



DHI Engineering, LLC

Date: December 30, 2024
To: Commissioner Vincent M. Morales, Jr. Precinct 1
c/o Fort Bend County Engineering
301 Jackson Street, 4th Floor,
Richmond, Texas 77469
From: Gerardo Morales
Project Reference: Tamarron Section 83 & 84 – Block Length Variance Request

Dear Commissioner Morales:

On behalf of D.R. Horton, we, DHI Engineering, LLC, respectfully submit this variance request to allow for a block length of approximately 1,547' within Section 83; and 1,738' and 1857' within Tamarron Section 84. Which exceeds the 1,400' requirement as established in Section 5.5.A.2 of the Fort Bend County Regulations of Subdivision.

The proposed plats are located within Fort Bend County, outside the City of Fulshear ETJ, west of Texas Heritage Parkway, east of Jordan Ranch Boulevard, south of future Tamarron Crossing, and north of future Tamarron Parkway. Tamarron has been under development for over a decade, and the final sections of Tamarron are being platted and developed.

Tamarron Section 83 will consist of 136 lots and will be served by a future collector street to the east (Rice Harvest Road) and an existing stub street (Gold Coast Lane) to the west that was dedicated by Tamarron Section 73 (Plat No. 20240226).

Tamarron Section 84 will consist of 100 lots and will be served by a future collector street to the east (Rice Harvest Road) and an existing stub street (Lometa Park Drive) to the west that was dedicated by Jordan Ranch Sec. 35 (Plat No. 20220281).

Due to the existing conditions to the west created by Tamarron Section 73, Tamarron Section 74, Tamarron Section 77, and Jordan Ranch Sec. 35, it is proposed that Tamarron Section 83 and Tamarron Section 84 have adequate connectivity with two points of access in each section. Providing additional stub streets to the west would require revisions to previously approved construction plans and plats.

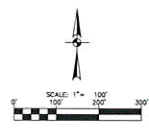
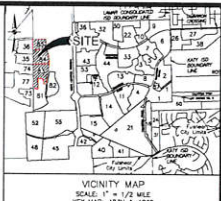
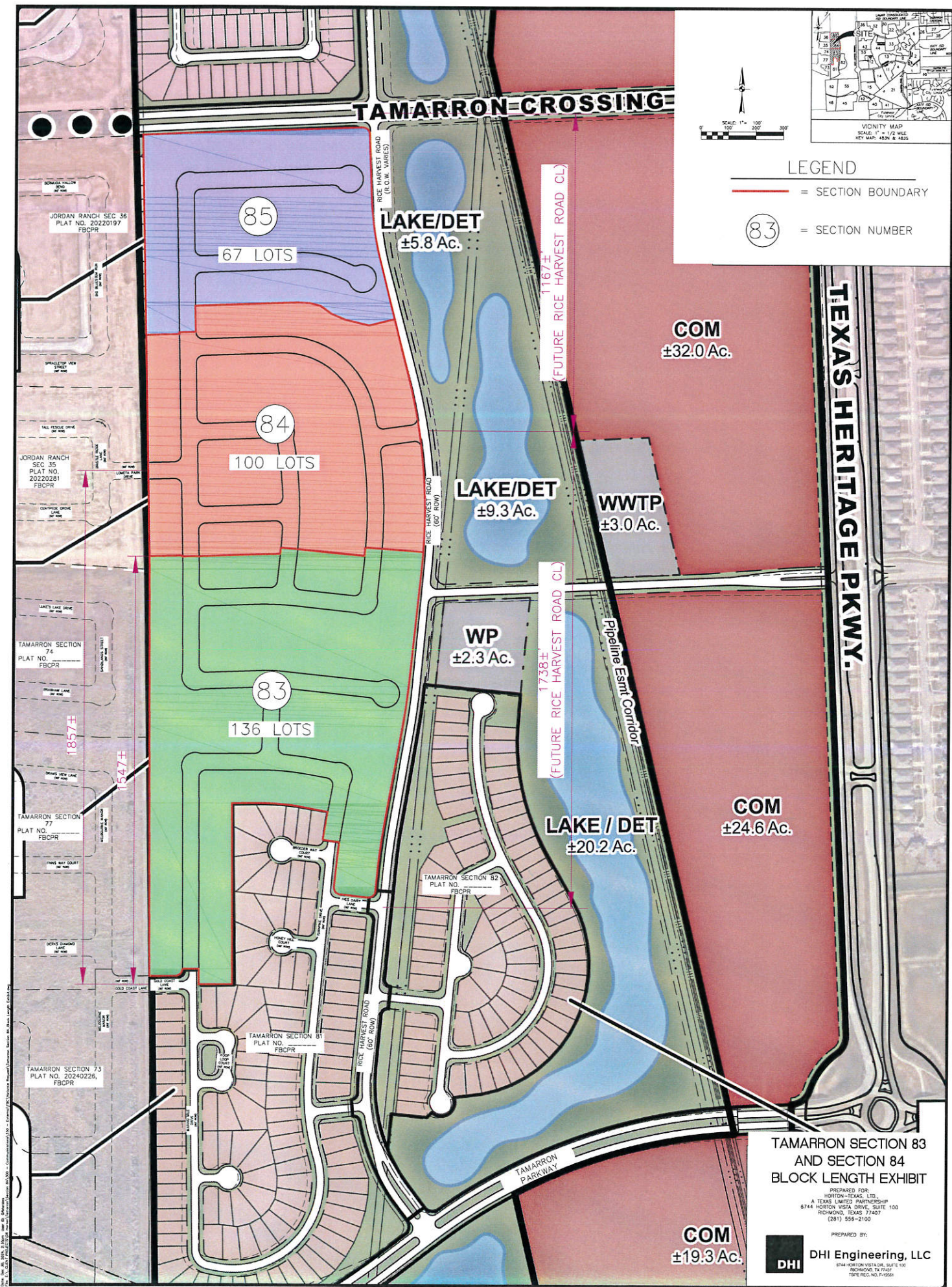
Due to planned conditions to the east, it is proposed that Tamarron Section 83 and Tamarron Section 84 will have adequate connectivity to Rice Harvest Road. East of Rice Harvest Road is planned for detention purposes only. Additionally, there is an existing strong roadway network that has been created by Tamarron Crossing, Rice Harvest Road, and Tamarron Parkway.

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 Rice Harvest Road, Tamarron Crossing, and Tamarron Parkway adequately address traffic circulation and distribution for the existing adjacent tracts. Granting the variance will not be detrimental to the public welfare or injurious to the neighboring property.

Respectfully,

A handwritten signature in black ink, appearing to read "Gerardo Morales".

Gerardo Morales
Platting Coordinator
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Richmond, TX 77407
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- LEGEND**
- = SECTION BOUNDARY
 - 83 = SECTION NUMBER

**TAMARRON SECTION 83
AND SECTION 84
BLOCK LENGTH EXHIBIT**

PREPARED FOR:
HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
(281) 558-2100

PREPARED BY:
DHI DHI Engineering, LLC
8744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TX REG. NO. P-15941

THIS EXHIBIT IS A PART OF A SET OF PLANS FOR THE TAMARRON CROSSING DEVELOPMENT, PLAT NO. 20240226, FBCPR, AND IS NOT TO BE USED SEPARATELY FROM THE SET OF PLANS.