

June 14, 2024

Fort Bend County Engineering
Attn: Ms. Maggie Dalton
Development Services Manager
301 Jackson St., Ste. 401
Richmond, TX 77469

Re: **Plat Name: Meadowview Estates (7.416 Ac)**
Located at 6440 Oilfield Road
Sugar Land, Texas 77479
Within FBCMUD 129 and FBCLID 19
ETJ of Missouri City, Fort Bend County
PD Job No. 42092-00

Dear Maggie,

As you are aware, we are currently assisting Meadowview Development, LLC ("Developer") develop the referenced 7.416-acre tract of land into a 7-lot gated residential community. As a result of this development and subdividing the land, we were required to provide a 15-ft building line on the south side of the pipeline easement in Lot 4, Block 1.

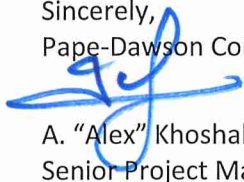
The Developer purchased this 7.416-acre land on July 1, 2023, and this land already contained a guest house, which was constructed in late 2019. As the attached layout shows, the guest house is encroaching into the newly assigned building line.

To minimize the amount of encroachment, the Developer is willing to remove and relocate the existing stairs and porch, but the guest house structure will still encroach into the building line by approximately 9.80 SF (**triangular shape of 1.67-ft by 11.75-ft**) on the northwest corner.

On behalf of the Developer, we kindly request your approval for a variance to be able to keep the guest house structure.

I greatly appreciate your time input and assistance and should you have any questions or need us to cover any fees, please contact me at 713-428-2400 or by email at aksoshakhlagh@pape-dawson.com.

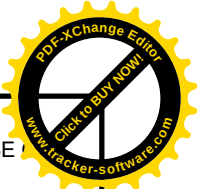
Sincerely,
Pape-Dawson Consulting Engineers, LLC



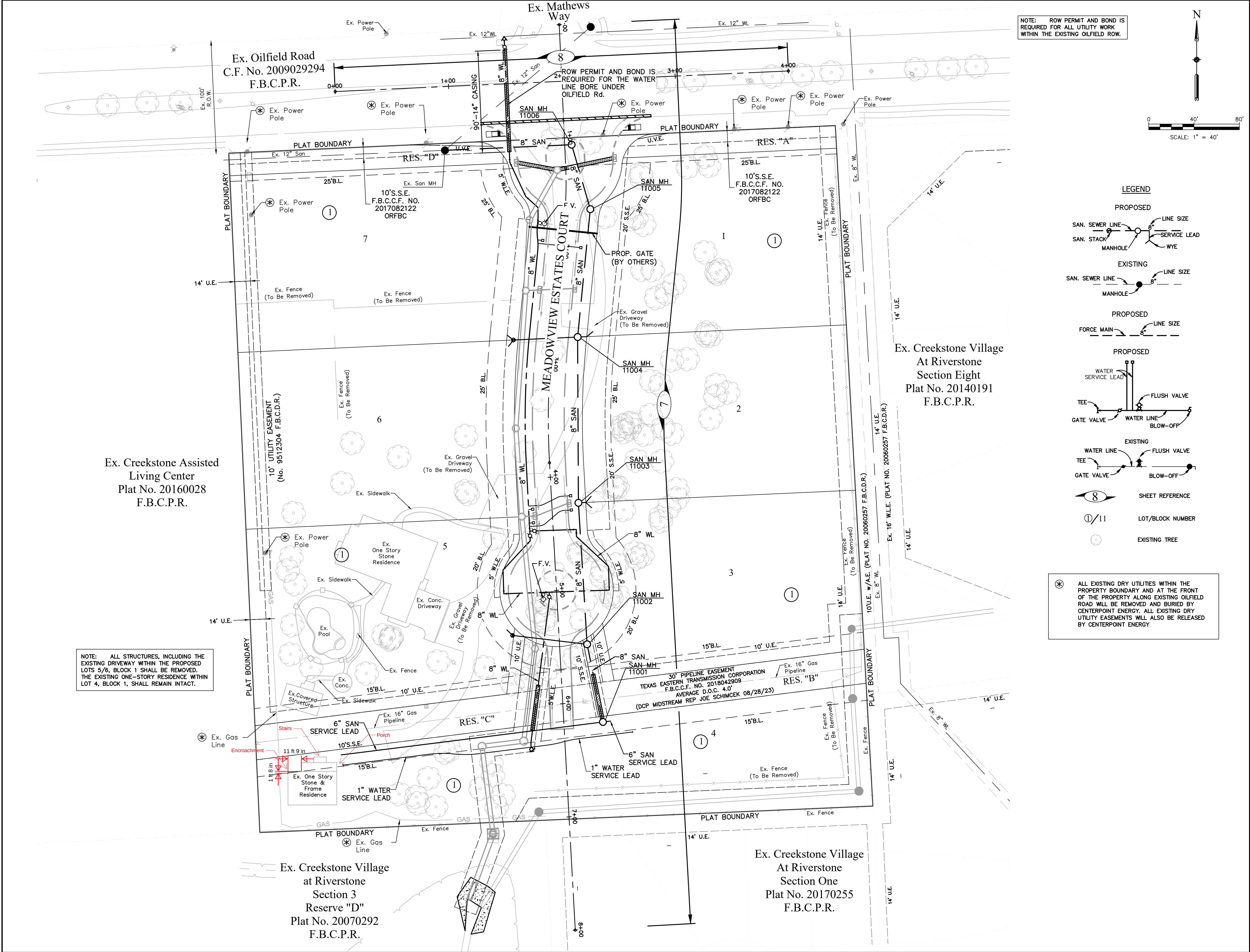
A. "Alex" Khoshakhlagh, P.E.
Senior Project Manager

Cc: Sumant Ahuja – Meadowview Development, LLC

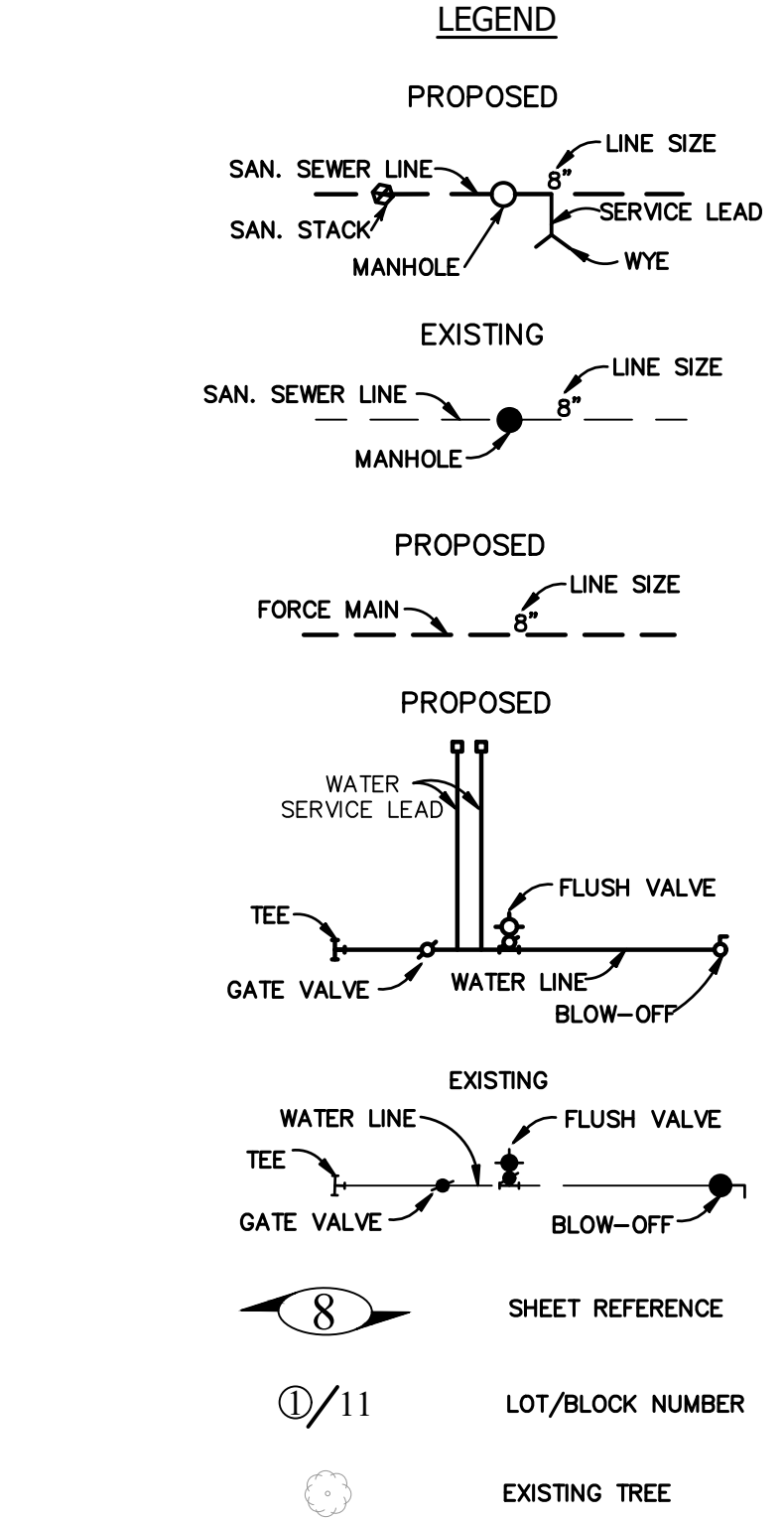
W:\2023\2023191 Meadowview\101 Design\Submittals\FBCE\2nd Submittal\FBCE Variance Request.docx



File: P:\MEADOWVIEW ESTATE COURT 2023191\2023191-MEADOWVIEW ESTATES COURT\SHEETS\004-2023191-WTR & SAN.DWG
PLOTTED: 5/28/2024



NOTE: ROW PERMIT AND BOND IS REQUIRED FOR THE WATER LINE BORE UNDER OILFIELD Rd.



ALL EXISTING DRY UTILITIES WITHIN THE PROPERTY BOUNDARY AND AT THE FRONT OF THE PROPERTY ALONG EXISTING OILFIELD ROAD WILL BE REMOVED AND BURIED BY CENTERPOINT ENERGY. ALL EXISTING DRY UTILITY EASEMENTS WILL ALSO BE RELEASED BY CENTERPOINT ENERGY.

CONTROL BENCHMARK:
CITY OF MISSOURI CITY SURVEY MARKER #8040 LOCATED AT THE NOSE OF SOUTH MEDIAN AT THE INTERSECTION OF L.J. PARKWAY AND LAKE RIVERSTONE DRIVE. ELEV. 66.76 NAVD '88 2001 ADJ.

TBM:
CAPPED 5/8"-INCH IRON ROD, ELEV. 61.72, NAVD 88, 2001 ADJ.



NO.	REVISION	DATE	BY

DESIGNED BY: _____
DESIGN CHECKED BY: _____
DRAWN BY: _____
COGO CHECKED BY: _____
SURVEY CHECKED BY: _____
QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

MEADOWVIEW ESTATES COURT

WATER AND SANITARY SEWER LAYOUT

Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713)783-7788 (713)783-3580, Fax



CITY OF MISSOURI CITY

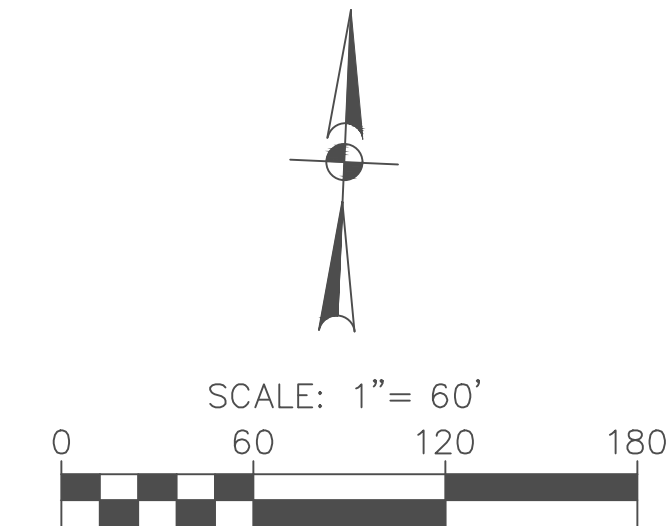
DIRECTOR OF PUBLIC WORKS/
CITY ENGINEER _____ DATE: _____

APPROVAL VOID IF NO PROGRESS HAS BEEN MADE TOWARDS COMPLETION OF THE PROJECT WITHIN TWO YEARS OF DATE OF SIGNATURE.

APPROVED: _____
DEVELOPMENT COORDINATOR

DATE: _____

DRAWING SCALE:	1" = 40"
SHEET	5
OF	35 SHEETS

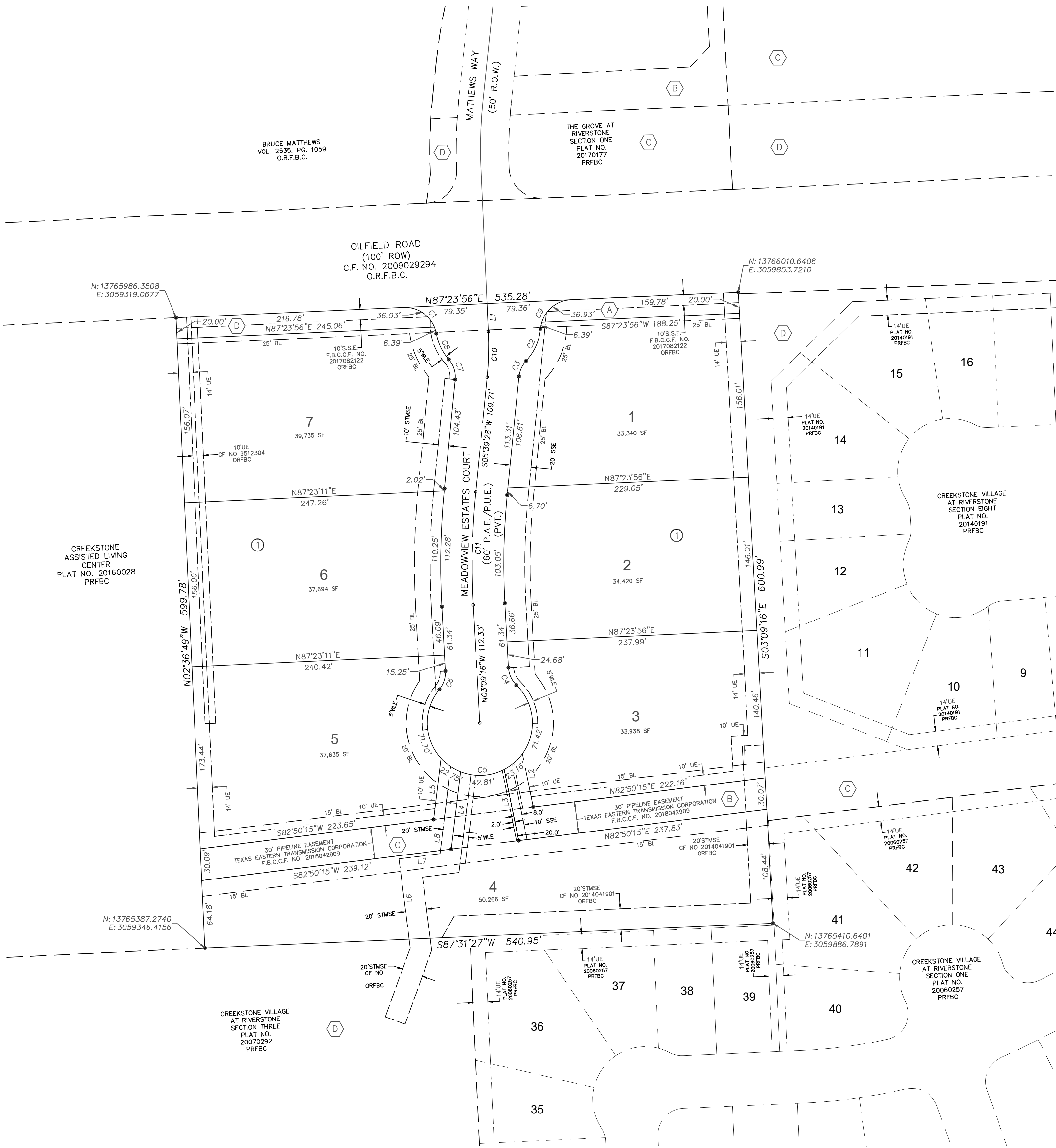


LEGEND

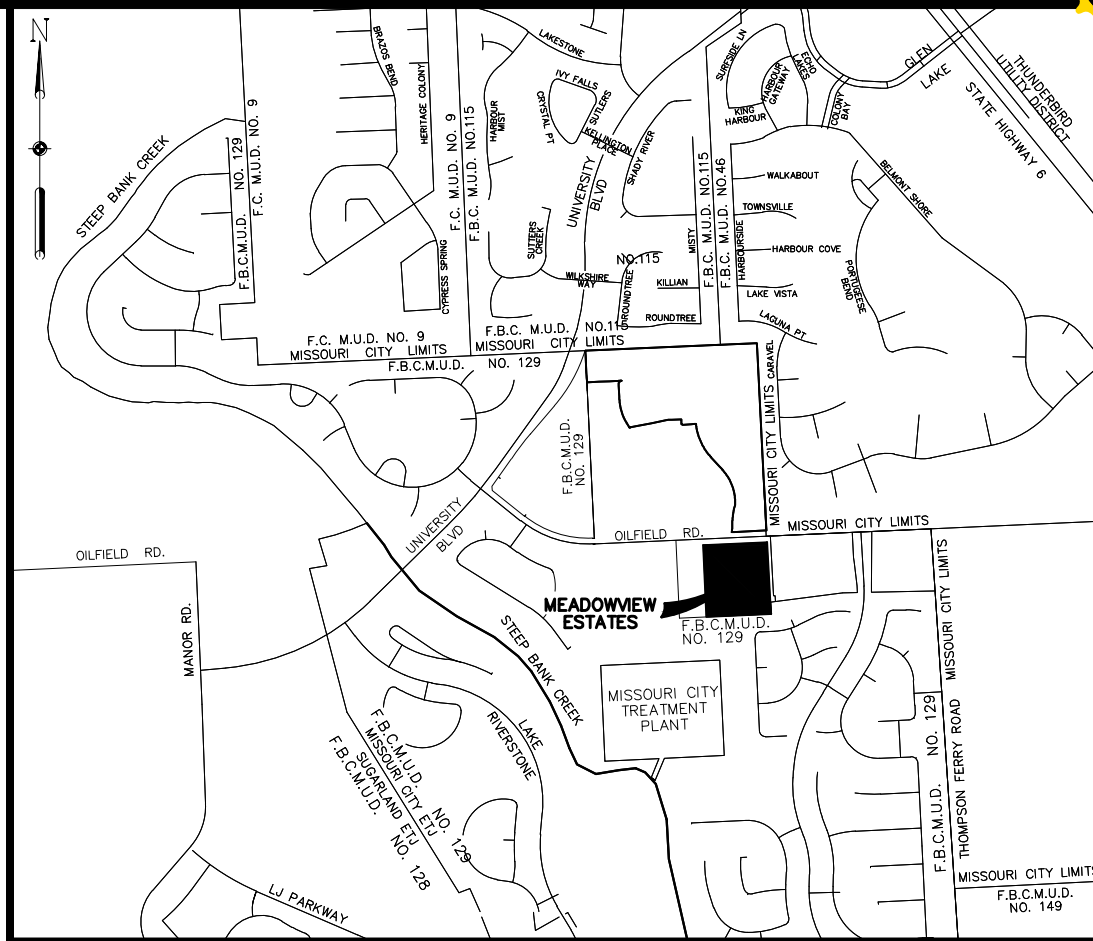
- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- SET 5/8" IRON ROD (PD)-ROW/LOT

GENERAL NOTES:

- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE FOREGOING PLAT IS WITHIN THE BOUNDARIES OF THE CITY OF MISSOURI CITY EXTRA-TERRITORIAL JURISDICTION.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, ORDER NO. 2024-0094, ISSUED DATE MARCH 13, 2024, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.
- IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2 ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-160(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE, AND THE VILLAGE OF BEES CREEK HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C(14) OF THE PLATING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OR PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEDICATOR AND ACCEPTED BY THE CITY OF THE GUARANTEE OF THE CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SUBSECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- CONTROL BENCHMARK: CITY OF MISSOURI CITY SURVEY MARKER #040 LOCATED AT THE NOSE OF SOUTH MEDIAN AT THE INTERSECTION OF L.J. PARKWAY AND LAKE RIVERSTONE DRIVE, ELEV. 86.76 NAVD 88 2001 ADJ.
SITE TBM "X" CUT IN CONCRETE DRIVE WAY TO ASSISTED LIVING, 200' +/- WEST OF NORTHWEST PROPERTY CORNER, ELEV. 64.30', NAVD 88, 2001 ADJ.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF _____ (NAVD 1988, 2001 ADJ.) FEET ABOVE MEAN SEA LEVEL IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- ALL SLAB ELEVATIONS SHALL BE 100-FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.C(13) OF THE PLATING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).
- THIS PROPERTY LIES WITHIN THE LIMITS OF SHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP NUMBER 475722020, DATED APRIL 2, 2014.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS LOCATED WITHIN THE BOUNDARIES OF FORT BEND COUNTY, FORT BEND I.S.D., THE CITY OF MISSOURI CITY ET AL, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 129 AND FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 19.
- ALL PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83), COORDINATES SHOWN HEREON ARE IN GRID AND MAY BE CONVERTED TO SURFACE BY APPLYING SCALE FACTOR OF 1.0003237.
- ALL SENERGY, L.P., GAS PIPELINES TO BE BURIED WITH A COVER OF AT LEAST 36-INCHES FROM THE TOP OF PIPE TO THE SURFACE OF THE GROUND.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING WITH INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- A ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ADJOINING TRACTS. THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSONS, OR SUCCESSORS.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- ALL EASEMENT, OPEN SPACES, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, MUNICIPAL UTILITY DISTRICT, OR OTHER PROPRIETARY ENTITY.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THIS PLAT LIES WITHIN ZONE "L22" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE 2004.
- 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 PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 129, WILL HAVE MAINTENANCE RESPONSIBILITY FOR ALL DRAINAGE EASEMENT WITHIN THIS PLAT.
- BL INDICATES BUILDING SETBACK LINE, STM.S.E. INDICATES STORM SEWER EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, W.L.E. INDICATES WATER LINE EASEMENT, U.E. INDICATES UTILITY EASEMENT, AC INDICATES AGRICULTURAL EASEMENT, L.I.D. INDICATES LEVEE IMPROVEMENT DISTRICT, M.U.D. INDICATES MUNICIPAL UTILITY DISTRICT, D.E. INDICATES DRAINAGE EASEMENT, O.R.F.B.C. INDICATES OFFICIAL RECORDS FORT BEND COUNTY AND F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS, VOL., PG. INDICATES VOLUME AND PAGE, P.R.F.B.C. INDICATES PLAT RECORDS OF FORT BEND COUNTY, F.B.C.C.F. NO., INDICATES FORT BEND COUNTY CLERK'S FILE NUMBER, C.F. INDICATES CLERK'S FILE, OR, INDICATES OFFICIAL RECORDS, P.A.E. INDICATES PRIVATE ACCESS EASEMENT, P.U.E. INDICATES PUBLIC UTILITY EASEMENT AND P.V.T. INDICATES PRIVATE.



- A** RESTRICTED RESERVE A
(RESTRICTED TO LANDSCAPE OR OPEN
SPACE PURPOSES ONLY)
0.083 AC. 3,610 SQ.FT.
- B** RESTRICTED RESERVE B
(RESTRICTED TO LANDSCAPE OR OPEN
SPACE PURPOSES ONLY)
0.186 AC. 8,086 SQ.FT.
- C** RESTRICTED RESERVE C
(RESTRICTED TO LANDSCAPE OR OPEN
SPACE PURPOSES ONLY)
0.189 AC. 8,247 SQ.FT.
- D** RESTRICTED RESERVE D
(RESTRICTED TO LANDSCAPE OR OPEN
SPACE PURPOSES ONLY)
0.109 AC. 4,748 SQ.FT.



VICINITY MAP

NOT-TO-SCALE
FBC KEY MAP: 609P AND 609Q
ZIP CODE: 77484

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°36'40"E	26.60'
L2	S11°30'38"E	51.69'
L3	S11°30'38"E	69.00'
L4	S06°57'00"W	73.99'
L5	S06°57'00"W	58.51'
L6	S07°09'45"E	76.87'
L7	S82°50'15"W	39.33'
L8	N06°56'49"E	83.38'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	30.00'	82°44'09"	S51°13'59"E	39.65'	43.32'
C2	50.00'	39°00'54"	N24°10'13"E	33.39'	34.05'
C3	25.00'	38°01'12"	S24°40'04"W	16.29'	16.59'
C4	25.00'	42°50'00"	S24°34'17"E	18.26'	18.69'
C5	50.00'	26°54'01"	N86°50'44"E	73.33'	231.84'
C6	25.00'	42°50'00"	N18°15'44"E	18.26'	18.69'
C7	25.00'	47°14'41"	N17°57'52"W	20.04'	20.61'
C8	50.00'	31°43'18"	S25°43'34"E	27.33'	27.68'
C9	30.00'	82°44'10"	N46°01'51"E	39.65'	43.32'
C10	300.00'	8°16'08"	N01°31'24"E	43.26'	43.30'
C11	700.00'	8°48'44"	S01°15'06"W	107.56'	107.66'

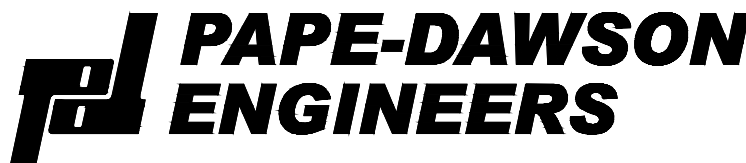
MEADOWVIEW ESTATES

A SUBDIVISION OF 7.416 ACRES
IN WILLIAM LITTLE LEAGUE SURVEY, A-54
FORT BEND COUNTY, TEXAS

7 LOTS 4 RESERVES 1 BLOCK
SCALE: 1"= 60' MARCH, 2024

OWNER:
MEADOWVIEW DEVELOPMENT, LLC
SUMANT AHUJA, MANAGER

ADDRESS:
5303 MANOR DRIVE
SUGAR LAND, TEXAS, 77479
832-585-4441



HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
2107 CITYWEST BLVD. 3RD FLOOR | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974