

September 24, 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 Esperanza Section 2

Dear Commissioner Prestage:

Variance Request – Block Length

Fort Bend County Regulations of Subdivisions, Section 5.5 A2

On behalf of **Blackline Engineering, LLC**, we respectfully request Commissioners Court consideration and approval of the following variance:

1. Block Length: The block length along the Western plat boundary of Esperanza Section 2 exceeds the maximum 1,400-foot requirement. Esperanza is a residential development.

Description of Area and Justification

The purpose of this variance request is to allow for a block length greater than 1,400 feet and to forgo the installation of a stub street connection to adjacent properties.

- **Western Plat Boundary (Proposed block length 1450.31')**
Along the western property boundary, there are multiple separate parcels between SH 36 and the Esperanza community, making a direct stub street connection infeasible. Furthermore, the major thoroughfare alignment was revised so that there is no longer a connection through this development to SH 36. This revision, combined with the fact that the boundary reserve is designated for overhead power facilities and drainage swales, makes a stub street both impractical and inconsistent with the intended use of this area.

Traffic Considerations

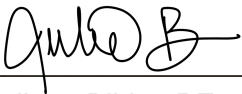
Due to the nature of the development, including the presence of internal circulation streets and alternative connectivity, the extended block length will not adversely affect traffic flow or access.

Conclusion

For the reasons stated above, the block layout as designed represents the best and most reasonable configuration given the existing site constraints. Therefore, we respectfully request approval of this variance by the Fort Bend County Commissioners Court.

Should any additional information be required, please do not hesitate to contact me at (832)-431-5959.

Sincerely,



Juliana F. Bihlet, PE, CFM
Blackline Engineering, LLC