

DD 7/29/13

Compass Land Development, LLC

Commissioner Grady Prestage
Ft. Bend County Commissioner, Pct. 2
303 Texas Parkway
Missouri City, Texas 77459



Re: Variance Request Cambridge Falls, Sec. 4 Plat

Dear Commissioner:

Fresno Lakes Ltd. is hereby requesting a variance from Fort Bend County Regulations of Subdivisions on the proposed plats of Cambridge Falls Section 4. In general, Fresno Lakes Ltd. is requesting a variance from Section 5, subsection 5.12 "General Building Setback Restrictions", (C), (1), requiring that all properties divided into lots restricted to single family be a minimum of 25' set back from Right of Way. The following setback conditions have been approved for prior sections:

Cambridge Falls Section 1 contains a lot typical building line of 10' for principal structure and a 20' for garage building line. The only exception was lots fronting the collector, Cambridge Falls Drive.

Cambridge Falls Section 2 provides for 20-foot setbacks for all lots except those fronting Cambridge Falls Drive.

Cambridge Falls Section 3 has 20-foot building lines for all lots.

We are asking for a 20' building line from the street right-of-way for all lots in Section 4 that are not on the collector street. We are submitting the plat in the same manner that Section II was presented. The collector street is a 60' right of way with a 25' setback. This neighborhood has a sidewalk requirement throughout the community. Over the past 7 years we have not experienced encroachment issues with cars blocking sidewalks.

I thank you for your consideration.

Sincerely,

Nino Corbett