



Texas Land Engineers, Inc.

7102 W. Sam Houston Parkway N.

Suite 230

Houston, Texas 77040

713.955.0145 office

www.texaslandengineers.com

July 02, 2025

Commissioner's Court
Fort Bend County
Permit Review

Reference: Storage Buildings
10330 Hidden Lake Lane
Richmond, Texas 77406

Subject: Variance Request to MSEA

To Whom it May Concern,

Our firm is completing the Civil Design for the above referenced project and are respectfully requesting a Variance from the MSEA requirement of the Finished Floor Elevation being not less than 2.0 feet above the Atlas 14 100-year water surface elevation of the receiving detention pond serving the proposed development. This Variance would allow for the FFE of the buildings to be set at 117.00 feet with a 100-year WSE of 116.00. When the Variance is being considered the following should be considered:

- According to the Fema Flood Insurance Rate Map (FIRM) No. 48157C0115L, map revised 04/02/2014, the surveyed area lies in Zone X (Unshaded), defined by FEMA as areas of minimal flood hazard located outside the 0.2% annual chance flood hazard.
- The highest elevation on the said property per the survey is 113.9 feet and the highest elevation along the crown of Hidden Lake Ln is 114.12 feet.
- In order to meet the 50% gravity rule for detention ponds we had to set the WSE at 116.00. Due to the buildings proximity to the driveways, we are not able to grade them in such a manner that we can meet the "2-feet above the 100-year WSE" requirement. The highest we are able to set the FF for the storage buildings is at 117.00 and with only 3" of ponding in the drives.
- We had a zoom meeting with Sean Eglinton, P.E. in May to discuss this project, and at that time he did not see an issue with the setting the FF 12" above the WSE. He asked for us to submit this variance for the next Commissioner's Court agenda for formal approval.

If you have any questions or concerns, please feel free to contact me.

Thanks,

John D. Gerdes
Texas Land Engineers, Inc.
7102 W. Sam Houston Parkway N., Suite 230
Houston, TX 77040
Phone: 713-955-0145



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