

BENCHMARK ENGINEERING CORPORATION

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May 10, 2010

Commissioner W.A. "Andy" Meyers
Fort Bend County Precinct 3
1809 Eldridge Road
Sugar Land, Texas 77478



Re: Pine Mill Ranch Sec 9

Dear Commissioner:

On behalf of Cardiff Ranch, L.P., we hereby request a variance to the minimum building setback along a local street requirement, as stated in Section 5.12 of the Regulations of Subdivisions for Fort Bend County, for Pine Mill Ranch Sec 9 in Fort Bend County Municipal Utility District No. 57. This single family subdivision section is in the Pine Mill Ranch master plan community.

We respectfully request for a building setback of twenty (20) feet from the public street right-of-way rather than a twenty five (25) as required, this subdivision of Pine Mill Ranch Sec 9, is located within Fort Bend County. The final plat for this section was reviewed and approved by the City of Houston Planning Dept. with the reduced building setback lines.

Allowing a reduced building setback line within this section would be maintaining continuity with the adjacent sections recently approved and recorded, within the Pine Mill Ranch Subdivision. The reduced building setback lines will not hinder the construction of sidewalks, nor impede pedestrian traffic within this section.

If you have any questions, please feel free to give me a call.

Sincerely,

BENCHMARK ENGINEERING CORPORATION
Texas Board of Professional Engineers
Registration Number F-6788

Luis D. Valencia
Platting / Project Manager

✓ cc: Mr. Nathan Hatcher - County Engineer