

July 21, 2025

Fort Bend County Commissioners' Court
Vincent M. Morales, Jr.
Fort Bend County Commissioner - Precinct 1
1517 Eugene Heimann Circle
Richmond, Texas 77469

Re: Orchid Estates Section 2
LJA Job No. 7777-1320C&D (6.1)

Dear Commissioner Morales:

We, LJA Engineering, Inc. on behalf of Twinwood (U.S.), Inc. is requesting a variance from the Fort Bend County Regulations of Subdivisions Section 5.8 (Sidewalks) that require 5-foot sidewalks along both sides of all dedicated rights-of-ways. The proposed single-family subdivision of Orchid Estates Section 2 consists of 25.614 acres of land with 48 Lots, 3 Reserves in 6 Blocks. The Construction Plans were submitted to Fort Bend County Engineering on June 16, 2025, for review and approval.

We respectfully request the Court to consider granting the following:

A variance to allow for no sidewalks and no wheelchair ramps within Orchid Estates Section 2. This is a carts-allowed-community, and no roads requiring sidewalks, ramps, or cart paths exist within the Orchid Estates Section 2, a private subdivision whose streets are owned and maintained by Orchid Estates at Twinwood Community Association, Inc.

We greatly appreciate your consideration of this variance request.

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

Sincerely,

A handwritten signature in blue ink that reads "Steven Boyd". The signature is fluid and cursive, with the first and last names clearly legible.

Steven Boyd, PE
Senior Project Manager

SB/jb