



**Engineers & Development Consultants**

CE Engineers & Development Consultants  
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05/11/23

**To:**

Fort Bend County  
Att: Engineering/Development Department  
Email: [development@fortbendcountytexas.gov](mailto:development@fortbendcountytexas.gov)  
301 Jackson Street, Suite 401  
Richmond, TX 77469

We are requesting few variances for the plat of "Ridgewood Estates Replat no 1" (previously know as "Broadmore Villas".

The first variance request is to avoid Section 5.14.E.4, mentioning: "The minimum lot area for lots serviced by sanitary sewer shall not be less than 5000 square feet."

The second variance request is to avoid Section 5.12.C.2, mentioning: "A minimum distance of 10 feet shall be provided between sides of residential structures. This may be accomplished with a 5 foot side setback on each side of the common lot line, or with a 10 foot side setback on one side of the common lot line. If the 10 foot on one side setback is used, a 5 foot maintenance and drainage easement shall be provided adjacent to and along the property line within the 10 foot setback and shall be located on the plat.

We are requesting a requesting the setback of 3' on the Western side of proposed lot 1, on the Eastern side of proposed lot 2 and proposed lot 3. We are also requesting a setback of 1' on the Eastern side of proposed lot 1, and on the Western side of proposed lot 2 and proposed lot 3.

The variances are needed to maximize lot usefulness to bring more inventory to the area where there is a huge deficiency across the country in safe affordable and sustainable housing. This neighborhood is mixed use and in addition to single family consisting of commercial, multifamily and manufactured homes.

Please let me know if you have any questions, or if I can be of further assistance.

Sincerely,  
Chen Wang