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KEVIN D. MCINTOSH
ASSISTANT VICE PRESIDENT
STATE AND LOCAL RELATIONS

PHONE 816/983-1987
FAX 816/983-1590

July 12, 2011

Commissioner Richard Morrison
Fort Bend County, Precinct 1
1517 Eugene Heimann, Ste. 300
Richmond, TX 77469

Re: Proposed Overpass in Fort Bend County, TX

Dear Commissioner Morrison:

This letter is in regards to the proposed Texas Department of Transportation ("TxDOT") overpass along US-59 near the existing Kansas City Southern Railroad ("KCS") intermodal facility in Fort Bend County, Texas.

As you know, the KCS constructed a new, intermodal rail facility in 2009, and we have since teamed up with CenterPoint Properties to develop nearly 800 Acres of land immediately adjacent to the rail terminal. Although this private investment will result in many jobs in community for years to come, it also creates the need for better highway access.

Our understanding is that TxDOT has currently "programmed" an overpass at or near the junction of US-59 and West End Tavener Road. Not only will this overpass be more costly to build because of the number of grade-separated track crossings, but also, this will hinder the proposed expansion of our existing facility, thus limiting the employment growth within this area of Fort Bend County.

With this letter, the KCS hereby supports the modification to the TxDOT programming of this overpass location from West End Tavener Road / US-59 to the junction of Doris Road / US-59. An overpass at this location will provide a much-needed and vastly improved access to this rapidly growing area of Fort Bend County, while at the same time minimizing the encumbrances to the surrounding properties.

Furthermore, the existing Doris Road is a County Road with 50' of right-of-way, and a bridge project will likely require additional right-of-way to complete. Please accept this letter as our commitment to work with the Texas Department of Transportation, Fort Bend County, and any other applicable agency to ensure this project is successful.

Please feel free to call me at kmcintosh@kcsouthern.com or 816-983-1987 should you have any questions.

Sincerely,

Kevin McIntosh

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CenterPoint Properties

1808 Swift Drive
Oak Brook, IL 60523-1501
630.586.8000 telephone
630.586.8010 facsimile
www.CenterPoint-Prop.com

March 13, 2009

Commissioner Richard Morrison
Precinct 1
Fort Bend County Texas
301 Jackson
Rosenberg, Texas 77469

***RE: Preliminary Approval of the West Tavener Road Re-alignment
CenterPoint Intermodal Center- Rosenberg
Fort Bend County, TX***

Dear Commissioner Morrison:

Thank you for your continued support of our project in Fort Bend County. As you are aware, CenterPoint Properties and the Kansas City Railroad Co. (CNT/KCS JV) are developing an intermodal railroad freight distribution yard and an adjacent distribution park near Kendleton, Texas. We refer to the development as CenterPoint Intermodal Center- Rosenberg. CenterPoint Intermodal Center will ultimately include over 7 million square feet of warehousing and distribution facilities and a multi-modal railroad yard capable of loading and unloading over 200,000 containers a year at full build out.

In support of these planned developments, the CNT/KCS Joint Venture requests that Fort Bend County consider the modification of county roadways bordering the site. Modifications will include re-alignment of West Tavener Road and possibly the designation of Doris Road as an alternative to West Tavener Road as the major County thoroughfare in this vicinity.

The attached preliminary design of West Tavener Road illustrates our plan for re-alignment to limit the public's exposure to trains and optimize utilization of the intermodal yard. We envision that West Tavener Road will serve as the primary entrance into our development for a number of years. Inbound and outbound truck traffic will remain modest for the foreseeable future.

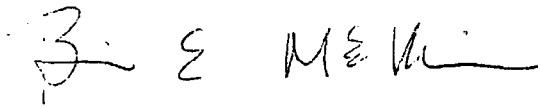
TxDOT is developing schematics and an environmental document for upgrading US 59 through the area. Those documents include an interchange of West Tavener Road with US 59. We believe the relocation of West Tavener Road will make this interchange less desirable and recommend relocating the interchange to Doris Road. Therefore we request that the County consider designating Doris Road as a major thoroughfare and interchange point with US 59. The CNT/KCS Joint Venture is coordinating with TxDOT regarding this modification to their plan. We would appreciate the County's support of this plan modification.

We request your preliminary approval of our plans to relocate West Tavener Road and study re-designation of Doris Road as the major thoroughfare and interchange point with US-59. Upon your approval, we will continue the development of preliminary and final designs for West Tavener Road and submit these plans for final review and approval. In our discussions with Kendleton and the Fort Bend County Engineer's office we have agreed to study the feasibility of connecting Braxton Road to the re-aligned West Tavener Road. Lastly, we will conduct a study for submission to the County and TxDOT considering the feasibility of relocating the proposed TxDOT interchange.

If you have any questions please do not hesitate to contact me. The CNT/KCS JV is anxious to gain approval of these plans so that we may move forward quickly with development plans. As you are aware, a portion of the rail yard is already open for business, and CenterPoint is actively negotiating with a potential tenant for as much as 1.5 million square feet of new warehouse and distribution space. We want to make sure that this traffic is efficiently and safely accommodated. Thank you for your support, we look forward to working with you in the future.

Respectfully submitted,

CENTERPOINT PROPERTIES TRUST



Brian E. McKiernan
Development Manager
Infrastructure and Transportation Development
(630) 586-8113

Cc: James Wenzel, Fort Bend County Precinct 1
Jesse D. Hegemier, P.E., Fort Bend County Engineering
Ronald D. Drachenberg, P.E., Fort Bend County Engineering
Louis E. Hood, P.E., Fort Bend County Engineering
Darryl K. Humphrey, City of Kendleton
Neil P. Doyle, CenterPoint Properties
Robert Sutton, HDR/Claunch and Miller
John Rudloff, HDR/Claunch and Miller

October 26, 2010

Commissioner Richard Morrison
Fort Bend County, Precinct 1
1517 Eugene Heimann, Ste. 300
Richmond, TX 77469

Re: Funding for Proposed Overpass at Doris Rd and US-59, Kendleton, TX

Commissioner:

This letter is in regards to the proposed Surface Transportation Program – Metro Mobility (“STP-MM”) funding for the future overpass at Doris Road and US-59 near Kendleton, TX.

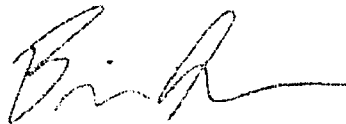
As you know, CenterPoint Properties and its joint venture partner, the Kansas City Southern Railroad (“KCS”), have teamed up to develop nearly 800 Acres of land in Fort Bend County, TX immediately adjacent to the proposed overpass. This private investment, which includes an existing state-of-the-art intermodal facility and proposed industrial-related warehouse facilities and infrastructure, will create many jobs for years to come. An overpass at the junction of Doris Road and US-59 will provide a much-needed and vastly improved access to this rapidly growing area of Fort Bend County.

The existing Doris Road is a County Road with 50’ of right-of-way, and a bridge project will likely require additional right-of-way to complete. Through our partnership with the KCS and in support of Fort Bend County, please accept this letter as our commitment to work with the Texas Department of Transportation, the Houston Galveston Area Council, and Fort Bend County on this bridge project and the necessary additional right-of-way dedication.

Please feel free to call me at 630-586-8273 should you have any questions.

Sincerely,

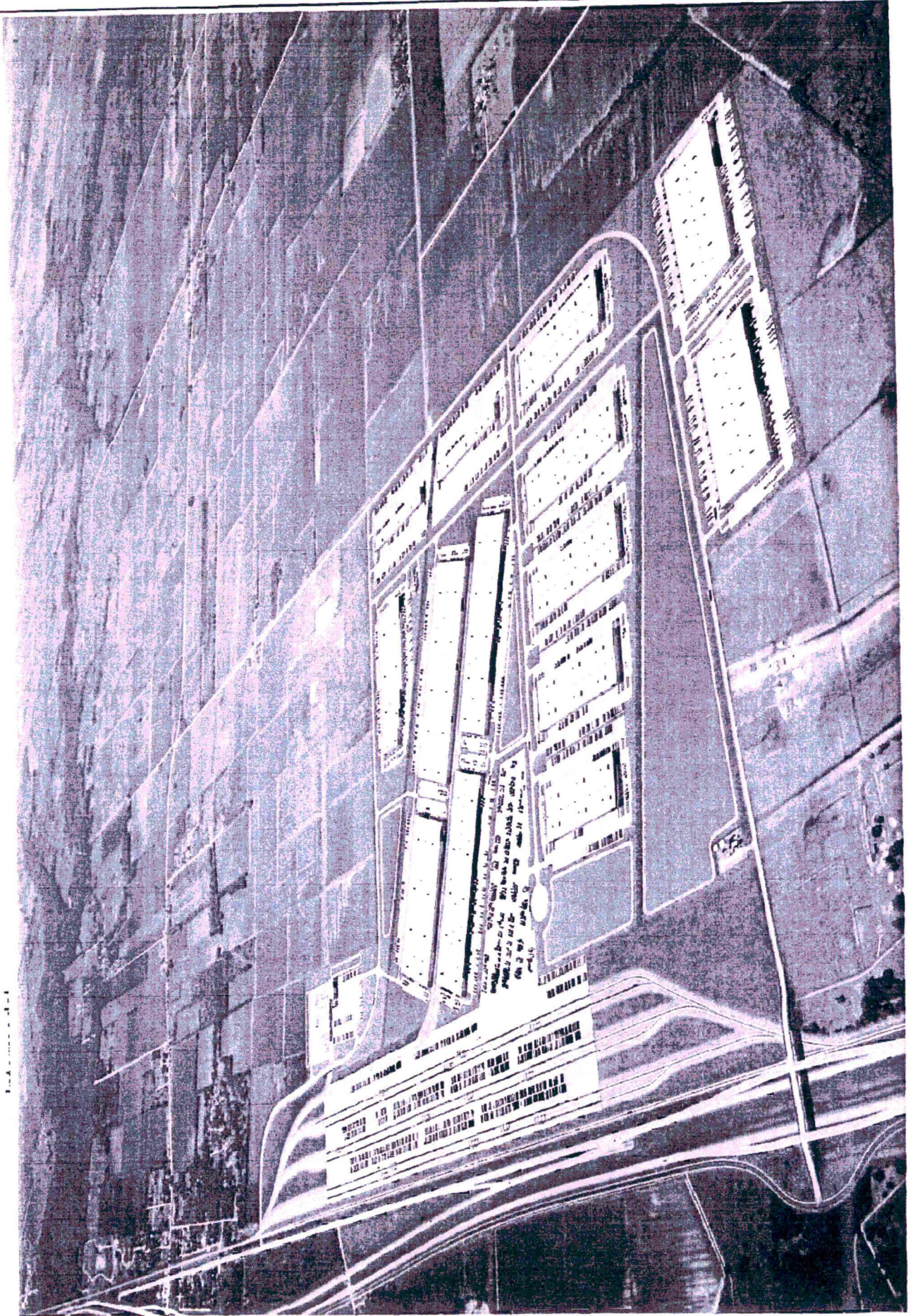
CENTERPOINT PROPERTIES TRUST

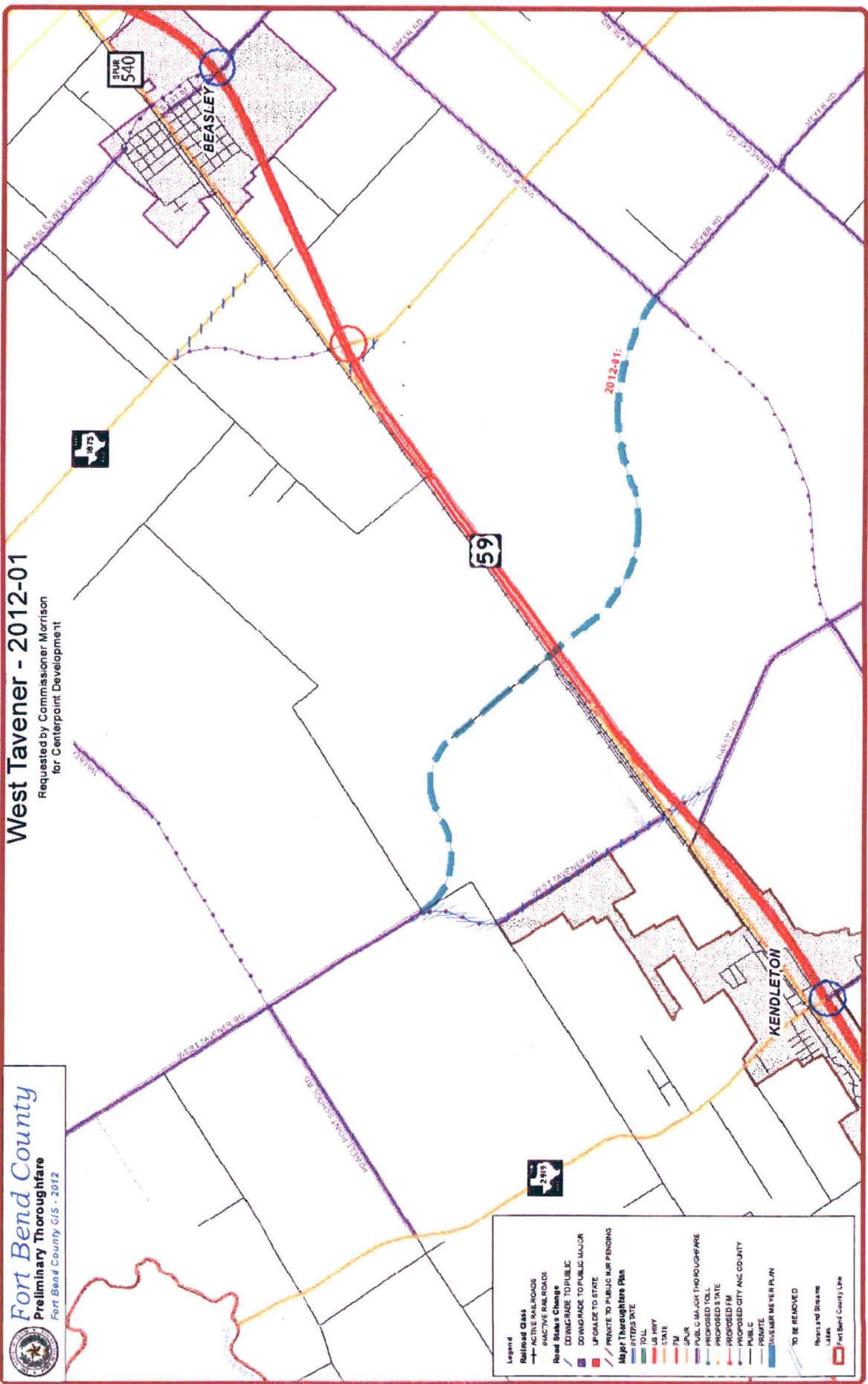


Brian P. Sheehan
Project Manager, Development

Cc: Brian McKiernan, CenterPoint Properties

Kendleton





Legend

- Railroad Class
- ACTIVE RAILROADS
- RAILROADS UNDER CONSTRUCTION
- Road Status Change
- DOWNGRADE TO PUBLIC
- UPGRADE TO STATE
- PRIVATE TO PUBLIC R/R PENDING
- INTERSTATE
- US HWY
- STATE
- LOCAL
- PUBLIC MAJOR THOROUGHFARE
- PROPOSED TOLL
- PROPOSED STATE
- PROPOSED FM
- PROPOSED CITY AND COUNTY
- PUBLIC
- PRIVATE
- UNDEVELOPED PLAN
- TO BE REMOVED
- Proposed Streets
- Utilities
- Fort Bend County Line

