



Wednesday, July 01, 2015

Fort Bend County Engineering Department
301 Jackson St.
Richmond, TX 77469

Re: Marcel Commons Retail and Marcel Commons Commercial

Attn: Ms. Mary Jane Sowa

Dear Ms. Sowa,

Pursuant to the issues discussed during our meetings of 6-28-2015 and 6-29-2015, Marcel Commons Retail, L.L.C., Marcel Commons Retail Pad, L.L.C. and Marcel Commons Commercial, L.L.C., formally request a variance which will serve to provide a 7'-0" landscape easement in lieu of the requirement for a certain 10'-0" landscape reserve that is to be located along the frontage of our contiguous properties located at Northwest corner of Westheimer Parkway and Greenbusch Dr., per the Fort Bend County Engineering Regulations of Subdivisions, Section 7.3 "Green space along major thoroughfares, ingress/egress is permitted but no driveways, parking, dumpster pad, or paving is permitted within the ten-foot landscape reserve".

The subject properties are currently being platted as two tracts totaling 4.1601 acres.

We sincerely appreciate your consideration of this request and look forward to a long and beneficial relationship.

Very truly yours,



The Marcel Group
Commercial Real Ventures
Vernon M Veldekens