



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

J. Stacy Slawinski, P.E.
County Engineer

January 21, 2026

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

Re: *Public Road Connection for Bellaire Boulevard at FM 359 on behalf of Hines Texas Heritage Investors, LP – Sponsorship*

Honorable Judge George:

Fort Bend County Engineering Department has received and reviewed a request (letter attached) from Vogler & Spencer Engineering on behalf of Hines Texas Heritage Investors, LP for Fort Bend County to sponsor a project for a public road connection for Bellaire Boulevard at FM 359. The road connection will provide a point of access for the Heritage Bend.

Any and all cost involved with the project will be borne by Hines Texas Heritage Investors, 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 02/12/2026 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., Precinct 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 Bellaire Boulevard at FM 359 on behalf of
Hines Texas Heritage Investors, LP – Sponsorship***

Dear Glenn Allbritton:

Fort Bend County has received and reviewed a request (letter attached) from Vogler & Spencer Engineering for Fort Bend County to sponsor a connection to a Texas Department of Transportation roadway on behalf of Hines Texas Heritage Investors, LP for a public road connection for Bellaire Boulevard at FM 359, at no cost to the County.

The request was approved by Fort Bend County Commissioners Court at their meeting dated 2/12/2026. 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 281-633-7500.

Sincerely,

KP George
Fort Bend County Judge

KPG/

Attachments: Resolution
Drawing

cc: Joel Olshefski, Vogler & Spencer Engineering jolshefski@vs-eng.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 BELLAIRE BOULEVARD AT FM 359
ON BEHALF OF HINES TEXAS HERITAGE INVESTORS, LP.**

On this _____ day of _____, 2026, 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 359 for Bellaire Boulevard.

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 359 for Bellaire Boulevard.

FORT BEND COUNTY

By: _____
KP George, County Judge

ATTEST:

Laura Richard, County Clerk



777 North Eldridge Parkway, Suite 500
Houston, TX 77079
713.782.0042 | Fax 713.782.5337
info@vs-eng.com
vs-eng.com

January 12, 2026

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 Southbound FM 359
Bellaire Boulevard for Heritage Bend
Fort Bend County, TX
VSE Project Number 32701-804-01

Dear Judge George:

Vogler & Spencer Engineering is preparing a driveway permit application to submit to the Texas Department of Transportation (TxDOT) for the proposed street tie-in of future Bellaire Boulevard at existing FM 359. A separate project is currently in design by others to signalize this intersection. Hines Texas Heritage Investors, LP, 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 prepared in accordance with TxDOT's street tie-in permit requirements.

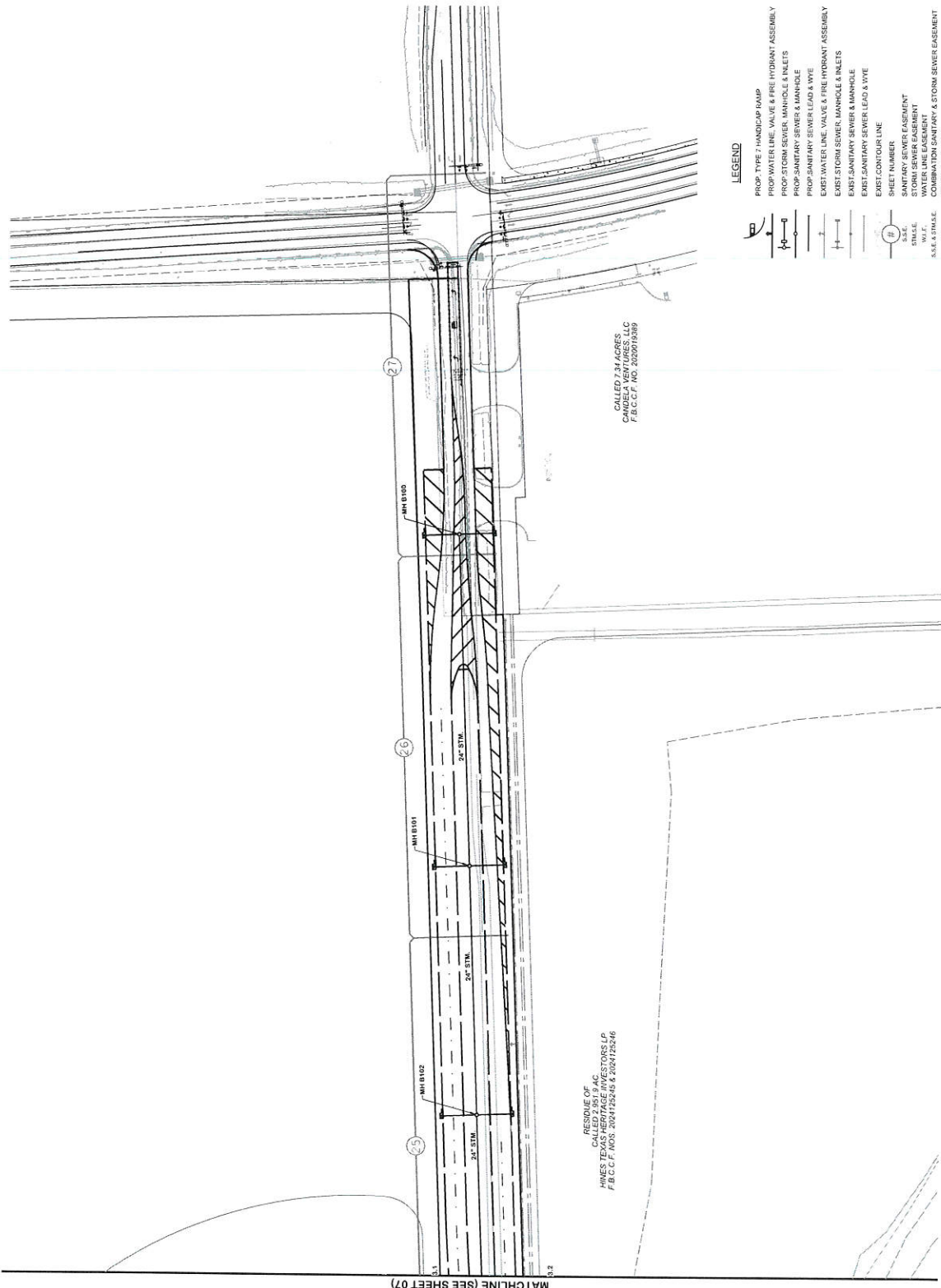
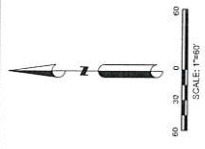
As part of the permit application process, TxDOT is requesting a sponsorship letter from Fort Bend County. I am requesting Fort Bend County's sponsorship of this project and a sponsorship letter to include with the TxDOT permit application package.

If you have any questions, you may contact me at jolshefski@vs-eng.com or (717) 903-3597.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joel Olshefski', written in a cursive style.

Joel Olshefski, P.E.
Project Manager



RESIDUE OF
 CALLED 2.951 MAC
 CANCELED VENTURES, LLC
 F.B.C.C.F. NO. 2024128246

CALLED 2.951 MAC
 CANCELED VENTURES, LLC
 F.B.C.C.F. NO. 2022919389

- LEGEND**
- PROP. TYPE 7 HAND/UP RAMP
 - PROP. WATER LINE, VALVE & FIRE HYDRANT ASSEMBLY
 - PROP. STORM SEWER, MANHOLE & INLETS
 - PROP. SANITARY SEWER, MANHOLE & INLETS
 - PROP. SANITARY SEWER LEAD & WYE
 - EXIST. WATER LINE, VALVE & FIRE HYDRANT ASSEMBLY
 - EXIST. STORM SEWER, MANHOLE & INLETS
 - EXIST. SANITARY SEWER, MANHOLE & INLETS
 - EXIST. SANITARY SEWER LEAD & WYE
 - EXIST. CONTOUR LINE
 - SHEET NUMBER
 - SANITARY SEWER EASIMENT
 - STORM SEWER EASIMENT
 - WATER LINE EASIMENT
 - CONTOUR SANITARY & STORM SEWER EASIMENT
 - UTILITY EASIMENT
 - BUILDING LINE
 - PAVING HIGH POINT
 - PAVING LOW POINT

FBC APPROVAL

NO.	DATE	REVISION	APP.

ASEP
 VOGLER & SPENCER
 777 North Elm Street, Suite 500
 Fort Bend County, Texas 77450-2097
 Phone: 281-797-7679
 Fax: 281-797-7678
 www.voglerspencer.com

FORT BEND COUNTY
 MUNICIPAL UTILITY DISTRICT No. 275
 BELLAIRE BLVD. PHASE 1
 WATER SEWAGE & DRAINAGE
 UTILITY AND
 STORM SEWER LAYOUT
 (3 of 3)

SCALE: HORIZ. 1"=60' SHEET NO. 9 OF 61
 SCALE: VERT. 1"=10' P-2926

REMARKS

1. ALL MATERIALS TO BE USED IN THIS PROJECT SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL FEATURES.

8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS THROUGHOUT THE PROJECT.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND STRUCTURES.

10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL FEATURES.

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14. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL FEATURES.

16. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS THROUGHOUT THE PROJECT.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND STRUCTURES.

18. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL FEATURES.

20. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS THROUGHOUT THE PROJECT.

- NOTES**
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
 2. ALL MATERIALS TO BE USED IN THIS PROJECT SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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 20. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS THROUGHOUT THE PROJECT.

LEGEND

○ TYPE 'A' MANHOLE

○ TYPE 'B' MANHOLE

○ TYPE 'C' MANHOLE

○ TYPE 'D' MANHOLE

○ TYPE 'E' MANHOLE

○ TYPE 'F' MANHOLE

○ TYPE 'G' MANHOLE

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SCALE

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1" = 43135913859388512142230061111111146989464960'

1" = 862718277187770242844601222222229397929920'

1" = 1725436554375540448889202444444441879599840'

1" = 345087310875108089777840488888883759199680'

1" = 6901746217502161795557609777777777551839360'

1" = 13803492435004323591115115555555511036677200'

1" = 276069848700086471822223111111112207334400'

1" = 552139697400172943644446222222224414668800'

1" = 1104279394800345887288892444444448829337600'

1" = 220855878960069177457778488888881765875200'

1" = 4417117579201383549155577797777777353174400'

1" = 883423515840276709831111515555555706348800'

1" = 1766847031680553419662222311111111412697600'

1" = 353369406336110683932444462222222825395200'

1" = 7067388126722213678648889244444441650790400'

1" = 1413477625344442735729777848888883301580800'

1" = 28269552506888854714459557779777776603161600'

1" = 5653910501377770942891911555555551326223200'

1" = 11307821002755541885783822311111112652446400'

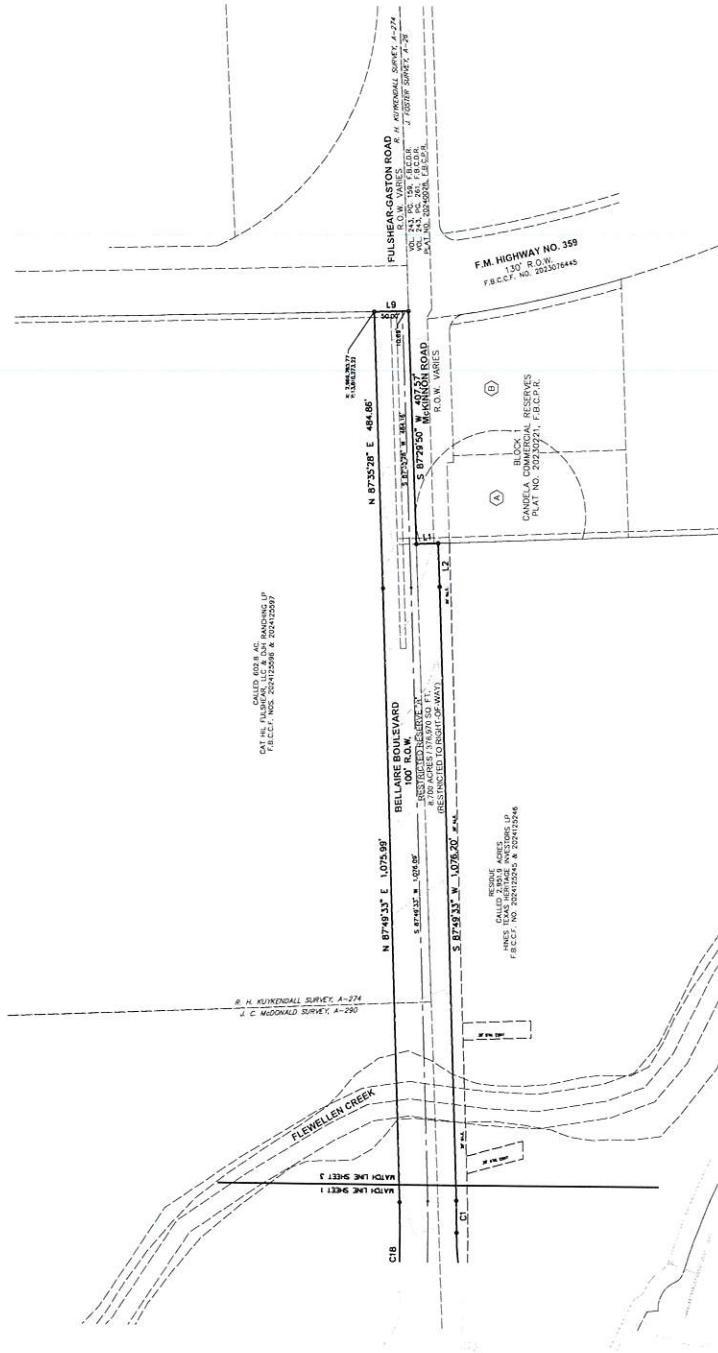
1" = 2261564200551108377156766462222225304892800'

1" = 4523128401102216167313533244444410609776000'

1" = 90462568022044323346270664888888212119552000'

1" = 18092513604408864669254133777777742239104000'

1" = 3618502720



CALLER 622.8 AC
 PLAT NO. 20212208 A 20212207

CALLER 20.00 AC
 PLAT NO. 20212205 A 20212206

R. H. KUYKENDALL SURVEY, A-274
 J. C. McDONALD SURVEY, A-290

CALLER 1.50 AC
 PLAT NO. 20212221 A 20212222

HERITAGE BEND BELLAIRE BLVD. PHASE 1

0 LOTS 1 BLOCK 1 RESERVE
 A SUBDIVISION OF 8.700 ACRES OF LAND LOCATED
 IN THE J. FOSTER SURVEY, ABSTRACT 26
 IN THE R.H. KUYKENDALL SURVEY, ABSTRACT 274
 THE J.C. McDONALD SURVEY, ABSTRACT 290
 FORT BEND COUNTY, TEXAS

OWNER:
 HERITAGE TEXAS HERITAGE INVESTORS, LP
 10000 WESTHELL DRIVE, SUITE 300
 HOUSTON, TX 77032

SURVEYOR:
WINDROSE
 LAND SURVEYING & PLANNING
 10000 WESTHELL DRIVE, SUITE 300
 HOUSTON, TEXAS 77032
 WWW.WINDROSELANDSURVEYING.COM

ENGINEER:
ASPE
 Vogler & Spencer Engineering, Inc.
 10000 Westshell Drive, Suite 300
 Houston, Texas 77032
 www.vsepe.com
 Texas P. E. Firm Registration No. F148
 ENGINEERING

