

FORT BEND COUNTY ENGINEERING

Fort Bend County, Texas

Richard W. Stolleis, P.E.
County Engineer

August 24, 2012

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

RE: Variance Request for Charles W. & Sherry Roehling, to allow 2.32 acres to be divided out of a 106.66 acre tract of land situated in the H&T.C.R.R. Co. Survey, Section 111, Abstract 256, as described in Instrument #199733498 of the Deed Records of Fort Bend County.

Commissioner Morrison:

Fort Bend County Engineering has received and reviewed a request from Charles W. & Sherry Roehling concerning a variance to the Fort Bend County Regulations of Subdivisions. The Roehling's requests a variance to allow 2.32 acres to be divided out of a 106.66 acre tract of land situated in the H&T.C.R.R. Co. Survey, Section 111, Abstract 256, as described in Instrument #199733498 of the Deed Records of Fort Bend County, Texas.

They plan to gift the land to their son, to be used for a home site. The tract will have adequate access to a public road by an existing 70 foot wide easement to Brumbelow Road. 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 Engineer

LEH/mjs

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

Charles W. & Sherry Ann Roehling
17009 Brumbelow Rd.
Needville, TX 77461
979-553-3658, (cell) 281-830-8685

JUL 24 2012

DATE: July 23, 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: 106 acre tract located next to 17009 Brumbelow Rd.

Property Survey & Abstract: A 106 2/3 acre tract situated in Fort Bend County, Texas, being a part of Section 111 located by virtue of Certificate No. 256 issued to the Houston & Texas Central Railway Company and being the same tract referred to as Tract C in Volume 309, Page 574, and the same tract as recorded as instrument number FBC#9733497 of the Deed Records of Fort Bend County. Refer to the attached drawing for layout of the new tract.

Tax Account Number: 0256-00-000-0640-906

Owners of Record: Charles W. Roehling and Sherry Ann Roehling

Division Request: Division of approximately 2³² acre tract out of a called 106 2/3 acre tract with a 70 foot existing easement to be gifted to our son as shown on the attached drawing.

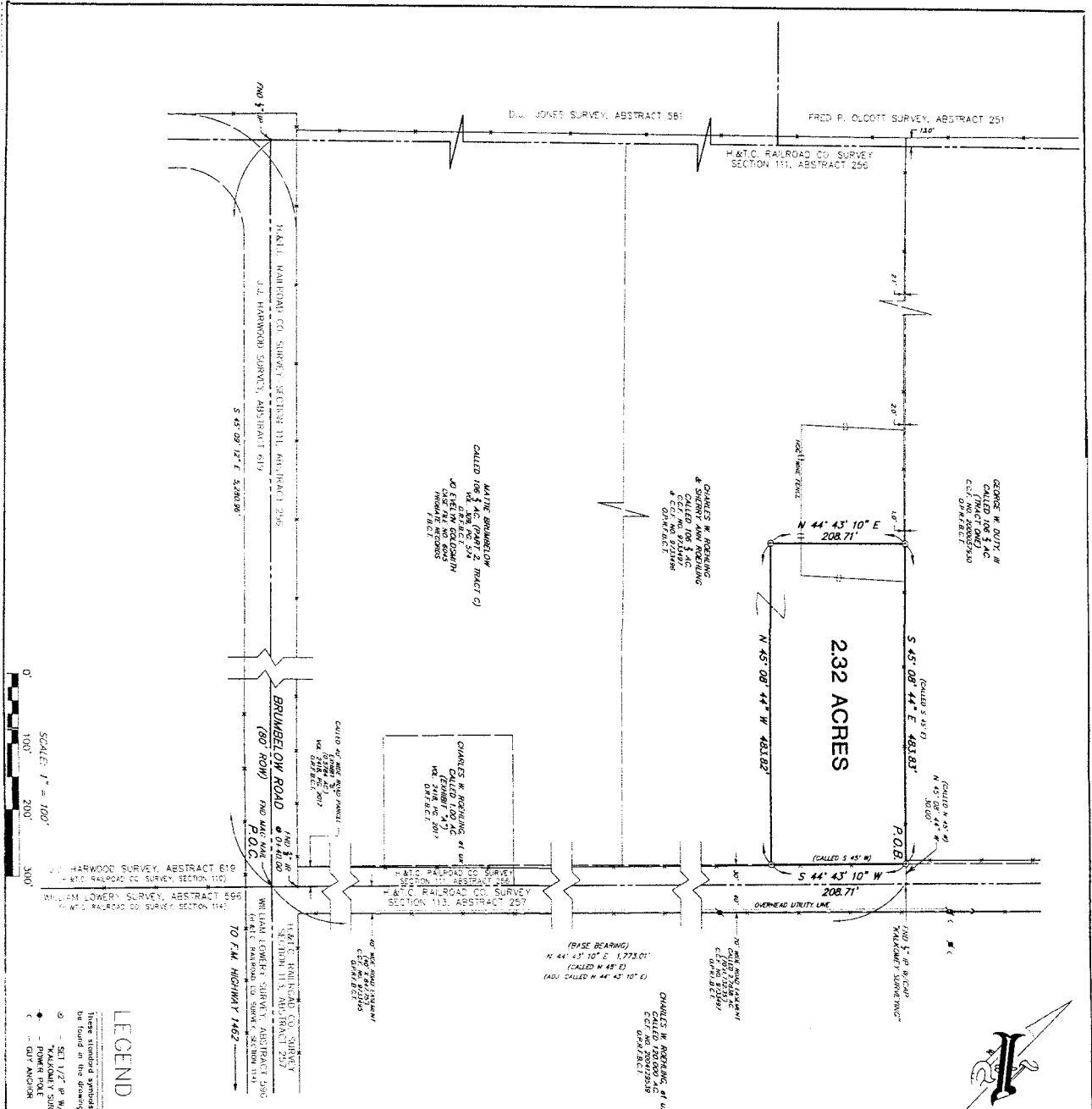
Attachments: Survey Map
Deed
Health Department approval

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,


Charles W. Roehling


Sherry Ann Roehling



LEGEND

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2.32 ACRES
 OUT OF THE
HATC. RAILROAD COMPANY SURVEY
SECTION 111, ABSTRACT 256
 FORT BEND COUNTY, TEXAS
 AUGUST 2012

CHARTERED SURVEYOR
 CHARLES W. ROERING, INC.
 10000 W. 10th Street, Suite 100
 Fort Worth, Texas 76132
 Phone: 817.336.1111
 Fax: 817.336.1112
 Email: cwr@cwroering.com

GENERAL NOTES:

- This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No. 480226, Map Number 481202000A, Panel 0550, Sheet "1", with a preliminary date of October 20, 2009. Zone "X" is defined as areas determined to be outside the 0.2% annual chance 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 risk may exist on the property. The flood statement is not a warranty or a contract. The flood statement shall not be construed as a warranty or a contract.
- The location of the flood zone lines shown hereon were determined by using the soil data from the Flood Insurance Rate Map. The flood zone lines are shown for informational purposes only. Charles W. Roering, Inc. assumes no liability as to the accuracy of the location of the flood zone lines.
- A current title report was not provided at the time of this survey, therefore it is possible that there may be other interests in the land shown hereon.
- Boundaries under County Clerk's the Number 2009125039, Official Public Records, Fort Bend County, Texas, as being North 44 degrees 43 minutes 10 seconds East (colored) and North 44 degrees 43 minutes 10 seconds East.
- Fences shown hereon are applicable only, with dimensions less than or equal to 100 feet. Fences shown hereon are not shown to scale. The location of fences shown hereon is not shown to scale. The location of fences shown hereon is not shown to scale.
- The survey has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
- 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 dealt by the client or prospective purchaser. It is recommended that the client or prospective purchaser consult with a qualified professional engineer or geologist for such matters.
- Reference is made to the plat of the survey and the plat of the survey, for a complete description of the survey.

Subject to the General Notes above:

Mr. Charles W. Roering, Inc., acting by and through Chris D. Kohnert, a registered professional land surveyor, has surveyed and shown the boundaries and locations of the current Texas Survey of Professional Surveyors, Standards and Specifications for a Category 10, Condition III Survey.

Surveyed: 8-8-2012

NEARBY SURVEYS

1. HATC. RAILROAD CO. SURVEY, SECTION 111, ABSTRACT 256
 2. HATC. RAILROAD CO. SURVEY, SECTION 111, ABSTRACT 257
 3. HATC. RAILROAD CO. SURVEY, SECTION 111, ABSTRACT 258
 4. HATC. RAILROAD CO. SURVEY, SECTION 111, ABSTRACT 259
 5. HATC. RAILROAD CO. SURVEY, SECTION 111, ABSTRACT 260
 6. HATC. RAILROAD CO. SURVEY, SECTION 111, ABSTRACT 261
 7. HATC. RAILROAD CO. SURVEY, SECTION 111, ABSTRACT 262
 8. HATC. RAILROAD CO. SURVEY, SECTION 111, ABSTRACT 263
 9. HATC. RAILROAD CO. SURVEY, SECTION 111, ABSTRACT 264
 10. HATC. RAILROAD CO. SURVEY, SECTION 111, ABSTRACT 265
 11. HATC. RAILROAD CO. SURVEY, SECTION 111, ABSTRACT 266
 12. HATC. RAILROAD CO. SURVEY, SECTION 111, ABSTRACT 267
 13. HATC. RAILROAD CO. SURVEY, SECTION 111, ABSTRACT 268
 14. HATC. RAILROAD CO. SURVEY, SECTION 111, ABSTRACT 269
 15. HATC. RAILROAD CO. SURVEY, SECTION 111, ABSTRACT 270

