



April 29, 2024

Fort Bend County Commissioners' Court
Commissioner Vincent Morales, Jr., Pct. 1
22333 Grand Corner Drive
Katy, TX 77494

Re: **CROSS CREEK WEST SECTION EIGHT**

Dear Commissioner Morales:

The proposed subdivision, Cross Creek West Section Eight, contains One-hundred twenty-five (125) single family residential lots and eight (8) restricted reserves. Review by Fort Bend County Engineering indicated the need to address Section 5 – Design Criteria (Section 5.5, A. 2.) of the Fort Bend County Regulations of Subdivision.

We respectfully request the Court consider the following:

A variance to allow block length of greater than 1,400 feet along the north boundary of Cross Creek West Section Eight as required by Section 5.5, A., 2 of the Fort Bend County Regulations of Subdivision Section 5 - Design Criteria.

Along the shared property boundary between Cross Creek West and Tamarron West, there is a three-foot grade difference. Tamarron West is three feet higher than Cross Creek West to ensure all storm runoff with Tamarron West is contained and conveyed internally through Tamarron West's drainage system. This three-foot difference transactions back to natural ground on Cross Creek West within 20-feet of the property line.

Cross Creek West and Tamarron West have reached an amicable agreement to address the grading difference without a need for a retaining wall, and Quiddity, the engineer for Tamarron West, is in support of this variance.

Constructing street connections across this grade difference will present significant challenges. The gutter elevation of the connecting streets will have to match the elevation at the property line to keep the Cross Creek West and Tamarron West drainage areas divided. This will force most of the connecting street to be raised much higher than surrounding lots within Cross Creek West before it can return to grade. Having the street elevation higher than the neighboring lots will present challenges with grading and drainage as well as paving grad transitions.

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Granting the variance request to exceed 1400 feet block length will not be injurious to the public health, safety and welfare as the proposed collector roads, major thoroughfares and state highways will provide circulation to the immediate area.

Thank you for your consideration of the variance request. Please contact me at (281) 558- 8700 if you have any questions or need additional information.

Thank you,

Watermark

Trey DeVillier
Senior Platting Coordinator

cc: Ms. Maggie Dalton, Development Services Manager