



ENGINEERS

SURVEYORS

PLANNERS

December 3, 2025

Fort Bend County Commissioners' Court
Commissioner Grady Prestage, Pct. 2
301 Jackson Street
Richmond, Texas 77469

RE: Ramulus Ranch – Request for Block Length Variance

Dear Commissioner Prestage:

Ramulus Ranch is a 77+ acre rural tract of land located in Fort Bend County, Precinct 2 along Mueck Road near the intersection of Bushnell Road. The proposed subdivision plat plans to divide the existing tract into thirteen large acreage tracts, all being over five acres of land and each will have access to a private driveway by a 60-foot wide access and utility easement.

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 Mueck Road and Bushnell Road along all sides of the property of the subject tract.

Ramulus Ranch 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

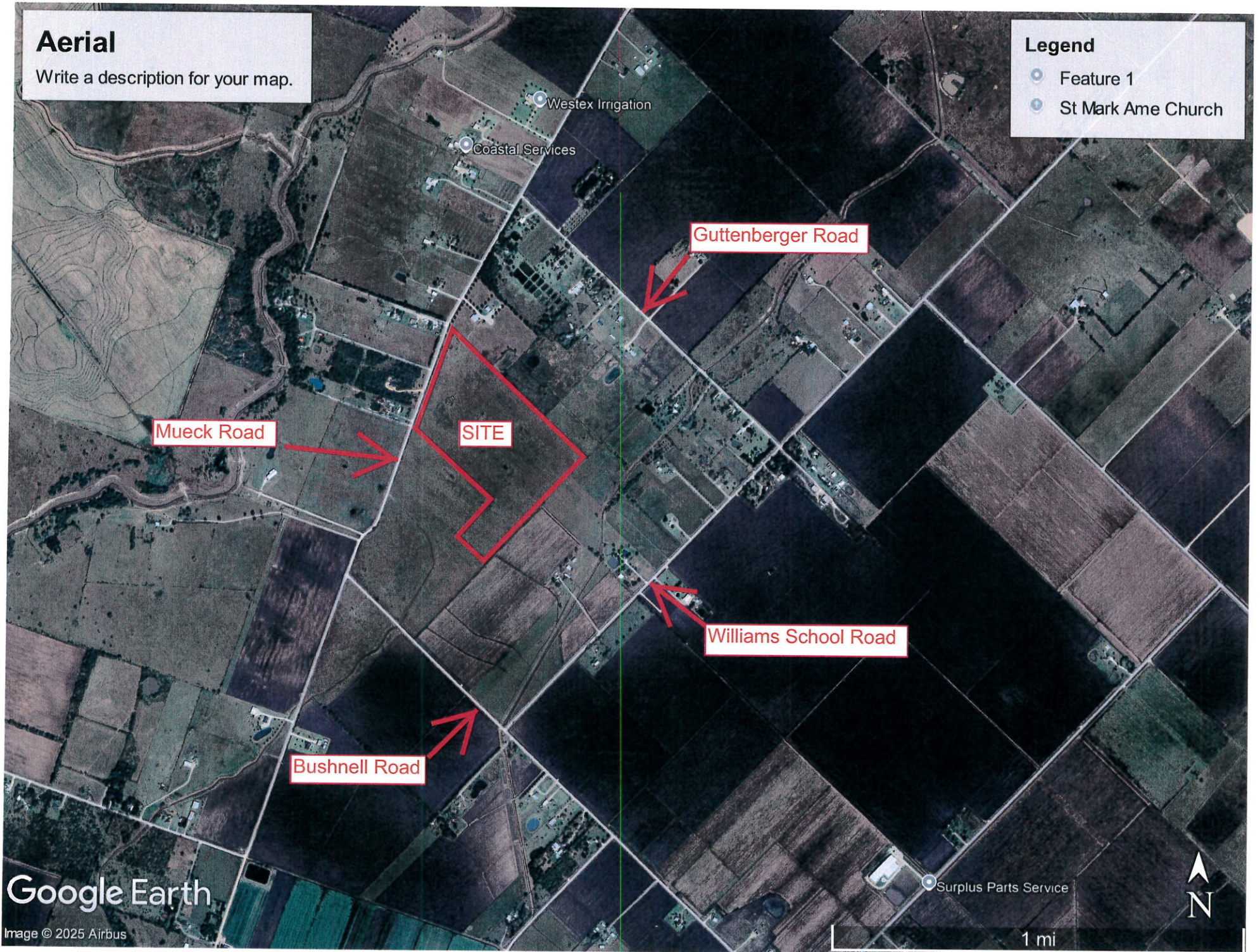
12718 Century Drive
Stafford, TX 77477
281.491.2525
www.mckimcreed.com

Aerial

Write a description for your map.

Legend

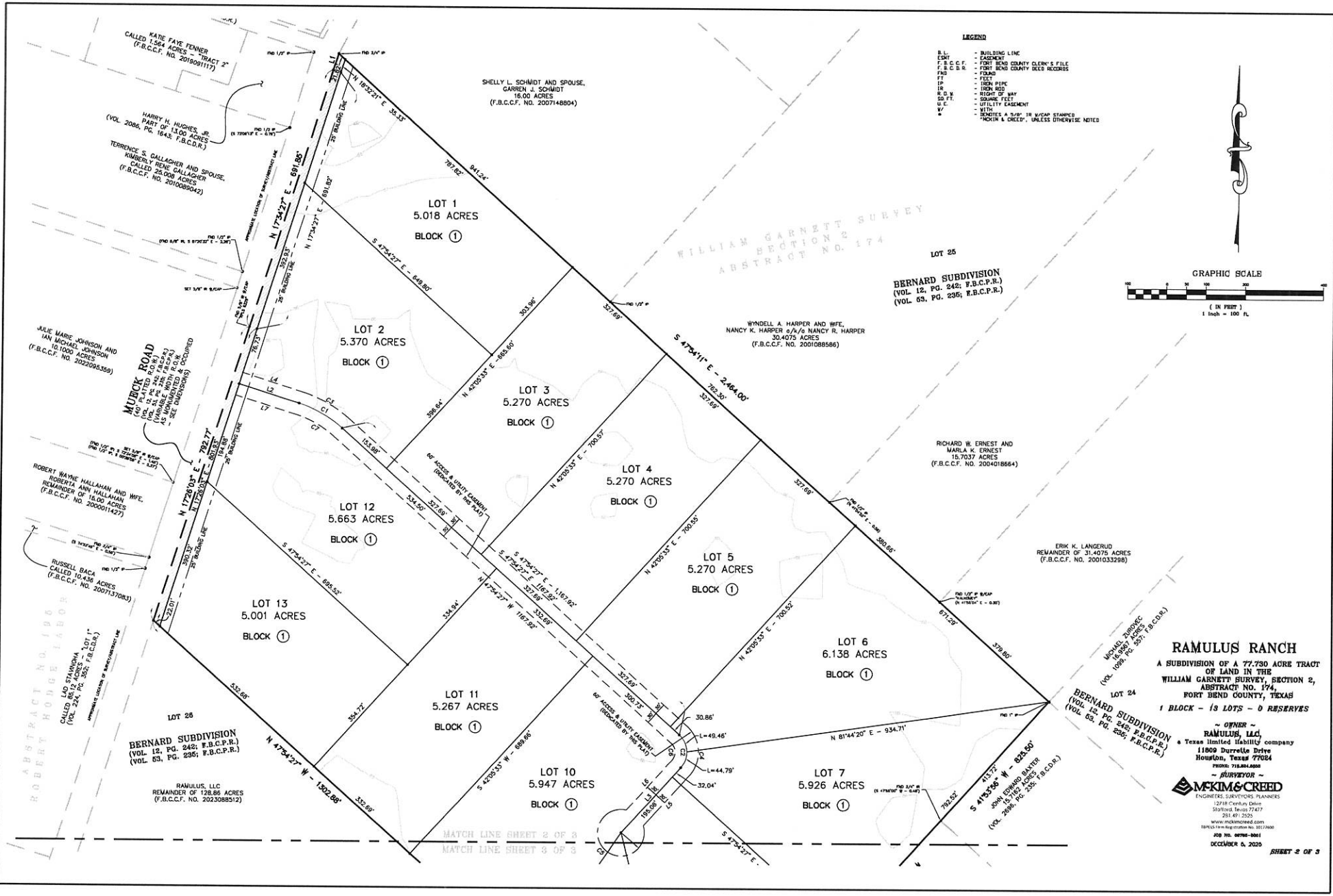
- Feature 1
- St Mark Ame Church



Google Earth

Image © 2025 Airbus

1 mi



DRAWING INFO:

RAMULUS RANCH
 A SUBDIVISION OF A 77.730 ACRE TRACT
 OF LAND IN THE
 WILLIAM GARNETT SURVEY, SECTION 2,
 FORT BEND COUNTY, TEXAS
 1 BLOCK - 13 LOTS - 0 RESERVES

OWNER:
RAMULUS, LLC
 a Texas limited liability company
 11809 Surrende Drive
 Houston, Texas 77054
 PHONE: 713.814.8200

SURVEYOR:
MCKIM & CREED
 ENGINEERS, SURVEYORS, PLANNERS
 12218 Curlew Drive
 Houston, Texas 77477
 281.497.2525
 www.mckimandcreed.com
 TEXAS PROFESSIONAL REGISTRATION NO. 00174000
 JOB NO. 00766-0061
 OCTOBER 8, 2025

SHEET 2 OF 3

