



Fort Bend County Engineering  
FORT BEND COUNTY, TEXAS

J. Stacy Slawinski, P.E.  
County Engineer

February 24, 2025

Judge KP George  
Fort Bend County Judge  
401 Jackson Street  
Richmond, Texas 77406-0148

**Re: Public Road Connections at Mockingbird Passage Drive, Cedar Ridge Lane, and an Unnamed Road for Emberly Development at IH 69/ US 59 on behalf of Astro Rosenberg, LP – Sponsorship**

Honorable Judge George:

Fort Bend County Engineering Department has received and reviewed a request (letter attached) from Quiddity Engineers on behalf of Astro Rosenberg, LP for Fort Bend County to sponsor a project for three public road connections for Mockingbird Passage Drive ("Roadway A"), Ember Avenue ("Roadway B") and an Unnamed Road ("Roadway C") at IH 69/ US 59. The road connections will provide access for the Emberly development.

Any and all cost involved with the project will be borne by Astro Rosenberg, LP. There will be no cost to Fort Bend County.

The Texas Department of Transportation requests that an agency, such as Fort Bend County, act as a sponsor for the project. This means that the permit for the work will be issued in the name of Fort Bend County and the County accepts responsibility for the terms and conditions of the permit.

We recommend acceptance of the sponsorship and request that this item be placed on the 3/11/2025 Commissioners Court agenda. We have prepared a letter to Texas Department of Transportation for the County Judges' signature.

If there are any questions please do not hesitate to call.

Sincerely,



Hugo Sanchez  
Development Services Manager

Attachment: Scope of Work

cc: Commissioner Dexter L. McCoy, Pct. 4  
File

DRAFT

(To be placed on Co. Judge stationery)  
(Return executed document to Courtney  
Velasquez- Engineering 281-633-7516)

Current date

Glenn Allbritton  
Houston District Engineer  
Texas Department of Transportation  
7600 Washington Avenue  
Houston, Texas 77007-1044

Re: ***Public Road Connections for Emberly Development at IH 69/ US 59 on  
behalf of Astro Rosenberg, LP – Sponsorship***

Dear Glenn Allbritton:

Fort Bend County has received and reviewed a request (letter attached) from Quiddity Engineering for Fort Bend County to sponsor a Texas Department of Transportation project on behalf of Astro Rosenberg, LP for three public road connections for Mockingbird Passage Drive, Cedar Ridge Lane, and an Unnamed Road at IH 69/ US 59 at no cost to the County.

The request was approved by Fort Bend County Commissioners Court at their meeting dated 3/11/25. We request that a permit for the public road connections be issued with Fort Bend County as sponsor for this project.

If there are any questions or need for additional information, please call Hugo Sanchez in our Engineering Department at 281-633-7515.

Sincerely,

KP George  
Fort Bend County Judge

KPG/

Attachments: Resolution  
Drawing

cc: Emily Moran, Quiddity Engineering [amoran@quiddity.com](mailto:amoran@quiddity.com)  
Denese Laskowski, TxDOT [denese.laskowski@txdot.gov](mailto:denese.laskowski@txdot.gov)  
File

THE STATE OF TEXAS       §

COUNTY OF FORT BEND   §

**RESOLUTION TO SPONSOR A PROJECT FOR PUBLIC ROAD CONNECTIONS  
FOR MOCKINGBIRD PASSAGE DRIVE, EMBER AVENUE, AND AN UNNAMED  
ROAD AT IH 69/ US 59 ON BEHALF OF ASTRO ROSENBERG, LP**

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, the Commissioners Court, sitting as the governing body of Fort Bend County, Texas, at a regular meeting, upon motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, duly put and carried;

**WHEREAS**, the proposed sponsorship project includes the installation of three public road connections at IH 59/ US 59 for Mockingbird Passage Drive, Cedar Ridge Lane, and an Unnamed Road.

**WHEREAS**, the funding for such sponsorship of the project is to be provided through sources other than Fort Bend County.

**NOW, THEREFORE, BE IT RESOLVED** that Fort Bend County expresses its support and sponsorship of such project with the Texas Department of Transportation to cause such improvements to be made at IH 69/ US 59 for Mockingbird Passage Drive, Cedar Ridge Lane, and an Unnamed Road.

**FORT BEND COUNTY**

By: \_\_\_\_\_  
KP George, County Judge

ATTEST:

\_\_\_\_\_  
Laura Richard, County Clerk



6330 West Loop South, Suite 150  
Bellaire, Texas 77401  
Tel: 713.777.5337  
[www.quiddity.com](http://www.quiddity.com)

February 21, 2025

Honorable KP George  
Fort Bend County Judge  
301 Jackson Street, Suite 719  
Richmond, Texas 77469

Re: Request for Sponsorship Letter  
Proposed Street Tie-ins at US-59 Northbound Frontage Road  
Mockingbird Passage Drive ("Roadway A"), Ember Avenue ("Roadway B") and "Roadway C" (unnamed)  
for Emberly Development  
Fort Bend County, Texas  
Quiddity Engineering, LLC. Job No. 14000-0042-01

Dear Judge George:

Quiddity Engineering is preparing the street tie-in permit application to submit to the Texas Department of Transportation (TxDOT) for the proposed street tie-ins of Mockingbird Passage Drive ("Roadway A"), Ember Avenue ("Roadway B") and "Roadway C" at existing US-59 Northbound Frontage Road for the proposed Emberly Development. A street name for "Roadway C" has not been designated at this time. At each street tie-in, a stop sign is proposed for traffic control. Astro Rosenberg, LP, the developer, will fund the cost of construction. There will be no expense to Fort Bend County. The attached construction plan drawings were prepared in accordance with TxDOT's street tie-in permit requirements.

As part of the permit application process, TxDOT is requiring a sponsorship letter from Fort Bend County. I am requesting Fort Bend County's sponsorship of this project and a sponsorship letter to include with the TxDOT permit application package.

Please contact me if you need further information or have any questions.

Sincerely,

Emily F. Moran, P.E., PTOE  
Senior Project Manager, Traffic Engineering

EFM

K:\14000\14000-0042-01 Emberly Driveway Permit (Public)\Project Management\Correspondence\Sponsorship Letter  
Attachments



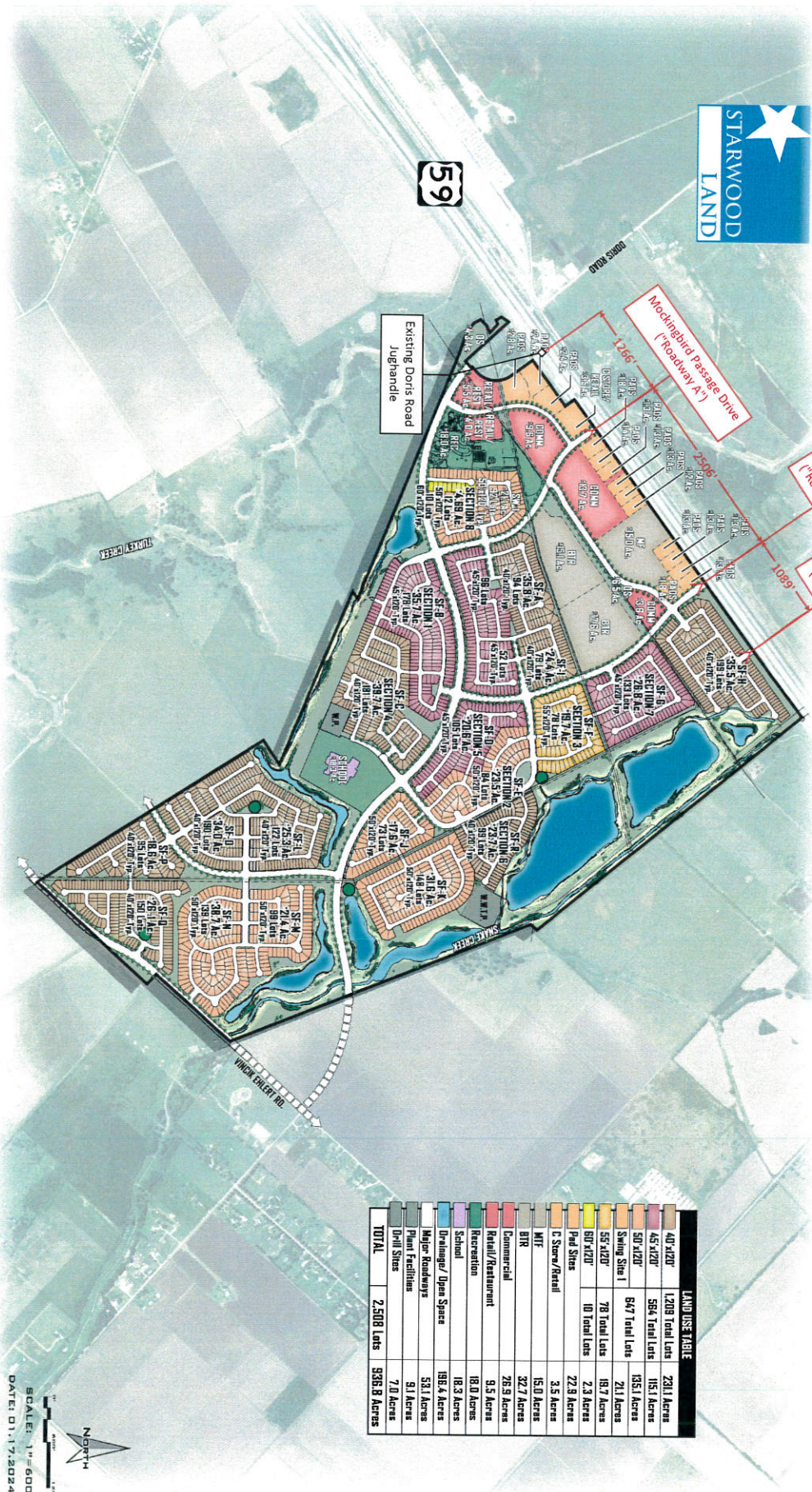


EMBERLY

+936.8 Acres



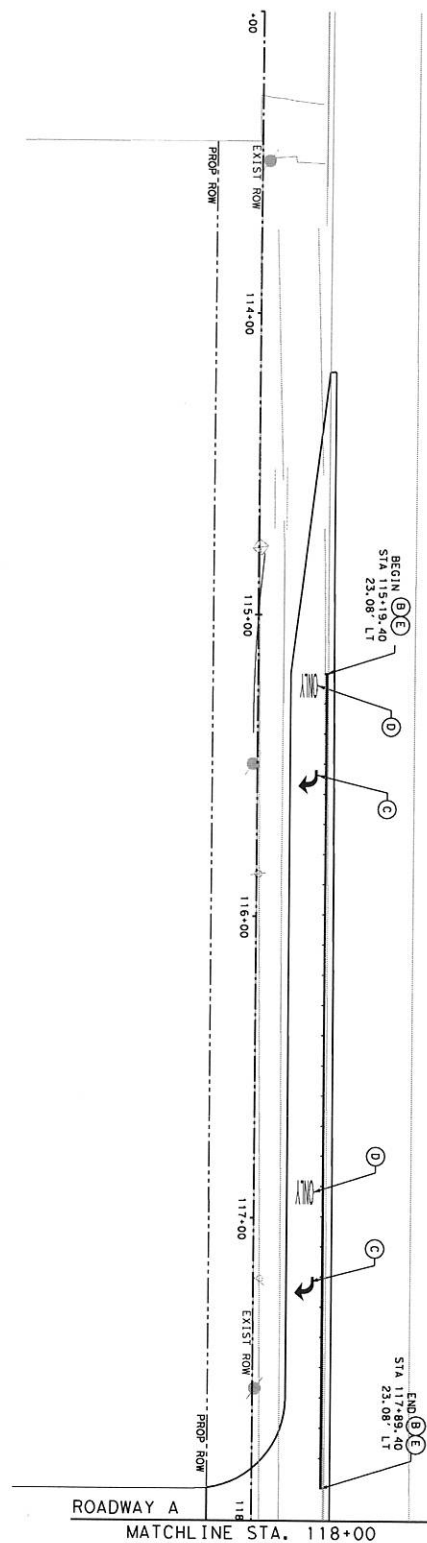
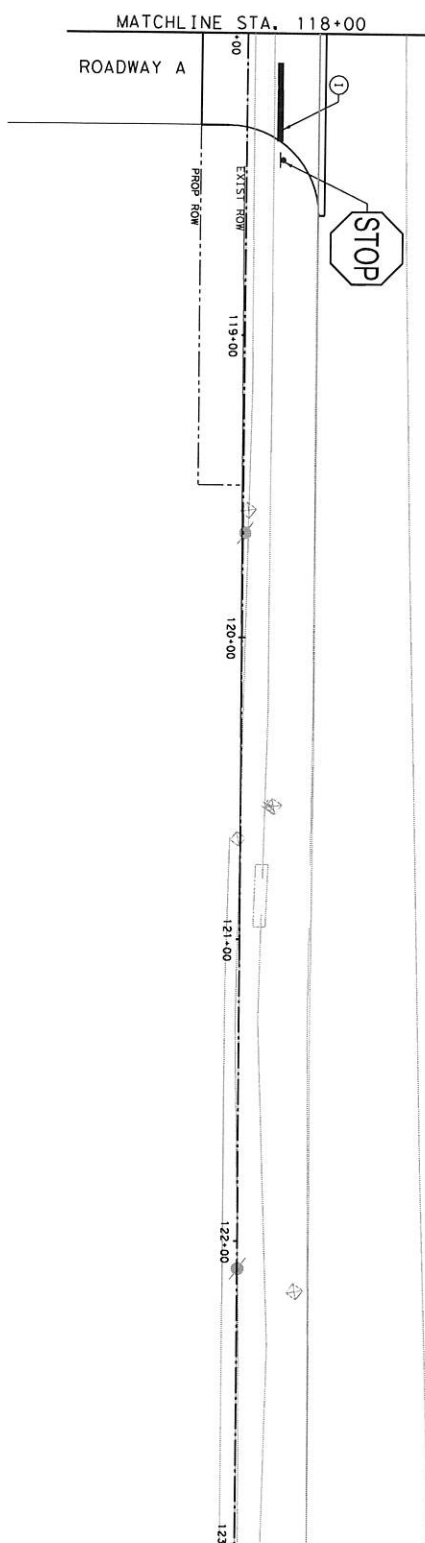
GUDDITY  
ENGINEERING



LAND USE TABLE			
40' x 20'	1,208 Total Lots	220.1 Acres	
45' x 20'	584 Total Lots	105.1 Acres	
50' x 20'	647 Total Lots	135.1 Acres	
Swing Site 1	24.1 Acres		
55' x 20'	78 Total Lots	18.7 Acres	
60' x 20'	10 Total Lots	2.3 Acres	
Pd Stairs		2.3 Acres	
C Store/Retail		3.5 Acres	
M/F		15.0 Acres	
B/R		32.7 Acres	
Commercial		76.9 Acres	
Retail/Restaurant		9.5 Acres	
Recreation		18.0 Acres	
School		18.3 Acres	
Unrelig./Open Space		195.4 Acres	
Major Roadways		53.1 Acres	
Police Facilities		9.1 Acres	
Drill Sites		7.0 Acres	
TOTAL	2,508 Lots	936.8 Acres	

NORTH  
SCALE: 1"=600'  
DATE: 01.17.2024

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



SCALE (IN FEET):

0 40



LEGEND:

- A REFL PAY MTK TY I (W) (4\*) (BKH)
- B REFL PAY MTK TY I (W) (4\*) (SLD)
- C REFL PAY MTK TY I (W) (ARROW)
- D REFL PAY MTK TY I (W) (WORD)
- E REFL PAY MTK TY I-C
- F NON-REFLECTORIZED WHITE RAISED TRAFFIC BUTTONS
- G REFL PAY MTK TY I (W) (4\*) (SLD)
- H REFL PAY MTK TY I (W) (4\*) (SLD)
- I REFL PAY MTK TY I (W) (24\*) (SLD)
- J YELLOW PAINTED CUBB

NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL CONFORM TO HARRIS COUNTY STANDARDS PAVEMENT MARKING DETAILS.

NO.	DATE	REVISION	APPROVED

For your safety, you are required by Texas Law to call 811 at least 48 hours before you dig so that underground line can be marked. This signature does not fulfill your obligation to call 811.

**Date:** \_\_\_\_\_

**CenterPoint:** Energy not used gas utilities shown. (Gas service lines are not shown). This signature not to be used for conflict verification, signature valid for six months.

CenterPoint Energy/UNDERGROUND Electrical facilities Verification ONLY (This Signature verifies existing underground facilities – not to be used for conflict verification) Signature Valid for six months.	Date:
---	-------

Date: \_\_\_\_\_

Approved for M&T Texas/SWB underground conduit facilities only.  
Signature Valid for one year.



12/17/2024



Test Board of Professional Engineers and Land Surveyors REG. NO. F-2299  
6140 West Loop South, Suite 150 • Reliance TX 77401 • 713.277.5337

US 59 NBF R

MARKING AND FAVOURABLE

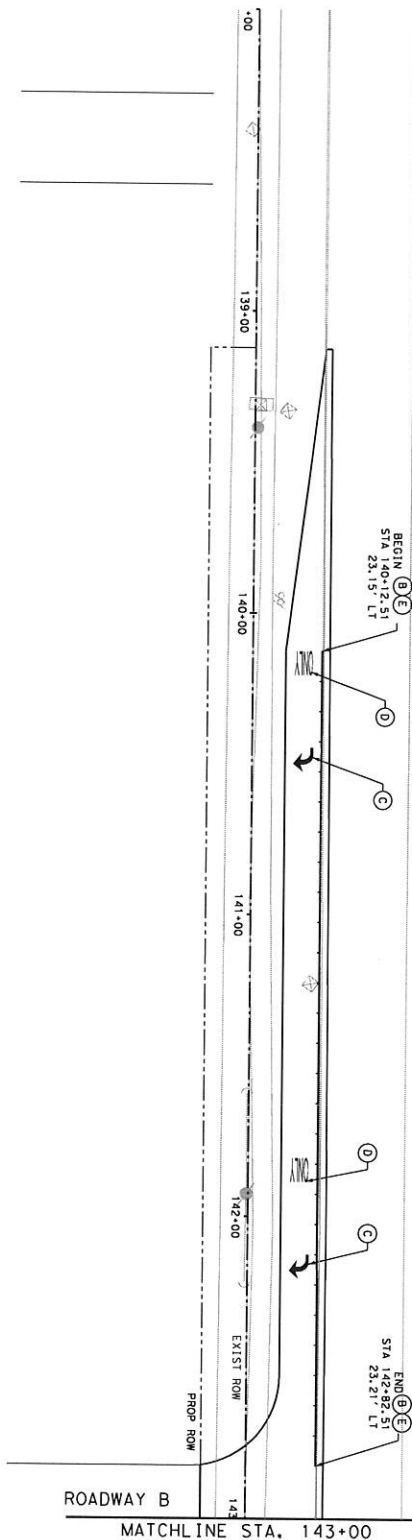
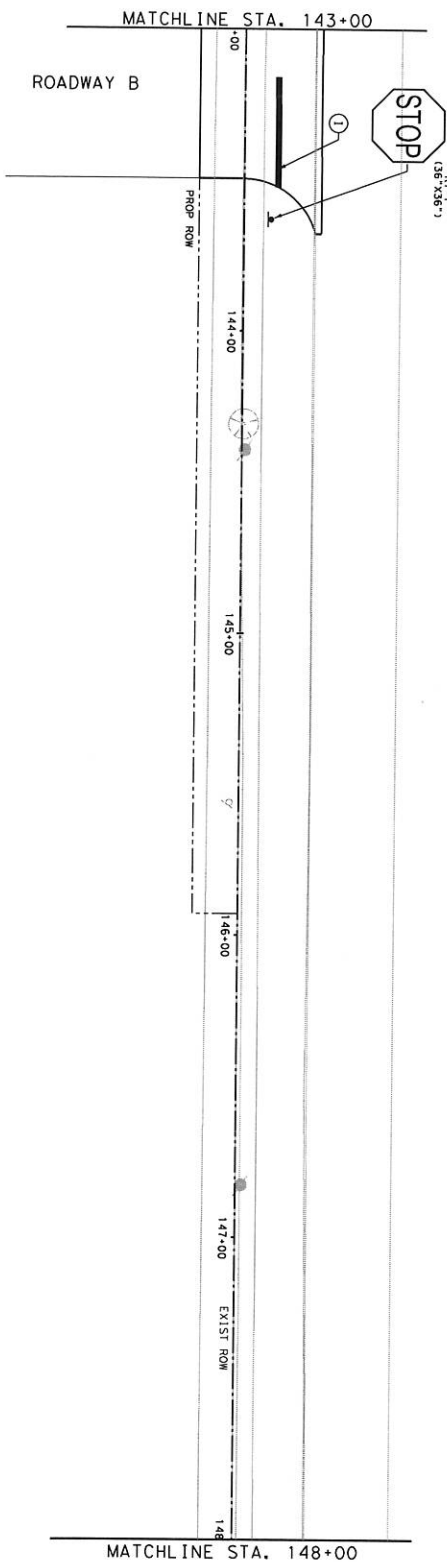
BEGIN TO STA 123+00

SHS

3

DRAWN		SHEET NO.
CITY		
DESIGNED		
CITY		
CITY OF BEASLEY, ETJ		
CHECKED	CITY	9
BY	STATE	
APPROVED	COUNTY	
BY	FORT BEND	
BY	TEXAS	





SCALE (IN FEET):  
0 40



LEGEND:

- (A) REFLECTOR MARK TY 1 (W) (4") (BRK)
- (B) REFLECTOR MARK TY 1 (W) (8") (SLD)
- (C) REFLECTOR MARK TY 1 (W) (ARROW)
- (D) REFLECTOR MARK TY 1 (W) (MORD)
- (E) REFLECTOR MARK TY 1-C
- (F) NON-REFLECTORIZED WHITE RAISED TRAFFIC BUTTONS
- (G) REFLECTOR MARK TY 1 (W) (4") (SLD)
- (H) REFLECTOR MARK TY 1 (W) (4") (SLD)
- (I) REFLECTOR MARK TY 1 (W) (24") (SLD)
- (J) YELLOW PAINTED CURB

NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS STANDARD PAVEMENT MARKING DETAILS.

NO.	DATE	REVISION	APPROVED

For your safety, you are required by Texas Law to call 811 at least 48 hours before you dig to find underground lines can be located. This signature does not limit your obligation to call 811.

VERIFICATION OF PRIVATE UTILITY LINES

Date:

Signature (Print Name and Title) \_\_\_\_\_

Date:

Signature (Print Name and Title) \_\_\_\_\_

Signature (Print Name and Title) \_\_\_\_\_

Signature (Print Name and Title) \_\_\_\_\_

Signature (Print Name and Title) \_\_\_\_\_

Signature (Print Name and Title) \_\_\_\_\_



12/17/2024

**QUIDDITY**

14000 DRAINAGE CONTRACTING AND CONSULTING, INC. 14000

US 59 NBFR

SIGNING AND PAVEMENT MARKINGS PLAN

STA 138+00 TO STA 148+00

SHEET 2 OF 3

EMBERLY PUBLIC DRIVEWAY

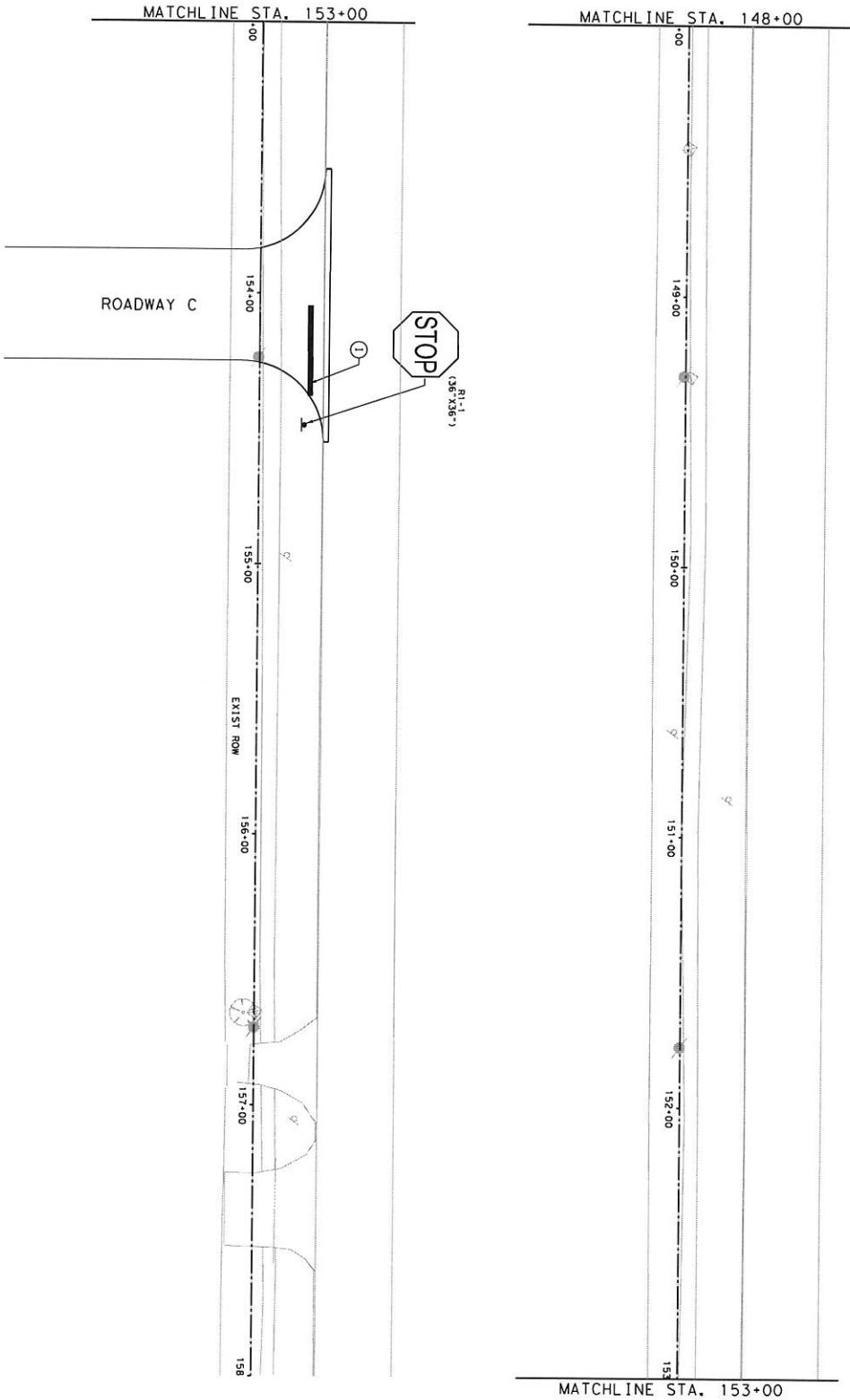
SECTION NO.

CITY OF BEASLEY, ETJ

STATE COUNTY

10

TEXAS FORT BEND



SCALE (IN FEET):  
0 40



LEGEND:

- (A) REF. PAY MARK TY 1 (W) (4") (BRK)
- (B) REF. PAY MARK TY 1 (W) (8") (SLD)
- (C) REF. PAY MARK TY 1 (W) (ARROW)
- (D) REF. PAY MARK TY 1 (W) (WORD)
- (E) REF. PAY MARK TY 1-C
- (F) NON-REFLECTORIZED WHITE RAISED TRAPEZOIDAL BOLLARDS
- (G) REF. PAY MARK TY 1 (W) (4") (SLD)
- (H) REF. PAY MARK TY 1 (W) (4") (SLD)
- (I) REF. PAY MARK TY 1 (W) (24") (SLD)
- (J) YELLOW PAINTED CURB

NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE TEXAS STANDARD PAVEMENT MARKING DETAILS.

NO.	DATE	REVISION	APPROVED

For your safety, you are required by Texas Law to call 811 at least 48 hours before you dig so that underground lines can be located. This signature certifies that you have complied to call 811.

VERIFICATION OF PRIVATE UTILITY LINES

Date: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Title: \_\_\_\_\_



12/17/2024

**GUIDDITY**

US 59 NBFR  
SIGNING AND PAVEMENT  
MARKINGS PLAN  
STA 148+00 TO END

DATE	12/17/2024	SHEET 3 OF 3
DESIGNED	EMBERLY PUBLIC DRIVEWAY	SHEET NO.
CHECKED	CITY OF BEASLEY, ETJ	
DATE		
APPROVED	STATE OF TEXAS	
BY	FORT BEND	11