

June 17, 2025

Fort Bend County Commissioners' Court
Commissioner Vincent Morales, Jr., Pct. 1
301 Jackson St.
Richmond, Texas 77469

Re: Evergrove Parkway Street Dedication Section 1
LJA Job No. 2085-6101

Dear Commissioner Morales, Jr.:

The proposed Evergrove Parkway Street Dedication Section 1 consists of 1.971 acres of land. This subdivision lies wholly within Fort Bend County.

We respectfully request the Court to consider granting the following:

A variance is requested for horizontal curves in minor collector streets to have a minimum centerline radius of 850 feet, requirement established under the Fort Bend County Regulations of Subdivisions as described in Section 5.4(C)1. We request that the Commissioners Court consider granting an exception to not include the minimum of an 850-foot radius because the proposed roadway is designed for lower speeds, which is consistent with a typical minor collector function and residential context. According to AASHTO's "Policy on Geometric Design of Highways and Streets," a centerline radius of approximately 500 feet is acceptable at this speed, with appropriate superelevation and pavement markings. Therefore, the 850-foot radius exceeds the geometric requirements for safe operation.

We greatly appreciate your consideration of this variance request.

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

Thank you,



Nicholas Heacock
Platting Coordinator