



March 11, 2022

The Honorable Vincent Morales  
Fort Bend County Commissioner, Precinct 1  
22333 Grand Corner Drive  
Katy, Texas 77494

Reference: Jordan Ranch Variance Request  
IDS Project No. 2141-002-00

Dear Commissioner Morales:

We are requesting a blanket variance for 15' WSEs (Water and Sewer Easements) within the 20' building setbacks when adjacent to 60' right of way. Section 5.12.C.1.b.ii of the Fort Bend County Design Criteria states that utility easements adjoining 60' right of way must be no wider than 10'. Our proposed request would apply to all future sections within the Jordan Ranch subdivision.

We must also abide by City of Fulshear Design and Construction Standards, which require us to loop our water systems around all proposed cul-de-sacs and provide sanitary sewer connections to each home. In order to maintain appropriate clearances between the proposed pavement, storm sewer, sanitary sewer, and water line, we are often required extend the utilities up to 10' outside of the 60' right of way which requires a 15' utility easement.

Please contact me if you should have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Jacob Bullard". The signature is fluid and cursive.

Jacob H. Bullard, E.I.T.  
Design Engineer

cc: Mr. Dwayne Grigar, Fort Bend County Precinct 1

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