

26C

**FORT BEND COUNTY ENGINEERING**

Fort Bend County, Texas

D. Jesse Hegemier  
County Engineer

January 26, 2012

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

**RE: Variance Request by Richard H. Oberrender to divide 5.003 acres out of a called 50.241 acre tract situated in the H.&T.C. RR. Co. Section 45 Survey, Abstract 227 recorded in official Fort Bend County Deed Records, Instrument #2006148892 and Instrument #2011117988, Fort Bend County, Texas. Tax ID #0227-00-000-0980-906.**

Commissioner Morrison:

Fort Bend County Engineering has reviewed a request from Richard H. Oberrender concerning a variance to the Fort Bend County Regulations of Subdivisions. Mr. Oberrender requests a variance to allow 5.003 acres out of a called 50.241 acre tract situated in the H.&T.C. RR. Co. Section 45 Survey, Abstract 227, recorded in official Fort Bend County Deed Records, Instrument #2006148892 and Instrument #2011117988, Fort Bend County, Texas. The 5.003 acre tract has been conveyed to his Daughter & Son-in-law, Jason and Shelley Fletcher for a home site.

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 B, 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,



Louis E. Hood, P.E.  
First Assistant County Engineering

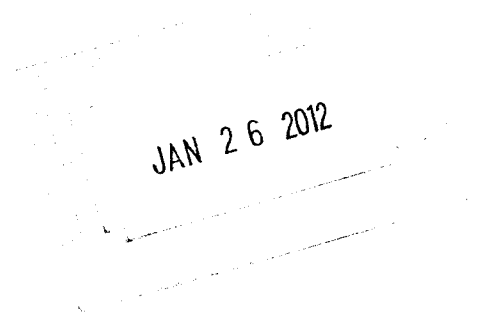
cc: Judge Robert E. Hebert, County Judge  
Mr. Roy Cordes, Jr., FBC Attorney  
File

Richard H. Oberrender  
11012 Zamanek Rd. Needville, Texas 77461  
281-451-3701

January 18, 2012

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 B, to Commissioners court to grant an exception to the regulations and not require a subdivision plat for the property described below:

Property Address: 11012 Zamanek Rd. Needville, TX 77461

Property Survey & Abstract: 50.241 Acre tract in the H.&T.C.RR. CO. Section 45 Survey, Abstract 227

Tax Account Number: 022700000980906

Owners of Record: Richard H. Oberrender

Division Request: To subdivide 5.003 acres from 50.241 acres to be given to my daughter and son-in-law, Jason and Shelley Fletcher

Further description: 1 acre will be used for a homestead and the remaining 4.003 acres will be used for pasture

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,

Richard Oberrender

CALL 61.839 ACRES  
VOL. 2683, PG. 1092  
F.B.C.D.R.

H.&T.C. RR. CO. SURVEY SECTION 42  
C.V. CESSINGER SURVEY ABSTRACT 643  
**RDESLER ROAD**  
BEARING REFERENCE LINE  
N44°58'49"E

FND MAIL  
V/SHINER  
CALL 28871  
**ZAMANEK ROAD**

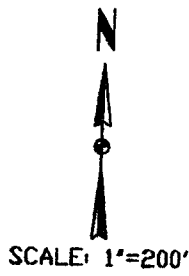
FND MAIL  
V/SHINER  
163.40'  
FND CAP  
H.&T.C. RR. CO. SURVEY SECTION 45  
ABSTRACT 227  
S45°00'19"E  
N45°00'19"W  
(CALL N45°00'00"W)

CALL 50.241 ACRES F.B.C.C.F. 2006148891

5.003 ACRES

CALL TRACT I  
(51.549 ACRES)  
F.B.C.C.F. 2006148893

CALL TRACT III  
(44.724 ACRES)  
F.B.C.C.F. 2006148897



SCALE: 1"=200'

**LEGEND**

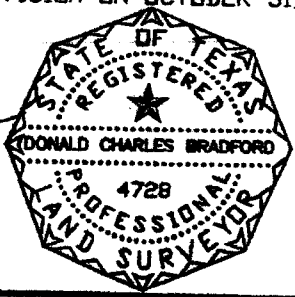
- IR=IRON ROD
- F.B.C.C.F.=FORT BEND COUNTY CLERK FILE
- F.B.C.D.R.=FORT BEND COUNTY DEED RECORDS
- FND=FOUND
- BL=BUILDING LINE
- DE=DRAINAGE EASEMENT
- UE=UTILITY EASEMENT
- WLE=WATER LINE EASEMENT
- \*SET\*=SET IRON ROD WITH CAP 'BRADFORD 4728'
- R=RADIUS
- L=LENGTH
- \*CM\*=CONTROL MONUMENT
- \*REF\*=REFERENCE
- PP=POWER POLE
- MP=METER POLE

I, DONALD C. BRADFORD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND AS THE RESULT OF AN ON THE GROUND SURVEY PREPARED BY ME OR UNDER MY SUPERVISION ON OCTOBER 31, 2011.

**THIS PROPERTY IS SUBJECT TO THE FOLLOWING:**

1. A TITLE COMMITMENT WAS NOT FURNISHED THEREFORE THERE MAY BE ADDITIONAL EASEMENTS, ETC. THAT DO NOT SHOW ON THIS SURVEY.

*Donald Bradford*  
DONALD C. BRADFORD  
7810 BOOTHLINE ROAD  
RICHMOND, TX. 77469  
281 238-4120  
979 793-3220  
JOB NO: 11-074



SURVEY OF 5.003 ACRES OF LAND OUT OF A CALL 50.241 ACRE TRACT RECORDED IN COUNTY CLERK FILE 2006148891, IN THE H.&T.C. RR. CO. SECTION 45 SURVEY, ABSTRACT 227, FORT BEND COUNTY, TEXAS.



DONALD C. BRADFORD

Registered Professional Land Surveyor No. 4728

7810 Boothline Road Richmond, Texas 77469

Phone: (281)238-4120 Phone: (979)793-3220 Fax: (979)793-3221



METES AND BOUNDS DESCRIPTION

DESCRIPTION OF 5.003 ACRES OF LAND OUT OF A CALL 50.241 ACRE TRACT RECORDED IN COUNTY CLERK FILE 2006148891, IN THE H&T.C. RR. CO. SECTION 45 SURVEY, ABSTRACT 227, FORT BEND COUNTY, TEXAS:

BEGINNING at a "PK" nail with a shiner found at the most Westerly corner of said 50.241 Acre tract, being the most Northerly corner of a call 51.549 Acre tract described as Tract I in county clerk file 2006148893, the most Westerly corner of the herein described tract and said point being in the approximate centerline of Roesler Road;

THENCE North 44 degrees 58 minutes 49 seconds East along the Bearing Reference line, the Southeasterly line of the H&TC RR co Section 42 and the C.V. Cessinger Survey, Abstract 643, the Southeasterly line of a call 61.839 Acre tract described in Volume 2683, Page 1092 and along the approximate centerline of Roesler Road, 163.40 feet to the most Northerly corner;

THENCE South 45 degrees 00 minutes 19 seconds East establishing the Northeasterly line, at 30.00 feet pass an iron rod with cap stamped "Bradford 4728" set in the Southeasterly line of Roesler Road for reference, in all a total distance of 1327.93 feet to an iron rod with cap stamped "Bradford 4728" set the most Easterly corner;

THENCE South 40 degrees 55 minutes 15 seconds West along the Northwesterly line of Tract III, a call 44.724 acre tract recorded in County Clerk file 2006148897 to a 1/2 inch iron pipe found at the most Southerly corner;

THENCE North 45 degrees 00 minutes 19 seconds West (Call North 45 degrees 00 minutes 00 seconds West) along the Northeasterly line of said Tract I, at 1309.51 feet pass an iron pipe with cap found in the Southeasterly line of Roesler Road for reference, in all a total distance of 1339.53 feet (Call 1339.46 feet) returning to the POINT OF BEGINNING.

This description and survey plat are the results of an on the ground survey made under my supervision on October 31, 2011.

*Donald C Bradford*

