



**BENCHMARK ENGINEERING CORPORATION**

ENGINEERING • PLANNING • LAND SURVEYING  
TEXAS BOARD OF PROFESSIONAL ENGINEERS  
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March 25, 2013

Commissioner W.A. "Andy" Meyers  
Fort Bend County Precinct 3  
22333 Grand Corner Dr.  
Katy, Texas 77494



Re: Lakes of Bella Terra Sec 13 Partial Replat No 1

Dear Commissioner:

On behalf of L.O.B. Limited Partnership, we hereby request a variance to the minimum building setback along a local street requirement, as stated in Section 5.12, C-1 of the Regulations of Subdivisions for Fort Bend County, for LAKES OF BELLA TERRA SEC 13 PARTIAL REPLAT No 1 in Fort Bend County Municipal Utility District No. 133. This single family subdivision section is in the LAKES OF BELLA TERRA 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 LAKES OF BELLA TERRA SEC 13 PARTIAL REPLAT No 1, is located in 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 for the 4 lots being platted within this section would be maintaining continuity with the adjacent LAKES OF BELLA TERRA SEC 13 parent plat to the west and south of this section. 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 – Fort Bend County Engineering