

June 27, 2016

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

Mr. Richard Morrison
Fort Bend County Commissioner
Precinct 1
301 Jackson
Richmond, Texas 77469

Re: Final Plat for Del-Webb Richmond Sweetgrass Section 11 - Variance Request (Revised)
City of Richmond E.T.J. – Fort Bend County MUD No. 187
CI Job No. 2015-081-02

Dear Mr. Stolleis and Mr. Morrison:

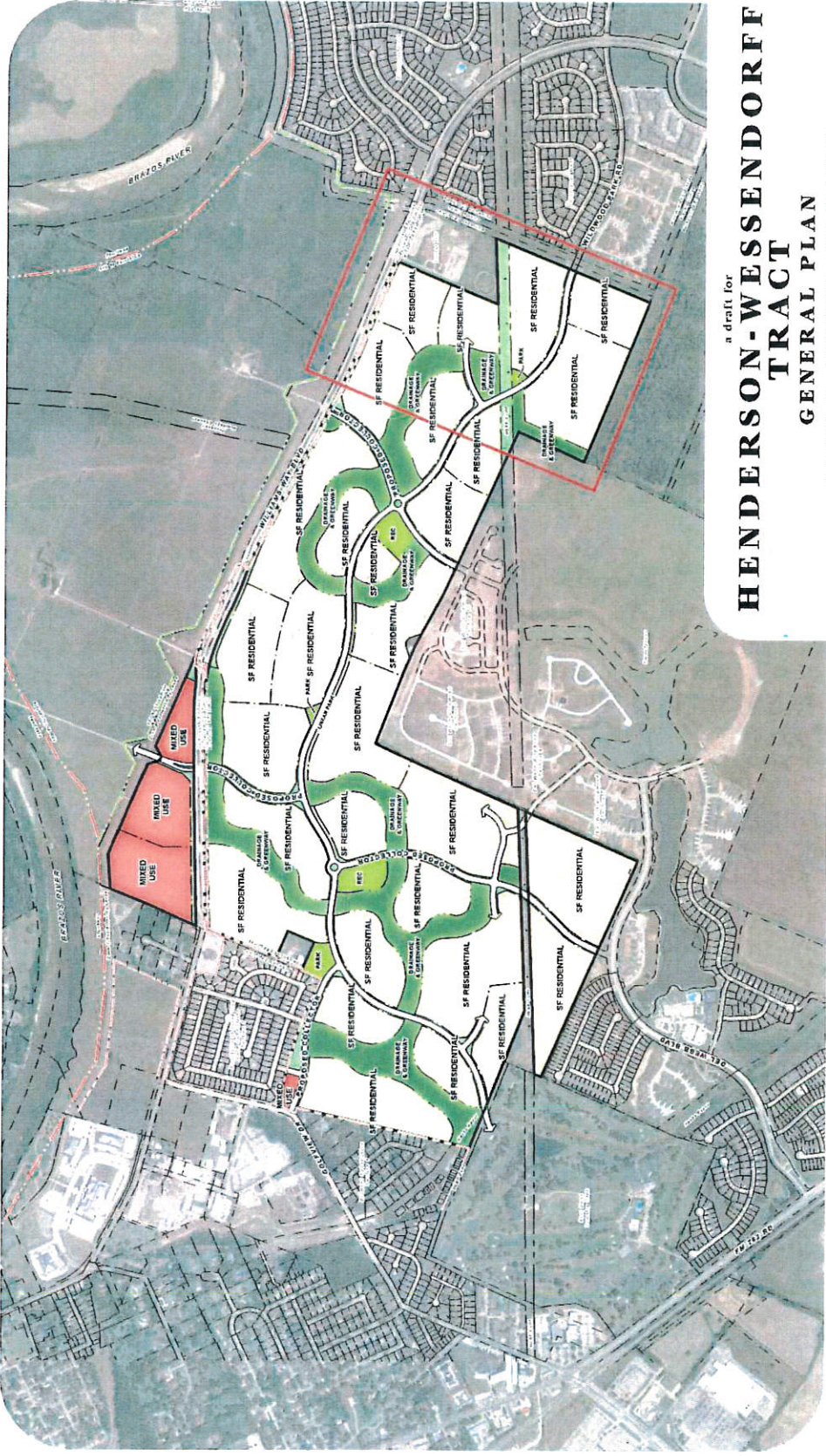
On behalf of Caldwell Development, we have submitted the final plat for Del-Webb Richmond Sweetgrass Section 11 to Fort Bend County for consideration and approval at the next available Commissioners Court meeting. This final plat has been approved by the City of Richmond. We request a variance to the Fort Bend County subdivision standard (Section 5.12.C.1) of a 25-foot front building line to allow a 20-foot front building line and also request a variance to the Fort Bend County subdivision standard (Section 5.14.E.4) of a minimum lot area of 5000 square feet in this section of development. Section 11 is made up of two lot types, Garden and Classic, and this variance request is for the Garden Lot Types only. The two requested variances were approved by the City of Richmond in 2007 as stated in the Development Agreement between the City of Richmond and CW Richmond on Behalf of Fort Bend County MUD 187. I have attached a copy of the agreement to this request. See Exhibit B-1 (sheet 2-2) "Richmond Variance Summary". Section 11 is the final section in Del-Webb Richmond Sweetgrass. The previous 16 sections have followed the Development Agreement with 50-foot ROW's and 20-foot front building lines on the garden type lots only. The majority of the sections in Del-Webb have a 25-foot front building line. In addition, we also request a block length variance. The developer to the northeast has coordinated with County Staff and received approval to not require a connection to Del-Webb Section 11. A copy of the land plan from the approved Veranda development agreement is attached.

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.

Ron J. Dechert, P.E.
Project Manager

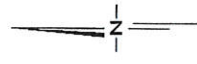
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a draft for
HENDERSON-WESSENDORFF TRACT
 GENERAL PLAN
 ± 589.1 ACRES OF LAND

prepared for
TJC, LP
 BGE
 KERRY R. OLBERT & ASSOCIATES

2300 North Metro, Suite 200
 Austin, TX 78711
 512-351-0790
 2550 Drake Parkway, Suite 204
 Round Rock, TX 78768
 512-351-0790
 AUGUST 15, 2015
 100416110



LEGEND

- MIXED-USE (Commercial, Mt. Office, Institutional, attached & detached non-traditional residential (adusers))
- SF RESIDENTIAL (Non-traditional detached patio style homes permissible in this area.)
- SF RESIDENTIAL (Non-traditional attached townhomes & duplexes permissible in this area.)

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