



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

J. Stacy Slawinski, P.E.
County Engineer

February 24, 2025

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

Re: *Public Road Connections at Mockingbird Passage Drive, Cedar Ridge Lane, and an Unnamed Road for Emberly Development at IH 69/ US 59 on behalf of Astro Rosenberg, LP – Sponsorship*

Honorable Judge George:

Fort Bend County Engineering Department has received and reviewed a request (letter attached) from Quiddity Engineers on behalf of Astro Rosenberg, LP for Fort Bend County to sponsor a project for three public road connections for Mockingbird Passage Drive ("Roadway A"), Ember Avenue ("Roadway B") and an Unnamed Road ("Roadway C") at IH 69/ US 59. The road connections will provide access for the Emberly development.

Any and all cost involved with the project will be borne by Astro Rosenberg, 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 3/11/2025 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.

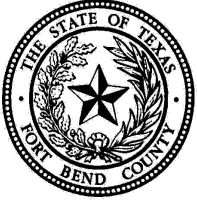
Sincerely,


Hugo Sanchez
Development Services Manager

Attachment: Scope of Work

cc: Commissioner Dexter L. McCoy, Pct. 4
File

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



COUNTY JUDGE

Fort Bend County, Texas

The Honorable KP George
County Judge

March 11, 2025

Glenn Allbritton
Houston District Engineer
Texas Department of Transportation 7
600 Washington Avenue
Houston, Texas 77007-1044

Re: ***Public Road Connections for Ember/y Development at IH 69/ US 59 on behalf of Astra Rosenberg, LP - Sponsorship***

Dear Glenn Allbritton:

Fort Bend County has received and reviewed a request (letter attached) from Quiddity Engineering for Fort Bend County to sponsor a Texas Department of Transportation project on behalf of Astro Rosenberg, LP for three public road connections for Mockingbird Passage Drive, Cedar Ridge Lane, and an Unnamed Road at IH 69/ US 59 at no cost to the County.

The request was approved by Fort Bend County Commissioners Court at their meeting dated 3/11/25. We request that a permit for the public road connections 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,

A handwritten signature in black ink that reads "KP George". The signature is stylized with a large, flowing "G" and a prominent "K".

KP George
Fort Bend County Judge

Attachments: Resolution
Drawing

cc: Emily Moran, Quiddity Engineering amoran@quiddity.com Denese Laskowski, TxDOT denese.laskowski@txdot.gov File

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

**RESOLUTION TO SPONSOR A PROJECT FOR PUBLIC ROAD CONNECTIONS
FOR MOCKINGBIRD PASSAGE DRIVE, EMBER AVENUE, AND AN UNNAMED
ROAD AT IH 69/ US 59 ON BEHALF OF ASTRO ROSENBERG, LP**

On this 11 day of March, 2025, the Commissioners Court, sitting as the governing body of Fort Bend County, Texas, at a regular meeting, upon motion of Commissioner Meyers, seconded by Commissioner Prestage, duly put and carried;

WHEREAS, the proposed sponsorship project includes the installation of three public road connections at IH 59/ US 59 for Mockingbird Passage Drive, Cedar Ridge Lane, and an Unnamed Road.

WHEREAS, the funding for such sponsorship of the project is to be provided through sources other than Fort Bend County.

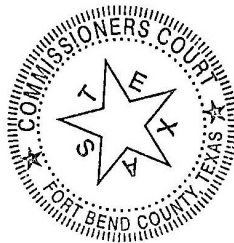
NOW, THEREFORE, BE IT RESOLVED that Fort Bend County expresses its support and sponsorship of such project with the Texas Department of Transportation to cause such improvements to be made at IH 69/ US 59 for Mockingbird Passage Drive, Cedar Ridge Lane, and an Unnamed Road.

FORT BEND COUNTY

By: KP George
KP George, County Judge

ATTEST:

Laura Richard
Laura Richard, County Clerk





6330 West Loop South, Suite 150
Bellaire, Texas 77401
Tel: 713.777.5337
www.quiddity.com

February 21, 2025

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

Re: Request for Sponsorship Letter
Proposed Street Tie-ins at US-59 Northbound Frontage Road
Mockingbird Passage Drive ("Roadway A"), Ember Avenue ("Roadway B") and "Roadway C" (unnamed)
for Emberly Development
Fort Bend County, Texas
Quiddity Engineering, LLC. Job No. 14000-0042-01

Dear Judge George:

Quiddity Engineering is preparing the street tie-in permit application to submit to the Texas Department of Transportation (TxDOT) for the proposed street tie-ins of Mockingbird Passage Drive ("Roadway A"), Ember Avenue ("Roadway B") and "Roadway C" at existing US-59 Northbound Frontage Road for the proposed Emberly Development. A street name for "Roadway C" has not been designated at this time. At each street tie-in, a stop sign is proposed for traffic control. Astro Rosenberg, LP, the developer, will fund the cost of construction. There will be no expense to Fort Bend County. The attached construction plan 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.

Please contact me if you need further information or have any questions.

Sincerely,

Emily F. Moran, P.E., PTOE
Senior Project Manager, Traffic Engineering

EFM

K:\14000\14000-0042-01 Emberly Driveway Permit (Public)\Project Management\Correspondence\Sponsorship Letter
Attachments



+936.8 Acres



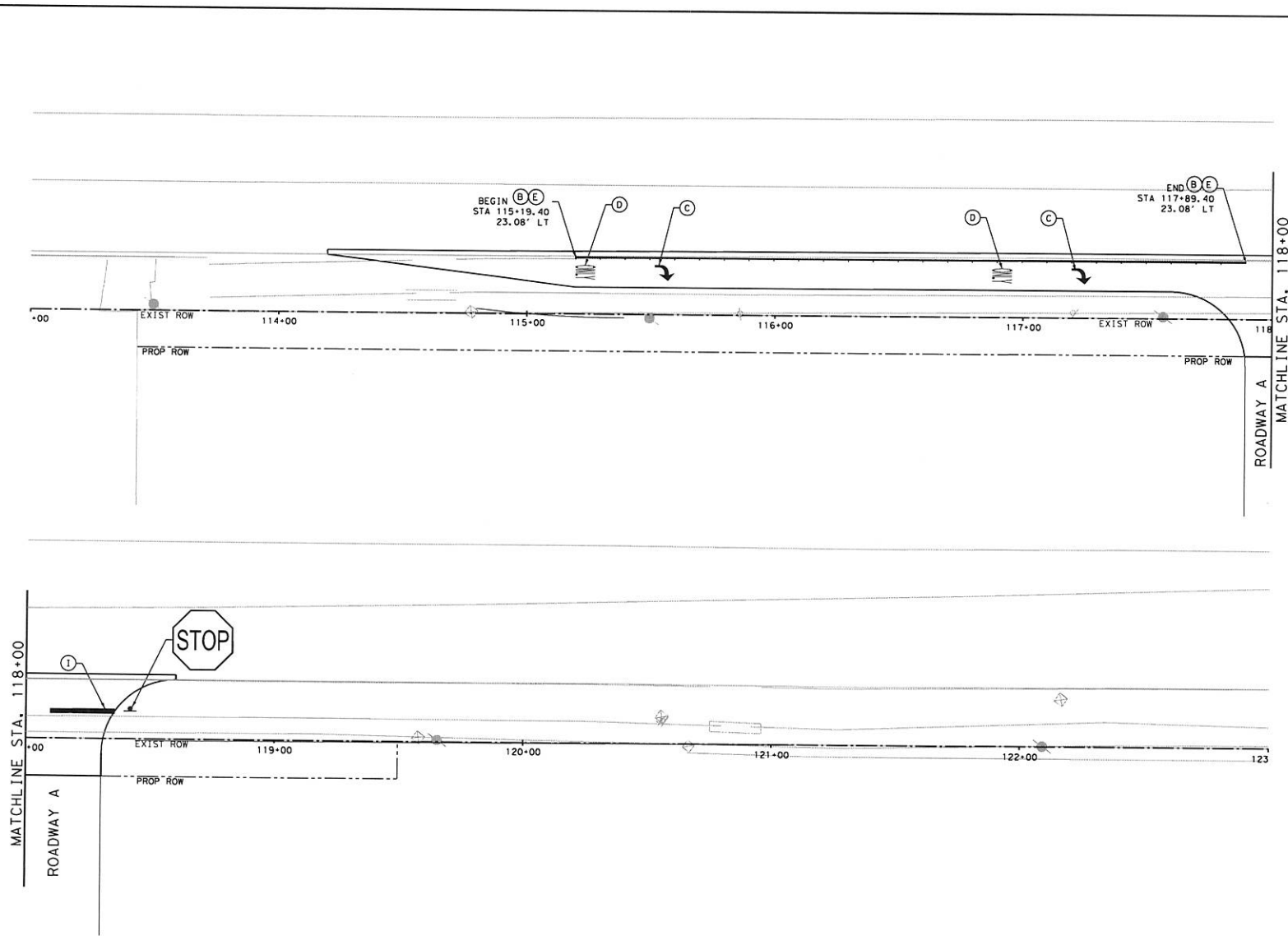
LAND USE TABLE		
40'x120'	1,208 Total Lots	231.1 Acres
45'x120'	584 Total Lots	115.1 Acres
50'x120'	647 Total Lots	135.1 Acres
Swing Site 1		21.1 Acres
55'x120'	78 Total Lots	18.7 Acres
60'x120'	10 Total Lots	2.3 Acres
Ped Sites		22.8 Acres
C Store/Retail		3.5 Acres
MTF		15.0 Acres
BTR		32.7 Acres
Commercial		26.9 Acres
Retail/Restaurant		9.5 Acres
Recreation		18.0 Acres
School		18.3 Acres
Drainage/ Open Space		198.4 Acres
Major Roadways		53.1 Acres
Plant Facilities		9.1 Acres
Drill Sites		7.0 Acres
TOTAL	2,508 Lots	936.8 Acres

NORTH
SCALE: 1"=600'
DATE: 01.17.2024



THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

DATE: 12/17/2024 4:14:49 PM
FILE: K:\14000\14000-0002-01_Emerby Driveway Permit (Public)\2_Design Phase\CAD\Plan Set\Signing & Pavement Markings\BL_US59_NBFR_SPMO1_PUBL1.c.dgn



SCALE (IN FEET):
0 40



LEGEND:

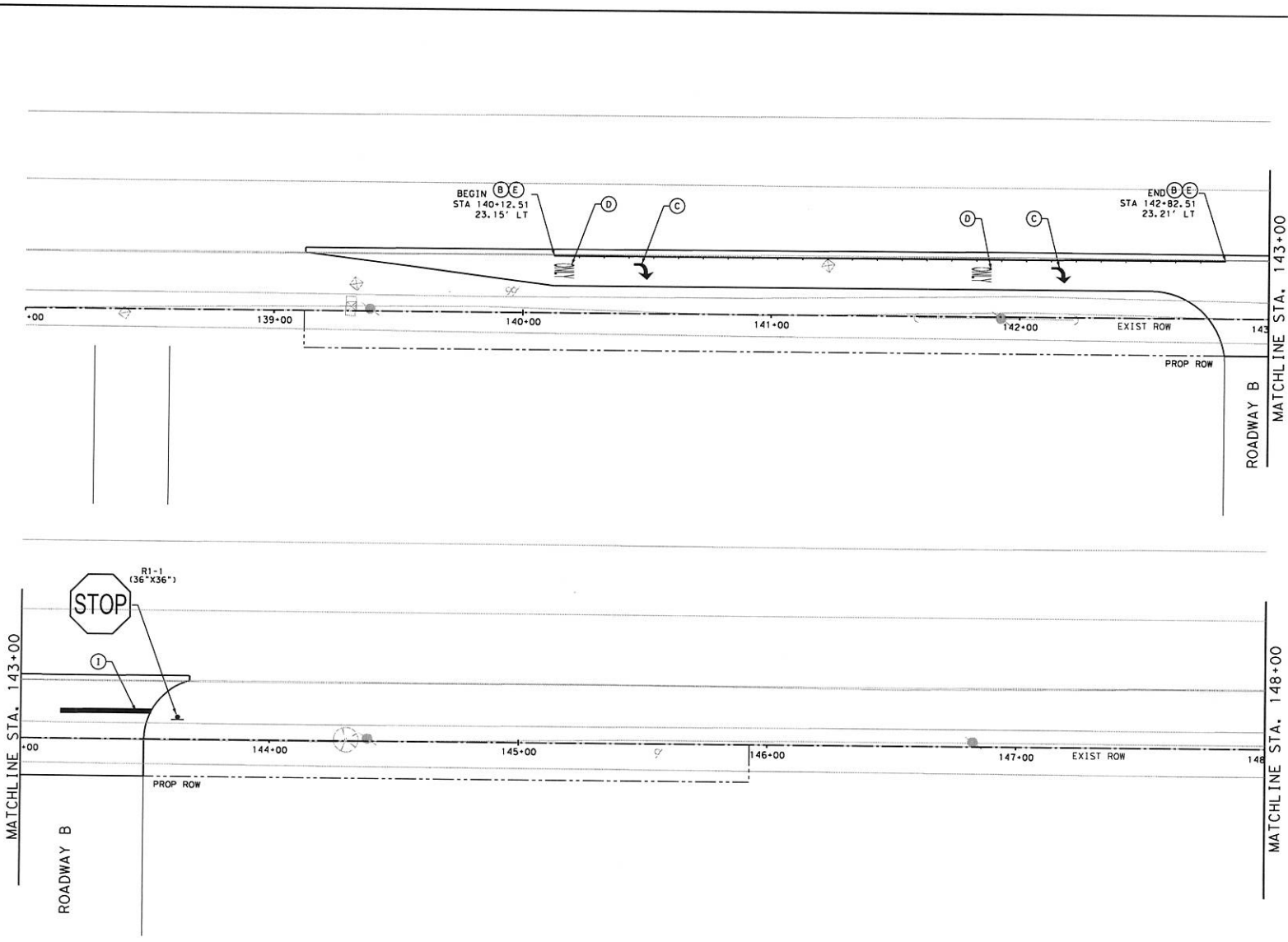
- (A) REFL PAV MRK TY 1 (W) (4") (BRK)
- (B) REFL PAV MRK TY 1 (W) (8") (SLD)
- (C) REFL PAV MRK TY 1 (W) (ARROW)
- (D) REFL PAV MRK TY 1 (W) (WORD)
- (E) REFL PAV MRK TY 1-C
- (F) NON-REFLECTORIZED WHITE RAISED TRAFFIC BUTTONS
- (G) REFL PAV MRK TY 1 (W) (4") (SLD)
- (H) REFL PAV MRK TY 1 (Y) (4") (SLD)
- (I) REFL PAV MRK TY 1 (W) (24") (SLD)
- (J) YELLOW PAINTED CURB

NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL CONFORM TO HARRIS COUNTY STANDARDS PAVEMENT MARKING DETAILS.

NO.	DATE	REVISION	APPROVED
NOTICE: For your safety, you are required by Texas Law to call 811 at least 48 hours before you dig so that underground line can be marked. This signature does not fulfill your obligation to call 811.			
VERIFICATION OF PRIVATE UTILITY LINES			
Date: CenterPoint Energy natural gas utilities shown. (Gas service lines are not shown.) This signature not to be used for conflict verification. Signature Valid for six months.			
Date: CenterPoint Energy/UNDERGROUND Electrical Facilities Verification ONLY. (This Signature verifies existing underground facilities - not to be used for conflict verification.) Signature Valid for six months.			
Date: Approved for AT&T Texas/SMB underground conduit facilities only. Signature Valid for one year.			
<div style="text-align: center;"> 12/17/2024</div>			
<div style="text-align: center;"> QUIDDITY <small>Texas Board of Professional Engineers and Land Surveyors Reg. No. 1-21290 6100 West Loop South, Suite 200, Houston, TX 77057-7373-7377</small></div>			
US 59 NBFR SIGNING AND PAVEMENT MARKINGS PLAN BEGIN TO STA 123+00			
SHEET 1 OF 3			
DRAWN CKR	EMERBY PUBLIC DRIVEWAY		SHEET NO.
DESIGNED CKR			
CHECKED BTG	CITY OF BEASLEY, ETJ		9
APPROVED BTG	STATE TEXAS	COUNTY FORT BEND	

DATE: 12/17/2024 4:14:50 PM
FILE: K:\14000\14000-0002-01 Emberly Driveway Permit (Public)\2 Design Phase\CAD\Plan Set\Signing & Pavement\Marking\US59_NBFR_SPM02_PUBLIC.dgn

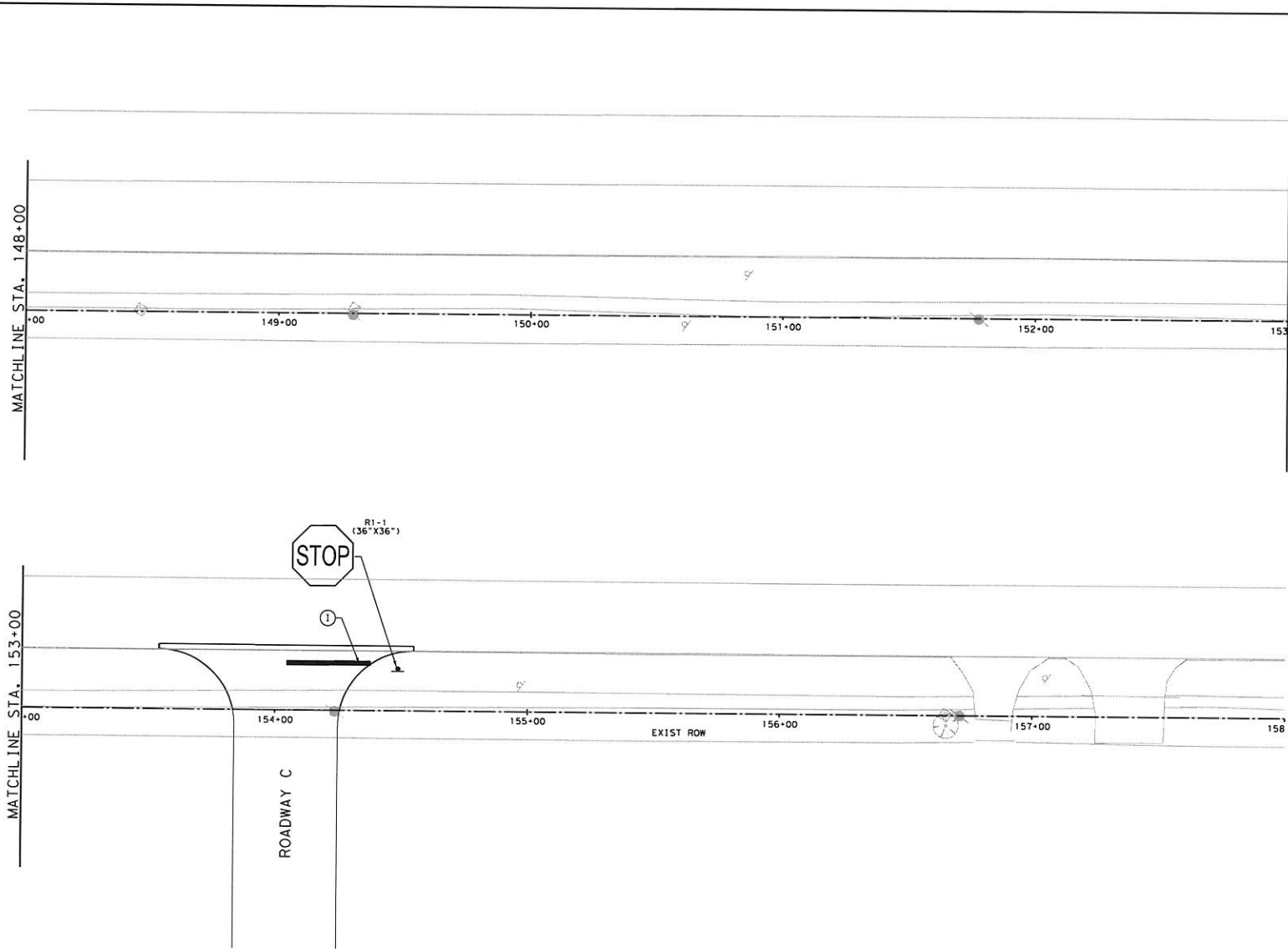


- LEGEND:**
- (A) REFL PAV MRK TY I (W) (4") (BRK)
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<div style="text-align: center;"> QUIDDITY <small>Texas Board of Professional Engineers and Land Surveyors Reg. No. 1 22290 6500 West Loop South, Suite 500-Bedford, TX 76025-7313 727-377-1327</small></div>			
US 59 NBFR SIGNING AND PAVEMENT MARKINGS PLAN STA 138+00 TO STA 148+00			
SHEET 2 OF 3			
DRAWN CKN	EMBERLY PUBLIC DRIVEWAY		SHEET NO.
DESIGNED CKN			
CHECKED BTS	CITY OF BEASLEY, ETJ		10
APPROVED BTS	STATE	COUNTY	
	TEXAS	FORT BEND	

DATE: 12/17/2024 4:14:50 PM
FILE: K:\14000\14000-0042-01 Emberly Driveway Permit (Public)\2 Design Phase\CAD\Plan Set\Signing & Pavement Markings\BL_0559_NBFR_SPM03_PUBLIC.dgn



SCALE (IN FEET):
0 40



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<div style="text-align: center;"> QUIDDITY <small>Texas Board of Professional Engineering and Land Surveyors Reg. No. 1-22205 4100 West Loop South, Suite 100 • Houston, TX 77061 • 282.7721-2121</small></div>			
US 59 NBFR SIGNING AND PAVEMENT MARKINGS PLAN STA 148+00 TO END			
SHEET 3 OF 3			
DESIGNED CKW	EMBERLY PUBLIC DRIVEWAY		SHEET NO.
CHECKED CKW	CITY OF BEASLEY, ETJ		11
APPROVED BTG	STATE	COUNTY	
APPROVED BTG	TEXAS	FORT BEND	