4B ENGINEERING

August 25, 2026

Commissioner Vincent M. Morales, Jr.
Fort Bend County, Precinct 1
22333 Grand Corner Dr.
Katy, TX 77494

RE: San Bernard Estates Subdivision – Utility Easement Variance Request

Dear Commissioner Morales, Jr.

The San Bernard Estates Subdivision is 20.24 acres and is located on the south side of Buls Road approximately 0.9 miles south of the intersection with US Highway 90 fully within the jurisdiction of Fort Bend County. This plat proposes to subdivide the 20.24 acre parent tract into 4 new residential lots.

We respectfully request that the court consider granting a variance to the minimum 16-foot Public Utility Easement being located along all back lots within a subdivision per Section 5.11.A.3.a of the Fort Bend County Regulations of Subdivisions.

The proposed plat will provide the required 16-foot Public Utility Easement along the front lot line due to the size and depth of each lot.

The intent and general purposes of the Fort Bend County Regulations of Subdivisions will be preserved and maintained. No adverse impact to the public's health, safety, or welfare is anticipated by granting this variance.

Sincerely,

4B Engineering, PLLC.

Marshal Brewer, P.E.

President

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