



ENGINEERS

SURVEYORS

PLANNERS

January 8, 2026

Fort Bend County Commissioners' Court
Commissioner Andy Meyers, Pct. 3
301 Jackson Street
Richmond, Texas 77469

RE: Harper Subdivision – Request for Block Length Variance along Northwest and Southeast Borders.

Dear Commissioner Meyers:

Harper Subdivision is a 27.64-acre rural tract of land located in Fort Bend County, Precinct 3, along Guttenberger Road near the intersection of Mueck Road. The proposed subdivision plat plans to divide the existing tract into four lots all being an acre or more. Two of these proposed lots are existing homes.

We are respectfully submitting this variance request to allow for a block length greater than the 1,400-foot requirement per Sections 5.4.A.2 and 5.5.A.2 of the Fort Bend County Regulations of Subdivisions. This variance will provide an exception to providing a street within 1,400-feet of Guttenberger Road along the northwest and southeast property lines of the subject tract.

Harper Subdivision is currently located in a rural section of Fort Bend County. Introducing a new road at 1,400-foot intervals would compromise the rural character of the land and deprive the owners of the reasonable use of their land. Furthermore, due to the unique layout of the existing surrounding roads, the intent and general purpose of the Fort Bend County Regulations of Subdivisions will be preserved and maintained. This variance will help preserve the rural landscape while still aligning with the county's planning objectives.

Included with the variance request letter is a copy of the proposed plat and an aerial of this area to assist in your review and consideration of this variance request.

We appreciate the Commissioners' Court consideration and approval of this variance request.

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

Thank you,

A handwritten signature in black ink, appearing to read "R. Moeckel".

Ryan Moeckel
Survey Project Manager

12718 Century Drive

Stafford, TX 77477

281.491.2525

www.mckimcreed.com

Harper Subdivision aerial

Legend

- Feature 1
- Schmidt Rd

Mueck Road

Guttenberger Road

PROPOSED PLAT

William School Road

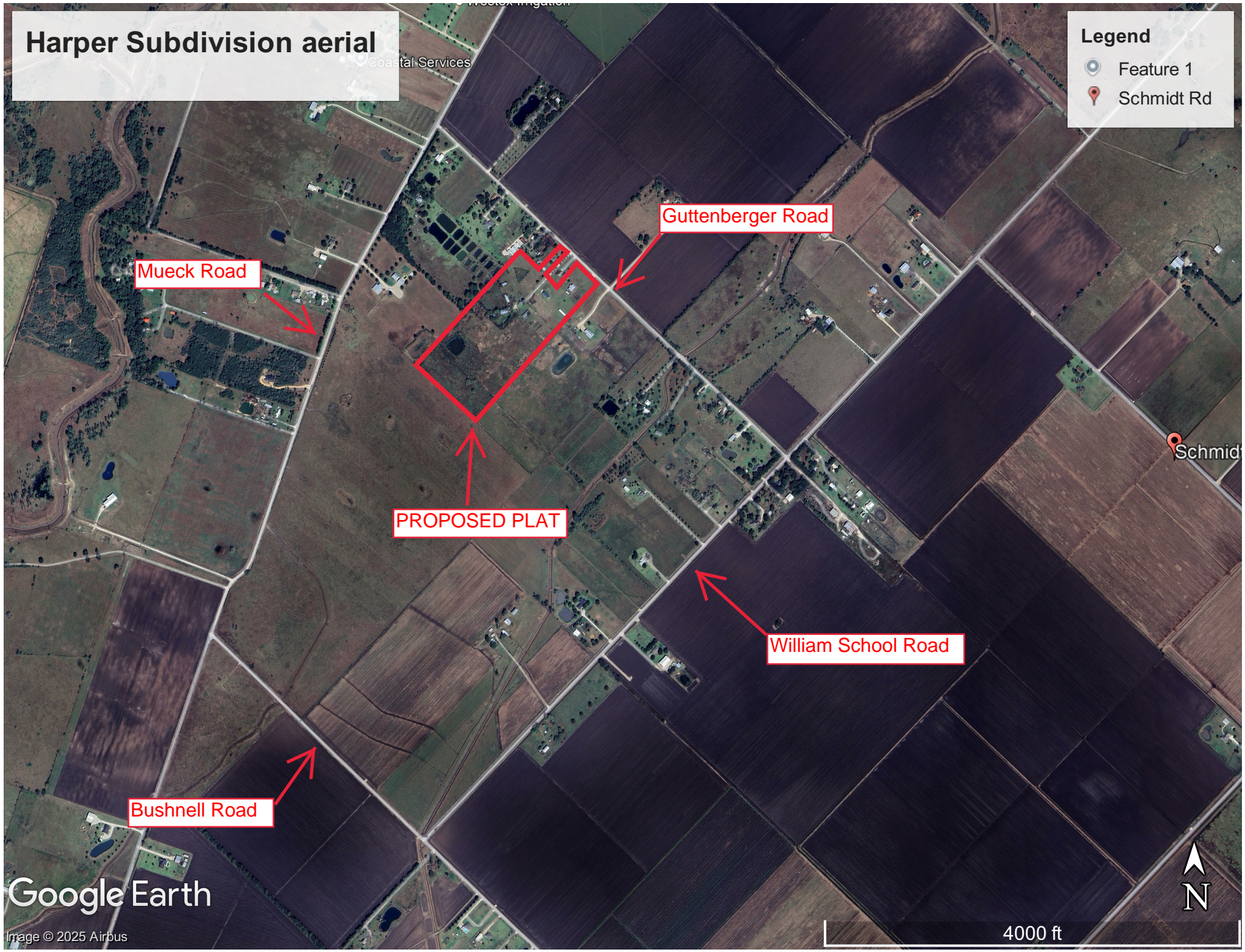
Bushnell Road

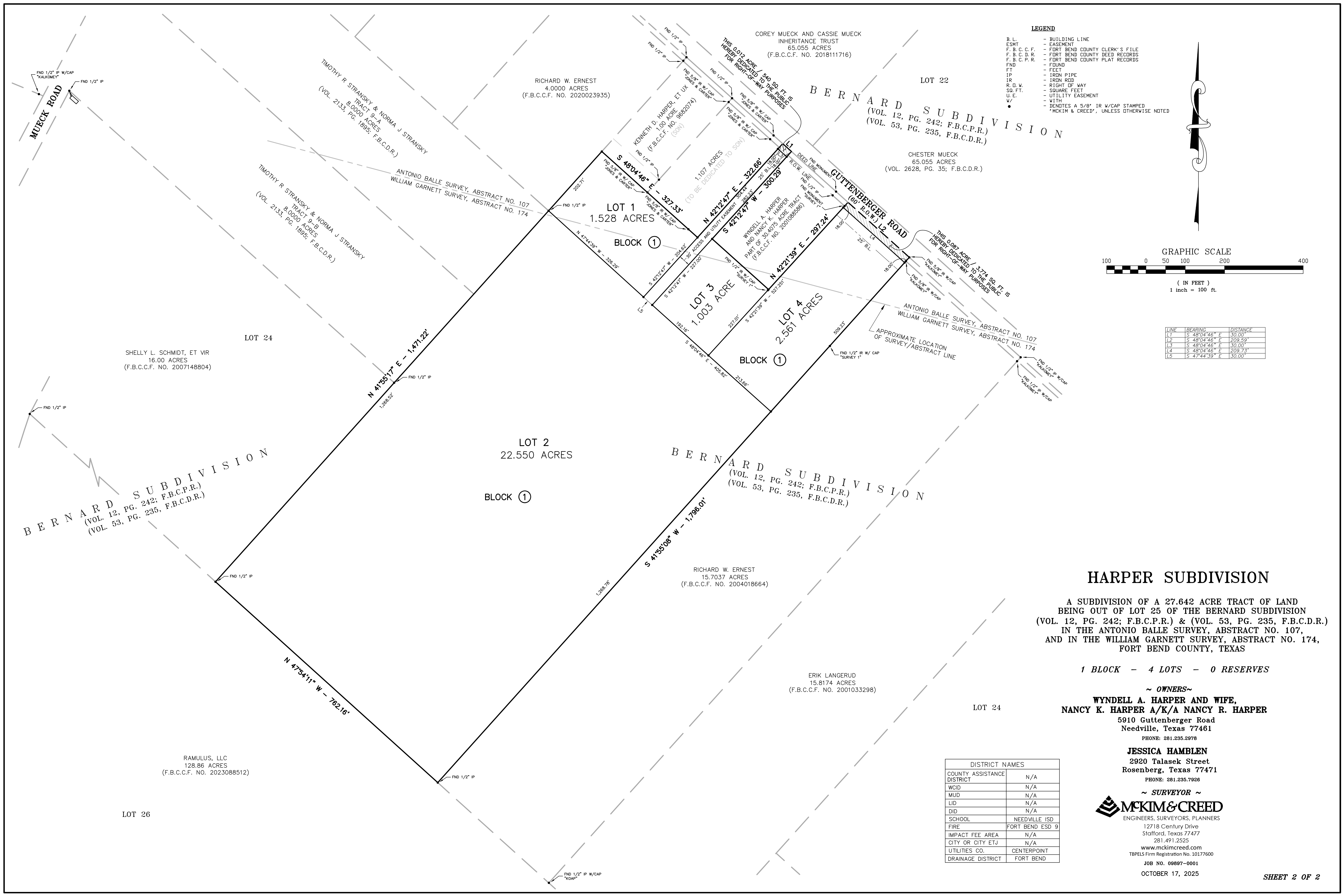
Schmidt Rd

Google Earth

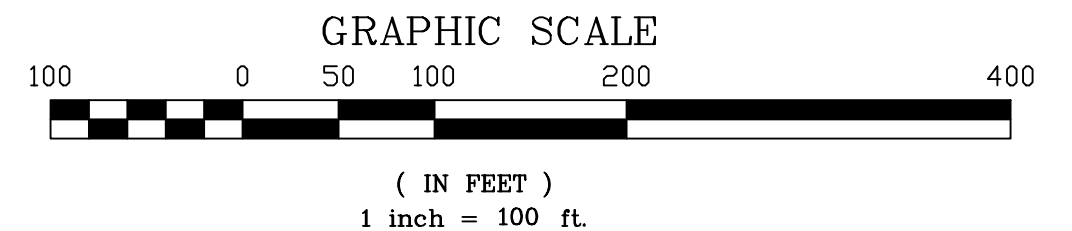
Image © 2025 Airbus

4000 ft





- LEGEND**
- B.L. - BUILDING LINE
 - ESMT - EASEMENT
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
 - F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
 - FND - FOUND
 - FT - FEET
 - IP - IRON PIPE
 - IR - IRON ROD
 - R.D.W. - RIGHT OF WAY
 - SQ.FT. - SQUARE FEET
 - U.E. - UTILITY EASEMENT
 - W/ - WITH
 - - DENOTES A 5/8" IR W/CAP STAMPED "MCKIM & CREED", UNLESS OTHERWISE NOTED



LINE	BEARING	DISTANCE
L1	S 48°04'46" E	30.00'
L2	S 48°04'46" E	209.59'
L3	S 48°04'46" E	30.00'
L4	S 48°04'46" E	209.73'
L5	S 47°44'39" E	30.00'

HARPER SUBDIVISION

A SUBDIVISION OF A 27.642 ACRE TRACT OF LAND BEING OUT OF LOT 25 OF THE BERNARD SUBDIVISION (VOL. 12, PG. 242; F.B.C.P.R.) & (VOL. 53, PG. 235, F.B.C.D.R.) IN THE ANTONIO BALLE SURVEY, ABSTRACT NO. 107, AND IN THE WILLIAM GARNETT SURVEY, ABSTRACT NO. 174, FORT BEND COUNTY, TEXAS

1 BLOCK - 4 LOTS - 0 RESERVES

~ OWNERS ~
**WYNDELL A. HARPER AND WIFE,
 NANCY K. HARPER A/K/A NANCY R. HARPER**
 5910 Guttenberger Road
 Needville, Texas 77461
 PHONE: 281.235.2978

JESSICA HAMBLÉN
 2920 Talasek Street
 Rosenberg, Texas 77471
 PHONE: 281.235.7928

~ SURVEYOR ~

MCKIM & CREED
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 12718 Century Drive
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 281.491.2525
 www.mckimcreed.com
 TBPELS Firm Registration No. 10177600
 JOB NO. 09897-0001
 OCTOBER 17, 2025

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	N/A
WCID	N/A
MUD	N/A
LID	N/A
DID	N/A
SCHOOL	NEEDVILLE ISD
FIRE	FORT BEND ESD 9
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	N/A
UTILITIES CO.	CENTERPOINT
DRAINAGE DISTRICT	FORT BEND