



3600 W Sam Houston Pkwy S, Suite 600, Houston, Texas 77042
t 713.953.5200 LJA.com TBPE F-1386 TBPLS 10110501

July 2, 2021

Fort Bend County Commissioners' Court
Vincent M. Morales
Fort Bend County Commissioner – Precinct 1
1517 Eugene Heimann Circle
Richmond, Texas 77469

Re: Bonbrook Plantation South Section Eight
Variance Request – Sidewalk Note
LJA Job No.: 1406-4115 (6.1)

Dear Commissioner Morales:

We are requesting a variance from Plat Note No. 19 shown in the plat of Bonbrook Plantation South Section Eight, a subdivision recorded in Plat No. 20190289 of the Plat Records of Fort Bend County, Texas, dated December 03, 2019, stating "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 perimeter roads surrounding said plat, in accordance with the A.D.A."

We respectfully request the Court to consider granting the following:

A variance to allow a 4-foot sidewalk along both sides of all dedicated rights-of-way within said plat of the Bonbrook Plantation South Section Eight subdivision, requirement established under Section 5.8(C) of the Fort Bend Count Regulations of Subdivisions.

We greatly appreciate your consideration of this variance request.

Please let me know if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink that reads "K Wilson".

Kirsten Wilson, PE
Project Manager

KW/sa



2322 W Grand Parkway North, Suite 150
Katy, Texas 77449-7821
Tel: 832.913.4000
Fax: 832.913.4001
www.jonescarter.com

April 16, 2021

Ms. Kirsten Wilson, PE
LJA Engineering, Inc.
3600 W Sam Houston Parkway S, Suite 600
Houston, Texas 77042

Reference: Bonbrook Planation South Section Eight
Sidewalk Improvements
Jones & Carter, Inc. Job No. R0001-0037-20

Dear Ms. Wilson:

As shown of the attached drawing, you are proposing to construct one (1) 5' x 5' sidewalk access point within Bonbrook Plantation South Section Eight. The purpose of this work is to bring this section of sidewalk into ADA compliance.

The City of Rosenberg has no objection to what is proposed. All work shall be done in accordance with City of Rosenberg and Fort Bend County construction standards.

Sincerely,

Charles A. Kalkomey, PE, RPLS, CFM
Client Service Manager
Municipal and District Services

CAK/dme

K:\R0001\R0001-0037-20 2020 MUD 155 Inspections\3 Construction Phase\WilsonSidewalkSection8Let 041621V01.docx

Enclosure

cc: Mr. John Maresh, City Manager, City of Rosenberg
Mr. Rigo Calzoncin, Executive Director of Public Services

BONBROOK PLANTATION SOUTH SECTION 8
VARIANCE EXHIBIT

LEGEND

- Existing 4' Walk
Existing 5' Walk
Existing 5'x5' Access Point

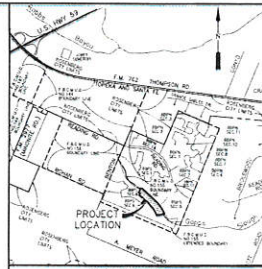


LINE	WAVELENGTH	DISTANCE
L1	0.761040 ^a	47.47
L2	0.761040 ^a	119.80
L3	0.761040 ^a	181.02
L4	0.761040 ^a	232.06
L5	0.761040 ^a	283.02
L6	0.761040 ^a	334.02
L7	0.761040 ^a	384.96
L8	0.761040 ^a	435.92
L9	0.761040 ^a	486.88
L10	0.761040 ^a	537.84
L11	0.761040 ^a	588.80
L12	0.761040 ^a	639.76
L13	0.761040 ^a	690.72
L14	0.761040 ^a	741.68
L15	0.761040 ^a	792.64
L16	0.761040 ^a	843.60
L17	0.761040 ^a	894.56
L18	0.761040 ^a	945.52
L19	0.761040 ^a	996.48
L20	0.761040 ^a	1047.44
L21	0.761040 ^a	1098.40
L22	0.761040 ^a	1149.36
L23	0.761040 ^a	1200.32
L24	0.761040 ^a	1251.28
L25	0.761040 ^a	1302.24
L26	0.761040 ^a	1353.20
L27	0.761040 ^a	1404.16
L28	0.761040 ^a	1455.12
L29	0.761040 ^a	1506.08
L30	0.761040 ^a	1557.04
L31	0.761040 ^a	1608.00
L32	0.761040 ^a	1658.96
L33	0.761040 ^a	1709.92
L34	0.761040 ^a	1760.88
L35	0.761040 ^a	1811.84
L36	0.761040 ^a	1862.80
L37	0.761040 ^a	1913.76
L38	0.761040 ^a	1964.72
L39	0.761040 ^a	2015.68
L40	0.761040 ^a	2066.64
L41	0.761040 ^a	2117.60
L42	0.761040 ^a	2168.56
L43	0.761040 ^a	2219.52
L44	0.761040 ^a	2270.48
L45	0.761040 ^a	2321.44
L46	0.761040 ^a	2372.40
L47	0.761040 ^a	2423.36
L48	0.761040 ^a	2474.32
L49	0.761040 ^a	2525.28
L50	0.761040 ^a	2576.24
L51	0.761040 ^a	2627.20
L52	0.761040 ^a	2678.16
L53	0.761040 ^a	2729.12
L54	0.761040 ^a	2780.08
L55	0.761040 ^a	2831.04
L56	0.761040 ^a	2882.00
L57	0.761040 ^a	2932.96
L58	0.761040 ^a	2983.92
L59	0.761040 ^a	3034.88
L60	0.761040 ^a	3085.84
L61	0.761040 ^a	3136.80
L62	0.761040 ^a	3187.76
L63	0.761040 ^a	3238.72
L64	0.761040 ^a	3289.68
L65	0.761040 ^a	3340.64
L66	0.761040 ^a	3391.60
L67	0.761040 ^a	3442.56
L68	0.761040 ^a	3493.52
L69	0.761040 ^a	3544.48
L70	0.761040 ^a	3595.44
L71	0.761040 ^a	3646.40
L72	0.761040 ^a	3697.36
L73	0.761040 ^a	3748.32
L74	0.761040 ^a	3799.28
L75	0.761040 ^a	3850.24
L76	0.761040 ^a	3901.20
L77	0.761040 ^a	3952.16
L78	0.761040 ^a	4003.12
L79	0.761040 ^a	4054.08
L80	0.761040 ^a	4105.04
L81	0.761040 ^a	4156.00
L82	0.761040 ^a	4206.96
L83	0.761040 ^a	4257.92
L84	0.761040 ^a	4308.88
L85	0.761040 ^a	4359.84
L86	0.761040 ^a	4410.80
L87	0.761040 ^a	4461.76
L88	0.761040 ^a	4512.72
L89	0.761040 ^a	4563.68
L90	0.761040 ^a	4614.64
L91	0.761040 ^a	4665.60
L92	0.761040 ^a	4716.56
L93	0.761040 ^a	4767.52
L94	0.761040 ^a	4818.48
L95	0.761040 ^a	4869.44
L96	0.761040 ^a	4920.40
L97	0.761040 ^a	4971.36
L98	0.761040 ^a	5022.32
L99	0.761040 ^a	5073.28
L100	0.761040 ^a	5124.24

[illegible]

NOTES

- [illegible]




VICINITY MAP
1" = 1/2 MILE
KEY MAP NO. 606X/646B

LOT AREA SUMMARY

BAND 1			BAND 2			BAND 3		
LOT #	LOT AREA	SQ. FT.	LOT #	LOT AREA	SQ. FT.	LOT #	LOT AREA	SQ. FT.
1	100	10,000	1	100	10,000	1	100	10,000
2	200	20,000	2	200	20,000	2	200	20,000
3	300	30,000	3	300	30,000	3	300	30,000
4	400	40,000	4	400	40,000	4	400	40,000
5	500	50,000	5	500	50,000	5	500	50,000
6	600	60,000	6	600	60,000	6	600	60,000
7	700	70,000	7	700	70,000	7	700	70,000
8	800	80,000	8	800	80,000	8	800	80,000
9	900	90,000	9	900	90,000	9	900	90,000
10	1,000	100,000	10	1,000	100,000	10	1,000	100,000
11	1,100	121,000	11	1,100	121,000	11	1,100	121,000
12	1,200	144,000	12	1,200	144,000	12	1,200	144,000
13	1,300	169,000	13	1,300	169,000	13	1,300	169,000
14	1,400	196,000	14	1,400	196,000	14	1,400	196,000
15	1,500	225,000	15	1,500	225,000	15	1,500	225,000
16	1,600	256,000	16	1,600	256,000	16	1,600	256,000
17	1,700	289,000	17	1,700	289,000	17	1,700	289,000
18	1,800	324,000	18	1,800	324,000	18	1,800	324,000
19	1,900	361,000	19	1,900	361,000	19	1,900	361,000
20	2,000	400,000	20	2,000	400,000	20	2,000	400,000
21	2,100	441,000	21	2,100	441,000	21	2,100	441,000
22	2,200	484,000	22	2,200	484,000	22	2,200	484,000
23	2,300	529,000	23	2,300	529,000	23	2,300	529,000
24	2,400	576,000	24	2,400	576,000	24	2,400	576,000
25	2,500	625,000	25	2,500	625,000	25	2,500	625,000
26	2,600	676,000	26	2,600	676,000	26	2,600	676,000
27	2,700	729,000	27	2,700	729,000	27	2,700	729,000
28	2,800	784,000	28	2,800	784,000	28	2,800	784,000
29	2,900	841,000	29	2,900	841,000	29	2,900	841,000
30	3,000	900,000	30	3,000	900,000	30	3,000	900,000
31	3,100	961,000	31	3,100	961,000	31	3,100	961,000
32	3,200	1,024,000	32	3,200	1,024,000	32	3,200	1,024,000
33	3,300	1,089,000	33	3,300	1,089,000	33	3,300	1,089,000
34	3,400	1,156,000	34	3,400	1,156,000	34	3,400	1,156,000
35	3,500	1,225,000	35	3,500	1,225,000	35	3,500	1,225,000
36	3,600	1,296,000	36	3,600	1,296,000	36	3,600	1,296,000
37	3,700	1,369,000	37	3,700	1,369,000	37	3,700	1,369,000
38	3,800	1,444,000	38	3,800	1,444,000	38	3,800	1,444,000
39	3,900	1,521,000	39	3,900	1,521,000	39	3,900	1,521,000

Only use these tags: [link](#),

 20 figs 2019138305

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard
Laura Richard, County Clerk
Fort Bend County, Texas
December 02, 2014 02:06:18 PM

BONBROOK PLANTATION SOUTH
SECTION EIGHT

A SUBDIVISION OF 18,527 ACRES OF LAND SITUATED IN THE WILEY MARTIN
LEAGUE, ABSTRACT 58, FORT BEND COUNTY, TEXAS.
55 LOTS 3 RESERVES (4,698 ACRES) 3 BLOCKS
JULY 29, 2019 JOB NO. 1406-4115-310

OWNERS:
BEAZER HOMES TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDING, LLC.
BRUCE CRAIG, DIVISION PRESIDENT
235 WEST LITTLE YORK, SUITE 200, HOUSTON, TEXAS 77040
PH (281) 560-6681

SURVEYOR: JJA Inc. Phone 713.953.5300 Fax 713.953.5026 T.B.P.L.S. Firm No. 101943526		ENGINEER: LJA Engineering, Inc. 2629 Shearpan Drive Suite 600 Houston, Texas 77042 Phone 713.953.5300 Fax 713.953.5026 FRN - F-1386	
APPROVED:		SHEET 1 OF 2	

RESERVE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
A	3.756	10%	0.376 AC
B	0.055	10%	0.005 AC
C	0.933	10%	0.094 AC
TOTAL	4.698		0.474 AC

REQUIRED PRIVATE PARK ACRES: $6.25 \times 55 \text{ LOTS} \times 3 \text{ PERSONS/Lot} / 1000 = 0.50 = 0.52 \text{ AC}$
 REQUIRED PUBLIC PARK ACRES: $6.25 \times 55 \text{ LOTS} \times 3 \text{ PERSONS/Lot} / 1000 = 1.00 \text{ AC}$
 NUMBER OF LOTS CALCULATED AT \$170.00 PER LOT: $0.52 \text{ AC} / 1.63 \times 55 \text{ LOTS} = 27.77 = 28 \text{ LOTS}$
 NUMBER OF LOTS CALCULATED AT \$1,700.00 PER LOT: $55 \text{ LOTS} - 28 \text{ LOTS} = 27 \text{ LOTS}$
 REQUIRED PUBLIC PARK FEE: $(28 \text{ LOTS} \times \$170.00/\text{LOT}) + (27 \text{ LOT} \times \$1,700.00/\text{LOT}) = \$50,840$

NOTES

1. BOMBROOK PLANTATION SOUTH SECTION 8 CONTAINS A SURPLUS OF 0.4 ACRES OF PRIVATE PARK LAND.
2. ALL FEES IN LIEU OF LAND SHALL BE PAID TO THE CITY OF ROSENBERG AT OR PRIOR TO THE TIME OF FILING THE PLAT FOR RECORDING IN THE COUNTY DEED RECORDS AT THE COURTHOUSE.