



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

J. Stacy Slawinski, P.E.
County Engineer

April 8, 2026

Commissioner Andy Meyers
Fort Bend County Precinct 3
151 Stadium Drive, Ste 122
Sugar Land, TX 77498

RE: The George Benton Road Phase 2A - Street Name Change

Dear Commissioner:

LJA Engineering, Inc., on behalf of the developer, requests a street name change from Heritage Lake Drive to Arroyo Seco Lane, as indicated on the attachment. The George Benton Road Phase 2A Street Dedication plat was recorded on 12/19/2025, instrument #20250328 Fort Bend County Records. Heritage Lake Drive was shown as stub streets connecting to Benton Road. The street pattern has been redesigned. Therefore, the Developer has requested that it be changed. No lots have been sold at this time.

The request to set a public hearing has been placed on the next available agenda.

If you have any questions, please do not hesitate to call.

Sincerely,



Hugo Sanchez
Development Services Manager

HS/cmv

cc: Geoff Freeman, LJA Engineering
Jennifer D. Vasquez, Fort Bend CAD
Mike Smallwood, CenterPoint Energy
Brian Fields, FBC Road & Bridge
Scott Wieghat, FBC Road & Bridge
Brad Clarida, FBC Road & Bridge
Rudy Castaneda, FBC Sheriff's Office
Manuel Zamora, FBC Sheriff's Office
FBC GIS Department
FBC Construction Department

gfreeman@lja.com
JenniferVasquez@fbcad.org
mike.smallwood@centerpointenergy.com

File

301 Jackson St., Suite 401 | Richmond, TX 77469
Phone 281-633-7500



713.380.4420
TBPELS F-1386
TBPELS 10110501
www.LJA.com

1904 West Grand Parkway North, Suite 100, Katy, Texas 77449

March 23, 2026

Fort Bend County Commissioners' Court
Commissioner Andy Meyers, Pct. 3
151 Stadium Drive, Suite 122
Sugar Land, TX 77498

Re: The George Benton Road Phase 2A Street Dedication
Fort Bend County Municipal Utility District No. 237A
LJA Job No. 4683-1301C (6.1)

Dear Commissioner Meyers:

In December of 2025, The George Benton Road Phase 2A Street Dedication plat was recorded in Plat No. 20250328 of the Fort Bend County Plat Records. Included in this plat, was the stub street Heritage Lake Drive extending east and west from Benton Road. The future western extension of Heritage Lake Drive was originally planned to meander through future Phase 2 of The George and intersect with the existing Heritage Lake Drive. The street pattern in future Phase 2 has been redesigned, and Heritage Park Drive will no longer extend to and intersect with Benton Road, therefore, we respectfully request the Court to consider granting the following request:

- 1) A request to change the street name of "Heritage Lake Drive" stub streets as shown on the recorded plat of The George Benton Road Phase 2A Street Dedication (Plat No. 20250328, F.B.C.P.R.) to "Arroyo Seco Lane."

We greatly appreciate your consideration of this street name change request. Please contact me with any questions.

Thank you,

Geoff Freeman
Platting Director

STATE OF TEXAS
COUNTY OF FORT BEND

WE, JOHN A. WEAVER, a duly qualified and licensed Professional Land Surveyor, do hereby certify that the plat of this subdivision complies with all the provisions of the laws of the State of Texas relating to the subdivision of land, and that the same has been approved by the Board of Commissioners of Fort Bend County, Texas, and that the same has been recorded in the Public Records of Fort Bend County, Texas, in accordance with the provisions of the laws of the State of Texas relating to the subdivision of land.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office, at Houston, Texas, this 15th day of November, 2025.

JOHN A. WEAVER
Professional Land Surveyor
No. 14383
Exp. 12/31/2028

STATE OF TEXAS
COUNTY OF FORT BEND

WE, JOHN A. WEAVER, a duly qualified and licensed Professional Land Surveyor, do hereby certify that the plat of this subdivision complies with all the provisions of the laws of the State of Texas relating to the subdivision of land, and that the same has been approved by the Board of Commissioners of Fort Bend County, Texas, and that the same has been recorded in the Public Records of Fort Bend County, Texas, in accordance with the provisions of the laws of the State of Texas relating to the subdivision of land.

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- NOTES:
1. BENCHMARK AND MONUMENT CROSS (EASTING) USED FOR MON. 17. MON. 18 FOR CENTER OF A TRANSFERED POINT AND MON. 19 AND MON. 20 ARE BENCH MARKS IN THE VICINITY OF THE PROJECT.
 2. THE MONUMENT CROSS (EASTING) USED FOR MON. 17, MON. 18, MON. 19 AND MON. 20 ARE BENCH MARKS IN THE VICINITY OF THE PROJECT.
 3. THE MONUMENT CROSS (EASTING) USED FOR MON. 17, MON. 18, MON. 19 AND MON. 20 ARE BENCH MARKS IN THE VICINITY OF THE PROJECT.
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 20. THE MONUMENT CROSS (EASTING) USED FOR MON. 17, MON. 18, MON. 19 AND MON. 20 ARE BENCH MARKS IN THE VICINITY OF THE PROJECT.

LINE	BEARING	DISTANCE
1	N 47°12'30" E	100.00
2	S 89°52'30" W	100.00
3	N 01°12'30" E	100.00
4	S 89°52'30" W	100.00
5	N 47°12'30" E	100.00
6	S 89°52'30" W	100.00
7	N 01°12'30" E	100.00
8	S 89°52'30" W	100.00
9	N 47°12'30" E	100.00
10	S 89°52'30" W	100.00
11	N 01°12'30" E	100.00
12	S 89°52'30" W	100.00
13	N 47°12'30" E	100.00
14	S 89°52'30" W	100.00
15	N 01°12'30" E	100.00
16	S 89°52'30" W	100.00
17	N 47°12'30" E	100.00
18	S 89°52'30" W	100.00
19	N 01°12'30" E	100.00
20	S 89°52'30" W	100.00

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	100.00	90.00	157.08	N 47°12'30" E	100.00
C2	100.00	90.00	157.08	S 89°52'30" W	100.00
C3	100.00	90.00	157.08	N 01°12'30" E	100.00
C4	100.00	90.00	157.08	S 89°52'30" W	100.00
C5	100.00	90.00	157.08	N 47°12'30" E	100.00
C6	100.00	90.00	157.08	S 89°52'30" W	100.00
C7	100.00	90.00	157.08	N 01°12'30" E	100.00
C8	100.00	90.00	157.08	S 89°52'30" W	100.00
C9	100.00	90.00	157.08	N 47°12'30" E	100.00
C10	100.00	90.00	157.08	S 89°52'30" W	100.00
C11	100.00	90.00	157.08	N 01°12'30" E	100.00
C12	100.00	90.00	157.08	S 89°52'30" W	100.00
C13	100.00	90.00	157.08	N 47°12'30" E	100.00
C14	100.00	90.00	157.08	S 89°52'30" W	100.00
C15	100.00	90.00	157.08	N 01°12'30" E	100.00
C16	100.00	90.00	157.08	S 89°52'30" W	100.00
C17	100.00	90.00	157.08	N 47°12'30" E	100.00
C18	100.00	90.00	157.08	S 89°52'30" W	100.00
C19	100.00	90.00	157.08	N 01°12'30" E	100.00
C20	100.00	90.00	157.08	S 89°52'30" W	100.00



VICINITY MAP
KEY MAP NO. 6458 & 6456

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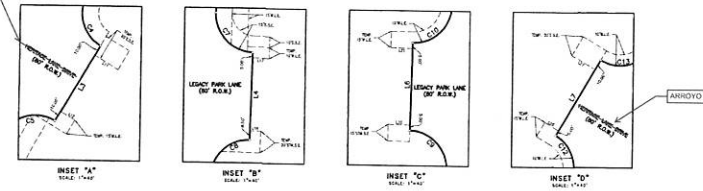
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Exp. 12/31/2028



THE GEORGE
BENTON ROAD PHASE 2A
STREET DEDICATION

A SUBDIVISION OF 5.396 ACRES OF LAND LOCATED IN THE B.B.B. & C. RAILROAD CO. SURVEY SECTION 3, ABSTRACT 128, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS
NOVEMBER 25, 2025 JOB NO. 4683-1301C

OWNERS:
GF 2977 LP,
A TEXAS LIMITED PARTNERSHIP
1333 DARTY AVENUE
SUGAR LAND, TEXAS 77479
PH: 713.960.9977

SURVEYOR: GBI PARTNERS
1333 DARTY AVENUE
SUGAR LAND, TEXAS 77479
PH: 713.960.9977

ENGINEER: LJA Engineering, Inc.
1333 DARTY AVENUE
SUGAR LAND, TEXAS 77479
PH: 713.960.9977

FILED AND RECORDED
OFFICE OF PUBLIC RECORDS
Fort Bend County, Texas
November 25, 2025 10:27 AM
FILE # 2025120454

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OFFICE OF PUBLIC RECORDS
Fort Bend County, Texas
November 25, 2025 10:27 AM
FILE # 2025120454

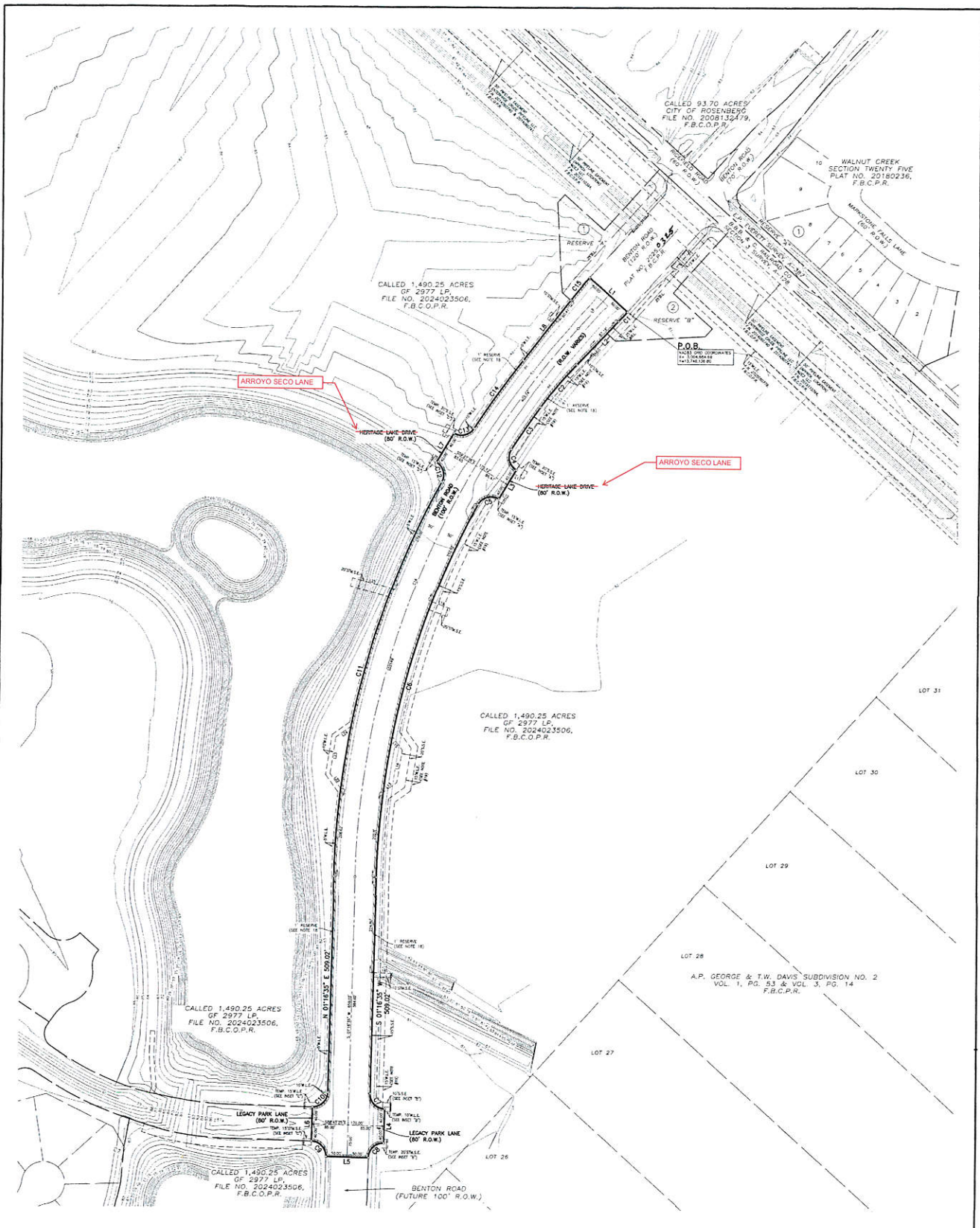
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Fort Bend County, Texas
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FILE # 2025120454



20250328 Page 2 of 2

- LEGEND**
- BL INDICATES BUILDING LINE
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.N. INDICATES FILE NUMBER
 - P.O.B. INDICATES POINT OF BEGINNING
 - R.O.W. INDICATES RIGHT-OF-WAY
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT



**THE GEORGE
BENTON ROAD PHASE 2A
STREET DEDICATION**

A SUBDIVISION OF 5.398 ACRES OF LAND LOCATED IN THE B.B.B. & C.
RAILROAD CO. SURVEY SECTION 3, ABSTRACT 128, FORT BEND COUNTY, TEXAS;

0 LOTS 0 RESERVES 0 BLOCKS
NOVEMBER 25, 2025 JOB NO. 4683-1301C

OWNERS:
GF 2977 LP,
A TEXAS LIMITED PARTNERSHIP
13131 DAIRY ASHFORD
SUGAR LAND, TEXAS 77479
PH: 713.960.9977

28 2924 2025130454

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Anna Richard
Anna Richard
1224 Roberts County Court
Fort Bend County, Texas
December 19, 2025 11:50:21 AM
FEE \$1320.00 DA 20250328

SURVEYOR: **GBI PARTNERS** ENGINEER: **LJA Engineering, Inc.**

1724 VILTA ROAD 18911 FM #1130000 1904 W. Grand Parkway North
PASADENA, TX 77502 GBIpartnersurvey.com Suite 100 Phone 713.963.6200
PHONE: 281.489.4281 www.GBIpartners.com Katy, Texas 77449 Fax 713.963.6006
FRN-F-1386