



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

J. Stacy Slawinski, P.E.
County Engineer

May 13, 2025

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

**Re: *Public Road Connection for Brazos Bend Ranch Drive at State Highway 36
on behalf of Meritage of Texas, LLC – Sponsorship***

Honorable Judge George:

Fort Bend County Engineering Department has received and reviewed a request (letter attached) from EHRA, Inc on behalf of Meritage of Texas, LLC., for Fort Bend County to sponsor a project for a public road connection for Brazos Bend Ranch Drive at State Highway 36. The road connection will provide a point of access for the Brazos Bend Ranch Subdivision

Any and all cost involved with the project will be borne by Meritage of Texas, LLC. 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 05/27/2025 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 Grady Prestage, Pct. 2
File

DRAFT

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

Current date

Glenn Allbritton, P.E.
Houston District Engineer
Texas Department of Transportation
7600 Washington Avenue
Houston, Texas 77007-1044
glenn.allbritton@txdot.gov

Re: ***Public Road Connection for Brazos Bend Ranch Drive at State Highway 36
on behalf of Meritage of Texas, LLC. – Sponsorship***

Dear Glenn Allbritton:

Fort Bend County has received and reviewed a request (letter attached) from EHRA for Fort Bend County to sponsor a connection to a Texas Department of Transportation roadway on behalf of Meritage of Texas, LLC for a public road connection for Brazos Bend Ranch Drive at State Highway 36, at no cost to the County.

The request was approved by Fort Bend County Commissioners Court at their meeting dated 5/27/2025. We request that a permit for the public road connection 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: Colton Cary, EHRA ccary@ehra.team
Denese Laskowski, TxDOT denese.laskowski@txdot.gov
File

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

**RESOLUTION TO SPONSOR A PROJECT FOR A PUBLIC ROAD CONNECTION
FOR BRAZOS BEND RANCH DRIVE AT STATE HIGHWAY 36
ON BEHALF OF MERITAGE OF TEXAS, LLC.**

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 a public road connection at State Highway 36 for Brazos Bend Ranch Drive.

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 State Highway 36 for Brazos Bend Ranch Drive.

FORT BEND COUNTY

By: _____
KP George, County Judge

ATTEST:

Laura Richard, County Clerk



TBPE No. F-726
TBPLS No. 10092300

May 2, 2025

Mr. Stacy Slawinski, P.E.
Fort Bend County
301 Jackson St., Suite 401
Richmond, TX 77469

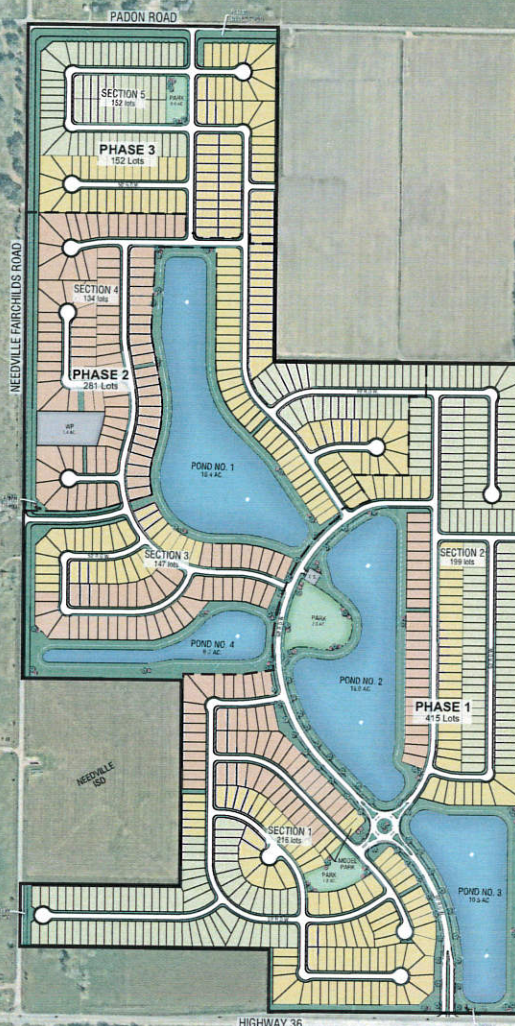
Re: Fort Bend County Sponsorship Letter
Brazos Bend Ranch Drive at State Highway 36
EHRA Project No. 241-003-41

We are requesting a sponsorship letter as part of the TXDOT driveway permit for Brazos Bend Ranch Drive, tying into State Highway 36. For reference please see attached an overall layout for Brazos Bend Ranch Drive, TXDOT Driveway tie-into State Highway 36, and overall land plan for Brazos Bend Ranch.

Should you require additional information or have any questions, please contact me at (713) 744-1237 or by email at ccary@ehra.team

Sincerely,

Colton Cary, P.E.
Project Manager – Land Services

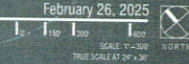


LAND USE AREAS & LOT TOTALS		
40' x 120' Typ.: 306 Lots (36%)	± 38.8 Ac.	
45' x 120' Typ.: 319 Lots (38%)	± 47.3 Ac.	
50' x 120' Typ.: 223 Lots (26%)	± 36.8 Ac.	
Detention	± 49.5 Ac.	
Park / Rec	± 4.0 Ac.	
Entry R.O.W.	± 40.6 Ac.	
Water Plant / Lift Station	± 1.5 Ac.	
South Tract Detention	± 24.4 Ac.	
South Tract Pump Station	± 0.2 Ac.	
Commercial Tract (Seller Retained)	± 11.9 Ac.	
South Tract Water Plant	± 2.7 Ac.	
Landscape Buffer / Open Space	± 11.4 Ac.	
Total	848 Lots	± 269.1 Ac.
PHASE 1		
40' x 120' Typ.: 205 Lots (49%)		
45' x 120' Typ.: 132 Lots (32%)		
50' x 120' Typ.: 78 Lots (19%)		
415 Lots		
PHASE 2		
40' x 120' Typ.: 36 Lots (12%)		
45' x 120' Typ.: 100 Lots (36%)		
50' x 120' Typ.: 145 Lots (52%)		
281 Lots		
PHASE 3		
40' x 120' Typ.: 65 Lots (43%)		
45' x 120' Typ.: 87 Lots (57%)		
152 Lots		

Brazos Bend Ranch: Lotting Plan - 848 Lots

A ± 269 Acre Tract located in Fort Bend County, Texas.

February 26, 2025



EHRA

ENGINEERING THE FUTURE

341-003-00

9001 MEADOWGLEN LANE
HOUSTON, TEXAS 77041
713.784.4500
CHRISTIAN
TERRY No. 15,725
TERRY No. 101002000

WARNING
DESIGNER HAS UNDERTAKEN THIS PROJECT AND HAS NOT BEEN ADVISED BY THE CITY OF FORT BEND THAT THE PROJECT IS NOT A PUBLIC PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES AND STRUCTURES BEFORE CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES AND STRUCTURES BEFORE CONSTRUCTION.

REVISIONS
DATE: 05/01/2020
BY: [Signature]
REASON: [Text]
DATE: 05/01/2020
BY: [Signature]
REASON: [Text]
DATE: 05/01/2020
BY: [Signature]
REASON: [Text]

LEGEND
AREA OF WORK
[Symbol]

VERIFICATION OF PRIVATE UTILITY LINES
NOTICE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL UTILITIES AND STRUCTURES TO ORIGINAL CONDITION AFTER CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL UTILITIES AND STRUCTURES IN GOOD CONDITION DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND WASTE FROM THE PROJECT SITE AFTER CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL UTILITIES AND STRUCTURES IN GOOD CONDITION DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND WASTE FROM THE PROJECT SITE AFTER CONSTRUCTION.

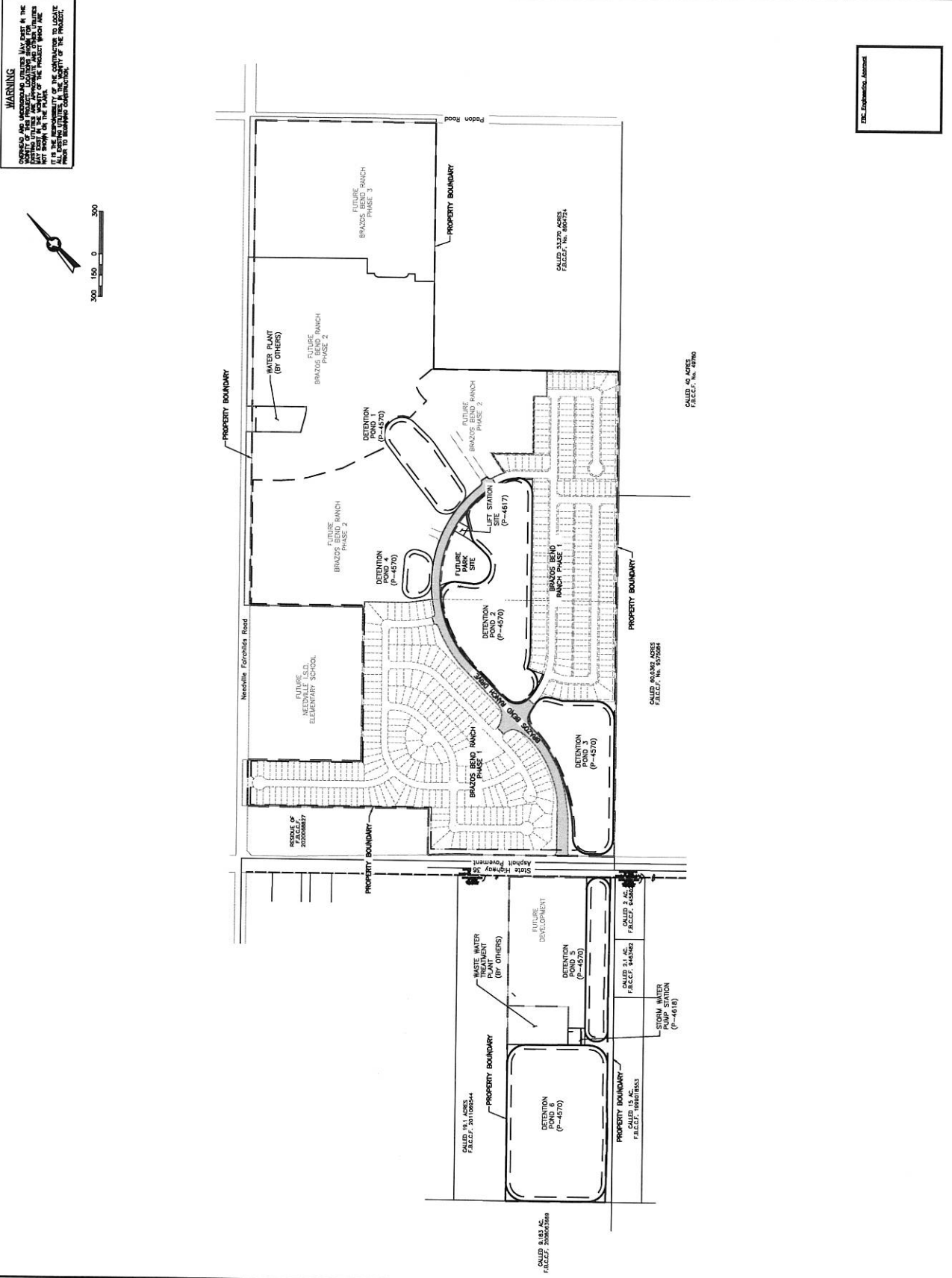
OVERALL LAYOUT
DATE: 05/01/2020
BY: [Signature]
REASON: [Text]
DATE: 05/01/2020
BY: [Signature]
REASON: [Text]
DATE: 05/01/2020
BY: [Signature]
REASON: [Text]

APPROVALS
DATE: 05/01/2020
BY: [Signature]
REASON: [Text]
DATE: 05/01/2020
BY: [Signature]
REASON: [Text]
DATE: 05/01/2020
BY: [Signature]
REASON: [Text]

PROJECT INFORMATION
PROJECT NAME: FORT BEND COUNTY M.I.D. 236
PROJECT ADDRESS: BRAZOS BEND RANCH COLLECTOR ROAD
PROJECT LOCATION: [Text]
PROJECT DATE: 05/01/2020
PROJECT BY: [Signature]
PROJECT REASON: [Text]

SCALE
HORIZONTAL: 1"=300'
VERTICAL: 1"=300'
DRAWING SCALE: 1"=300'





PROJECT INFORMATION
PROJECT NAME: FORT BEND COUNTY M.I.D. 236
PROJECT ADDRESS: BRAZOS BEND RANCH COLLECTOR ROAD
PROJECT LOCATION: [Text]
PROJECT DATE: 05/01/2020
PROJECT BY: [Signature]
PROJECT REASON: [Text]




EXISTING DRAINAGE SWALES: ALL EXISTING DRAINAGE SWALES UNDER PROPOSED CONCRETE PAVEMENT SHALL BE CLEANED, WUCKED OUT AND SCARIFIED TO A MINIMUM DEPTH OF 6" AND FILLED AS SPECIFIED ABOVE IN FILL NOTE NO. 1. NO SEPARATE PAY.

ROADWAY EMBANKMENT: STRIP 3" OF VEGETATION FROM AREA TO BE FILLED AND RE-COMPACT SOIL TO 95% PROCTOR DENSITY; PLACE FILL MATERIAL AS SPECIFIED IN FILL NOTE NO. 1.

4	STOP BAR: 24" WIDE, SOLID, WHITE, REFLECTORIZED, TYPE 1 PAVEMENT MARKING
5	LANE DIVIDE STRIPING (SOLID): 8" WIDE, SOLID, WHITE, REFLECTORIZED, TYPE 1 PAVEMENT MARKING
6	"ONLY" PAVEMENT MARKINGS: REFLECTORIZED, TYPE 1 PAVEMENT MARKING "ONLY"

LEGEND	
	PROPOSED DRAINWAY
	PROPOSED CONCRETE SHOULDER
	PROPOSED HIGH BANK
	PROPOSED DITCH FLOW LINE

[illegible]

BRAZOS BEND RANCH	SITE, SIGNAGE AND PAYMENT MARKINGS				40000 International Lane Houston, Texas 77062 Tel: 281-291-2200 Telex: 241-003-41 Fax: 281-291-2200
	OWNER: JAMES DATE: 04/22 PROJ.: CUDAP DATE: 04/23 APPR.: _____ DATE: ____	OWNER: CUDAP DATE: 04/23 CUDAP, JSC. DATE: 04/23	P-4577		
DRAWING SCALE			SHEET No: 4 of 13		
SIZE: 1"=40' DT: _____					