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January 10, 2024

Fort Bend County Commissioners' Court
Commissioner Vincent Morales. Pct. 1
1517 Eugene Heimann Circle
Richmond, TX 77469

Re: Fulshear Lakes Hillside Section 2
LJA Job No. 2493-0141.310

Dear Commissioner Morales:

The proposed single family development of Fulshear Lakes Hillside Section 2 consists of 9.573 acres of land with 75 Lots, 4 Reserves in 2 Blocks. This final plat was approved on November 19, 2024 by the City of Fulshear City Council Commission.

We respectfully request the Court to consider granting the following:

A variance to the front building line established within a subdivision under Section 5.12.C.2(a) of the Fort Bend County Regulations of Subdivisions and allow the front building line to be 10 foot setbacks. The intent for this residential development is to have smaller tract homes with common access easements that will have direct access through Fulshear Lakes Way, a major collector road, ultimately to Rogers Road and F.M.1093. Egress and Ingress to this section will not go through any other section.

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 'NH', is written over a horizontal line.

Nicholas Heacock
Platting CAD

NH/em