

February 13, 2025

Mr. J. Stacy Slawinski, P.E.  
County Engineer  
Fort Bend County Engineering Department  
301 Jackson St.  
Richmond, Texas 77471

Mr. Grady Prestage  
Fort Bend County Commissioner  
Precinct 2  
303 Texas Parkway, Ste. 213  
Missouri City, Texas 77489

Re: Final Plat for The 1824 at Austin Point Section Three  
Fort Bend County, Austin Point MUD No. 2  
5,000 Square Footage Minimum Requirement Variance Request Section 5.14.E.4

Dear Mr. Slawinski and Mr. Prestage:

On behalf of Austin Point Development Company, LLC, A Texas Limited Liability Company, we have submitted the final plat of The 1824 at Austin Point Section Two, to Fort Bend County, for consideration and approval at the next available Commissioners Court meeting.

We are requesting a variance to the Fort Bend County subdivision regulation section 5.14.E.4 and the standard of a 5000-square foot minimum lot requirement. In this section of the development, the builder is proposing to construct traditional homes with specialty products. Future home buyers of these types of homes expect a smaller lot with minimal lot maintenance. Lots and homes of this size have been extremely successful in other master-planned communities in and around the Houston area and offers a lower barrier for many families looking for their first home, helping to create an attainable master-planned community lifestyle. This section of traditional homes is being offered by Austin Point Development.

We respectfully request your consideration and approval of this variance request. Should you have any questions, please feel free to contact our office.

Sincerely,  
Pape-Dawson



Jorge DeLaRosa  
Senior Plat Coordinator