

TBPE No. F-726
TBPLS No. 10092300

June 14, 2017

Richard Stolleis, P.E.
County Engineer
Fort Bend County Engineering Department
301 Jackson, #401
Richmond, Texas 77469

Mr. Andy Meyers
Fort Bend County Commissioner
Precinct 3
301 Jackson
Richmond, TX 77469

Re: Camellia Section 2 Plat Recordation – Variance Request
City of Houston E.T.J. - Fort Bend County MUD No. 206

Dear Mr. Stolleis & Mr. Meyers:

On behalf of Victorian Gardens, Ltd. (developer of Camellia subdivision) we have submitted the plat of Camellia Section 2 to Fort Bend County for recordation and consideration at the next available Commissioners Court Meeting. This final plat has already been approved by the City of Houston and Fort Bend County.

We request a variance to the Fort Bend County Subdivision standard (Section 5.5.A.2) of a 1,400-foot block length for residential streets. The northernmost boundary of this section of Camellia is 2,033-feet long along the south side of a 110-foot wide Centerpoint Energy easement which includes high-tension steel tower transmission lines. Immediately north of that easement are three overlapping easements; a 30-foot Shell pipeline easement, a 30-foot North Fort Bend Water Authority water line easement, and another 80-foot Centerpoint easement. In all, there are over 207-feet of easements immediately adjacent to the north boundary of Camellia Section 2.

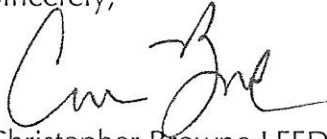
Cory Cornel Lane is a 131-foot wide Low Impact Development right-of-way which parallels the northern property line. We request a variance not to provide an intersection to the north from Cory Cornell Lane due to the location the aforementioned easements. In addition, there are three other easements totaling 90-feet wide which run diagonally across property to the north also owned by Victorian Gardens, Ltd. and within the approved general plan, as well as future stormwater drainage easements serving Camellia Sections 1 and 2. Per Chapter 42 of the City of

Houston's development ordinance, section 42-130(a)(2), such a situation allows for crossings of multiple pipelines every 2,640-feet, thus a variance within their jurisdiction was not required. The location of existing Clodine Road to the east and FM 1464 to the west of Camellia Section 2 allows for two major transportation arteries to cross these easements and pipelines at a 2,400-foot interval.

It seems appropriate that given the nature of the single family residential development of Camellia, that the existing access via two entrances from Madden Road are sufficient to serve both sections 1 and 2. Additional residential street connectivity to the north is impractical due to the location of the myriad of easements and also undesirable due to having to cross under Centerpoint transmission lines.

We respectfully request your consideration of this variance. Please contact me should you have any questions or require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Browne', written over a horizontal line.

Christopher Browne LEED-AP
Associate | Department Manager, Land Planning
Edminster, Hinshaw, Russ & Associates, Inc.