



August 18, 2014

Mr. Richard Stolleis, P.E.  
County Engineer  
Fort Bend County Engineering Department  
1124 Blume Road  
Rosenberg, Texas 77471

Mr. James Patterson  
Fort Bend County Commissioner  
Precinct 4  
12919 Dairy Ashford  
Sugar Land, Texas 77478

Re: Final Plat for Avalon at Riverstone Section 8 – Front Building Line Variance Request  
City of Sugar Land E.T.J. - Fort Bend Co. MUD No. 128  
CI Job No. 2013013

Dear Mr. Stolleis and Mr. Patterson:

On behalf of Riverstone Development, we have submitted the final plat for Avalon at Riverstone Section 8 to Fort Bend County for consideration and approval at the next available Commissioners Court meeting. This final plat has been approved by the City of Sugar Land planning commission. We request a variance to the Fort Bend County regulations of subdivision standard as referenced in Section 5.12 C 1 general setback restrictions replacing a 25-foot front building line to allow a 20-foot front building line in this section of development. In this section of development, the builder is proposing to construct patio homes. The buyers of these types of homes expect a smaller front yard and a zero side lot set back on one side of the lot (defined by the Plat). This is the sixth section of patio homes being offered for sale in Riverstone.

We respectfully request your consideration and approval of this variance request. Should you have any questions, please feel free to contact me.

Sincerely,  
Costello, Inc.

Chad E. Hablinski, P.E.  
Project Manager