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June 10, 2025

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

Re: Request for Variance – Right-of-Way Width
The Ridge at Tamarron Section 1

Dear Commissioner Morales, Jr.:


The proposed plat is located with 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 fifty (50) foot street right-of-way and twenty-eight (28) foot wide back to curb and gutter section requirement per Section 5.5.B.2 of the Fort Bend County Regulations of Subdivision. This variance request will provide an exception to the proposed Right-of-Way Width and roadway width requirements.

The proposed plat will dedicate the area for single family development. The proposed streets will be privately owned and maintained. The Homeowner's Association will be perpetually liable for maintenance and the quality of roadway will not affect public services such as police, fire, and EMS.

The intent and general purposes of the Fort Bend County Regulations of Subdivisions will be preserved and maintained. The proposed roadways will be owned and maintained perpetuity by the Homeowner's Association. 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

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Enclosures

cc: Ms. Sandy Garza – Fort Bend County Engineering