No. 10046104




Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com

Tract C
5.25 Acres

William Leech Survey, Abstract 281

STATE OF TEXAS §

COUNTY OF FORT BEND §

A **METES & BOUNDS** description of a 5.25 acre tract of land in the William Leach Survey, Abstract 281, Fort Bend County, Texas, being comprised of a portion of that certain called 18.472 acre tract recorded under County Clerk's File Number 2018018044, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at a ½ inch iron pipe found at the intersection of the existing northeast right-of-way line of Reeh Road (50-foot wide) and the existing northwest right-of-way line of Fenske Road (80-foot wide) for the south corner of said called 18.472 acre tract;

Thence North 48 degrees 03 minutes 39 seconds West (called North 44 degrees 57 minutes 07 seconds West) along the southwest line of said called 18.472 acre tract, same being the existing northeast right-of-way line of Reeh Road, 369.77 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set on said line;

Thence North 41 degrees 52 minutes 22 seconds East, 10.34 feet to a 5/8 inch iron rod with cap marked "Kalkomey Surveying" set for the west corner and **Place of Beginning** of the herein described tract, same being the south corner of an adjoining 5.40 acre tract (Tract "B") surveyed by the undersigned this date;

Thence North 41 degrees 52 minutes 22 seconds East establishing the northwest line of the herein described tract, being the southeast line of said adjoining Tract "B", 636.25 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 "B", and being in the southwest line of an adjoining 10.01 acre tract (Tract "D") surveyed by the undersigned this date;

Thence South 48 degrees 03 minutes 39 seconds East establishing the northeast line of the herein described tract, being the southwest line of said adjoining Tract "D", 360.69 feet to a 5/8 inch iron rod with cap marked "Kalkomey Surveying" set for the east corner of the herein described tract, being in the proposed northwest right-of-way line of Fenske Road;

Thence South 41 degrees 58 minutes 32 seconds West along the southeast line of the herein described tract, same being the proposed northwest right-of-way line of Fenske Road, 611.25 feet to a 5/8 inch iron rod with cap marked "Kalkomey Surveying" set for corner, being the east corner of a proposed cutback transition of the proposed northwest right-of-way line of Fenske Road and the proposed northeast right-of-way line of Reeh Road;

Thence South 86 degrees 57 minutes 27 seconds West along said proposed cutback, 35.37 feet to a 5/8 inch iron rod with cap marked "Kalkomey Surveying" set for the west corner of said proposed cutback;

Tract C
5.25 Acres

William Leech Survey, Abstract 281

Thence North 48 degrees 03 minutes 39 seconds West along the southwest line of the herein described tract, same being the proposed northeast right-of-way line of Reeh Road, 334.55 feet to the **Place of Beginning** and containing 5.25 acres of land, more or less.

For reference and further description see Survey Plat No. 12066 prepared by the undersigned on same date.

March 1, 2018

Revised: May 18, 2018

Job Number R8000-0679-00

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6415 Reading Road
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Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com

GEORGE FENSKE SURVEY
ABSTRACT 590

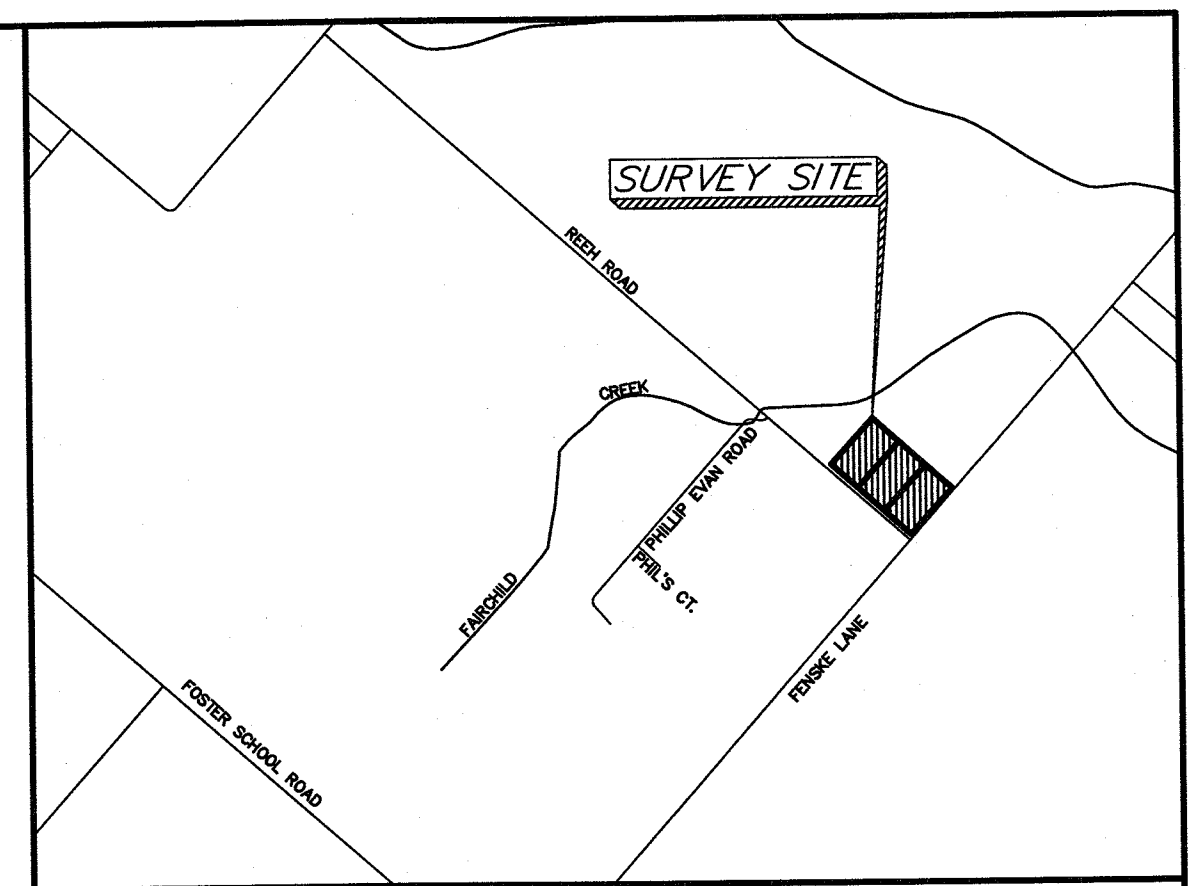
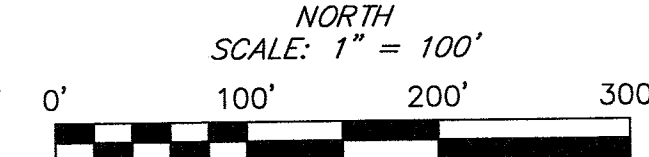
WILLIAM LEECH SURVEY
ABSTRACT 281

RAYMOND NOVAK
CALLED 6.914 AC.
VOL. 654, PG. 608
D.P.R.F.B.C.T.

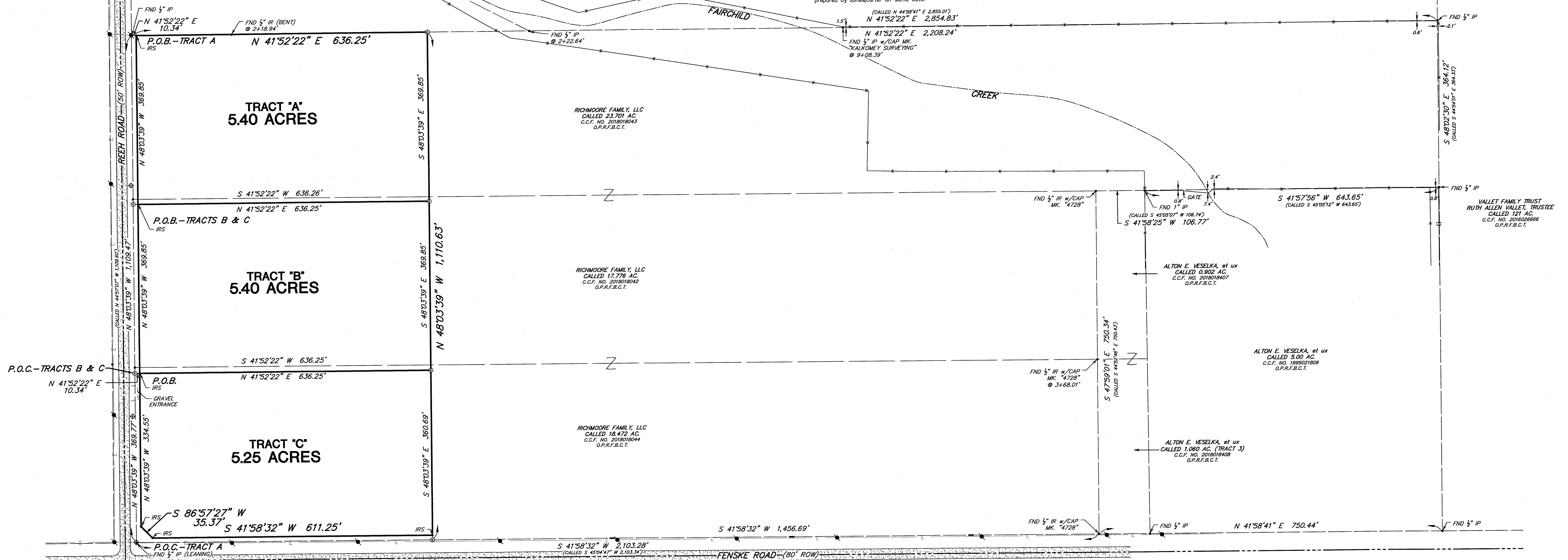
MAUREEN RICKETTS
CALLED 68.412 AC.
C.C.F. NO. 2016026351
D.P.R.F.B.C.T.

GENERAL NOTES:

- This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No. 480228, Map Number 48157C00400L, Panel 400, Suffix "L" with a date of April 2, 2014, for Fort Bend County, Texas and incorporated areas.
Zone "X" is defined as areas determined to be outside the 0.2% annual chance flood.
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.
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. JonesCarter assumes no liability as to the accuracy of the location of the flood zone limits.
- This survey was prepared without the benefit of a current Commitment for Title Insurance or Abstractor's Certification and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Fort Bend County, Texas regarding these easements or encumbrances was performed by JonesCarter.
- Bearings are based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
- 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.
- The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
- Only visible improvements / utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.
- 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.
- Development of the subject tract may require submittal, approval, and/or recording of a plat or replat. Rules and regulations are established by the governmental agency, which has jurisdiction. These rules and regulations may include dedication of setback lines, easements, additional right-of-way, and other matters. Per information from client, client has already discussed this project with Fort Bend County Engineering and this survey is part of submittal to Fort Bend County.
- For reference and further description, see metes and bounds description, job number R8000-0679-00, prepared by JonesCarter on same date.



VICINITY MAP KEY MAP 643
(SCALE: 1" = 2,000') (PANEL "Z")



LEGEND

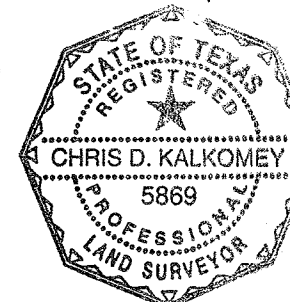
- These standard symbols will be found in the drawing.
- ① - 1/2" IP W/CAP MK. "KALKOMEY SURVEYING"
 - IRS - 5/8" IR W/CAP MK. "KALKOMEY SURVEYING"
 - - POWER POLE
 - ⋈ - GUY ANCHOR
 - ⊠ - TELE. PEDESTAL
 - - OVERHEAD UTILITY LINE
 - - BARB WIRE FENCE
 - - HOOGWIRE FENCE

LOUIS FENSKE SURVEY
ABSTRACT 677

Subject to the General Notes shown:

We, JonesCarter, 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: March 1, 2018
Revised: May 18, 2018



Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
cdkalkomey@jonescarter.com

SURVEY & DIVISION
OF
16.05 ACRES
OUT OF THE
WILLIAM LEECH SURVEY, ABSTRACT 281
FORT BEND COUNTY, TEXAS
MARCH 2018



Texas Board of Professional Land Surveying Registration No. 10046104
6415 Reading Road • Rosenberg, Texas 77471 • 781.342.2033