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TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 10194609

May 28, 2025

Commissioner Dexter McCoy
Fort Bend County Commissioners Court
c/o Fort Bend County Engineering
301 Jackson Street, 4th Floor,
Richmond, TX 77469

Re: Emerald Cove – Minimum Lot Size/Minimum Distance Between Residential Structures

Dear Commissioner McCoy,

On behalf of Capital United Partners, LLC, we, DVJ Land Surveying, respectfully submit a variance request to allow for lots within Emerald Cove to have a lot size below 5,000 square feet as established in Section 5.14.E.4 of the Fort Bend County Regulation of Subdivisions.

Out of the 112 lots being proposed in this subdivision, 107 of them will be under 5,000 square feet. We believe that the smaller lot sizes will increase the affordability of the properties, create a more walkable community, and be more efficient for public utilities such as water and gas.

Additionally, we would also like to request a variance to allow less than 10 feet between sides of residential structures as established in Section 5.12.C.5 of the Fort Bend County Regulation of Subdivisions. If granted, we would like to establish a minimum of 6 feet between the sides of residential structures.

DVJ Civil Engineering & Land Surveying, LLC

Ransome Reyna

Ransome Reyna
Platting Manager