



6330 West Loop South, Suite 150
Bellaire, Texas 77401
Tel: 713.777.5337
www.quiddity.com

June 10, 2025

Commissioner Vincent M. Morales, Jr.
Fort Bend County Precinct 1
22333 Grand Corner Dr.
Katy, Texas 77494

Re: Request for Variance – Building Set Back Lines - Block Length
The Ridge at Tamarron Section 1

Dear Commissioner Morales, Jr.:

The proposed plat is located in Fort Bend County, within the City of Fulshear Extra Territorial Jurisdiction in a developing area near Farm-to-Market Road 359 and Hunt Road. The tract falls directly south of Hunt Road. To the north of the proposed plat is the Vanbrooke subdivision.


We respectfully request the Court to consider granting a variance to the maximum 1,400-foot block length requirement per Section 5.5.A.2 of the Fort Bend County Regulations of Subdivision. This variance request will provide an exception to providing a street stub-out from the east and west boundary of The Ridge at Tamarron Section 1 tract into the adjacent tracts.

The proposed plat will dedicate the area for single family development with private streets. The adjacent tracts will not be allowed to connect to the private streets if and/or when they are developed to be publicly owned and maintained roadways.

The intent and general purposes of the Fort Bend County Regulations of Subdivisions will be preserved and maintained. No adverse impact to the public's health, safety or welfare is anticipated by granting the variance. Adequate access to the proposed development is provided.

We appreciate your consideration of this variance request. Please call if you have any questions or need any additional information.

Sincerely,


Hala A. Elmachtoub, PE

HAE

K:\28929\28929-0008-02 The Ridge at Tamarron Section 1 - Paving & Platting\Project Management\Correspondence\Variance Letters

Enclosures

cc: Ms. Sandy Garza – Fort Bend County Engineering