



***Texas  
Engineering  
And  
Mapping Co.***

May 11, 2021

Commissioner Vincent M. Morales, Jr.  
Precinct No. 1  
Fort Bend County Commissioners' Court  
1517 Eugene Heimann Circle  
Richmond, Texas 77469

Re: Provincial Retreat Section 1 – Variance Request for Block Length

Dear Commissioner Morales:

The proposed plat of Provincial Retreat Section 1 consists of 77.756 acres of land and is being platted into 22 large acreage lots and 4 restricted reserves. This subdivision lies solely within Fort Bend County's jurisdiction.

A variance is hereby being requested for the maximum 1,400-foot block length requirement established under the Fort Bend County Regulations of Subdivisions as described in Section 5.5.A.2. The reasons for this variance requests are:

- (1) The density for this subdivision is extremely light – only 22 large acreage lots on 77 acres. This density will generate very low traffic volumes which will not require another cross-road to alleviate traffic congestion.
- (2) Buffalo Creek is located along the northerly boundary of this subdivision and would require a bridge to cross. With very light traffic density expected in this area, a bridge over Buffalo Creek would not be warranted.
- (3) Ali Avenue will connect with a future roadway in Section 2 to provide circulation throughout this subdivision with two points of access to F.M. 442.
- (4) Future sections will provide roadways for future road extensions to the west and south of Provincial Estates.

For the reasons stated above, we request that Commissioners' Court grant this variance. Your consideration of this matter is greatly appreciated.

Please feel free to contact me if you have any questions.

Thank you,

Ryan Moeckel  
Platting Manager

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