



April 1, 2015

Mr. Richard Stolleis, P.E.
County Engineer
Fort Bend County Engineering Department
1124 Blume Road
Rosenberg, Texas 77471

Mr. Richard Morrison
Fort Bend County Commissioner
Precinct 1
301 Jackson
Richmond, Texas 77469

Re: Final Plat for Del-Webb Richmond Sweetgrass Section 13B - Variance Request
City of Richmond E.T.J. – Fort Bend County MUD No. 187
CI Job No. 2014-209-02

Dear Mr. Stolleis and Mr. Morrison:

On behalf of Caldwell Development, we have submitted the final plat for Del-Webb Richmond Sweetgrass Section 13-B to Fort Bend County for consideration and approval at the next available Commissioners Court meeting. This final plat has been approved by the City of Richmond. We request a variance to the Fort Bend County subdivision standard (Section 5.12.C.1) of a 25-foot front building line to allow a 20-foot front building line and also request a variance to the Fort Bend County subdivision standard (Section 5.14.E.4) of a minimum lot area of 5000 square feet in this section of development. The two requested variances were approved by the City of Richmond in 2007 as stated in the Development Agreement between the City of Richmond and CW Richmond on Behalf of Fort Bend County MUD 187. I have attached a copy of the agreement to this request. See Exhibit B-1 (sheet 2-2) "Richmond Variance Summary". Del-Webb Section 13-B (Garden Lots) is one of only four sections remaining in Del-Webb Richmond. The previous 16 sections have followed the Development Agreement with 50-foot ROW's and 20-foot front building lines on the garden type lots only. The majority of the sections in Del-Webb have a 25-foot front building line.

We respectfully request your consideration and approval of this variance request. Should you have any questions, please feel free to contact me.

Sincerely,
Costello, Inc.

Ron J. Dechert, P.E.
Project Manager

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