

October 13, 2017

Fort Bend County Commissioners' Court
Commissioner Vincent Morales, Pct. 1
1517 Eugene Heimann Circle
Richmond, TX 77469

Re: Sienna Plantation Section 22
Sienna Plantation Municipal Utility District No. 4
Sienna Plantation Levee Improvement District
LJA Job No. 1414-1522P (6.1)

Dear Commissioner Morales:

The proposed single family development of Sienna Plantation Section 22 consists of 26.458 acres of land with 76 lots and 8 reserves in 3 blocks. This section has two typical lot sizes ranging from 50' x 140' to 60' x 140'. This final plat was approved by the City of Missouri City Planning and Zoning Commission on July 12, 2017.

We respectfully request the Court to consider granting the following variance:

- 1) A variance to the maximum residential street block length requirement of 1,400 feet established under Section 5.5(A)(2) of the Fort Bend County Regulations of Subdivisions and allow a block length of approx. 1,500 feet along the eastern boundary of the proposed subdivision.

Directly to the east of and adjoining the Sienna Plantation Section 22 boundary is a portion of Oyster Creek; which meanders throughout the entire Sienna Plantation development. A future public street extension is planned across Oyster Creek as evidenced by the proposed stub street of Owen Bend Drive within this subdivision boundary. The distance from the southern plat boundary, along the eastern plat boundary to the future public street extension of Owen Bend Drive is approx. 1,500 feet; 100' feet longer than the requirement referenced above. This represents a 7% deviation from the standard requirement.

We respectfully request the Court grant the requested variance above and approve the plat of the same.

We greatly appreciate your consideration of this variance request.

Thank you,



Geoff Freeman
Platting Manager

GF/dl