



ENGINEERS

SURVEYORS

PLANNERS

January 8, 2026

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

RE: Lots on Moody – Request for Block Length Variance along Northeastern Border.

Dear Commissioner Meyers:

Lots on Moody is a 28.85-acre rural tract of land located in Fort Bend County, Precinct 3 along Moody Road near the intersection of Short Road. The proposed subdivision plat plans to divide the existing tract into five large acreage tracts, all being over five acres of land and each having access to Moody Road.

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 Moody Road along the northeast property line of the subject tract.

Lots on Moody 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

Aerial

Write a description for your map.

Legend

- Feature 1
- St Mark Ame Church

nd Rehabilitation

Surplus Parts Service

Bushnell Road

WESTON ESTATES

Moody Road

Routt Point Road

RANCHO VERDE SUBDIVISION

Google Earth

St Mark Ame Church

Short Road

Image © 2025 Airbus

1 mi



STATE OF TEXAS :
COUNTY OF FORT BEND :

WE, RAMULUS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH MAHA ALATTAR, MEMBER, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 28.8528 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LOTS ON MOODY, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAP OR PLAT DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANK INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY FEET (20' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING FORT BEND COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY IS HEREBY RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS," AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF THE, RAMULUS, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MAHA ALATTAR, MEMBER, HEREUNTO AUTHORIZED, THIS ____ DAY OF _____, 202__.

RAMULUS, LLC,
A TEXAS LIMITED LIABILITY COMPANY

By: _____
MAHA ALATTAR, MEMBER

STATE OF TEXAS :
COUNTY OF FORT BEND :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MAHA ALATTAR, MEMBER OF RAMULUS, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 202__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

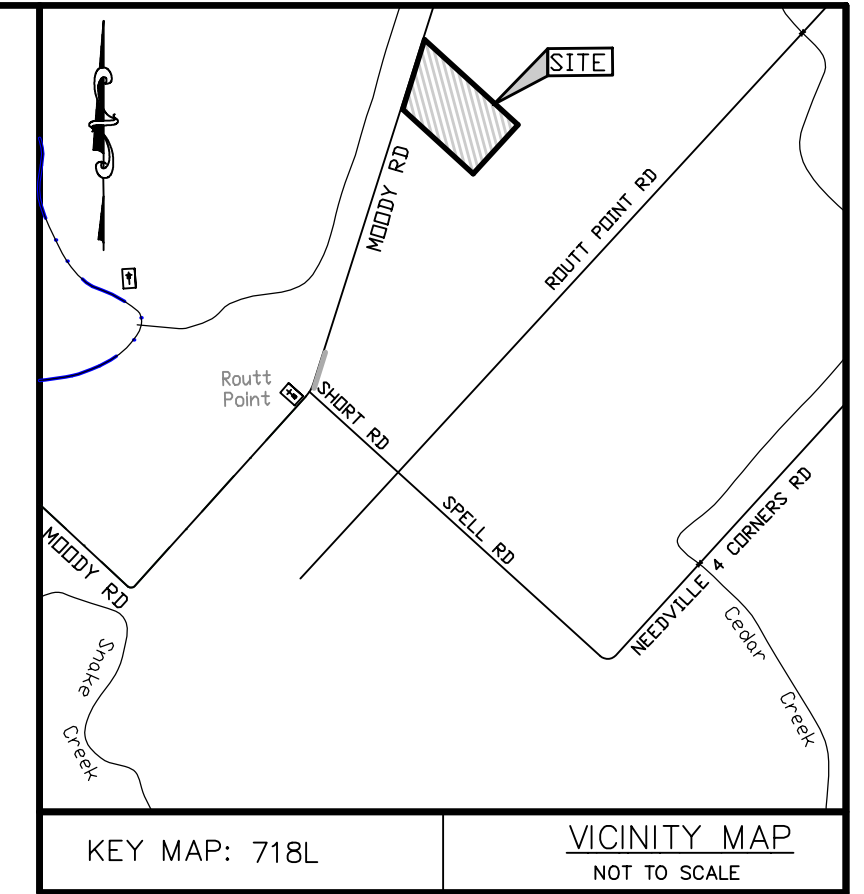
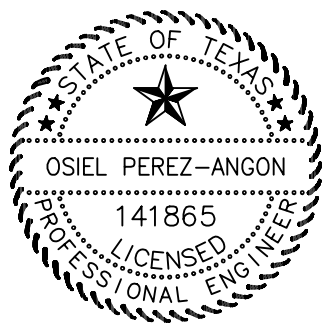
MY COMMISSION EXPIRES _____

ROBERT CHRIS KELLY, R.P.L.S.
TEXAS REGISTRATION NO. 6833



I, OSIEL PEREZ-ANGON, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

OSIEL PEREZ-ANGON, P.E.
TEXAS REGISTRATION NO. 141865



NOTES:

- 1.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD '83) AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986364761.
- 2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 4815-C-0500 M, EFFECTIVELY DATED DECEMBER 21, 2017, THIS PROPERTY LIES IN PARTIALLY IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN; AND MISTLY IN SHADED ZONE "X", ????
- 3.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 4.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 5.) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 84.00 FEET (NAVD '88) ABOVE MEAN SEA LEVEL. IN ADDITION, NO SLAB SHALL BE LESS THAN 2.0 FEET ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION OR LESS THAN 1.0 FOOT ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT.
- 6.) ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 7.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WHOLLY WITHIN THE NEEDVILLE INDEPENDENT SCHOOL DISTRICT, FORT BEND ESD 9, WHARTON COUNTY JUNIOUR COLLEGE, FORT BEND COUNTY DRAINAGE DISTRICT, AND FORT BEND COUNTY, TEXAS.
- 8.) THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE L22.
- 9.) ALL KNOWN PIPELINES AND/OR PIPELINE EASEMENTS ARE SHOWN HEREON.
- 10.) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK-TO-BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 11.) SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 12.) A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 13.) LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE PERCENT IMPERVIOUSNESS OF NO MORE THAN 5 PERCENT. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE DRAINAGE SYSTEM MAY BE NECESSARY (SEE IMPERVIOUS COVERAGE TABLE BELOW).
- 14.) THIS RURAL SUBDIVISION EMPLOYS A NATURAL DRAINAGE SYSTEM WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SUBDIVISION THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
- 15.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A.
- 16.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON FORT BEND COUNTY LIDAR INFORMATION
- 17.) A 5/8" IRON ROD WITH CAP STAMPED: "MCKIM & CREED", HAS BEEN SET AT EACH LOT CORNER, UNLESS OTHERWISE NOTED.
- 18.) A 15-FOOT BUILDING LINE IS HEREBY DEDICATED ALONG THE PIPELINE EASEMENT CROSSING THIS PROPERTY, AS SHOWN. IF THE SAID PIPELINE EASEMENT IS ABANDONED, THE 15-FOOT BUILDING LINE WOULD ALSO BE ABANDONED.

I, J. STACY SLAWINSKI, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.,
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS ____ DAY OF _____, 202__.

VINCENT M. MORALES, JR., COMMISSIONER
PRECINCT 1

GRADY PRESTAGE, COMMISSIONER
PRECINCT 2

KP GEORGE, COUNTY JUDGE

W. A. "ANDY" MEYERS, COMMISSIONER
PRECINCT 3

DEXTER L. MCCOY, COMMISSIONER
PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 202__, AT _____ O'CLOCK ____M, IN PLAT NUMBER(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

By: _____
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

By: _____
DEPUTY

LOTS ON MOODY

A SUBDIVISION OF A 28.8528 ACRE TRACT
OF LAND OUT OF LOT 41,
BERNARD SUBDIVISION
(VOL. 53, PG. 235; F.B.C.D.R.)
IN THE WILLIAM GARNETT SURVEY,
ABSTRACT NO. 182,
FORT BEND COUNTY, TEXAS

1 BLOCK - 5 LOTS - 0 RESERVES

~ OWNER ~
RAMULUS, LLC,
a Texas Limited Liability Company
11809 Durette Drive
Houston, Texas 77024
PHONE: 713.824.5353

~ SURVEYOR ~
MCKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
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TBPELS Firm Registration No. 10177600
JOB NO. 09765-0003
AUGUST 26, 2025

