



April 8, 2025

Fort Bend County Commissioners' Court
Commissioner Vincent Morales, Jr., Pct. 1
301 Jackson St.
Richmond, Texas 77469

Re: Fulshear Lakes Creekside Village Section 5
LJA Job No. 2493-0133.310

Dear Commissioner Morales:

The proposed single family development of Fulshear Lakes Creekside Village Section 5 consists of 2.580 acres of land with 15 Lots, 3 Reserves in 2 Blocks. This final plat was approved on February 18, 2025 by the City of Fulshear City Council Commission.

We respectfully request the Court to consider granting the following:

A variance is requested to front lot building setback of 25 feet for lots fronting on a local street requirement established under the Fort Bend County Regulations of Subdivisions as described in Section 5.12(C)(1)a. We request the Commissioners Court consider granting an exception to allow a front lot 20 foot building setback on all lots. Developer has a pending development agreement allowing 20 foot building lines.

We greatly appreciate your consideration of this variance request.

Please let me know if you have any questions or require additional information.

Thank you,

A handwritten signature in black ink, appearing to read 'N. Heacock', written over a horizontal line.

Nicholas Heacock
Platting - CAD