

January 14, 2025

The Honorable Commissioner,
Grady Prestage
Fort Bend County, Precinct 2
303 Texas Parkway Ste. 213
Missouri City, TX 77489

Re: Request for Approval of Granting the Variance for the proposed Monarch Landing Section 2 development

Dear Commissioner, Prestage:

On behalf of Blackline Engineering, LLC, we hereby request Commissioners Court consideration for approval and granting of the following variance:

1. **Block Length:** The block length of minor collector streets is greater than 1,400 feet. (Fort Bend County Regulations of Subdivisions, Section 5.4 A2)

Description of Area:

The purpose of this variance request is to pursue to grant the developer a greater block length distance than the 1,400 feet block length as required and forgo the installation of a stub street to the adjacent property. The southeast boundary of the section has a subdivision, along with a landscape reserve. Palamedes Swallowtail Lane is a 60' right-of-way that is adjacent to a recorded subdivision which prohibits the developer from adhering to the request for a stub street to limit the block length. Furthermore, with Palamedes Swallowtail Lane leading into FM 361 and several cross streets, such as Papillon Lane, Painted Lady Drive, and Sooty Wing Lane, we do not anticipate there being any concerns with traffic flow due to the extended length of the block.

Based on the above information, we respectfully request that the Commissioner's Court of Fort Bend County, TX, review our request and provide us with approval for granting the variance as stated.

Should any additional information be needed, please don't hesitate to contact us.

Sincerely,



Asim Tufail PE, MBA
Blackline Engineering, LLC