



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

J. Stacy Slawinski, P.E.
County Engineer

May 29, 2025

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

**Re: Public Road Connection for Evergrove Parkway at FM 723 on behalf of
TPHTL Hatcher, LLC – Sponsorship**

Honorable Judge George:

Fort Bend County Engineering Department has received and reviewed a request (letter attached) from LJA Engineering on behalf of TPHTL Hatcher, LLC for Fort Bend County to sponsor a project for a public road connection for Evergrove Parkway at FM 723. The road connection will provide a point of access for the Evergrove Development

Any and all cost involved with the project will be borne by TPHTL Hatcher, 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 06/10/2025 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 Vincent M Morales, Jr. Pct. 1
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 Evergrove Parkway at FM 723 on behalf of
TPHTL Hatcher, LLC – Sponsorship***

Dear Glenn Allbritton:

Fort Bend County has received and reviewed a request (letter attached) from LJA Engineering for Fort Bend County to sponsor a connection to a Texas Department of Transportation roadway on behalf of TPHTL Hatcher, LLC for a public road connection for Evergrove Parkway at FM 723, at no cost to the County.

The request was approved by Fort Bend County Commissioners Court at their meeting dated 6/10/2025. 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: Julio Triana, LJA Engineering jtriana@lja.com
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 EVERGROVE PARKWAY AT FM 723
ON BEHALF OF TPHTL HATCHER, 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 FM 723 for Evergrove Parkway.

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 FM 723 for Evergrove Parkway.

FORT BEND COUNTY

By: _____
KP George, County Judge

ATTEST:

Laura Richard, County Clerk



May 29, 2025,

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

Re: Request for Sponsorship Letter
Proposed Street Tie-in at Northbound FM 723
Evergrove Parkway for Evergrove Development
Fort Bend County, TX
LJA Job No. 2085-6101 (6.0)

Dear Judge George:

LJA Engineering, Inc. is preparing a driveway permit application to submit to the Texas Department of Transportation (TxDOT) for the proposed street tie-in of Evergrove Parkway at existing northbound FM 723, at this street tie-in a stop sign is proposed for traffic control. TPHTL Hatcher, LLC, the developer, will fund the cost of construction. There will be no expense to Fort Bend County. Attached is the plat showing the proposed ROW and the construction plans 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.

Should you have comments or questions, please contact me at jtriana@lja.com or 713.580.4109.

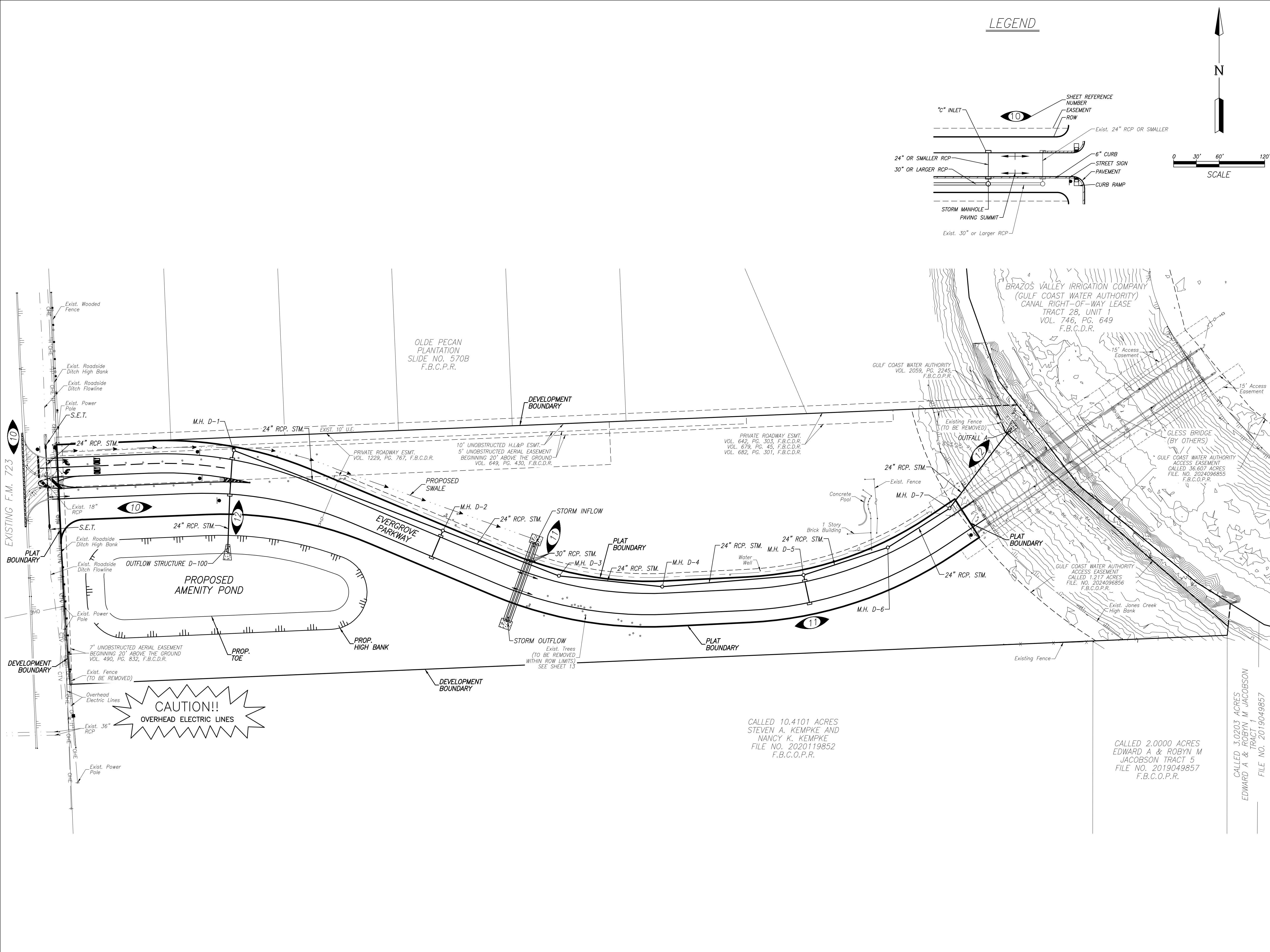
Sincerely,

A handwritten signature in blue ink, appearing to read 'Julio C. Triana'.

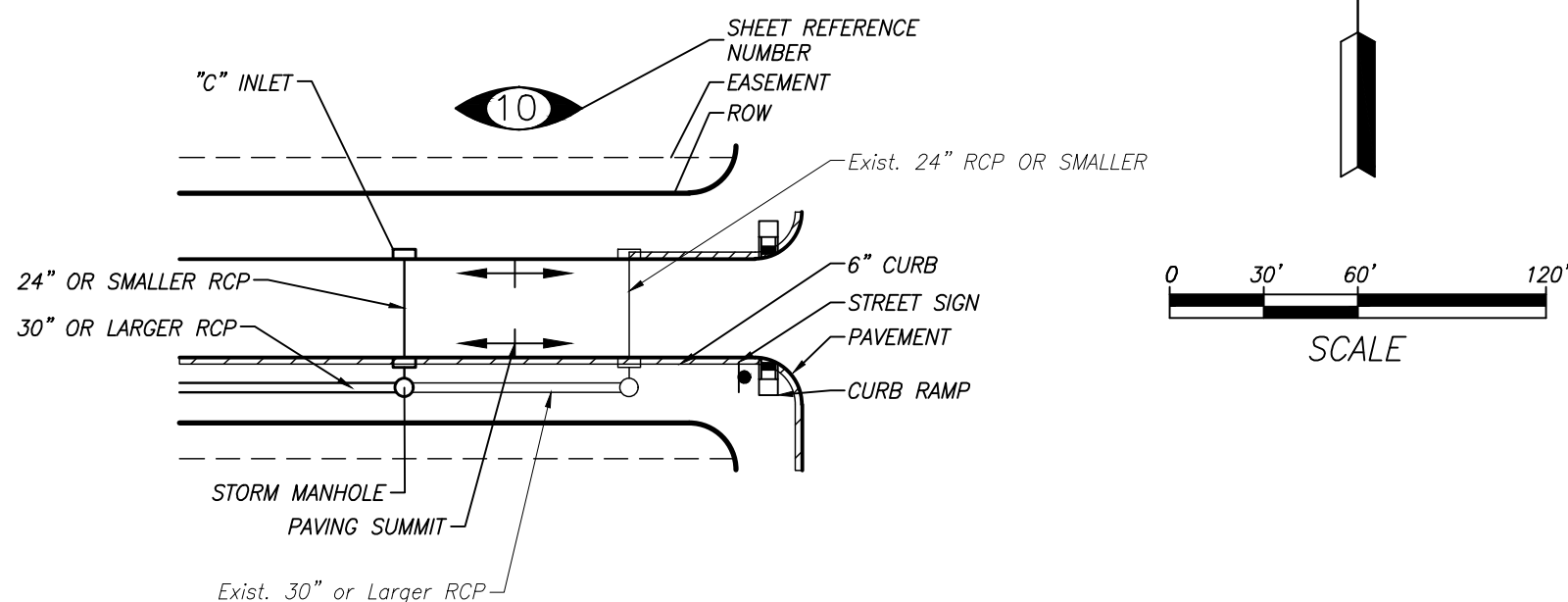
Julio C. Triana, PE
Project Manager

JCT/cg

Date/Time : Wed, 14 May 2025 12:30pm User Name : jlores Path Name : I:\Projects\2085\6101 - Entry Road\CAD\Sheet\Files\04-Evergrove-Entry Road - Pav. Schematic.dwg



LEGEND



BENCHMARK:
NATIONAL GEODETIC SURVEY MONUMENT E1212 (PID AW4733)
NORTHING: 13772176.66
EASTING: 2993694.71
ELEVATION: 99.87' NAVD 88 (GEOID 18)

0.85 MILE SOUTHWEST ALONG U.S. HIGHWAY 90 ALT. FROM THE COUNTY COURTHOUSE AT RICHMOND, THENCE 0.15 MILE WEST ALONG OLD RICHMOND ROAD, 0.15 MILE WEST OF THE SANTA FE RAILWAY OVERPASS OVER U.S. HIGHWAY 90 ALT. 0.4 MILE NORTHEAST OF THE JUNCTION OF HARD CASTLE STREET, AT THE CROSSING OF A STEEL TOWER POWER TRANSMISSION LINE, VERTICAL CONTROL DISK IS IN THE TOP OF THE CONCRETE FOUNDATION OF THE NORTHWEST LEG OF THE THIRD TOWER WEST OF THE OVERPASS, 47 FEET SOUTHEAST OF THE CENTER LINE OF THE ROAD, 0.5 FOOT NORTHWEST OF THE STEEL LEG.

NOTES:

ABBREVIATIONS

EXIST	EXISTING
JIB D-XX	JUNCTION BOX W/ ID NUMBER
MH D-XX	STORM MANHOLE W/ ID NUMBER
STM	STORM
STMSE	STORM SEWER EASEMENT
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
UE	UTILITY EASEMENT
S.E.T.	SAFETY END TREATMENT

FORT BEND COUNTY ENGINEERING DEPARTMENT
APPROVAL IS IMPLIED FOR IMPROVEMENTS WITHIN FORT BEND COUNTY RIGHTS-OF-WAY ONLY. UTILITY LINES APPROVED AS TO LOCATION ONLY. AUTHORIZATION IS VALID FOR ONE YEAR ONLY.

APPROVED: _____ ASSISTANT TO THE COUNTY ENGINEER

DATE: _____

RECORD DRAWING

I CERTIFY THAT THIS DRAWING REFLECTS THE IMPROVEMENTS CONSTRUCTED AS TO SIZE, LOCATION AND GRADE AND THAT THE CONSTRUCTION WAS IN FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS

UTILITY CONTRACTOR _____ PAVING CONTRACTOR _____

(SIGNATURE) _____ (SIGNATURE) _____

(DATE) _____ (DATE) _____

DATE	REVISION	BY

FORT BEND COUNTY, TEXAS

EVERGROVE PARKWAY PHASE 1

PAVING AND DRAINAGE LAYOUT

LJA Engineering, Inc.
3600 W Sam Houston Parkway S Suite 600 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

LJA PROJECT NO: 2085-6101

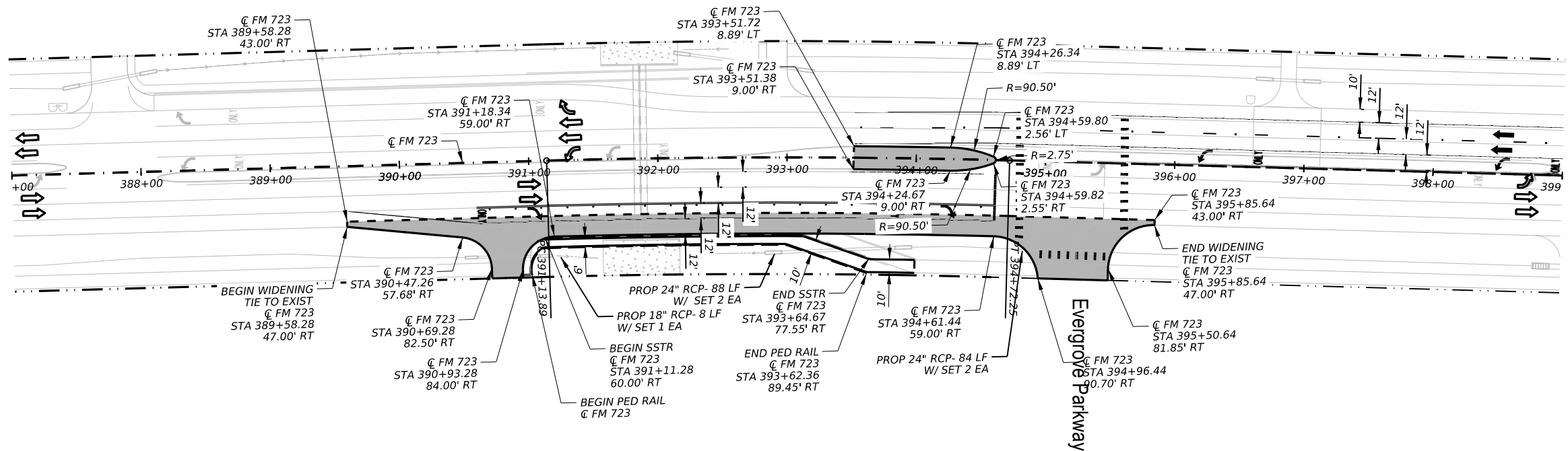
SUBMITTED:	DESIGNED BY: JEF
SCALE: 1" = 60'	DRAWN BY: JEF
DATE: MAY 2025	SHEET NO. 4 OF 21
SURVEYED BY:	F B NO:

EVERGROVE PARKWAY PHASE 1 - JOB NO. 2085-6101

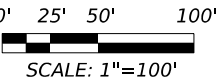
DATE: FILE:
DW: CK: DW: CK:

LEGEND

- PROPOSED TRAFFIC DIRECTION ARROW
⇨ EXISTING TRAFFIC DIRECTION ARROW
■ PROPOSED WIDENING



DOCUMENT IS FOR INTERIM REVIEW AND NOT
INTENDED FOR CONSTRUCTION BIDDING, OR
PERMIT PURPOSES.
ROBERT M. WHEELER, PE
110405
TEXAS SERIAL NO.
DATE
DATE



REV. NO.	DATE	DESCRIPTION	BY

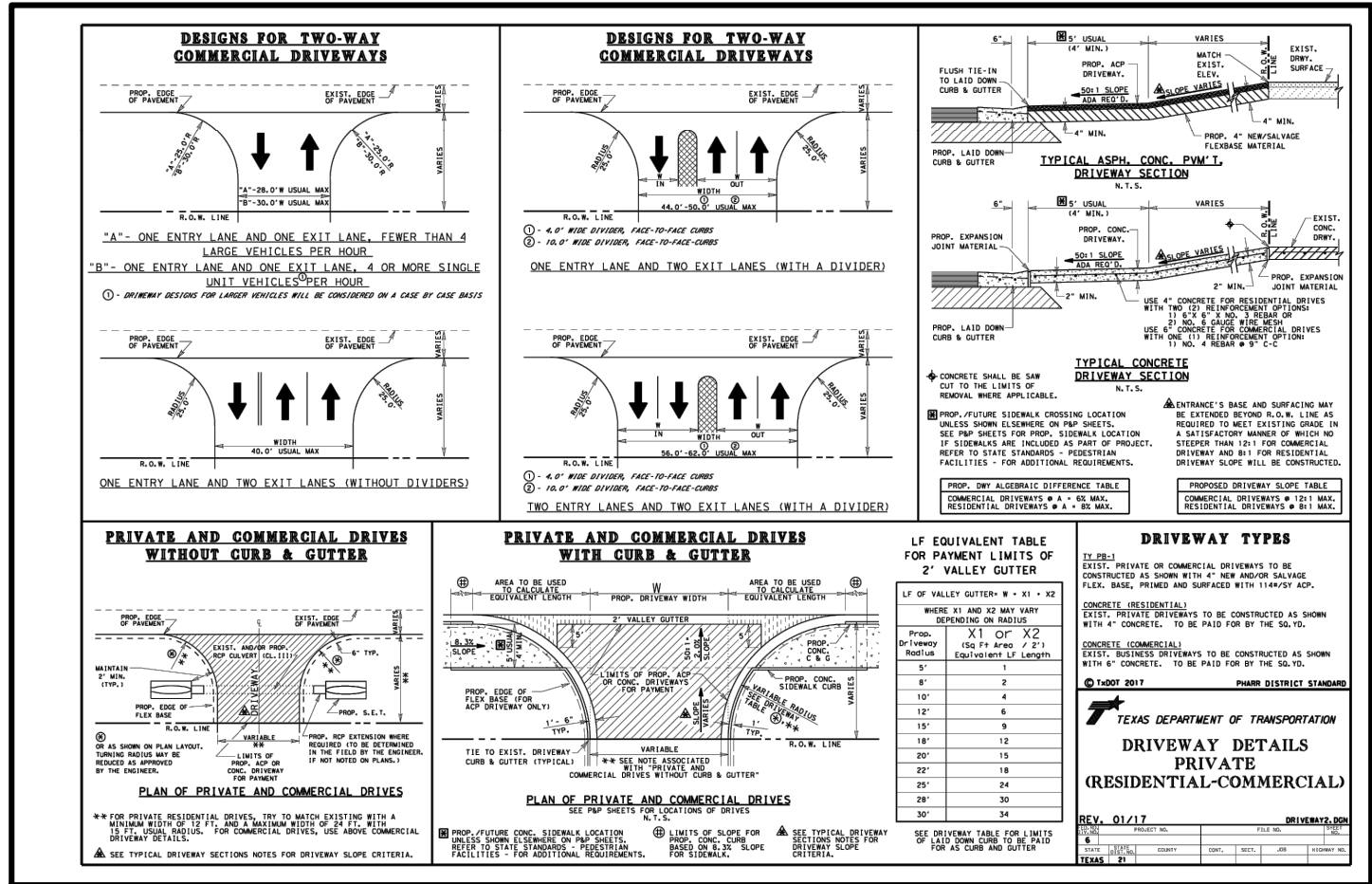
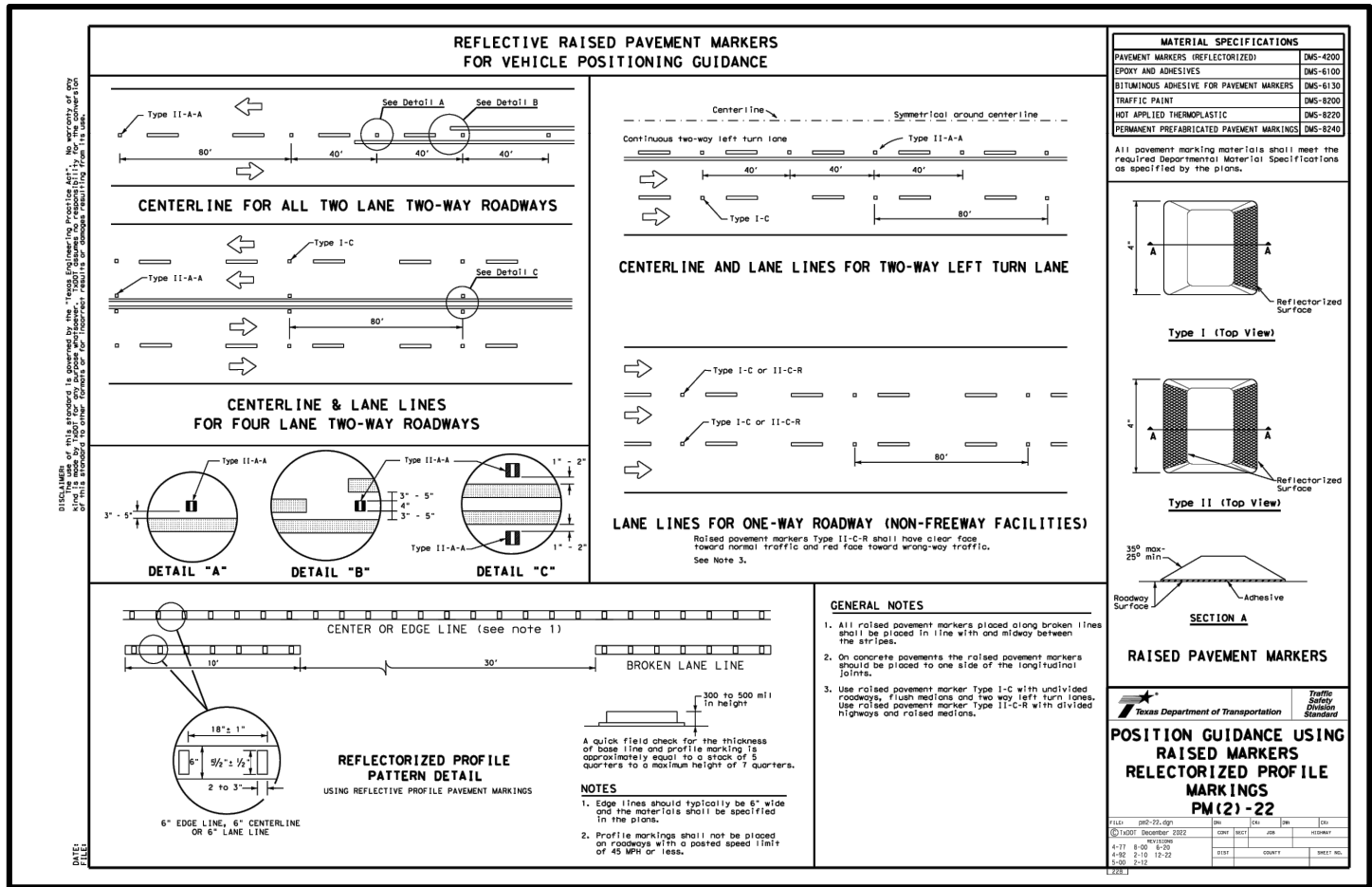
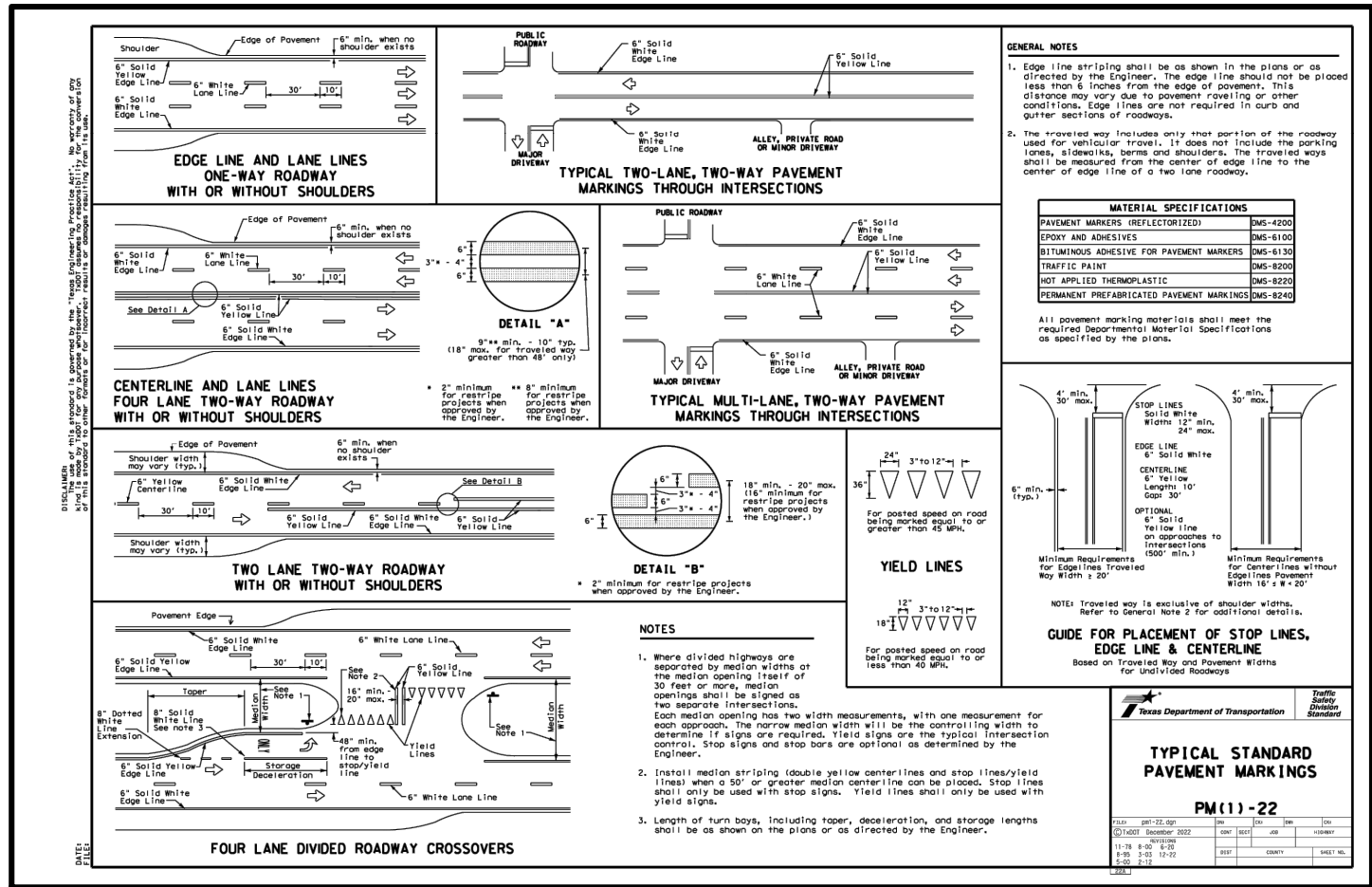
LJA Engineering, Inc. **LJA**
FRN - F-1386

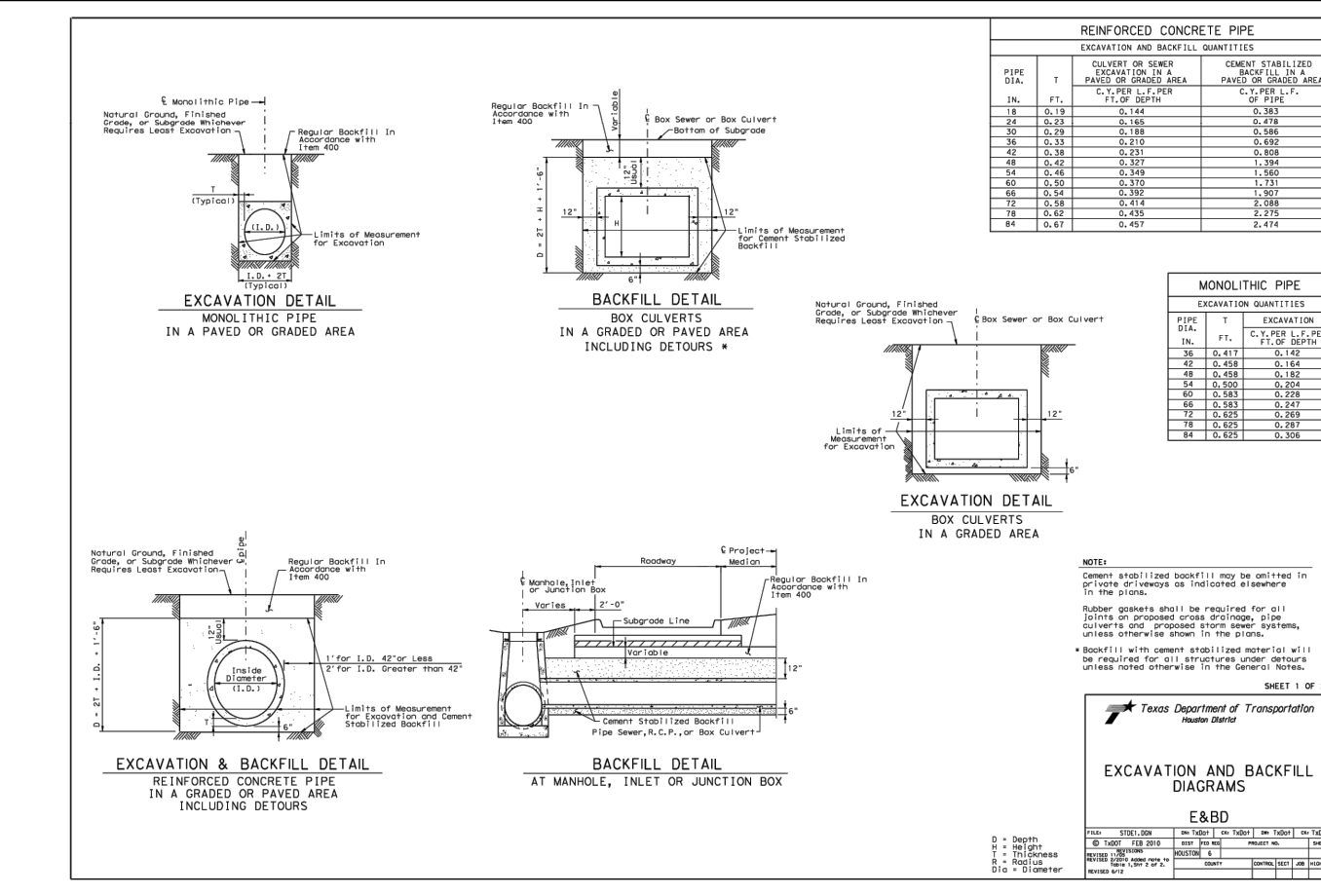
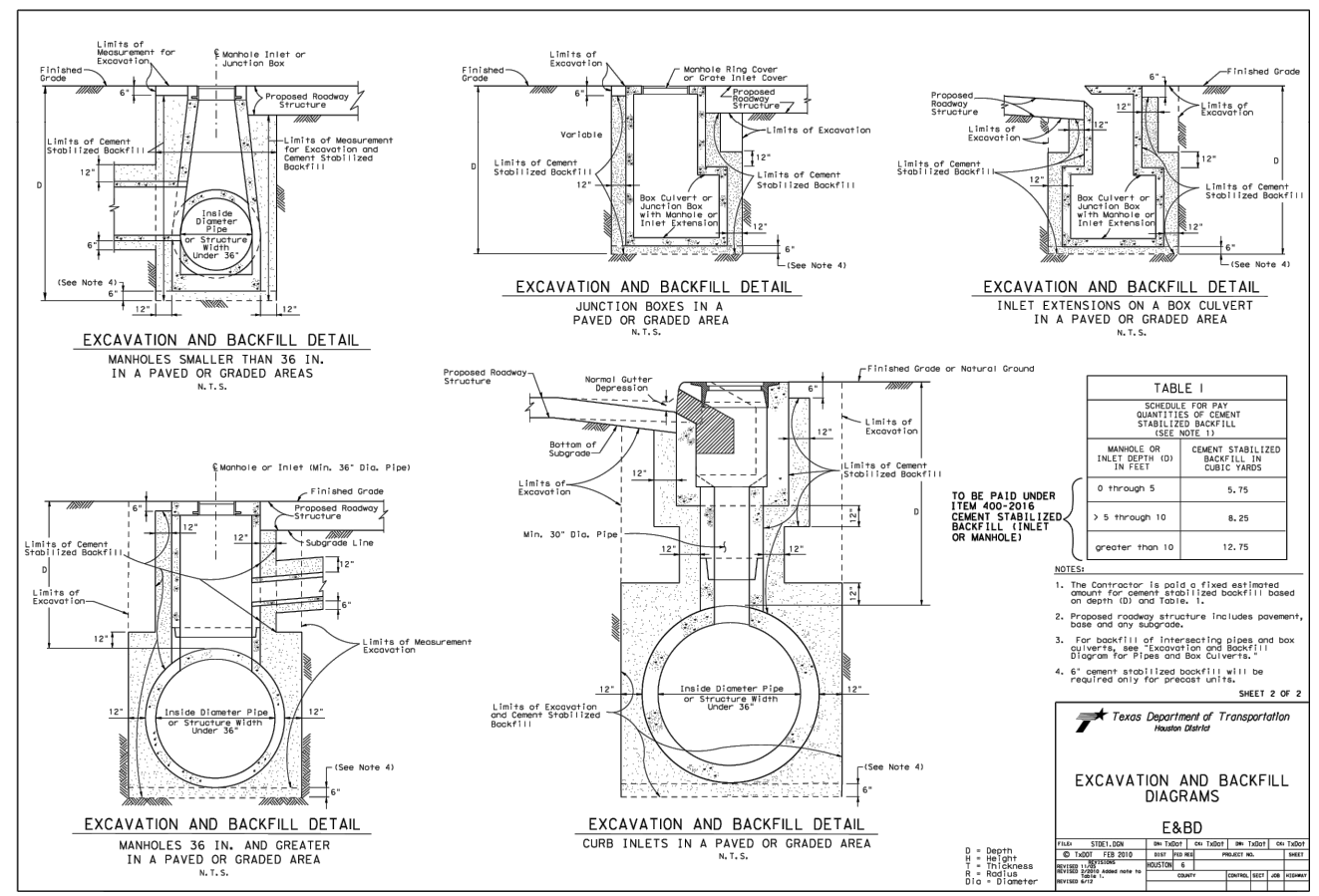
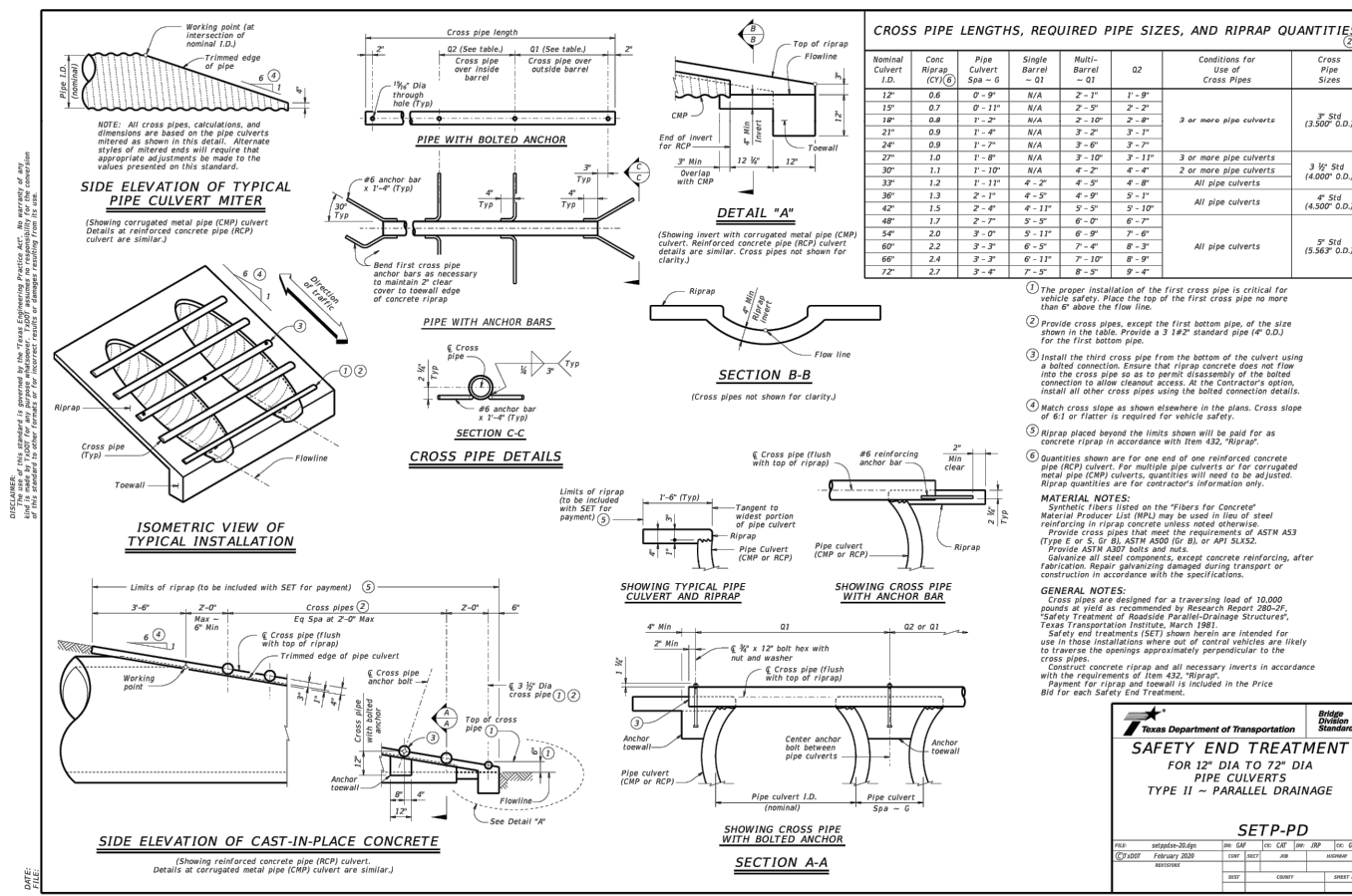


FM 723
ROADWAY
PLAN

SHEET 1 OF 1

CONT	SECT	JOB	HIGHWAY
			FM 723
DIST	COUNTY	SHEET NO.	
HOUSTON	FORT BEND	10	





DETAILS CULVERT AND EXCAVATION DETAILS

LJA Engineering, Inc.

3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386