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February 14, 2024

Fort Bend County Commissioners Court  
Commissioner Vincent Morales, Jr., Precinct 1  
1517 Eugene Heimann Circle  
Richmond, TX 77469

Re: Laurel Farms Section 1

Dear Commissioner Morales:

The proposed plat is located within unincorporated Fort Bend County. The subject tract falls north of Pecan Hill Drive, south of Twinwood Parkway and west of Farm-to-Market Road 359 (FM 359). The proposed plat will dedicate the area for single family development.

We respectfully request the Court consider granting a variance to the maximum 1,400-foot block length requirement per Section 5.5.A.2 of the Fort Bend County Regulations of Subdivision. This variance request will provide an exception to provide a reserve area that will accommodate existing FM 359 drainage to be diverted along the east and southern perimeter of the tract and into a private pond on the southern adjacent property.

The intent and general purposes of the Fort Bend County Regulations of Subdivisions will be preserved and maintained. Existing and proposed streets in the area including FM 359, Laureate Drive and Laurel Farms Boulevard adequately address drainage distribution for the existing adjacent tracts. Granting the variance will not be detrimental to the public welfare or injurious to the neighboring property.

Please let me know of any questions. Thank you for your time.

Sincerely,

Hala Elmachetoub, PE  
Project Engineer