



**BENCHMARK ENGINEERING CORPORATION**  
ENGINEERING • PLANNING • LAND SURVEYING

TEXAS BOARD OF PROFESSIONAL ENGINEERS  
REGISTRATION NUMBER F-6788  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS  
REGISTRATION NUMBER 10009000  
2401 FOUNTAINVIEW DRIVE, SUITE 500  
HOUSTON, TEXAS 77057  
(713) 266-9930

CONSULTING ENGINEERS

FAX (713) 266-3804

January 9, 2014

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



Re: Katy Gaston Road Reserve No 1, Final Plat

Dear Commissioner:

On behalf of L.O.B. Limited Partnership, we hereby request a variance to allow the centerline curve to be less than 2,000' feet along a major thoroughfare, rather than the minimum of 2,000 feet as stated in Section 5.2 – C1 of the Regulations of Subdivisions for Fort Bend County. This proposed right of way of Katy Gaston is located in the Lakes of Bella Terra Subdivision in Fort Bend County and all within Fort Bend County Municipal Utility District No. 133.

This circumstances are based on the existing conditions surrounding the tract prior to the designation of Katy-Gaston Road as a major thoroughfare by the City of Houston and Fort Bend County. At the northeast corner of the intersection of Katy Gaston and Bellaire is an existing private church/school and to the north past the HL&P fee strip is an existing water plant abutting this right-of-way and servicing Lakes of Bella Terra subdivision in the same FBC MUD 133. Also the property is encumbered by several oil and gas drill sites and several access & gathering line easements. In addition HL&P fee strip that crosses the property in a diagonal pattern, contains several high tower electrical transmission lines.

Allowing a reduced centerline curvature within the proposed right of way would be maintaining continuity with the adjacent properties and right-of-way sections of Katy Gaston Road to the north and south of the HL&P fee strip recently approved and recorded, within this subdivision. The reduced centerline curvature will not impact the public health, safety or welfare. The traffic circulation is well planned, promoting safety for all residents and allowing for future development which will promote growth to the community.

If you have any questions, please feel free to call us.

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

Luis D. Valencia, Platting / Project Manager

cc: Mr. Nathan Hatcher - County Engineering

