



JUL 27 2017
FBC ENGINEERING

July 27, 2017

The Honorable Grady Prestage
Fort Bend County
County Commissioner, Precinct 2
303 Texas Parkway Ste. 213
Missouri City, TX 77489

Re: GREENS AT BRENTFORD REPLAT NO 1
Fort Bend County, Texas

Dear Commissioner Prestage:

We, Brown and Gay Engineers, Inc., as the agent for, Greens at Brentford, LP, request the establishment of a Public Hearing through Fort Bend County Commissioners' Court for the replat of GREENS AT BRENTFORD and your consideration and approval of the following:

A formal variance to allow a building to encroach into the 25' building line adjacent to Beechnut Street. Please refer to the As Built Survey attached to this letter for the location of the encroachment. The building encroaches the 25' building line by 4.4'. A similar request will be submitted to the City of Houston Planning Commission for their consideration on the August 10 Planning Commission meeting.

Per the Fort Bend County Engineering Regulations of Subdivisions, Section 5.12 General Building Setback Restrictions, properties adjacent to designated major thoroughfares shall have a front building setback from the adjacent major thoroughfare right-of-way of not less than 25 feet. The recorded plat, Greens at Brentford, depicts a 25' building line.

Additionally, the subject tract is physically encumbered by an existing 60-foot wide Clodine Fault and a 40-foot Trunk Line Easement.

The proposed 8.994 acre plat is a replat of GREENS AT BRENTFORD, recorded under Plat No. 20150177, F.B.C.P.R. located in the John McDonald Survey, A-291, Fort Bend County, Texas.

A similar request has been sent to Fort Bend County Engineering as well.

Please contact me if you have any questions or if you need any additional information.

Sincerely,

Gerald W. Grissom
Team Leader - Platting Services

Cc: Fort Bend County Engineering

Serving. Leading. Solving.™

BGE, Inc. · 10777 Westheimer Road, Suite 400 · Houston, Texas 77042 · 281-558-8700 · www.bgeinc.com

