

October 6, 2021

Fort Bend County Engineering
301 Jackson Street, Suite 401
Richmond, TX 77469

To whom it may concern:

We, Pape-Dawson Engineers, are hereby requesting a variance to the minimum median break separation distance of 300 feet for major thoroughfares as outlined by Drawing FBC-074 in Section 12 of the Fort Bend County Engineering Regulations. We are proposing a median break along Mason Road at a separation distance of 277 feet from an existing median break. The reasoning for this break is to allow for direct access to the proposed development at the corner of Mason Road and Bellaire Boulevard. Our reasoning for why this variance request should be approved is as follows:

- The nearest existing median break to the north is used primarily for the entrance to the wastewater treatment plant on the west side of Mason Road and does not see high traffic.
- The proposed separation distance of the two median breaks is large enough to accommodate the minimum left turn lane standard.
- Without a median break in this location, the tenants of the development will not have direct access to the property when headed south on Mason Road.

We do not believe the addition of this median break poses any threat to the health, safety, or welfare of the local pedestrians. An exhibit detailing the proposed median break and relevant dimensions has been attached to this request.

Sincerely,
Pape-Dawson Engineers, Inc.



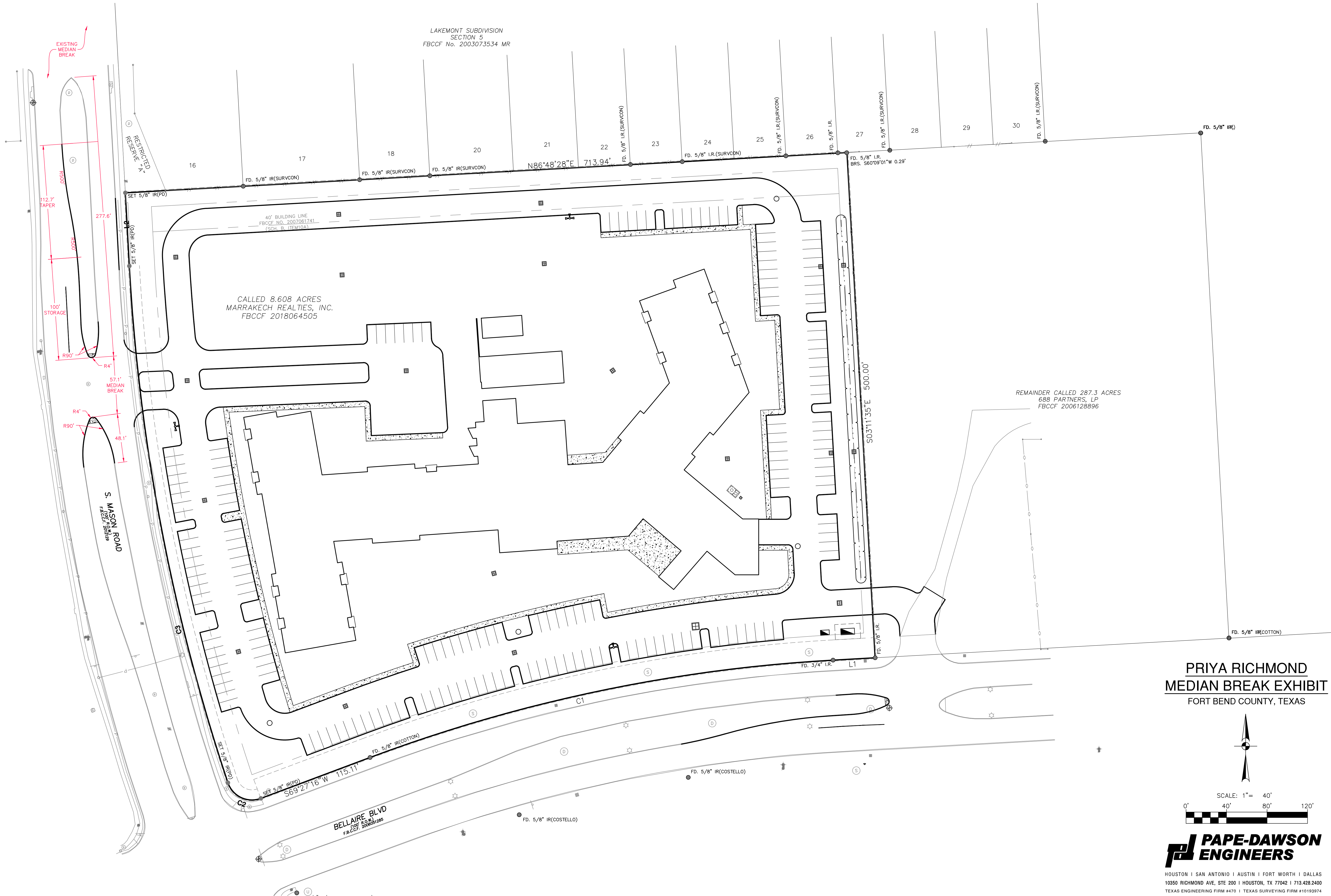
Nathan C. Billiot, P.E.
Vice President



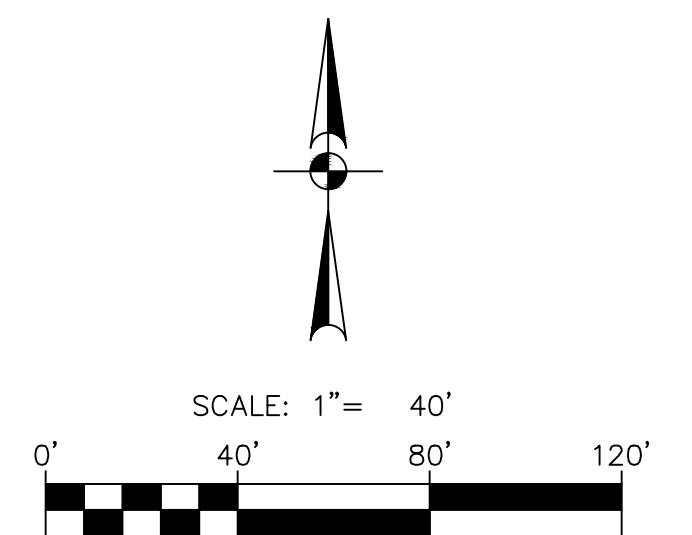
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PRIYA RICHMOND
MEDIAN BREAK EXHIBIT
FORT BEND COUNTY, TEXAS



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