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November 23, 2020

Fort Bend County Commissioners Court
Commissioner Vincent M. Morales, Jr. Precinct 1
1517 Eugene Heimann Circle
Richmond, TX 77469

Re: Greatwood Lake Sec 2B Plat

Dear Commissioner Morales:

The proposed single-family residential development of Greatwood Lake Sec 2B consists of 13.765 acres of land, 52 lots, 3 blocks, and 3 reserves. The subdivision lies within the City of Sugar Land Extra Territorial Jurisdiction and Fort Bend County limits. The residential section is located 0.40 miles east of the intersection of Rabbs Crossing/Macek Road and Macek Road/Magnolia Trail Lane, Fort Bend County Key Map No. 607 S and T. The plat is pending approval from the City of Sugar Land Planning Commission upon receiving a Letter of "No Objection" from the County.

We respectfully request the Court consider granting a variance to the maximum 1,400-foot block length requirement per Section 5.5.A.2 of the Fort Bend County Regulations of Subdivision. This variance request will provide an exception to providing a stub street on the south boundary of the proposed residential development.

The area is adequately served by a network of major thoroughfares and non-loaded collector streets surrounding the subject tract and spaced 6/10 mile and 3/10 mile apart. Please note, the adjacent property is not dependent on access from the Greatwood Lake Development. The adjacent property has complete frontage access along F.M. 2759, a major thoroughfare, along the entire property commencing at Macek Road and ending at Arbor Ranch Drive.

The adjacent property is classified as Neighborhood Commercial & Services. Providing a stub street to the adjacent property would introduce traffic from a non-compatible use into the proposed residential development as it will encourage through traffic from any future non-residential development.

Given all land has access including the subject tract and adjacent tract, granting the variance will not be detrimental to the public welfare or injurious to the neighboring property. Additionally, the proposed development will be consistent with the existing development in the area and will not be out of character.

Please let me know of any remaining questions or issues. Thank you for your time.

Sincerely,

A handwritten signature in black ink that reads 'Mayra Hernandez'.

Mayra Hernandez
Senior Planner

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Pointe Greatwood, LLC, a Texas limited liability company acting by and through Neal Heckel, its President, herein called "Owner" hereby make subdivision of said property according to the lines, streets, lots, building lines, and easements shown thereon and designate said subdivision as Greatwood Lake Sec 2B, 13.765 acres, located in the Abner Kuykendall League, A-48, City of Sugar Land ETJ, Fort Bend County, Texas, and hereby dedicate to the public use as such, the streets and easements shown thereon forever and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets dedicated or occasioned by alteration of the surface of any portion of streets to conform to such grades, and do hereby bind ourselves, our successors and assigns to warrant and defend forever the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby each aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each aerial easement totals thirty feet (30' 0") in width.

FURTHER, We do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon and shall be restricted for some under the terms and conditions of such restrictions filed separately.

FURTHER, We do hereby dedicate to the public a strip of land twenty feet (20') wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, Pointe Greatwood, LLC, a Texas limited liability company has caused these presents to be signed by Neal Heckel, President, hereunto authorized, and its common seal hereunto affixed this _____ day of _____, 2020.

Pointe Greatwood, LLC, a Texas limited liability company

By: _____
Neal Heckel, President

THE STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Neal Heckel, President, of Pointe Greatwood, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

Notary Public in and for the State of Texas
My Commission Expires _____

I, Janet M. Baccus, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

Janet M. Baccus, P.E.
Professional Engineer No. 90073

CERTIFICATE FOR SURVEYOR
I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and other points of reference were marked on the ground before I signed and sealed this document; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum 5/8-inch diameter iron rod with surveyor's cap.

Chris D. Kalkomey
Texas Registration No. 5869

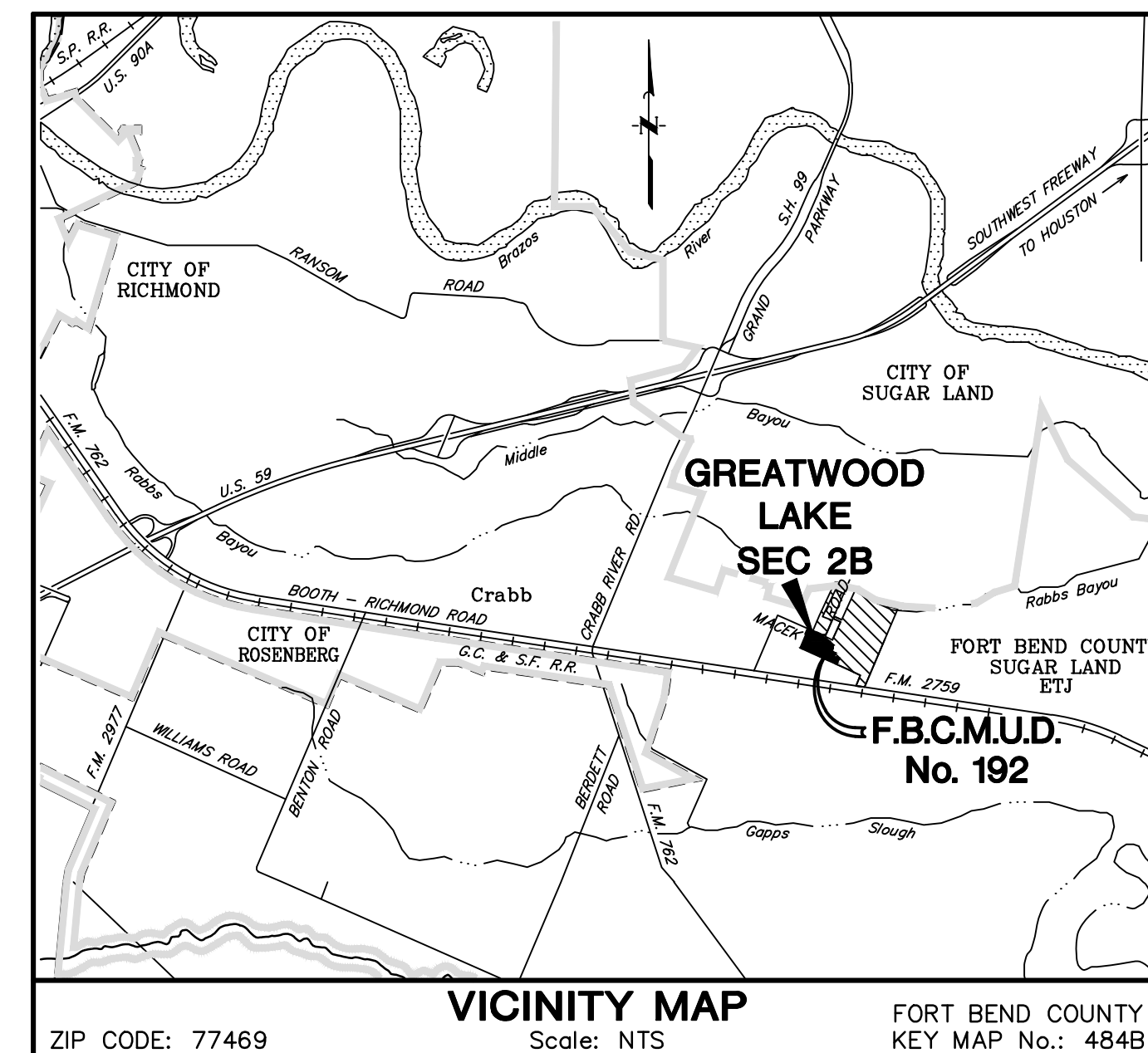
THE STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____ 2020, at _____ o'clock ____m. in Plat Number(s) _____ of the Plat Records of said County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard
Fort Bend County, Texas
Deputy

By: _____



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer
Date _____

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2020.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

W.A. "Andy" Meyers
Commissioner, Precinct 3

Ken R. DeMerchant
Commissioner, Precinct 4

Variance Request Exhibit A GREATWOOD LAKE SEC 2B

A SUBDIVISION OF 13.765 ACRES OF LAND OUT OF THE ABNER KUYKENDALL LEAGUE, A-48 CITY OF SUGAR LAND, ETJ FORT BEND COUNTY, TEXAS

52 LOTS 3 RESERVES 3 BLOCKS NOVEMBER 2020

This is to certify that the Planning and Zoning Commission of the City of Sugar Land, Texas has approved this plat and subdivision of Greatwood Lake Sec 2B in conformance with laws of the State of Texas and the ordinances of the City of Sugar Land as shown hereon and authorizes recording of this plat

this _____ day of _____, 2020.

Matthew Calgur, Chair

Thomas Harris III, City Secretary

OWNER/DEVELOPER:
POINTE GREATWOOD, LLC
NEAL HECKEL - PRESIDENT
6860 DALLAS PARKWAY
STE 200
PLANO, TX 75024
972-905-2146



PREPARED BY:
SURVEYOR:



PREPARED BY:
ENGINEER:

Texas Board of Professional Land Surveying Registration No. 20085104
1120 Corporate Drive • Houston, Texas 77411 • (281) 342-3333

Texas Board of Professional Engineers Registration No. F-439
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