

January 15, 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 Sec. 3 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 being pursued is to allow us a greater distance than a 1,400 feet block length and forgo the installation of a stub street to the adjacent property. The southwest boundary of the proposed development has a detention pond, and landscape reserves at the proposed plat boundary which prohibits the developer from adhering to the request to a stub street to limit the block length. Furthermore, we believe that the design of the street pattern and several cross streets, such as Sootyings Lane, Texas Crescent Lane and Palamedes Swallowtail Lane, we do not anticipate there being concern with traffic flow due to the resulting 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