



**BOARD OF ADJUSTMENT  
MEETING AGENDA**

Notice is hereby given of a meeting of the Board of Adjustment of the City of Missouri City to be held on **March 27, 2019, at 6:00 p.m. at: City Hall, Council Chambers, 2<sup>nd</sup> Floor**, 1522 Texas Parkway, Missouri City, Texas for the purpose of considering the following agenda items.

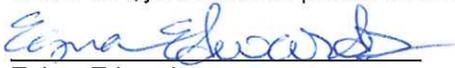
1. **CALL TO ORDER**
2. **ROLL CALL**
3. **READING OF MINUTES**  
Consider approval of the minutes of the January 30, 2019, Zoning Board of Adjustment meeting.
4. **REPORTS**  
Reports: Chairman, Commissioners, Director of Development Services  
  
(1) Director of Development Services  
  
    A. Legal discussion of variances (Legal Department)  
        (1) Board rules and proposed amendments to Section 18
5. **PUBLIC COMMENT**
6. **AGENDA ITEM FOR CONSIDERATION**  
  
    A. To receive comments for or against a request by Gorman W. Prince Jr. to obtain a variance from Section 7.2.C.4 of the City's Zoning Ordinance pertaining to a side yard. The subject site is located at 2502 Stillwell Street, Missouri City, Texas 77489. (Case tabled in the 01-30-2019 ZBOA meeting)
7. **CLOSED EXECUTIVE SESSION**  
The Board of Adjustment may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.
8. **RECONVENE**  
Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.
9. **ADJOURNMENT**

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide reasonable accommodations for persons attending Board of Adjustment Meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Egima Edwards, Development Services Department at 281-403-8541.

Board of Adjustment  
March 27, 2019  
Page 2

**CERTIFICATION**

I certify that a copy of the March 27, 2019, agenda of items to be considered by the Missouri City Board of Adjustment was posted on the City Hall bulletin board on March 18, 2019.



Egima Edwards  
Development Services  
Planning Technician



**DEVELOPMENT SERVICES DEPARTMENT**  
**Planning & Development Division**  
 1522 Texas Parkway  
 Missouri City, Texas 77489  
 281-403-8600 (Office) ■ 281-208-5551 (Fax)  
 www.missouricitytx.gov

## BOARD OF ADJUSTMENT General Information Form

|  |  |                   |
|--|--|-------------------|
| 1. Date of Application:  |  |                   |
| 2. Address/Location of property: 2502 STILLWELL ST. MISSOURI CITY, TX. 77489   |  |                   |
| 3. Applicant's Name: GORMAN W. (BILL) PRINCE, JR.  |  |                   |
| 4. Mailing Address: 11111 W. BELLFORT, HOUSTON, TX. 77099  |  |                   |
| 5. Phone No: 281-879-0515  | Email address: GORMANWPJR@GMAIL.COM  |                   |
| 6. Status of Applicant (Please circle): Agent Corporation <u>Owner</u> Relative Trustee  |  |                   |
| 7. Property Owner's Name (If different from applicant): -  |  |                   |
| 8. Mailing Address: -  |  |                   |
| 9. Phone No: -   | Email address: -   |                   |
| 10. Type of Appeal Requested (Please circle): Interpretation Special Exception <u>Variance</u>   |  |                   |
| 11. Reason(s) for Appeal: MINOR SHORTFALL OF 5 FEET SIDE YARD SETBACK  |  |                   |
| 12. Legal Description of the Property (If the legal description is a portion of a lot, then a metes and bounds description of the tract must be attached): |  |                   |
| Subdivision Name:<br>PRINCE  | Lot No.<br>1   | Block No.<br>1    |
| Volume No. 261   | and Page No. 263<br>FILM CODE: 20150254 ←  | of Recorded Plat. |
| 13. Central Appraisal District Tax Identification Number(s) for property:<br>ACCOUNT NO.: 0013-00-000-2511-907   |  |                   |
| 14. Existing Land Use:<br>HOUSE RESIDENCE AND GARAGE BUILDING.   |  |                   |
| 15. Do deed restrictions or restrictive covenants exist for the property? (Please circle): YES NO  |  |                   |
| <b>FILING FEE: \$300.00</b>  |  |                   |
| <b>NOTE: Filing fee must accompany completed application form.</b>   |  |                   |
| Signature of Applicant<br>   | Signature of Property Owner, Agent, or Attorney<br>(If different from the applicant) |                   |
| Deliver application and filing fee to:<br>Development Services Department<br>1522 Texas Parkway (FM-2234)<br>Missouri City, Texas 77489                    |  |                   |

City of Missouri City, TX  
 Received

DEC 03 2018

Planning Division



**DEVELOPMENT SERVICES DEPARTMENT  
Planning & Development Division**

1522 Texas Parkway  
Missouri City, Texas 77489  
281-403-8600 (Office) ■ 281-208-5551 (Fax)  
www.missouricitytx.gov

**BOARD OF ADJUSTMENT  
VARIANCE APPLICATION**

Owner's Name: GORMAN W. (BILL) PRINCE, JR.

Mailing Address (Including City, State, Zip): 11111 W. BELLFORT, HOUSTON, TX 77099  
Phone: (281) 879-0515 Email: GORMANWPJR@GMAIL.COM

Address of property: 2502 STILLWELL Subdivision Name: PRINCE  
MISSOURI CITY, TX, Block Number: 1  
77489 Lot Number: 1

From which section(s) of the Zoning Ordinance is a variance being sought:  
\_\_\_\_\_  
\_\_\_\_\_

Why will your proposed use not diminish the value of surrounding properties?  
\_\_\_\_\_  
\_\_\_\_\_

Why would granting the variance be of benefit to the public interest?  
\_\_\_\_\_  
\_\_\_\_\_

Why would denial of the variance result in unnecessary hardship?  
\_\_\_\_\_  
\_\_\_\_\_

Why would granting the variance do substantial justice?  
\_\_\_\_\_  
\_\_\_\_\_

Why is the proposed use consistent with the spirit of the Zoning Ordinance?  
\_\_\_\_\_  
\_\_\_\_\_

Applicant's Signature *Gorman W. Prince* Date NOV. 30, 2018

**BOARD OF ADJUSTMENT**  
**VARIANCE APPLICATION (attachment)**

**Gorman W. (Bill) Prince, Jr.**

**Nov. 30, 2018**

**From which section (s) of the Zoning Ordinance is a variance being sought:**

R-1 Single Family Residential District. Sect. 7.2.C.4. Side yard. There shall be a side yard of not less than five feet.

**Why will your proposed use not diminish the value of surrounding properties?**

The less than required setback is minor, at less than 1/2 foot. The SW corner of the garage is less by 2.4" and the SE corner of the garage is less by 4.8". There are no utilities on the setback, the minor amount less than the required setback is not noticeable to an observer without measuring. The property is residential rural – hence no stricter standards as in an upscale residential area, as well as no HOA.

**Why would granting the variance be of benefit to the public interest?**

The property is private property and granting the hardship variance would demonstrate that the City is understanding when it comes to unusual circumstances encountered by its citizens during the construction phase of a building project.

**Why would denial of the variance result in unnecessary hardship?**

The garage building was erected over two years ago, and since it was designed to meet the City wind load requirement, any change to it could compromise this requirement. It would be next to impossible, or cost an exorbitant amount, cut a few inches off a steel beamed building, which includes anchor bolts imbedded in the concrete perimeter beam at a depth of two feet. In addition, I am a senior citizen living on a fixed income.

**Why would granting the variance do substantial justice?**

The City approved the construction of the building before any construction began using my survey showing the minor shortfall in setback. I was granted a permit (#1504469) and have Green Approved inspection stickers for the building, including Slab, Frame, Plumbing Ground, Electrical Final. I complied with all of the City requirements and had ongoing meetings with City officials regarding construction requirements. These meetings started in Feb. 2015 with Mr. Jose Abraham in City Planning.

**Why is the proposed use consistent with the spirit of the Zoning Ordinance?**

The reason for the shortfall in the 5' setback has to do with a problem we had in getting the foundation forms to be square. The steel building was designed with the required setbacks. It was only after the steel had been fabricated, that we had the problem with laying out the foundation forms. We had assumed that the property was square. The North and South sides being 176.4' long and the East and West sides being 120.0' long. Subsequently, we found out from the Surveyor that the property was not exactly square (interior angles of 90.22 degrees and 89.78 degrees, vs all being 90 degrees).

In other words, the 176.4' property side veers over by 4.58" from being square at the SW corner of the building, from the SE corner of the property, which is about the maximum shortfall of the setback.

The building West side length is 95' plus the 20' setback on the North side and 5' on the South side yields the 120' West dimension of my property. The building was designed to fit on the property with the proper setbacks.

We intended to comply with the ordinance, but were unaware of the property squareness issue. This was discussed with Mr. Allen before we started construction. The setback shortfall is minor and was not intentional, and has no consequences, and was approved and inspected by the City.

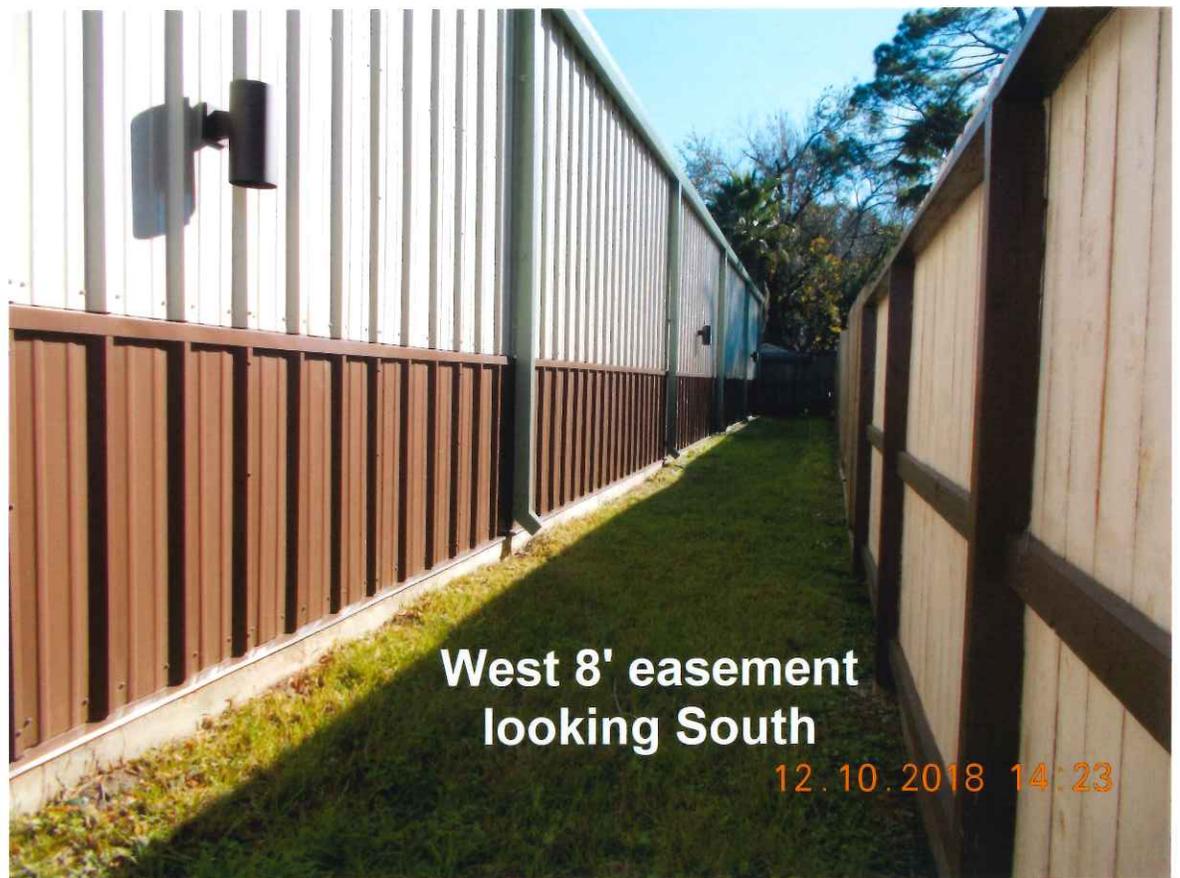
There are no utilities on the 5' setback, either below, on, or above ground level.

**Applicant's Signature:** *Law W. Pinski* **Date:** *NOV 30, 2018*



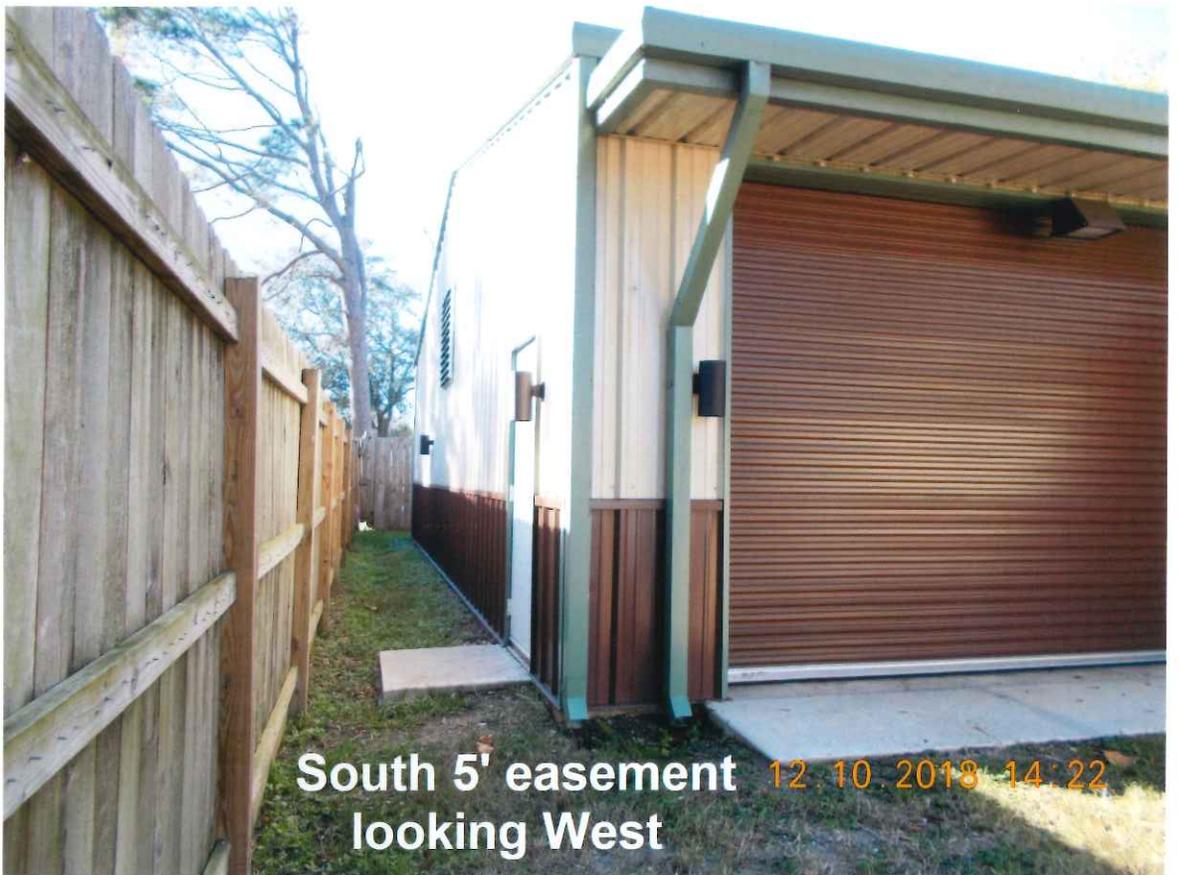
**West 8' easement  
looking North**

12.10.2018 14:23

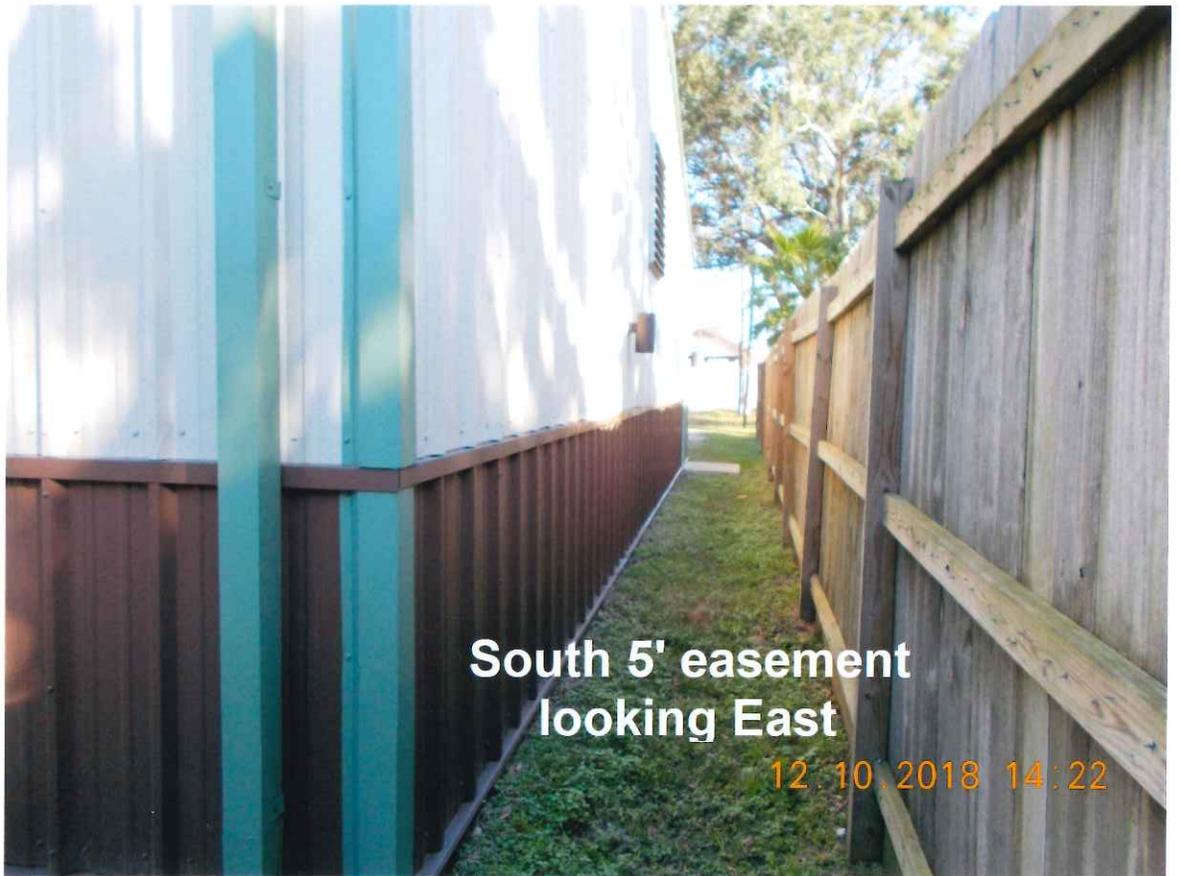


**West 8' easement  
looking South**

12.10.2018 14:23



South 5' easement 12.10.2018 14:22  
looking West

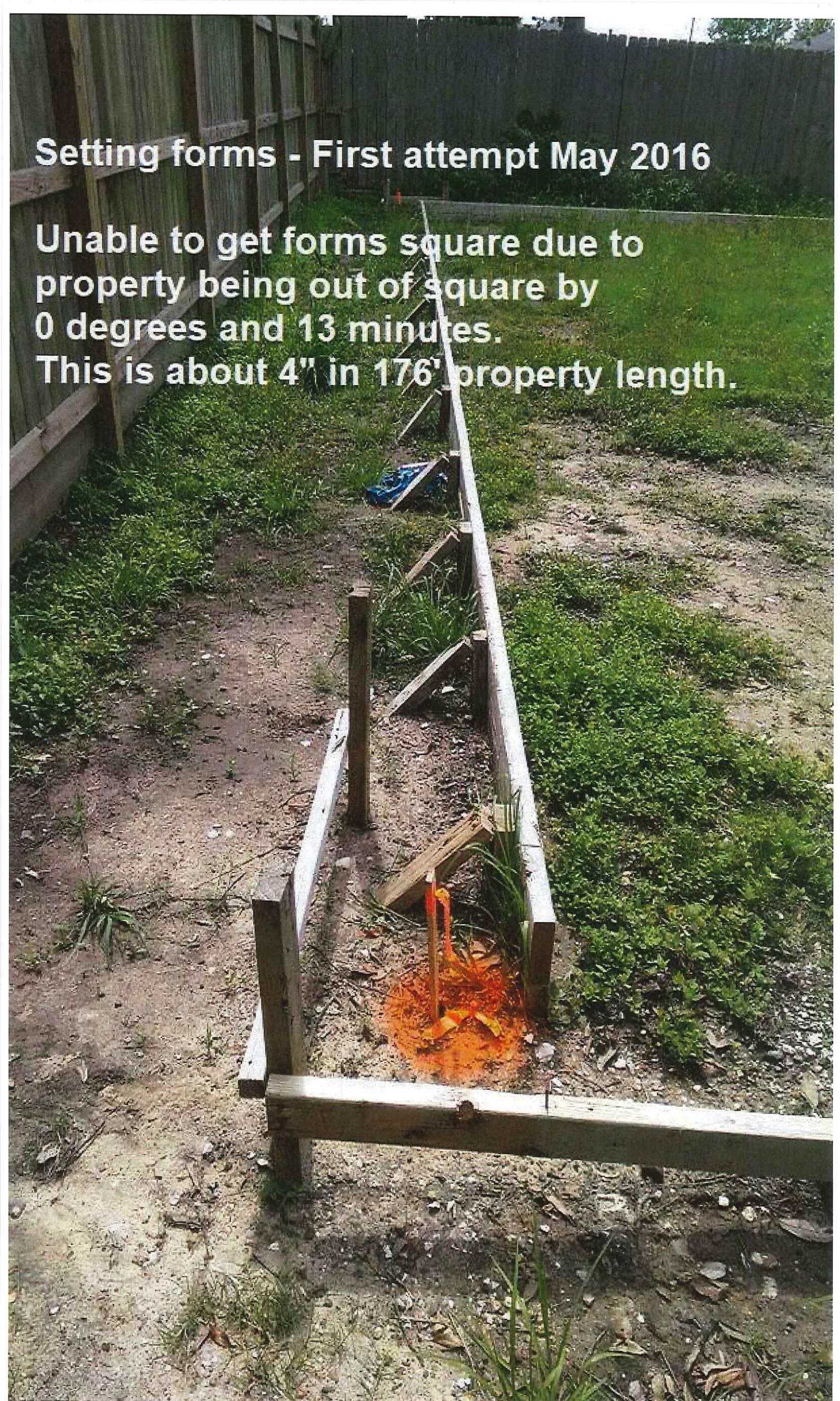


South 5' easement 12.10.2018 14:22  
looking East

Setting forms - First attempt May 2016

Unable to get forms square due to property being out of square by 0 degrees and 13 minutes.

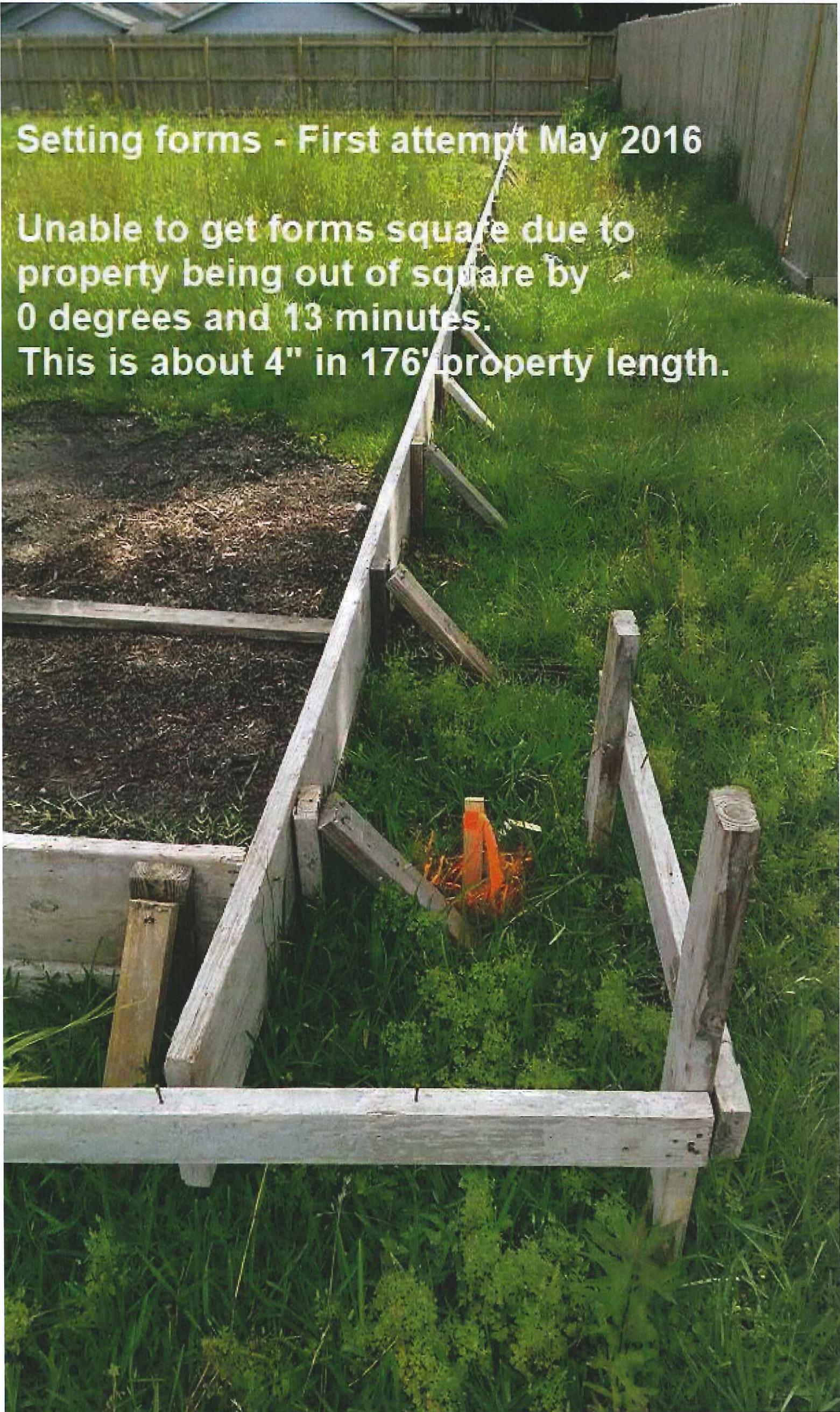
This is about 4" in 176' property length.



Setting forms - First attempt May 2016

Unable to get forms square due to property being out of square by 0 degrees and 13 minutes.

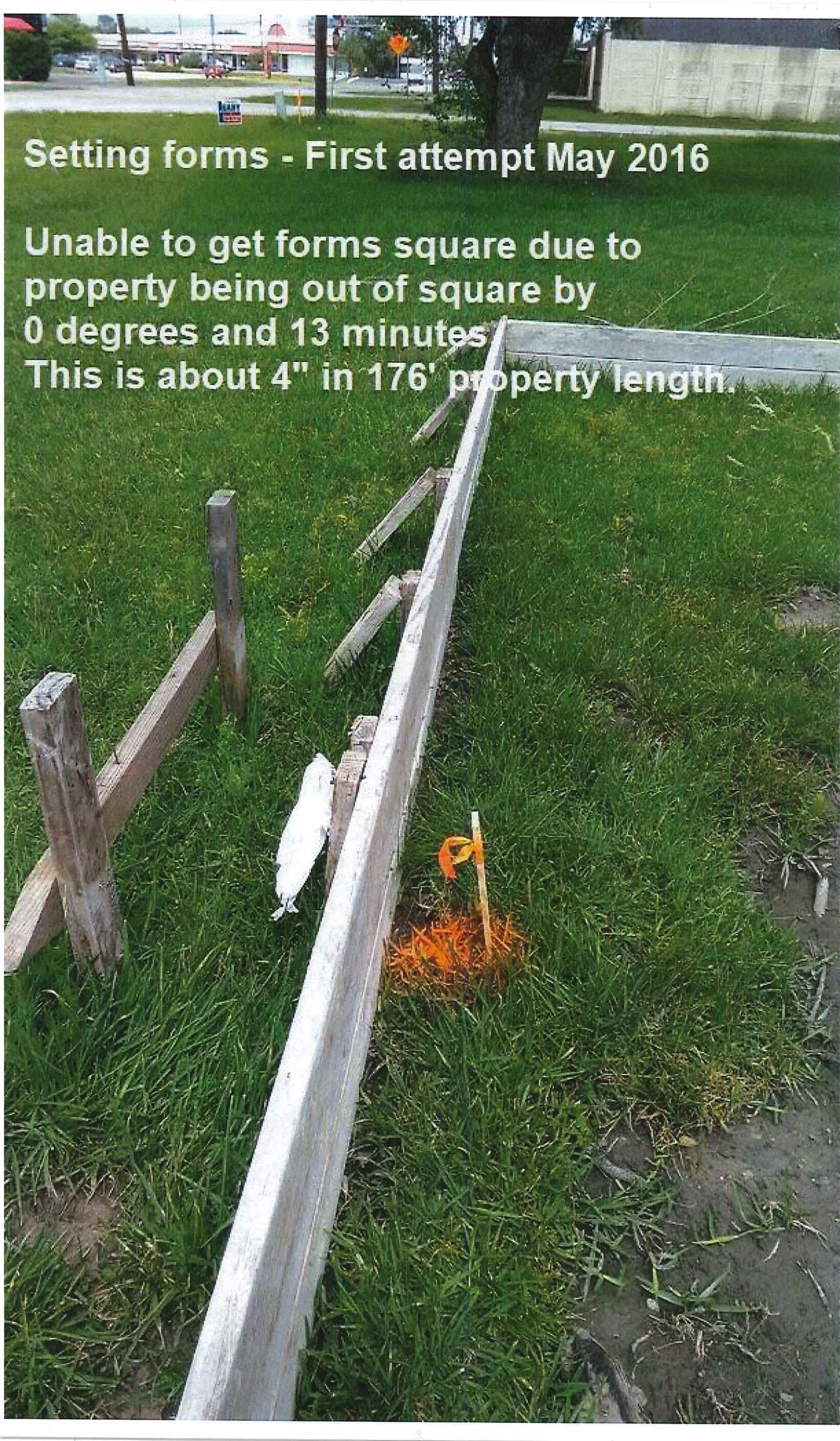
This is about 4" in 176' property length.



## Setting forms - First attempt May 2016

Unable to get forms square due to property being out of square by 0 degrees and 13 minutes

This is about 4" in 176' property length.



Setting forms - First attempt May 2016

Unable to get forms square due to property being out of square by 0 degrees and 13 minutes.  
This is about 4" in 176' property length.





Development Services

Inspection Division  
281-403-8600

PERMIT # 1504469

**NOTICE OF APPROVAL**

ADDRESS: 2502 STILLWELL

DATE: 11/16 TIME: 9:30 INSPECTOR: JWP

Has been inspected and does meet City regulations as noted:

BUILDING:  Foundation  Frame  Final  Driveway  Sidewalk  Parking Lot  
 Other

PLUMBING:  Ground  Top Out  Sewer  Final  Other

ELECTRICAL:  Cover  Final  Underground  Other

MECHANICAL:  Cover  Final  Other

POOL:  Steel  Gunite  Final  Other

SIGN:  Final  Landscape  Final  Other

FIRE:  Cover  Final  Other

REMARKS:



Development Services

Inspection Division  
281-403-8600

PERMIT # 1504469

**NOTICE OF APPROVAL**

ADDRESS: 2502 STILLWELL

DATE: 06-05-17 TIME: 9:30 INSPECTOR: HON

Has been inspected and does meet City regulations as noted:

BUILDING:  Foundation  Frame  Final  Driveway  Sidewalk  Parking Lot  
 Other

PLUMBING:  Ground  Top Out  Sewer  Final  Other

ELECTRICAL:  Cover  Final  Underground  Other

MECHANICAL:  Cover  Final  Other

POOL:  Steel  Gunite  Final  Other

SIGN:  Final  Landscape  Final  Other

FIRE:  Cover  Final  Other

REMARKS: DWV not on test



MISSOURI CITY TEXAS Development Services

Inspection Division 281-403-8600

PERMIT # \_\_\_\_\_

NOTICE OF APPROVAL

ADDRESS: 2502 Stillwell

DATE: 9/7 TIME: 3:45 INSPECTOR: [Signature]

Has been inspected and does meet City regulations as noted:

BUILDING: [X] Foundation \_\_\_ Frame \_\_\_ Final \_\_\_ Driveway \_\_\_ Sidewalk \_\_\_ Parking Lot \_\_\_ Other SLAB

PLUMBING: \_\_\_ Ground \_\_\_ Top Out \_\_\_ Sewer \_\_\_ Final \_\_\_ Other

ELECTRICAL: \_\_\_ Cover \_\_\_ Final \_\_\_ Underground \_\_\_ Other

MECHANICAL: \_\_\_ Cover \_\_\_ Final \_\_\_ Other

POOL: \_\_\_ Steel \_\_\_ Gunite \_\_\_ Final \_\_\_ Other

SIGN: \_\_\_ Final \_\_\_ Landscape \_\_\_ Final \_\_\_ Other

FIRE: \_\_\_ Cover \_\_\_ Final \_\_\_ Other

REMARKS:



MISSOURI CITY TEXAS Development Services

Inspection Division

PERMIT # \_\_\_\_\_

NOTICE OF APPROVAL

ADDRESS: 2502 Stillwell St

DATE: 5/2/17 TIME: 9:00 INSPECTOR: [Signature]

Has been inspected and does meet City regulations as noted:

BUILDING: \_\_\_ Foundation \_\_\_ Frame \_\_\_ Final \_\_\_ Driveway \_\_\_ Sidewalk \_\_\_ Parking Lot \_\_\_ Other

PLUMBING: \_\_\_ Ground \_\_\_ Top Out [X] Sewer \_\_\_ Final \_\_\_ Other

ELECTRICAL: \_\_\_ Cover [X] Final \_\_\_ Underground

MECHANICAL: \_\_\_ Cover \_\_\_ Final \_\_\_ Other

POOL: \_\_\_ Steel \_\_\_ Gunite \_\_\_ Final \_\_\_ Other

SIGN: \_\_\_ Final \_\_\_ Landscape \_\_\_ Final \_\_\_ Other

FIRE: \_\_\_ Cover \_\_\_ Final \_\_\_ Other

REMARKS:

TO: Otis Spriggs, City of Missouri City Planning Department

FROM: Daryl L. Smith

RE: Violation of City Code – Building located at 2502 Stillwell

DATE: September 25, 2018

Mr. Spriggs,

For the past nine months, I have been communicating with you concerning the erected building at 2502 Stillwell Street, Missouri City, TX 77489. This building is in violation of the City Code.

I have proof Mr. Prince submitted false information to obtain approval for the erection of this building.

Also, I am concerned the emission fumes from the cars and chemicals used in the building is creating a health hazard. Mr. Prince lifts the northside roll up door approximately 2 ½ feet letting the air in which allows the exhaust fan to blow the contaminated air out directly towards my property.

I am respectfully requesting the City ensure Mr. Prince building is brought up to compliance. Currently the building is 1 ½ feet to close to my property line and the exhaust fan should to be removed or the vent reinstall so that it does not blow towards anyone's property.

Note: I have provided you with two surveys regarding my property line and on yesterday September 24<sup>th</sup>, I provided you a third survey. I have more documentation and pictures if needed. Furthermore, the pending false lawsuit claiming there was a property dispute has been dismissed by Mr. Prince's attorney.

Your attention and response to this memo is greatly appreciated.

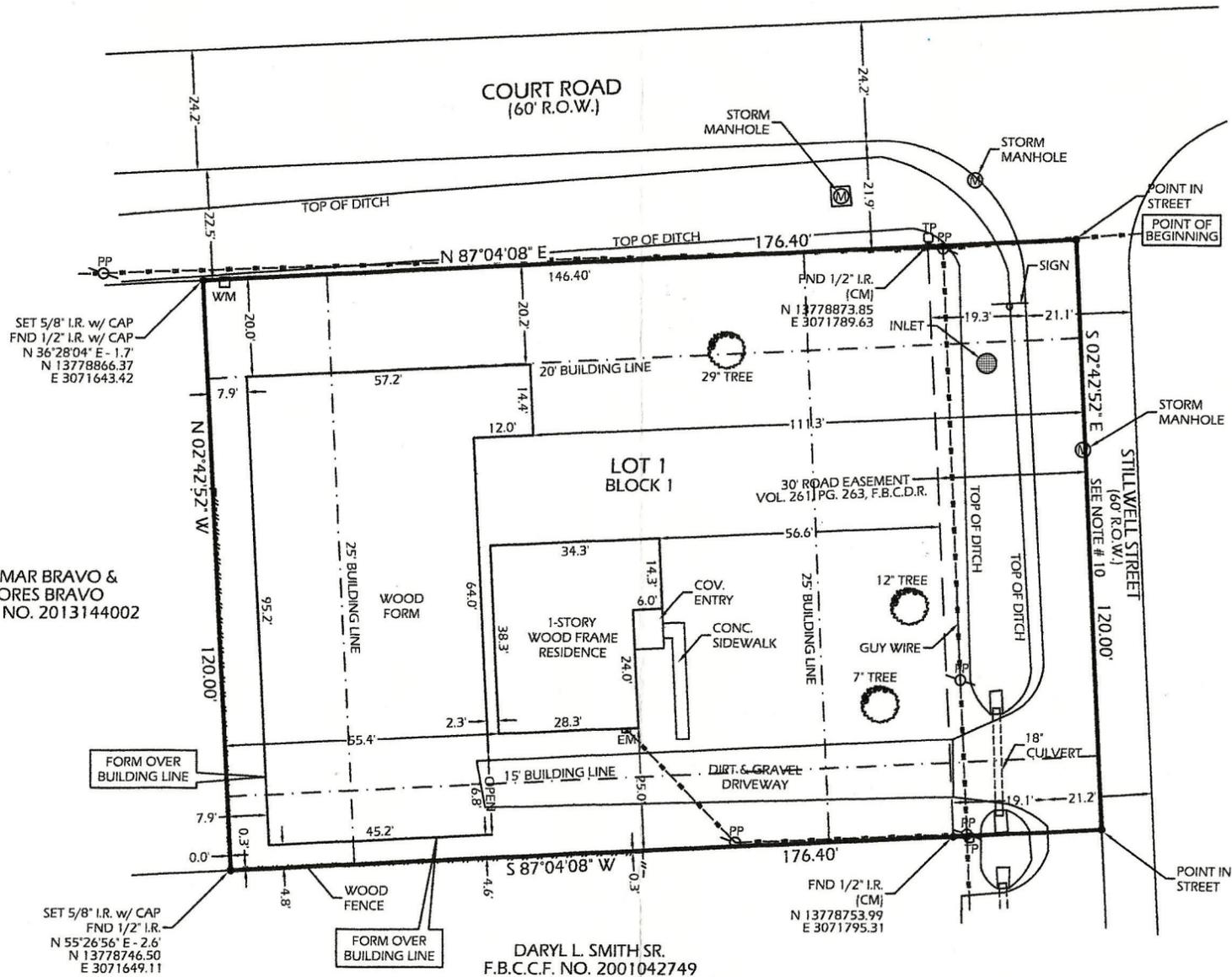
Thank you,



Daryl L. Smith

**NOTES:**

1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN HEREON ARE AS IDENTIFIED BY GF. NO 7910-15-2879 OF TEXAS AMERICAN TITLE COMPANY.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
6. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON NAD83 HORIZONTAL DATUM PROJECTIONS ZONE TEXAS SOUTH CENTRAL 4204 AND CAN BE CONVERTED TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 1.0001265159.
7. THERE ARE NO CURBS OR FIRE HYDRANTS ON THE TRACT OR IN THE RIGHT OF WAY WITHIN 10 FEET OF THE TRACT.
8. RIGHT-OF-WAY EASEMENT 30 FEET IN WIDTH RECORDED IN VOLUME 487, PAGE 744 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS DOES NOT APPLY TO THIS TRACT.
9. SITE SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN VOLUME 328, PAGE 480 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.
10. 60' RIGHT-OF-WAY AS PER VOLUME 261, PAGE 263 FORT BEND COUNTY DEED RECORDS AND VOLUME 396, PAGE 223 FORT BEND COUNTY MAP RECORDS.



BALDEMAR BRAVO & DOLORES BRAVO  
F.B.C.C.F. NO. 2013144002

DARYL L. SMITH SR.  
F.B.C.C.F. NO. 2001042749

DATE: 06-28-2016  
REVISION: 09-18-2018  
DRAWN BY: DP  
APPROVED BY: DWG  
PROJECT NO: GL-1839D  
ADDRESS :2502 STILLWELL STREET  
MISSOURI CITY, TEXAS 77489  
CLIENT :BILL PRINCE

*Daniel W. Goodale*  
DANIEL W. GOODALE  
4919  
REGISTERED PROFESSIONAL SURVEYOR  
STATE OF TEXAS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

**FLOOD INFORMATION**  
PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, THIS PROPERTY LIES IN ZONE 'X' ACCORDING TO F.I.R.M. MAP NO. 48157C0285L DATED 04-02-2014.  
BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

**LEGEND:**  
F.B.C.M.R. - FORT BEND COUNTY MAP RECORD  
F.B.C.D.R. - FORT BEND COUNTY DEED RECORD  
F.B.C.C.F. - FORT BEND COUNTY CLERK FILE  
R.O.W. - RIGHT OF WAY  
CM - CONTROL MONUMENT  
I.R./I.P. - IRON ROD/IRON PIPE  
PP - POWER POLE  
WM - WATER METER  
EM - ELECTRIC METER  
GM - GAS METER  
TP - TELEPHONE PEDESTAL  
OH - OVERHEAD UTILITY LINES

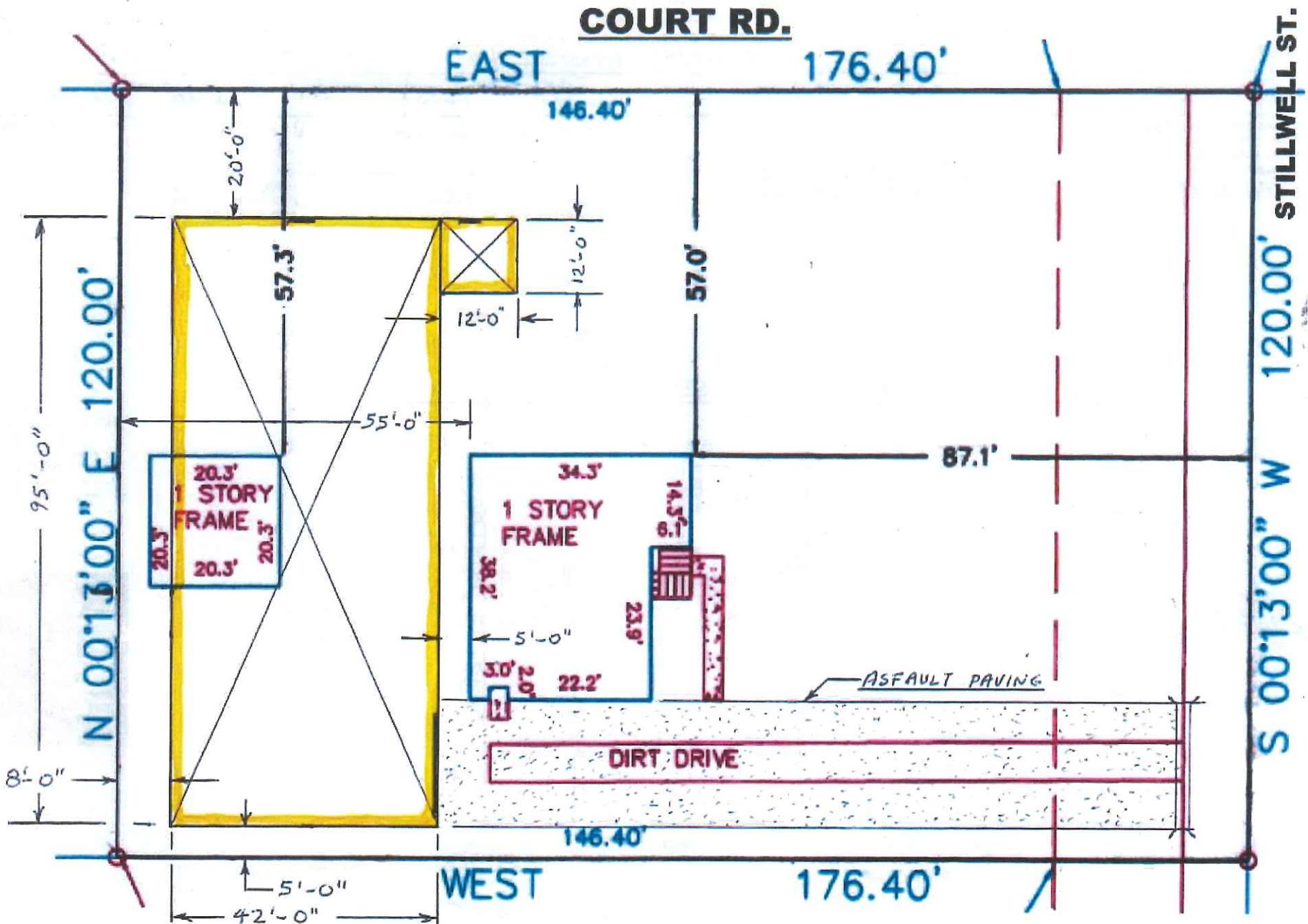
**A FORM SURVEY OF**  
A 0.4859 ACRE TRACT OF LAND TO GORMAN W. PRINCE, JR. RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2007148744, FORT BEND COUNTY, TEXAS AND SITUATED IN THE DAVID BRIGHT LEAGUE, ABSTRACT NO. 13, OF SAID COUNTY AND STATE.  
(BEARINGS BASED ON GPS OBSERVATIONS)

GREENLEAF LAND SURVEYS, LLC  
10900 NORTHWEST FWY  
SUITE # 129  
HOUSTON, TEXAS 77092



DIR: 832-668-5003 FAX: 832-553-7210  
FIRM # 10193977  
orders@gllsurveys.com  
www.greenleaflandsurveys.com

**COURT RD.**



Proposed Metal Garage footprint showing Set-Backs. 2502 Stillwell at the corner of Court Rd. US Survey Co. 11-07-2007

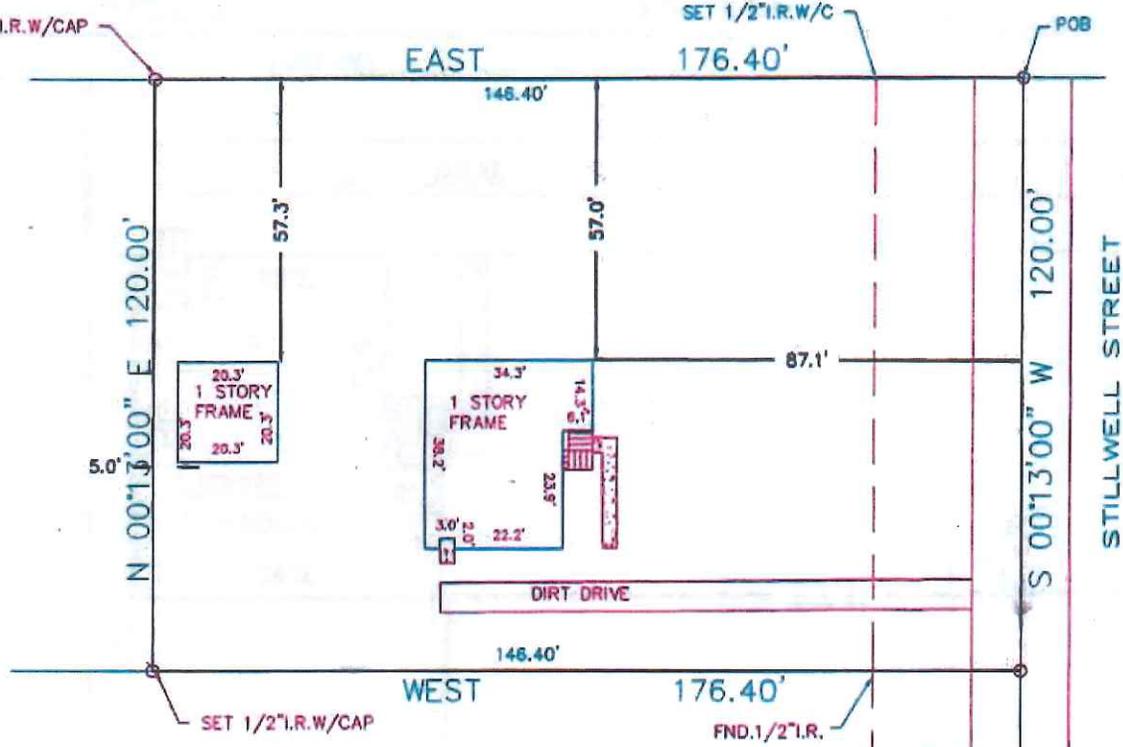
PRINCE, JR.  
ELL STREET  
TY, TEXAS 77489

① ROAD EASEMENT  
V.261,P.263  
F.B.C.D.R.

COURT ROAD



C.F. NO.  
2001-  
008009



FIELDCREST SUBDVIS  
V. 396, P. 223  
F.B.C.D.R.

MADE NO INVESTIGA-  
DEPENDENT SEARCH FOR  
RECORD, ENCUM-  
RESTRICTIVE COVENANTS, OR  
FILE EVIDENCE.  
INVESTIGATION WAS BEYOND  
THIS SURVEY

AS TO  
JR

INC  
PANY  
CERTIFIED  
NSACTION

TING  
LOOD  
Y AND ALL  
D UNRECORDED

LID ONLY IF PRINT  
SEAL & SIGNATURE

The above tract of land is not located in the 100-flood as  
to the National Flood Insurance Program, Community-Panel No.  
48157C 0260J ZONE X 1-3-97  
The Surveyor is not responsible for final determination.

I hereby certify that the above is a  
representation of an actual survey made  
on the ground under my supervision.

**STARTEX TITLE COMP**  
Closser: Mellany Walenta  
14090 Southwest Freeway Suite  
Sugar Land, Texas 77478  
(281) 340-7800 Fax: (281) 340

ANY AND ALL  
2003 ZONING ORDINANCE

G.F. NO. 618122

METES AND BOUNDS ATTACHED

SECTION: 0.486 ACRE TRACT

SECTION: N/A

SURVEY: D. BRIGHT

ABSTRACT NO: 13

1" = 30' LOT: N/A BLOCK: N/A

**U.S. SURVEYING COMPANY, INC.**  
A Professional Land Surveying Company

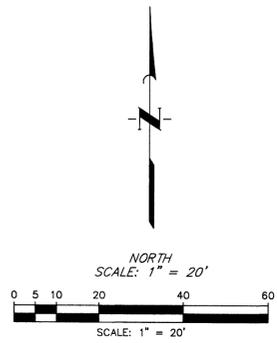
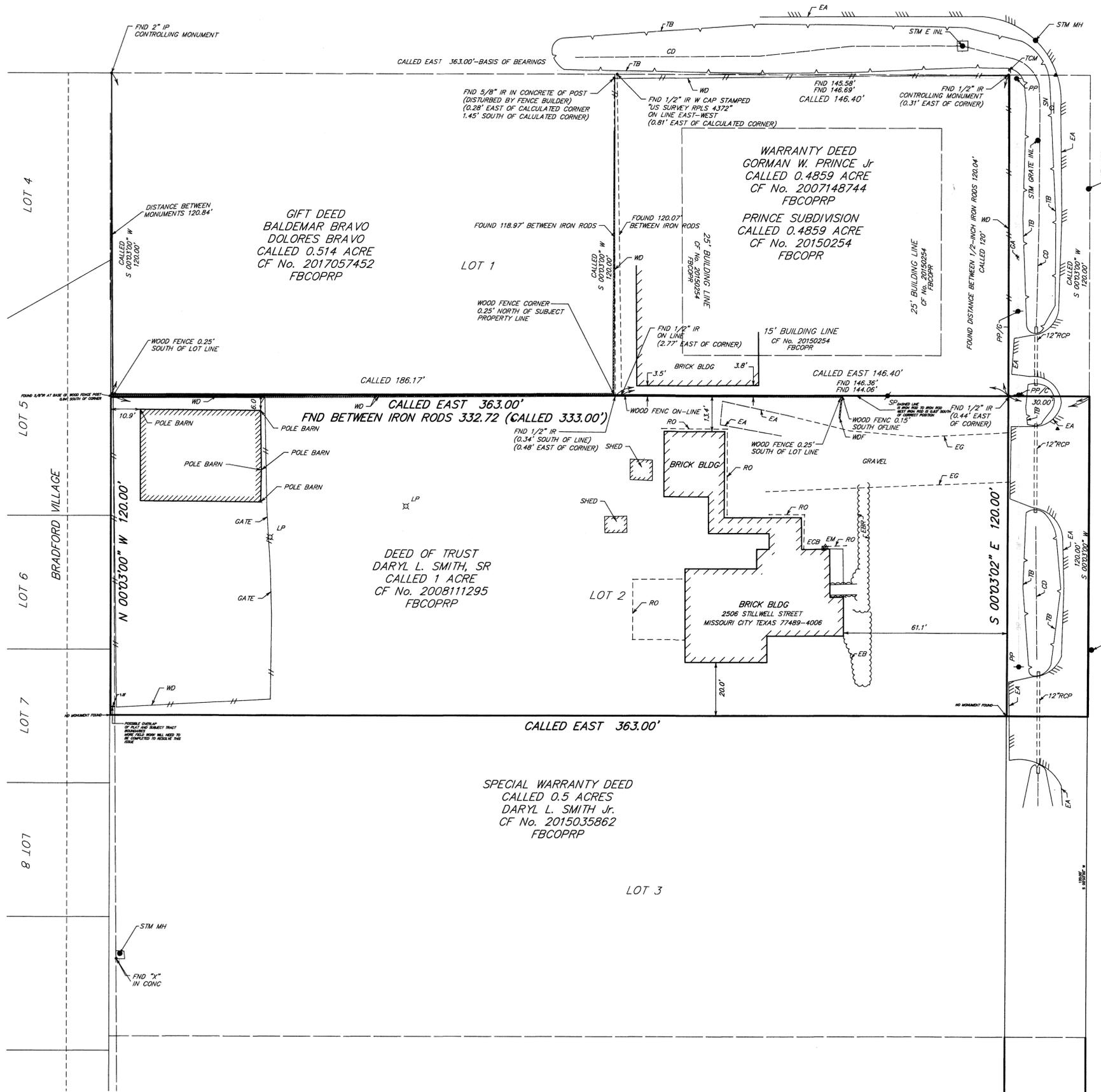
REF. V. 2001-008006 P. N/A D.R. DATE: 11-14-

FORT BEND STATE: TEXAS

321 Century Plaza Drive Suite 105 Houston, Texas 77073  
(281) 443-9288 FAX (281) 443-9224

JOB NO. 09-4969-02 DRAWN BY: LGS

COURT ROAD  
(a.k.a. STAFFORD - BLUE RIDGE ROAD)



LEGEND

|          |   |
|----------|---|
| CONC     | CONCRETE  |
| EA       | EDGE OF ASPHALT   |
| FBCDR    | FORT BEND COUNTY DEED RECORDS                             |
| FBCOPRRP | FORT BEND COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY |
| FNC      | FENCE   |
| GA       | GUY AHCHOR  |
| OHP      | OVERHEAD POWER  |
| POB      | POINT OF BEGINNING  |
| POC      | POINT OF COMMENCING                                       |
| FND      | FOUND   |
| IP       | IRON PIPE   |
| IR       | IRON ROD  |
| RO       | BUILDING/ROOF OVERHANG                                    |
| EG       | EDGE OF GRAVEL  |
| EM       | ELECTRIC METER  |
| ECB      | ELECTRIC CONTROL BOX                                      |
| EBR      | EDGE OF BRUSH   |
| LP       | LIGHT POLE  |
| PP       | POWER POLE  |
| PP/G     | POWER POLE WITH GUY                                       |
| RCP      | REINFORCED CONCRETE PIPE                                  |
| STM      | STORM MANHOLE   |
| WD       | WOOD  |

General Notes

1. 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 Jones and Carter, Inc.
2. 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.
3. The basis of bearings for this survey is a record call of East along the north line of the 10.0 acre tract as described in Volume 261, Page 263 of the Fort Bend County Deed Records. This line is the north line of Lot 1 of the subdivision of said 10.0-acre tract and is the south line of Court Road as shown hereon.
4. 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.
5. Visible improvements/utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.
6. This survey has been prepared to show the relationship of the fence and structures near the north line of Lot 2. This survey is not to be used for any subsequent transactions.
7. The building north of the subject lot line was located utilizing prismless technology.



9-17-2018

EXHIBIT  
OF THE NORTH LOT LINE OF  
LOT 2  
BEING A  
1 ACRE TRACT  
OUT OF THE  
10 ACRE TRACT  
RECORDED IN  
VOLUME 261, PAGE 263  
OF THE  
FORT BEND COUNTY DEED RECORDS  
DAVID BRIGHT LEAGUE SURVEY, A-13  
FORT BEND COUNTY, TEXAS  
FEBRUARY 2018



COTTON SURVEYING DIVISION  
Texas Board of Professional Land Surveying Registration No. 10046100  
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5317



**DEVELOPMENT SERVICES - PLANNING DIVISION**

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1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

**NOTICE  
TO ADJOINING PROPERTY OWNERS  
WITHIN 200 FEET OF PROPERTY SUBJECT TO VARIANCE**

**DATE OF NOTICE: January 17, 2019**

**LOCATION/DATE:** The Board of Adjustment of the City of Missouri City will hold a public hearing on Wednesday, January 30, 2019, at the City Council Chambers – 2<sup>nd</sup> Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 6:00 p.m.

**PURPOSE:** To receive comments for or against a request by Gorman W. Prince Jr. to obtain a variance from Section 7.2.C.4 of the City's Zoning Ordinance pertaining to regulations on a side yard.

**SITE LOCATION:** The subject site is located at 2502 Stillwell Street, Missouri City, Texas 77489.

**SITE LEGAL DESCRIPTION:** The subject site can be described as Block 1, Lot 1 of the Prince subdivision, as recorded by instrument number 20150254 in the Fort Bend County Official Public Records.

**FOR MORE INFORMATION:** Additional information and a map of the subject site are available for review at City Hall, Missouri City, Texas on Monday through Friday from 8:00 a.m. to 4:00 p.m. You may call 281-403-8600 or email the Development Services Department-Planning Division at [planning@missouricitytx.gov](mailto:planning@missouricitytx.gov) for further information.

