

16B



# FORT BEND COUNTY ENGINEERING

Fort Bend County, Texas

D. Jesse Hegemier  
County Engineer

March 5, 2012

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

**RE: Variance Request by Annie Lee Watson to divide 4.00 acres out of a called 45.656 acre tract situated in the Robert Hodge League, Abstract 33 recorded in official Fort Bend County Deed Records, Instrument #2009020135 and Instrument #2012008752, Fort Bend County, Texas. Tax ID #0033-00-000-0039-906.**

Commissioner Morrison:

Fort Bend County Engineering has reviewed a request from Annie Lee Watson concerning a variance to the Fort Bend County Regulations of Subdivisions. Ms. Watson requests a variance to allow 4.00 acres out of a called 45.656 acre tract situated in the Robert Hodge League, Abstract 33, recorded in official Fort Bend County Deed Records, Instrument #2009020135 and Instrument #2012008752, Fort Bend County, Texas. The 4.00 acre tract has been conveyed to her Grandson, Delbert Lynn Coleman, Jr. and Jalissa Laka Scott 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,

A handwritten signature in cursive script that reads "Louis E. Hood".

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

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

Annie Lee Watson  
14231 Routt Point Rd  
Needville, TX 77461  
979.793.6831

DATE: 02/14/2012

TO: Fort Bend County Commissioner Richard Morrison  
Precinct I

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: 18523 Needville Four Corners Rd, Needville, TX 77461

Property Survey & Abstract: Robert Hodge League, survey abstract 33

Tax Account Number: 0033-00-000-0039-906

Owners of Record: Annie Lee Watson

Division Request: To divide 4 acres out of a called 45,656 acre tract, situated in the Robert Hodge League, abstract 33, recorded in official Ft. Bend County deed records, instrument # 2009020135 and conveyed 2012008752.

Further Description: 4 acres to be gifted to her grandson Delbert Lynn Coleman and Jalissa Scott, for a homesite.

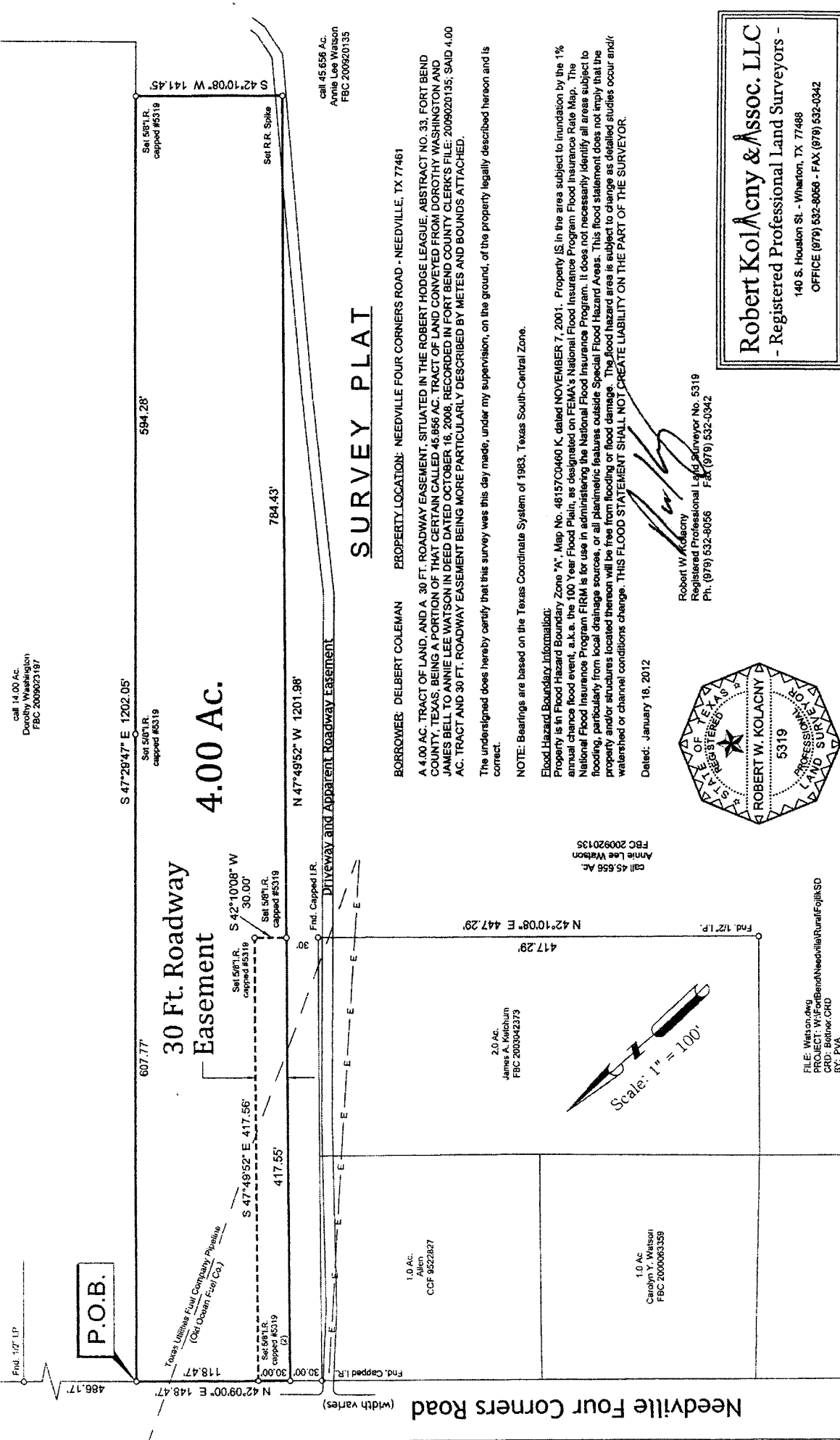
Attachments: Survey Map  
Deed  
Health Department approval

I understand, no further division of these tracts will be allowed without the written consent of Commissioners Court. Your consideration of this request is appreciated.

Sincerely,

Annie Lee Watson

\* 



call 14.00 Ac.  
Dorothy Washington  
FBC 2009023197

P.O.B.

30 Ft. Roadway  
Easement

4.00 AC.

DRIVEWAY AND APPARENT ROADWAY EASEMENT

**SURVEY PLAT**

BORROWER: DELBERT COLEMAN  
PROPERTY LOCATION: NEEDVILLE FOUR CORNERS ROAD - NEEDVILLE, TX 77461

call 45.656 Ac.  
Annie Lee Watson  
FBC 200920135

A 4.00 AC. TRACT OF LAND, AND A .30 FT. ROADWAY EASEMENT, SITUATED IN THE ROBERT HODGE LEAGUE, ABSTRACT NO. 33, FORT BEND COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 45.656 AC. TRACT OF LAND CONVEYED FROM DOROTHY WASHINGTON AND JAMES BELL TO ANNIE LEE WATSON IN DEED DATED OCTOBER 16, 2008, RECORDED IN FORT BEND COUNTY CLERK'S FILE: 2009020135, SAID 4.00 AC. TRACT AND .30 FT. ROADWAY EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

The undersigned does hereby certify that this survey was this day made, under my supervision, on the ground, of the property legally described hereon and is correct.

NOTE: Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

Flood Hazard Boundary Information: Property is in Flood Hazard Boundary Zone "A", Map No. 48157C0460 K, dated NOVEMBER 7, 2001. Property IS in the area subject to inundation by the 1% annual chance flood event, a.k.a. the 100 Year Flood Plain, as designated on FEMA's National Flood Insurance Program Flood Insurance Rate Map. The National Flood Insurance Program FIRM is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources, or all planimetric features outside Special Flood Hazard Areas. This flood statement does not imply that the property and/or structures located thereon will be free from flooding or flood damage. The flood hazard area is subject to change as detailed studies occur and/or watershed or channel conditions change. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Dated: January 18, 2012

Robert W. Kolacny  
Registered Professional Land Surveyor No. 5319  
Ph. (979) 632-8056 Fax (979) 632-0342

Scale: 1" = 100'

1.0 Ac.  
Carolyn Y. Watson  
FBC 2000063359

1.0 Ac.  
James A. Kutchum  
FBC 2003042373

2.0 Ac.  
James A. Kutchum  
FBC 200920135

call 45.656 Ac.  
Annie Lee Watson  
FBC 200920135



Robert Kolacny & Assoc. LLC  
- Registered Professional Land Surveyors -  
140 S. Houston St. - Wharton, TX 77488  
OFFICE (979) 632-8056 - FAX (979) 632-0342

FILE: Watson.dwg  
PROJECT: W:\FortBend\Needville\Runoff\FoljilKSD  
CRD: Beltner.CRD  
BY: PVA