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Fort Bend County Commissioners' Court  
Commissioner Vincent Morales, Jr., Pct. 1  
301 Jackson St.  
Richmond, Texas 77469

**Re: Hill Ranch Estates Subdivision Variance  
BLS Job No. 5601**

Dear Commissioner Morales:

The proposed single-family development of Hill Ranch Estates consists of 14.739 acres of land with 11 Lots and 4 Reserves in 2 Blocks. This final plat was approved by the Fort County Drainage District and CenterPoint Energy regarding stormwater management and dry utilities.

We respectfully request the Court to consider granting the following:

1. A variance to allow public utility easements to be situated along the front of all lots. The Fort Bend County Regulations of Subdivisions, Section 5.11.A.2, requires that all utility easements be situated along the rear property line.

The variance is necessary to support our design concept, which features a private street system with rear-yard drainage and trail easements. The most effective placement for the utility easement containing CenterPoint's electric service lines would be in the front yard. Note that CenterPoint has approved this design – see attached no objection letter.

We greatly appreciate your consideration of this variance request. Please let me know if you have any questions or require additional information.

Please review the attached and let me know if anything else is needed.

Thanks!  
Braeden Allemand  
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