

September 16, 2024

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

Re: Tamarron Section 54  
Fort Bend County Municipal Utility District No. 182  
LJA Job No. 1931-6054C (6.1)

Dear Commissioner Morales:

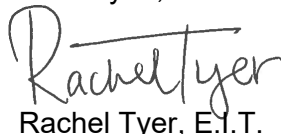
Tamarron Section 54 consists of 21.174 acres of land with 164 lots, 24 reserves and 8 blocks within the City of Fulshear's E.T.J. The Tamarron Section 54 infrastructure plans were approved by the City of Fulshear on January 27, 2022 and by Fort Bend County Engineering on February 3, 2022. The Tamarron Section 54 plat was approved by the City of Fulshear on March 22, 2022 and by the Fort Bend County Commissioners' Court on September 6, 2022, and subsequently recorded the same day.

Tamarron Section 54 is designed to be similar with an inner-city development; high density, small lot, reduced width private rights-of-way and concentrated areas of open spaces, all behind privacy gates and fencing. Even though several variances were approved through Commissioners' Court when the plat was recorded in 2022, it has been determined two more variances are needed to achieve the finished product as contemplated by the Developer. Therefore, we respectfully request the Court to consider granting the following requests:

- 1) A variance to the sidewalk requirement as established under Section 5.8(C) of the Fort Bend County Regulation of Subdivisions and allow reduced 4-foot minimum sidewalk width within the development. This variance shall only apply to the private streets within this plat.
- 2) A variance to the sidewalk requirement as established under Section 5.8(A) of the Fort Bend County Regulation of Subdivisions and remove the requirement that sidewalks must be built on both sides of all dedicated rights-of-way within said plat. This variance shall only apply to the private streets within this plat.

We greatly appreciate your consideration of this variance request.

Thank you,

A handwritten signature in cursive script that reads 'Rachel Tyer'. Below the signature, the name 'Rachel Tyer, E.I.T.' is printed in a standard font.

Rachel Tyer, E.I.T.

**BENCHMARK:**  
NGS MONUMENT HGCD 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCD 66 1986. THE POINT CAN BE LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX.  
ELEV. = 136.21 FEET NAVD83 2001 ADJUSTMENT

- NOTES:**
1. ALL STEEL WATERLINES AND COATINGS SHALL BE IN CONFORMANCE WITH THE CITY INFRASTRUCTURE STANDARDS AND/OR LATEST TIED RECORDS FOR AMMUNCO.
  2. ALL RETURNS SHALL HAVE 25' RADII AT BACK OF CURB UNLESS OTHERWISE NOTED.
  3. ALL PAVEMENT BUTTRES, ESPLANADE, PAINT AND MARKINGS SHALL BE AS PER THE CITY STANDARDS.
  4. ALL STORM SEWER BEDDING SHALL BE AS PER THE CITY CONSTRUCTION DETAILS (SEWER BEDDING & BACKFILL DETAIL SHEET).
  5. ALL WATERLINE, SANITARY SEWER AND FORCE MAIN BEDDING SHALL BE AS PER THE CITY CONSTRUCTION DETAILS (SEE WATERLINE, SANITARY SEWER, AND FORCE MAIN BEDDING DETAILS).
  6. ALL 8" SANITARY SEWER SERVICE LEADS FROM MAIN LINES DEEPER THAN 6" SHALL BE INSTALLED AT REQUIRED GRADE BIDDING WITH RISER SECTION.
  7. ALL 8" SANITARY SEWER SERVICE LEADS FROM MANHOLES DEEPER THAN 6" SHALL BE INSTALLED AT REQUIRED GRADE BIDDING WITH RISER SECTION.
  8. ALL FILL UNDER AND WITHIN ONE FOOT OF PAVEMENT SHALL BE ENGINEERED FILL.
  9. ALL SANITARY MANHOLES WITH FLOWLINES GREATER THAN EIGHT FEET IN DEPTH SHALL HAVE EIGHTING CAST TOPS AS PER THE CITY STANDARDS. (SEE SANITARY SEWER CONSTRUCTION DETAILS).
  10. ALL SANITARY SEWER DROPS SHALL BE CONSTRUCTED AS PER THE CITY STANDARDS (SEE SANITARY SEWER CONSTRUCTION DETAILS).
  11. ALL STORM SEWER SHALL BE RCP UNLESS OTHERWISE NOTED.
  12. ALL TOP OF CURB ELEVATIONS SHOWN ARE FOR 6" CURB UNLESS OTHERWISE NOTED.
  13. FOR ALL WATERLINE AND SANITARY SEWER PIPE CROSSINGS REFER TO TCEC NOTES ON SHEET NO. 2.
  14. THE INTERNAL SIDEWALK MUST HAVE A PICTURE FRAME BROOM FINISH.
  15. BRICK MANHOLES ARE NOT ALLOWED.
  16. CONTRACTOR TO COORDINATE ADJUSTMENTS OF EXIST. GAS LINE WITH S.I. ENERGY DURING CONSTRUCTION. (DAN HEINICK (817) 824-0054)
  17. SANITARY MANHOLE WILL BE 4' DIAMETER UNLESS OTHERWISE STATED.
  18. STANDARD SANITARY DROP STRUCTURE IS 2.5' V.F. ANY ADDITIONAL DEPTH WILL BE SHOWN ON THE PROFILES.
  19. CONTRACTOR MUST OBTAIN PERMIT PRIOR TO ANY WORK WITHIN THE FORT BEND COUNTY DRAINAGE DISTRICT RIGHT-OF-WAY. CONTACT THE FORT BEND COUNTY ENGINEERING DEPARTMENT BY PHONE (281-633-7500) OR BY EMAIL (PERMITS@FORTBENDCOUNTYTX.GOV).
  20. ALL WATERLINES DEEPER THAN 6 FEET SHALL HAVE MECHANICAL JOINTS.
  21. WATERLINE SERVICE VALVES ARE TO BE LOCATED WITHIN A FEET OF FLUSHING VALVES PER SECTION 10A.2 OF THE CITY OF FULSHEAR DESIGN MANUAL.
  22. STACKS ARE REQUIRED FOR ALL LEADS DEEPER THAN 6 FEET. THE PVC MARKERS ARE TO BE CAPPED. THE CURBS ARE TO BE MARKED FOR EACH SANITARY SERVICE LEAD.
  23. ALL BACKFILL FOR NEWMANHOLES SHALL BE MOVED TO INCLUDE TO INCLUDE 12 INCHES OF CEMENT STABILIZED BACKFILL FOR BOTTOM, TOP, AND SIDES.
  24. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE ON SITE DURING CONSTRUCTION.

**RECORD DRAWING**  
I HEREBY CERTIFY THAT THIS DRAWING REFLECTS THE IMPROVEMENTS CONSTRUCTED AS TO SIZE, LOCATION, AND GRADE; AND THAT THE CONSTRUCTION WAS IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

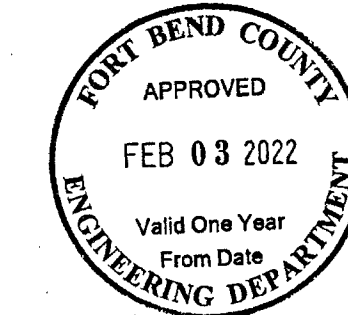
CONTRACTOR: *Exp/100* DATE: 9/14/22  
TITLE: *Exp/100*

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CONTRACTOR: *Exp/100* DATE: 9/14/22  
TITLE: *Exp/100*

DATE	REVISION	BY

FORT BEND COUNTY ENGINEERING APPROVAL



**CITY OF FULSHEAR**  
DEPARTMENT OF ENGINEERING  
Cliff Brouhard, P.E., PTOE, CITY ENGINEER

FORT BEND COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 182

TAMARRON SECTION 54

TRAFFIC CONTROL  
PLAN SIGNAGE  
LAYOUT

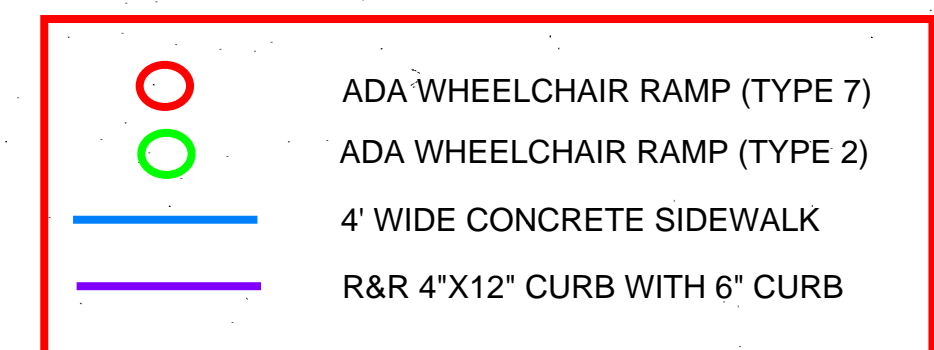
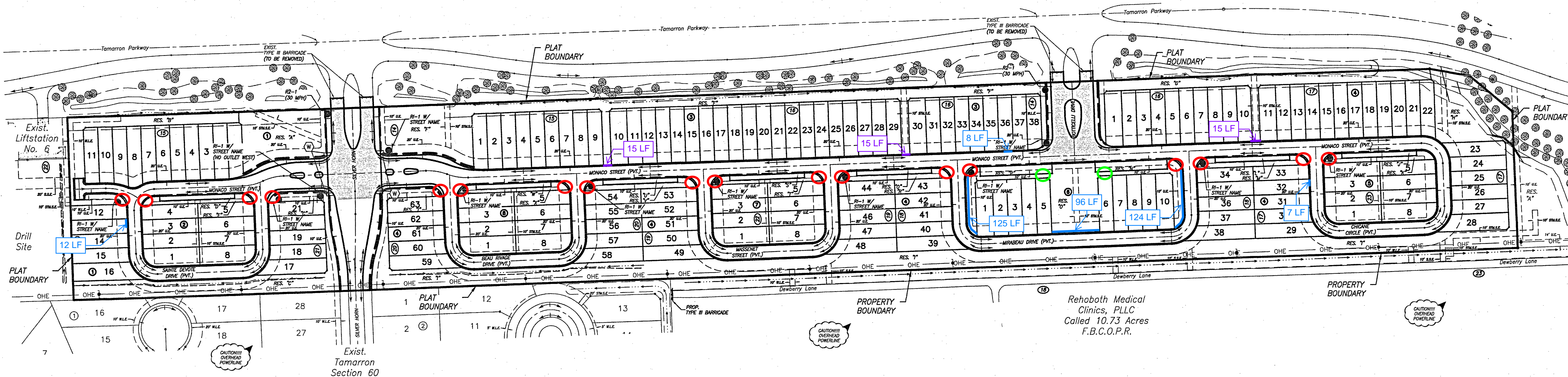
**LJA Engineering, Inc.**  
1904 W. Grand Parkway North Phone 713.953.5200  
Suite 100 Fax 713.953.5026  
Katy, Texas 77449 FRN-F-1386

LJA PROJECT NO.: 1931-6054

DRAWN: C.D.K. DESIGN: C.D.K. DATE: FEBRUARY 2022

SCALE: 1" = 100'

SHEET NO. 13 OF 37



- NOTES:**
1. ALL PAVEMENT BUTTRES, ESPLANADE, PAINT, MARKINGS SIGNAGE, SIDEWALKS, AND RAMP SHALL BE AS PER THE CITY STANDARD DETAILS. CONTRACTOR SHALL ADHERE TO TEXAS ACCESSIBILITY STANDARDS, INCLUDING DARK, CONTRASTING COLOR AND TACTILE FEEDBACK REQUIREMENTS FOR WHEELCHAIR RAMPS.
  2. CONTRACTOR MUST INSTALL TRUNCATED DOME PAVERS ON ALL PROPOSED WHEELCHAIR RAMPS.
  3. WHEELCHAIR RAMPS SHALL MEET MINIMUM A.D.A. REQUIREMENTS.
  4. CONTRACTOR SHALL USE MINIMUM 2'x2" SQUARE UNISTRUT TELESPAR SIGN SUPPORT SYSTEMS WITH BREAKAWAY BASE IN LIEU OF ROUND SIGN POLES AS PER THE CITY.
  5. ALL WHEELCHAIR RAMPS SHALL BE UNI-DIRECTIONAL.
  6. CONTRACTOR RESPONSIBLE FOR PAINTING OF SIGN POLES AND BACKS OF SIGNS (GREEN BACKS ON MAJOR BOULEVARDS AND COLLECTOR ROADS ONLY) UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.
  7. SIDEWALK GRADIENTS SHALL NOT EXCEED 1"-0" RISE IN 20'-0" RUN (5% SLOPE). CROSS PITCH SHALL NOT EXCEED 1/4" PER FT.
  8. LOCATION OF SIDEWALKS MAY BE ADJUSTED FROM PLANS DUE TO EXISTING GRADES, VEGETATION, OR OTHER UNKNOWN OBSTRUCTIONS. LOCATION OF SIDEWALKS SHALL COMPLY WITH THE CITY STANDARDS AND DEVELOPER AGREEMENT.

- LEGEND**
- RI-1 INDICATES STOP SIGN
  - R2-1 INDICATES SPEED LIMIT SIGN (30 MPH)
  - INDICATES 5' WIDE CONCRETE WALKWAY (BY DEVELOPER) (INTERNAL SIDEWALK MUST HAVE PICTURE BROOM FINISH)
  - (W) INDICATES TYPE 7 ADA WHEEL CHAIR RAMP LOCATIONS
  - (14) INDICATES SHEET REFERENCES
  - INDICATES EXISTING TYPE III BARRICADE (TO BE REMOVED)
  - INDICATES PROPOSED TYPE III BARRICADE



Wed Dec 27 2023

Imagery © 2024 Nearmap, HERE

100 ft

Nearmap