

April 19, 2021

Fort Bend County Commissioners' Court
Vincent M. Morales
Fort Bend County Commissioner – Precinct 1
1517 Eugene Heimann Circle
Richmond, Texas 77469

RE: Bonbrook Plantation South Section Seven
Variance Request – Sidewalk Note
LJA Job No.: 1406-4115 (6.1)

Dear Commissioner Morales:

We are requesting a variance from Plat Note No. 19 shown in the plat of Bonbrook Plantation South Section Seven, a subdivision recorded in Plat No. 20190289 of the Plat Records of Fort Bend County, Texas, dated December 03, 2019, stating "Sidewalks shall be built, or caused to be built not less than 5-feet in width on both sides of all dedicated right-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A."

We respectfully request the Court to consider granting the following:

A variance to allow a 4-foot sidewalk on side lots and possible reserves within the Bonbrook Plantation South Section Seven subdivision, requirements established under Section 5.8(C) of the Fort bend County Regulations of Subdivisions. Four (4) 5-foot by 5-foot sidewalk passing areas have been added to Bonbrook Plantation South Section 7 to bring the sections sidewalk to ADA Compliance.

We greatly appreciate your consideration of this variance request.

Please let me know if you have any questions or require additional information.

Sincerely,



Rene Rodriguez
Platting Manager

RR/pg



2322 W Grand Parkway North, Suite 150
Katy, Texas 77449-7821
Tel: 832.913.4000
Fax: 832.913.4001
www.jonescarter.com

April 16, 2021

Ms. Kirsten Wilson, PE
LJA Engineering, Inc.

Houston, Texas

Reference: Bonbrook Planation South Section Seven
Sidewalk Improvements
Jones & Carter, Inc. Job No. R0001-0037-20

Dear Ms. Wilson:

As shown of the attached drawing, you are proposing to construct four (4) 5' x 5' sidewalk access points with Bonbrook Plantation South Section Seven. The purpose of this work is to bring these sections of sidewalk into ADA compliance.

The City of Rosenberg has no objection to what is proposed. All work shall be done in accordance with City of Rosenberg and Fort Bend County construction standards.

Sincerely,

A handwritten signature in black ink, appearing to read 'Charles A. Kalkomey'.

Charles A. Kalkomey, PE, RPLS, CFM
Client Service Manager
Municipal and District Services

CAK/dme

K:\R0001\R0001-0037-20 2020 MUD 155 Inspections\3 Construction Phase\WilsonSidewalkLetSection7 041621V01.docx

Enclosure

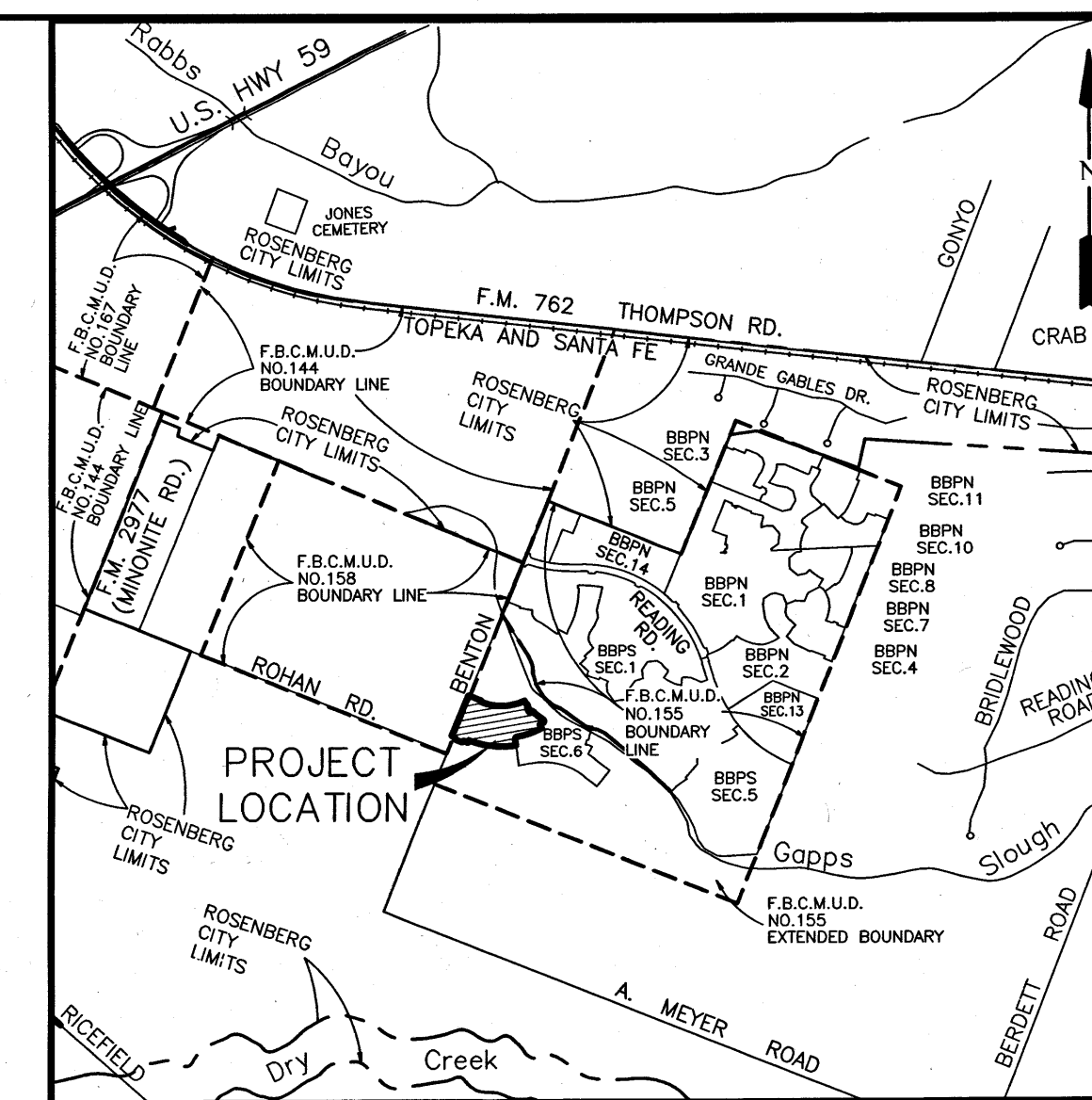
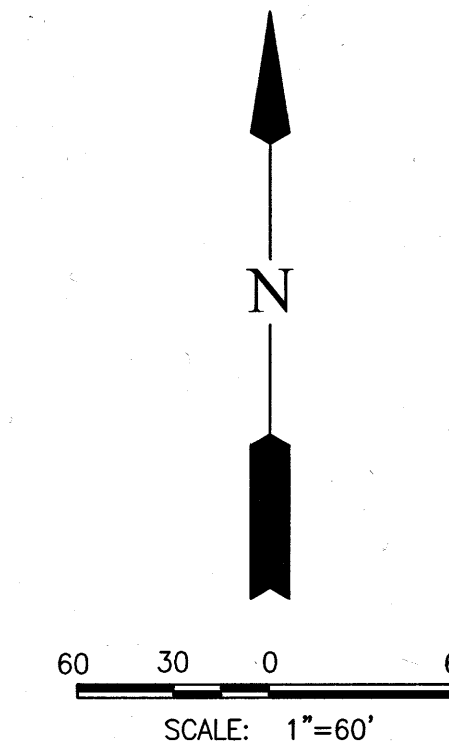
cc: Mr. John Maresh, City Manager, City of Rosenberg
Mr. Rigo Calzoncin, Executive Director of Public Services

BONBROOK PLANTATION SOUTH SECTION 7 VARIANCE EXHIBIT

| RESERVE TABLE | | | |
|---------------|---------|--------|--|
| RESERVE | ACREAGE | TYPE | MAINTENANCE RESPONSIBILITY |
| A | 0.370 | 16,113 | RESTRICTED TO LANDSCAPE/OPEN SPACE HOMEOWNERS ASSOCIATION |
| TOTAL | 0.370 | 16,113 | |

LEGEND

- Existing 4' Walk
- Existing 5'x5' Access Point



VICINITY MAP
N.T.S.
KEY MAP NO. 606X

LOT AREA SUMMARY

| BLOCK 1 | | | BLOCK 2 | | | BLOCK 3 | | | BLOCK 4 | | |
|---------|-------------------|---------|---------|-------------------|---------|---------|-------------------|---------|---------|-------------------|---------|
| LOT | LOT WIDTH AT B.L. | SQ. FT. | LOT | LOT WIDTH AT B.L. | SQ. FT. | LOT | LOT WIDTH AT B.L. | SQ. FT. | LOT | LOT WIDTH AT B.L. | SQ. FT. |
| 1 | 65' | 8,337 | 1 | 60' | 6,945 | 1 | 60' | 10,615 | 1 | 65' | 9,163 |
| 2 | 65' | 8,339 | 2 | 60' | 7,272 | 2 | 60' | 7,862 | 2 | 65' | 7,960 |
| 3 | 65' | 8,339 | 3 | 60' | 7,272 | 3 | 60' | 7,862 | 3 | 65' | 7,960 |
| 4 | 65' | 8,339 | 4 | 60' | 7,272 | 4 | 60' | 7,862 | 4 | 65' | 7,960 |
| 5 | 65' | 8,339 | 5 | 60' | 7,272 | 5 | 60' | 7,862 | 5 | 65' | 7,960 |
| 6 | 65' | 8,340 | 6 | 60' | 7,272 | 6 | 60' | 7,862 | 6 | 65' | 7,960 |
| 7 | 65' | 8,340 | 7 | 60' | 7,272 | 7 | 60' | 7,862 | 7 | 65' | 7,960 |
| 8 | 65' | 8,340 | 8 | 60' | 7,272 | 8 | 60' | 7,862 | 8 | 65' | 7,960 |
| 9 | 65' | 8,340 | 9 | 60' | 7,272 | 9 | 60' | 7,862 | 9 | 65' | 9,163 |
| 10 | 65' | 8,341 | 10 | 60' | 7,272 | 10 | 60' | 7,862 | 10 | 65' | 9,163 |
| 11 | 60' | 7,671 | 11 | 60' | 7,671 | 11 | 60' | 7,671 | 11 | 60' | 7,671 |
| 12 | 60' | 6,945 | 12 | 60' | 6,945 | 12 | 60' | 6,945 | 12 | 60' | 6,945 |
| 13 | 60' | 7,272 | 13 | 60' | 7,272 | 13 | 60' | 7,272 | 13 | 60' | 7,272 |
| 14 | 60' | 7,272 | 14 | 60' | 7,272 | 14 | 60' | 7,272 | 14 | 60' | 7,272 |
| 15 | 60' | 7,272 | 15 | 60' | 7,272 | 15 | 60' | 7,272 | 15 | 60' | 7,272 |
| 16 | 60' | 7,272 | 16 | 60' | 7,272 | 16 | 60' | 7,272 | 16 | 60' | 7,272 |
| 17 | 60' | 7,272 | 17 | 60' | 7,272 | 17 | 60' | 7,272 | 17 | 60' | 7,272 |
| 18 | 60' | 7,272 | 18 | 60' | 7,272 | 18 | 60' | 7,272 | 18 | 60' | 7,272 |
| 19 | 60' | 7,272 | 19 | 60' | 7,272 | 19 | 60' | 7,272 | 19 | 60' | 7,272 |
| 20 | 60' | 7,272 | 20 | 60' | 7,272 | 20 | 60' | 7,272 | 20 | 60' | 7,272 |
| 21 | 60' | 7,272 | 21 | 60' | 7,272 | 21 | 60' | 7,272 | 21 | 60' | 7,272 |
| 22 | 60' | 7,272 | 22 | 60' | 7,272 | 22 | 60' | 7,272 | 22 | 60' | 7,272 |
| 23 | 60' | 7,272 | 23 | 60' | 7,272 | 23 | 60' | 7,272 | 23 | 60' | 7,272 |
| 24 | 60' | 7,272 | 24 | 60' | 7,272 | 24 | 60' | 7,272 | 24 | 60' | 7,272 |
| 25 | 60' | 7,272 | 25 | 60' | 7,272 | 25 | 60' | 7,272 | 25 | 60' | 7,272 |
| 26 | 60' | 7,272 | 26 | 60' | 7,272 | 26 | 60' | 7,272 | 26 | 60' | 7,272 |
| 27 | 60' | 7,272 | 27 | 60' | 7,272 | 27 | 60' | 7,272 | 27 | 60' | 7,272 |

TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT: 464,813 S.F. / 10.642 AC.
AVERAGE LOT SIZE: 8,341 S.F.
60' LOTS = 23
65' LOTS = 33
TOTAL LOTS = 56

*NOTE: LJA ENGINEERING, INC HAS DETERMINED THE SIDEWALK ALONG BOTH SIDES OF MUGWORT DRIVE AND JONQUIL DRIVE MEET ADA REQUIREMENTS AND DO NOT REQUIRE A SEPARATE PASSING AREA

21 pgs 2017116912

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jana Richard
Laura Richard, County Clerk
Fort Bend County Texas
October 24, 2017 03:52 PM
FEE: \$3144.00 DP2 20170220

BONBROOK PLANTATION SOUTH SECTION SEVEN

A SUBDIVISION OF 15.262 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.
56 LOTS 1 RESERVE (0.370 ACRES) 4 BLOCKS

JULY 11, 2017 JOB NO. 1406-4114-310

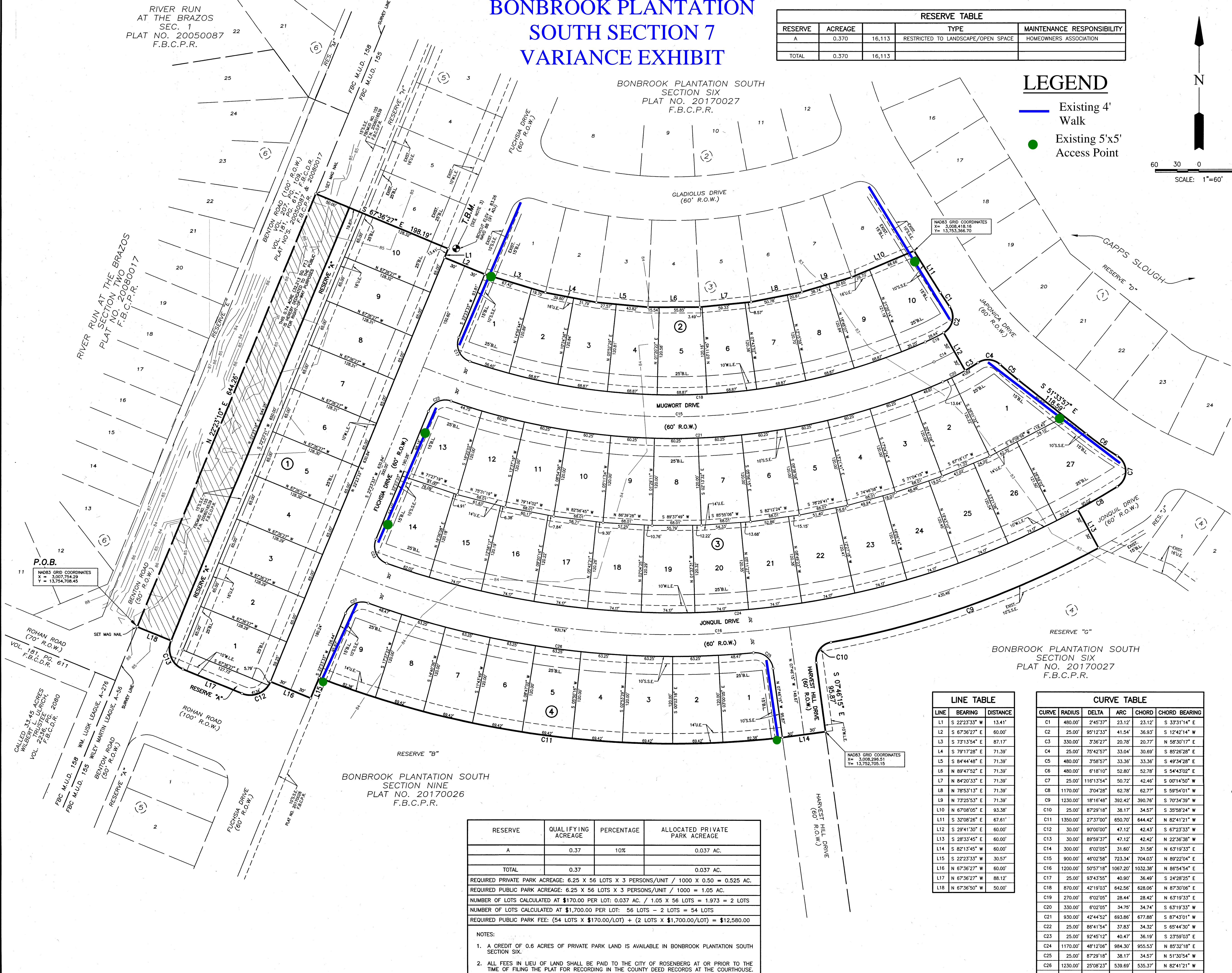
OWNER:

BEAZER HOMES TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDING, LLC.
JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT
10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TEXAS 77040
PH. (281) 560-6661

ENGINEER/SURVEYOR:

LJA Engineering, Inc.
2929 Briarpark Drive Suite 600 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386 T.B.P.L.S. Firm No. 10110501

GARY D. NUTTER REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 5659
MICHAEL WANG LICENSED PROFESSIONAL ENGINEER, TEXAS REGISTRATION NO. 92053



| RESERVE | QUALIFYING ACREAGE | PERCENTAGE | ALLOCATED PRIVATE PARK ACREAGE |
|---------|--------------------|------------|--------------------------------|
| A | 0.37 | 10% | 0.037 AC. |
| TOTAL | 0.37 | | 0.037 AC. |

REQUIRED PRIVATE PARK ACREAGE: 6.25 X 56 LOTS X 3 PERSONS/UNIT / 1000 X 0.50 = 0.925 AC.
REQUIRED PUBLIC PARK ACREAGE: 6.25 X 56 LOTS X 3 PERSONS/UNIT / 1000 = 1.05 AC.
NUMBER OF LOTS CALCULATED AT \$170.00 PER LOT: 0.037 AC. / 1.05 X 56 LOTS = 1.973 = 2 LOTS
NUMBER OF LOTS CALCULATED AT \$1,700.00 PER LOT: 56 LOTS - 2 LOTS = 54 LOTS
REQUIRED PUBLIC PARK FEE: (54 LOTS X \$170.00/LOT) + (2 LOTS X \$1,700.00/LOT) = \$12,580.00

NOTES:
1. A CREDIT OF 0.6 ACRES OF PRIVATE PARK LAND IS AVAILABLE IN BONBROOK PLANTATION SOUTH SECTION SIX.
2. ALL FEES IN LIEU OF LAND SHALL BE PAID TO THE CITY OF ROSENBERG AT OR PRIOR TO THE TIME OF FILING THE PLAT FOR RECORDING IN THE COUNTY DEED RECORDS AT THE COURTHOUSE.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 22°23'33" W | 13.41' |
| L2 | S 67°36'27" E | 60.00' |
| L3 | S 73°13'54" E | 87.17' |
| L4 | S 79°17'28" E | 71.39' |
| L5 | S 84°44'48" E | 71.39' |
| L6 | N 88°47'52" E | 71.39' |
| L7 | N 84°20'33" E | 71.39' |
| L8 | N 78°53'13" E | 71.39' |
| L9 | N 73°25'53" E | 71.39' |
| L10 | N 67°08'05" E | 93.38' |
| L11 | S 32°08'26" E | 67.61' |
| L12 | S 29°41'30" E | 60.00' |
| L13 | S 28°33'45" E | 60.00' |
| L14 | S 82°13'45" W | 60.00' |
| L15 | S 22°23'33" W | 30.57' |
| L16 | N 67°36'27" W | 60.00' |
| L17 | N 67°36'27" W | 88.12' |
| L18 | N 67°36'50" W | 50.00' |

| CURVE | RADIUS | DELTA | ARC | CHORD | CHORD BEARING |
|-------|----------|------------|----------|----------|---------------|
| C1 | 480.00' | 2°45'37" | 23.12' | 23.12' | S 33°31'14" E |
| C2 | 25.00' | 95°12'33" | 41.54' | 36.93' | S 12°42'14" W |
| C3 | 330.00' | 3°36'27" | 20.78' | 20.77' | N 58°30'17" E |
| C4 | 25.00' | 75°42'57" | 33.04' | 30.69' | S 85°26'28" E |
| C5 | 480.00' | 3°58'57" | 33.36' | 33.36' | S 49°34'28" E |
| C6 | 480.00' | 6°18'10" | 52.80' | 52.78' | S 54°43'02" E |
| C7 | 25.00' | 116°13'54" | 50.72' | 42.46' | S 07°14'50" W |
| C8 | 1170.00' | 3°04'28" | 62.78' | 62.77' | S 59°54'01" W |
| C9 | 1230.00' | 18°16'48" | 392.42' | 390.76' | S 70°34'39" W |
| C10 | 25.00' | 87°29'18" | 38.17' | 34.57' | S 35°58'24" W |
| C11 | 1350.00' | 27°37'00" | 650.70' | 644.42' | N 82°41'21" W |
| C12 | 30.00' | 90°00'00" | 47.12' | 42.43' | S 67°23'33" W |
| C13 | 30.00' | 89°59'37" | 47.12' | 42.42' | N 22°36'38" W |
| C14 | 300.00' | 6°02'05" | 31.60' | 31.58' | N 63°19'33" E |
| C15 | 900.00' | 46°02'58" | 723.34' | 704.03' | N 89°22'04" E |
| C16 | 1200.00' | 50°57'18" | 1067.20' | 1032.38' | N 86°54'54" E |
| C17 | 25.00' | 93°43'55" | 40.90' | 36.40' | S 24°28'25" E |
| C18 | 870.00' | 42°19'03" | 642.56' | 628.06' | N 87°30'06" E |
| C19 | 270.00' | 6°02'05" | 28.44' | 28.42' | N 63°19'33" E |
| C20 | 330.00' | 6°02'05" | 34.75' | 34.74' | S 63°19'33" W |
| C21 | 930.00' | 42°44'52" | 693.86' | 677.88' | S 87°43'01" W |
| C22 | 25.00' | 86°41'54" | 37.83' | 34.32' | S 65°44'30" W |
| C23 | 25.00' | 92°45'12" | 40.47' | 36.19' | S 23°59'03" E |
| C24 | 1170.00' | 48°12'06" | 984.30' | 955.53' | N 85°32'18" E |
| C25 | 25.00' | 87°29'18" | 38.17' | 34.57' | N 51°30'54" W |
| C26 | 1230.00' | 25°08'23" | 539.69' | 535.37' | N 82°41'21" W |
| C27 | 25.00' | 87°29'18" | 38.17' | 34.57' | S 66°08'12" W |

NAD83 GRID COORDINATES
X = 3,008,296.51
Y = 13,752,705.15

P.O.B.
NAD83 GRID COORDINATES
X = 3,007,754.29
Y = 13,754,708.45

CALLED 13.45 ACRES
WILBERT JUSTICE TRCH,
VOL. 223, PG. 208D
F.B.C.D.R.

ROHAN ROAD (70' R.O.W.)
VOL. 181, PG. 611
F.B.C.D.R.

WILEY MARTIN LEAGUE, A-36
BENTON ROAD (50' R.O.W.)
F.B.C.D.R.

WILEY MARTIN LEAGUE, A-278
BENTON ROAD (50' R.O.W.)
F.B.C.D.R.

FUCHSIA DRIVE (60' R.O.W.)
F.B.C.D.R.

ROHAN ROAD (100' R.O.W.)
F.B.C.D.R.

WILEY MARTIN LEAGUE, A-36
BENTON ROAD (50' R.O.W.)
F.B.C.D.R.

WILEY MARTIN LEAGUE, A-278
BENTON ROAD (50' R.O.W.)
F.B.C.D.R.