

Fort Bend County - Precinct 1
Mobility Bond Projects Meeting

July 21, 2026

Project Status Summary

1. 20305 Wallis Street – From FM 1093 to FM 359 (Design) – CivilCorp

- a. City has changed their mind on the 12" Force Main and will revert to 8" FM existing. Submitted amendment request in Masterworks for \$58,624, pending draft agreement from CAO.
 - City had no objection to the cost, but asked for a separate request to design a new 8" from the existing Force Main to the WRF Headworks.
- b. ILA will need to be amended with changes requested by the City.
 - Table below has been sent to the city

	Design	Construction	Total
Detention Pond (pro rata)	\$ 23,800	\$ 850,000	\$ 873,800
Wet Utilities (upsized)	\$ 258,500	-----	\$ 258,500
Sidewalks	\$ 7,600	\$ 335,000	\$ 342,600
Decorative Illumination	\$ 30,100	\$ 480,000	\$ 510,100
			\$ 1,985,000

- c. ROW Acquisition
 - 36 parcels in acquisition process: 32 closed, 4 parcels in ED.
 - Carole Ann McCann parcel could go to trial end of this year/beginning of next, CAO is working to accelerate. Mediation is scheduled for 8/11.
- d. TxDOT Permit
 - On hold pending revisions to wet utilities per City request.

2. 20306 Bowser Road – From Winding Stream Drive to Pool Hill Rd (Design) – LJA

- a. All 39 parcels are currently with Percheron.
 - 35 Parcels closed, 3 Parcels in ED (1 of which are pending settlement), 1 Active Pond Parcel submitted to Percheron.
- b. Revised 95% Submittal scheduled for August 7th.
- c. Drainage Report technical memo to be delivered by 7/24
- d. TxDOT Permit: Received comments but are holding on resubmitting due to Pool Hill Road changes.

3. 23117x Boothill Bypass in Simonton (Design Complete) – HJ

- a. Road and Bridge is currently clearing the ROW.

4. 20312-Fulshear Gaston Phase 1 (Design) – Zarinkelk

- a. Pedestrian crossings at Candela Heights Blvd- MUD 142 willing to contribute \$100k.
 - MUD 142 sent comments on the ILA back 7/16, currently in review at CAO.
- b. ROW parcels/easements:
 - 4 active parcels:
 - 2 Poarch Swinbank-Counter Offers have been approved, pending closing.
 - 1 Parkway Fellowship and 1 for TxDOT Land Swap-Conveyance Documents sent to Parkway.
- c. Phase 1 final submittal comments sent back to Zarinkelk, including preliminary traffic signal plans.
 - Met with MUD 229 Engineer on 7/13 and sent design for review and approval.

5. 20312-Fulshear Gaston Phase 2 (Design) – Zarinkelk

- a. Phase 2 resubmittal received on 6/11.
- b. Gulf South Pipeline LONO on Court for 7/23.
- c. Plans resubmitted 6/11 to TxDOT Permits, pending comments.
- d. NFBWA has an easement that will have to be reestablished or will require a modification of the cross section of the road to be narrower.
 - ILA draft send to NFBWA 6/23, will be in front of board at 7/22 meeting.

6. 20316x-Candela Heights @ FM 359 Traffic Signal (Design) – Amani

- a. Bid closing on 7/28.
- b. Executed LOSA and Permit received on 3/6.
- c. No CMT currently assigned.
- d. Started SOLs coordination with TxDOT/Centerpoint.
 - TxDOT has requested that we don't get power to the site until the packages have been bid. The forms at TxDOT require a contractor contract to be included so work can be coordinated.

7. Fulshear Gaston @ FM 359 Traffic Signal (Design) – Quiddity

- a. Bid closing on 7/28.
- b. TxDOT Permit extension granted.
- c. No CMT currently assigned.
- d. Started SOLs coordination with TxDOT/Centerpoint.
 - TxDOT has requested that we don't get power to the site until the packages have been bid. The forms at TxDOT require a contractor contract to be included so work can be coordinated.

8. **23102 – Mason Road Right Turn Lane (Design) – Civilcorp**
 - a. SB Mason turn lane at Westpark and Signal at Shadow Forrest and Westheimer.
 - b. Submitted 1 Parcel document to PAS.
 - c. Submitted for TxDOT Permit.
 - d. 95% Plans received 7/14, currently in review.
9. **23102 – Shadow Forest Traffic Signal (Design) – Civilcorp**
 - a. Signal at Shadow Forrest and Westheimer Parkway.
 - b. Will extend sidewalk from neighborhood to intersection and include pedestrian elements in signal.
 - c. Field Survey complete, CAD survey being developed.
10. **23107- Settegast Ranch Road Seg. 1 (Design) – TEDSI**
 - a. Upgrade existing 2-lane asphalt road to full boulevard with storm sewer and 100' ROW.
 - b. Directed TEDSI to reduce median width in boulevard section.
 - c. TEDSI is paused on Roundabout until EHRA section is approved.
 - d. Received Preliminary Parcels and returned comments 7/14.
11. **23108- Settegast Ranch Road Seg. 2 (Design) – EHRA**
 - a. New location roadway north of the cemetery 2-lane roadway with ditches within 100' ROW.
 - b. Revised alignment to move 20' away from fence, sent to TEDSI to incorporate into Roundabout design.
 - o Received schematic showing change to 2 lane collector and sent comments back. No Comments from Engineering.
 - o Shared with Cemetery on 7/17/26.
12. **23109- Falcon Landing BLVD (Design) – JNS**
 - a. Widen westbound pavement in median to create dedicated Right turn lane into Rowling Oaks BLVD. No ROW required.
 - b. 95% submittal comments sent back on 5/8. 100% plan submittal pending .
13. **23113- Rogers Road Seg. 1 (Design) –DCCM**
 - a. Upgrade existing 2-lane asphalt road to 4-lane boulevard.
 - b. Will proceed forward with a Roundabout at this location. Roundabout supplement (~80k) will be submitted with FNI's drainage supplement which is pending.
 - c. 10 Parcels in negotiations
 - d. Drainage - Freese and Nichols will revise Brookshire Creek watershed models with Fulshear Lake to determine available capacity of Fulshear Lake detention system.
 - Still pending official proposal but F&N is working on the updates in the meantime.

- Still will likely need additional storage.

14. 23114- Roger Road Seg. 2 (Design) – AIG

- a. Upgrade existing 2-lane asphalt road to 4-lane boulevard.
- b. On hold pending drainage result from segment 1.
- c. 13 Parcels in Negotiations
- d. PER held on 1/15/2026

Projects to Bid Next Month - N/A

Fort Bend County - Precinct 1
Grand Parkway Projects Update
 July 21, 2026

1. **17304- Grand Parkway 99 SBFR FM 1093 to Fry Road (Construction) – GFT – Weber**
- a. Work continues on sidewalk crossings due to ped pole deficiencies.
 - b. Sidewalk update:

Sidewalk Location	Status	Expected to be Open	Reason why closed / additional comments
Fry	Open	N/A	Ped pole repairs still pending. CO sent back to Contractor for corrections.
Buffalo Bayou	Open	N/A	N/A
Westheimer	Open	N/A	N/A
Cinco Ranch	Partial closure (NBFR side)	8/1/26	Flatwork complete and sidewalks are open. Misc. cleanup in progress
Bay Hill/ Highland Knolls	Partial closure (NBFR & SBFR sides)	8/1/26	Flatwork and electrical complete and north/south sidewalks are open. Misc. cleanup in progress. Brick paver crew will be onsite starting next week.
Kingsland	Partial closure (EB & WB sides)	8/1/26	Flatwork and electrical complete and north/south sidewalks are open. Misc. cleanup in progress. Brick paver crew will be onsite starting next week.

2. **20301-(CSJ 3510-04-066) GP 99 SBFR Bay Hill BLVD to Cinco Ranch (Design) - Halff**
3. **20303a-(CSJ 3510-04-072) GP 99 NBFR Cinco Ranch to Bay Hill BLVD (Design) - CFA**
4. **20303b-(CSJ 3510-04-070) GP 99 NBFR Westheimer to Cinco Ranch (Design) - Othon**
5. **20307-(CSJ 3510-04-071) GP 99 SBFR Fry Rd to Westheimer (Design) - TEDSI**
6. **20320x-(CSJ 3510-04-069) GP 99 NBFR Fry Rd to Westheimer (Design) – DEC**
7. **20126x- GP SB ML widening over Bay Hill (Design) - Quiddity**
8. **20127x- GP NB ML widening over Bay Hill (Design) - TNP**
9. **20128x- GP SB ML widening over Cinco Ranch (Design) – Infratech**
10. **20129x- GP NB ML widening over Cinco Ranch (Design) - PGAL**
 - a. Letting dates:
 - **Package 1** - 20301 (20126x & 20127x)- July 2026
 - **Package 2** - 20307 & 20320x- Aug 2026
 - **Package 3** - 20303a & 20303b (20128x & 20129x)– Aug 2026
 - b. Recent Submittals
 - 20301 let on July 1. Low bid came within 3% of the engineering estimate.
 - 20303a, 20303b, 20307, & 20320x are all letting in August.
 - Plans went online for contractor bidding on July 13.
 - Currently receiving contractor questions and working on addendums to swap sheets. – Last day to issue addendum is July 28.
 - c. Utility Update
 - DCCM CEI team to be on site inspecting utility installations to confirm proper locations.
 - 20301-
 - Centerpoint 4" Gas line
 - Released for construction- Estimated relocation date is mid Aug 2026.
 - MCI / Verizon
 - Installation did not follow the permit.
 - Relocation should be complete within 2 weeks.
 - Astound
 - Permit received on 7/17, and proceeding to stake.
 - Construction estimated to be completed by August 15.
 - Relocations for 20307 & 20320x:
 - Centerpoint
 - Completed the new OH poles and has hung wires. The underground bore is also complete. Still pending pulling wires through the underground bore and connect to the terminal poles. (2 weeks starting July 20)
 - Overhead will need 1-2 weeks to complete work after underground has finished pulling cable. (Approx completion Aug 14)
 - Comcast
 - Cutover work to start July 21 and will be completed within a few days although there is a 2 week work window for weather.
 - Consolidated Communications
 - Awaiting on staking from their surveyor. Once staked, construction will be completed in 2-4 weeks.
 - Grand Lakes MUD 1 has provided final plans which are included in Package 2 for joint bid.

- Cinco MUD 1 has received approved permit.
 - Construction to begin end of July.
 - Estimated 1 month for construction.
- d. Acquisition status
 - All frontage road parcels are in FBC Possession.
 - 7 TxDOT Parcels FBC is helping with acquisition
 - 1 Parcel accepted offer
 - 1 Parcel is with CAO
 - 5 awaiting appraisals
- e. Public Meetings - Noise Workshops
 - Noise workshop 1 - Tuesday July 21st- 5 PM– Cinco Ranch Junior High School
 - Noise workshop 2 - Thursday July 23rd, 5 PM– Cinco Ranch Junior High School
 - Cinco Ranch HOA – Noise workshop -Wednesday July 29th, 5 PM – Cinco Ranch HOA



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ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

Fort Bend County - Precinct 1
2023 Mobility Bond Projects Meeting
July 21, 2026

Project Status Summary

1. **23103 – Skinner Lane Seg. 1** from W Bellfort to 2645' N of McCrary Rd (Pape-Dawson)
 - a. PER meeting was held July 1st.
 - b. Minor revisions to alignment requested along with updated ROW documents to start acquisition process in August.
 - c. The existing flood gate structure to be replaced (by others) but is requested to be included in this project bid documents if possible.
2. **23104 – Skinner Lane Seg. 2** Drainage Study and Utility Coordination (HR Green)
 - a. PER meeting was held July 1st.
 - b. Drainage District asked to verify some off-site drainage to existing structures that was originally unpermitted.
 - c. Separate addendum to study for Segment 4 being updated per district comments.
 - d. Utility Coordination to begin once have metes & bounds and hold PER meetings for other segments.
3. **23105 Skinner Lane Seg. 3** from 2645' N of McCrary to Brandt (Odyssey)
 - a. PER meeting was held July 1st.
 - b. Drainage District wanted unpermitted off-site drainage shown on plans.
 - c. Minor adjustments to alignment needed to provide more horizontal space from existing buildings/homes.
 - d. ROW maps to be updated and submitted to begin the acquisition process in August.
4. **23105 Skinner Lane Seg. 4** from Brandt to Mason Rd (Cobb Fendley)
 - a. KCI to set up PER meeting with FBC once updated draft PER submitted with drainage report details.
 - b. Current alignment shows a roundabout which resolves wetlands conflict.

5. **23110 Pool Hill Road Seg. 1** from Hunt Road to Rogers Rd (HJ Consulting)
 - a. PER meeting held May 18th.
 - b. Roundabout comments addressed and revising ROW maps for tie-in at Hunt Rd Seg. 3 intersection.
 - c. Design to submit 70% plans within next 3-4 months.
 - d. The pipelines within project are designed around so no adjustments would be necessary.
6. **23111 Pool Hill Road seg. 2** from Rogers Rd to 6400' N of FM 1093 (Conzor)
 - a. PER meeting was held June 4th with segment 3 combined.
 - b. Drainage study will require more coordination with LCISD future school in Segment 3.
 - c. Design to submit 70% plans within next 3-4 months.
 - d. Drainage report updates to come once all coordination with Roger Road is complete.
7. **23112 Pool Hill Road seg. 3** from 6400' N of FM 1093 to FM 1093 (Isani)
 - a. PER meeting was held June 4th with segment 2 combined.
 - b. Due to school's proposed schedule, this project will need to be prioritized to be fully constructed before school is anticipated to start classes on campus in August 2029.
 - c. Discussed having entire limits be full boulevard through Segment 2 to Rogers Road.
 - d. Design to submit 70% plans within the next 3-4 months.
8. **23115 Hunt Road seg. 1** from 1900' W of FM 359 to FM 359 (IDCUS now Infrastructure Consulting & Engineering)
 - a. PER meeting was held July 2nd with segment 2.
 - b. Design to submit 70% plans within the next 3 months.
 - c. ROW acquisition to begin in August with all ROW being dedicated from developers.
 - d. The sequence of bidding still under review for Hunt Road seg. 1 versus Fulshear Bend.
9. **23116 Hunt Road seg. 2** from 5225' W of FM 359 to 1900' W of FM 359 (LIA)
 - a. TxDOT bridge replacement letting date is expected in April 2027.
 - b. PER meeting was held July 2nd with segment 2.
 - c. Design to submit 70% plans within 3 months.
 - d. One tract will need acquisition as all others to be dedicated or donated by developer.
10. **23117 Hunt Road seg. 3** from 1800' W of Pool Hill Road to 5225' W of FM 359 (iGET)
 - a. PER meeting with FBC held May 6th.
 - b. Roundabout layout comments addressed and will be used for layout.
 - c. Design to submit 70% (minus full bridge plans) in August.
 - d. Drainage District asked for some additional info before approving the study.

11. 23118 Fulshear Bend Drive from Woods Rd to FM 359 (IDS)

- a. PER meeting with FBC held May 21st.
- b. Drainage District provided preliminary approval of report.
- c. Design to submit 70% plans within 3 months.
- d. City of Fulshear's proposed lift station shown on design layouts.
- e. Coordinating with developer to add knockouts to storm boxes for inlets leads.
- f. EOR confirmed that the developer's storm trunkline will work with proposed pond outfall.

12. 23124 Sidewalk Improvements - locations vary throughout Precinct 1 (LJA)

- a. Site 1 – S Peek Road being revised per inlet detail, then resubmitting as 95% plans.
- b. Site 2 – S Mason Road 30% plans revised and emailed to Pct. 1 for review. Site walk-through planned for end of July.
- c. Site 3 – Gaston Road 30% plans emailed to Pct. 1 for review. Site walk-through planned for early August. Grayson Lakes neighborhood requesting extension of sidewalk to reach main access (Roesner to Ephram Road) over 1 mile more of sidewalk.
- d. Site 4 – Highland Knolls site submitted and KCI to provide comments by end of July.
- e. Site 5 - Katy Gaston reviewed and Pct requested to add small section of missing sidewalk to plans. Site walk-through identified a few possible conflicts with trees/irrigation items. EOR making revisions and intends to resubmit 100% plans by end of July.

Projects to Bid Next Month (N/A at this time)

Mobility Projects Monthly Meeting
Precinct 1
July 2026

Project Status Summary

1. 13312 Greenbusch Road (Aguirre & Fields) – From Gaston Road to Westheimer Parkway.
 - a. Project Scope: Replace 2-lane asphalt road with deep ditches to 2-lane concrete road with storm sewer and a new bridge.
 - b. Bids for the new project were opened 8/13/24, with a low bid of \$8.4 million by Sequeira Civil Construction. This project includes an added traffic signal at the Spring Green/Pine Mill Ranch intersection, **which is operational**.
 - c. **A CenterPoint gas line and water service leads are in conflict with the storm sewer. Coordination is ongoing, but this situation is causing a construction delay.**
 - d. Construction NTP was January 6, 2025; completion now due in February 2027.
2. 13313 Huggins Drive (Sirrus/Gradient) – From FM 359 (Main Street) to Katy Fulshear Road
 - a. Project Scope: 3-lane concrete roadway (partial replacement, partial new roadway) including proposed waterline and relocation of sanitary sewer.
 - b. Project bid on 10/8/24 with a low bid by R Construction in the amount of \$6.6 million. Construction is substantially complete and the road is open.
 - c. Turn lanes must be added to the FM 359 intersection; see second phase update below.
 - d. Utilities: Kinder Morgan has been given the go-ahead to adjust their pipeline, with completion scheduled for 7/27/26. The remaining pavement over the pipeline will be completed by Road & Bridge or another contractor (recommend addition to Phase 2).
 - e. TxDOT: LOSA is prepared and will be submitted upon TxDOT request in the permit process.
 - f. Phase 2 design is complete and has been submitted to TxDOT for permit.
3. 20315x Traffic Signal (Neel Schaffer) – Cinco Ranch Boulevard at Falcon Landing Boulevard
 - a. Project Scope: New traffic signal.
 - b. Construction contract was awarded by Commissioners' Court on 2/12/2026 and a pre-construction meeting has been held. NTP is on hold due to long lead time for signal component delivery; the project is expected to be completed by November 2026.
 - c. Residents have requested that signals not be constructed; the Cinco Ranch Boulevard/Falcon Landing Boulevard signal will move forward based on meeting

warrants, whereas the Cinco Ranch Boulevard/Cinco Terrace Drive signal was designed but will not be constructed at this time.

4. 20318x Ginter Library Access Road (HJ Consultants) – From THP to Ginter Library
 - a. Project Scope: Collaboration with landowner (Dr. Glen Ginter) to plat and develop site with multiple roads, public utilities and detention. Ginter donated land where an FBC library was constructed.
 - b. Phase 1: Construction of utilities to the library is complete. Phase 2: This is a package to provide access to the library from THP and associated drainage; construction is complete; Phase 3: Remaining pavement and utilities, excluding a right-turn lane off FM 1093, a construction notice to proceed was issued for 1/2/2026; nearly complete. Phase 4: Right-turn lane from FM 1093 onto Ginter Blvd; TxDOT LOSA and permit are executed. The Phase 3 contractor has prepared a price to add the Phase 4 project by change order; will likely be added.

Projects to Bid Next Month

1. None.

Fort Bend County, Precinct 1 – Mobility Bond Projects Meeting

PgM: PAPE – DAWSON

Project Status Summary

Tuesday, July 21, 2026

1. **23411 – HUMPHREY WAY – (Preliminary Design Phase) – TLC Engineering, Inc.**
 - a. Scope: New construction of a 56-foot-wide concrete pavement section with roadside ditches.
 - b. PER submitted week of December 15, 2025. Project is continuing into design with right-of-way mapping and acquisition being prepped.
 - c. **UPCOMING ACTION ITEMS:**
 - **PER Meeting with FBC Engineering personnel scheduled for mid-August 2026.**

2. **23412 – BATES ALLEN HERITAGE DRIVE (Previously known as Charlie Roberts Ln) – (Preliminary Design Phase/70% Submittal) – IMS Engineers, Inc.**
 - a. Scope: Proposed roadway will extend from Lum Road south to Bates Allen Park entrance way at Charlie Roberts Lane.
 - b. PER Meeting with Fort Bend County Engineering personnel held February 25, 2026.
 - c. Project name updated to Bates Allen Heritage Drive on March 6, 2026.
 - d. Proposed ROW and roadway typical section PER comments addressed.
 - e. **UPCOMING ACTION ITEMS:**
 - **Pending scope of illumination design near proposed roundabout.**
 - **70% Design including updated bridge design and lighting plan ongoing.**

Fort Bend County, Precinct 1 – Mobility Bond Projects Meeting

PgM: PAPE – DAWSON

Project Status Summary

Tuesday, July 21, 2026

3. 23413 – 1st Street – (Preliminary Design Phase/70% Submittal) – Consor Engineers, LLC

- a. Scope: New 24-foot asphalt pavement roadway with roadside ditches from FM 2919 to Lawson Street. New 24-foot concrete pavement roadway from Lawson Street to Crawford Street.
- b. PER Meeting with Fort Bend County Engineering was held on February 16, 2026.
- c. PER Drainage Report comments were addressed and submitted on March 24, 2026.
- d. FBCDD provided no objection to the resubmitted Drainage Report on April 23, 2026.
- e. Additional services for surveyors to obtain additional survey for detention basin site.
- f. 1st Street Geotechnical Report revised and submitted June 4th.
- g. **UPCOMING ACTION ITEMS:**
 - **70% Design, ROW coordination and detention basin design are ongoing.**
 - **ROW Coordination is requiring additional investigation due to inconsistent records boundaries**

Projects to Bid Next Month

1. NONE AT THIS TIME