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ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

Fort Bend County - Precinct 1 2023 Mobility Bond Projects Meeting

January 20, 2026

Project Status Summary

1. **23103 – Skinner Lane Seg. 1** from W Bellfort to 2645' N of McCrary Rd (Pape-Dawson)
 - a. Draft PER submittal waiting on draft Drainage Report.
 - b. Obtaining drainage info from with Skinner2's report.

2. **23104 – Skinner Lane Seg. 2** Drainage Study and Utility Coordination (HR Green)
 - a. Drainage study to be updated and submitted by end of January.
 - b. Drainage discussion meeting held with Drainage District on 12/12/25 to go over some final details for drainage study.

3. **23105 Skinner Lane Seg. 3** from 2645' N of McCrary to Brandt (Odyssey)
 - a. Provided draft PER (without drainage info) in November.
 - b. Full draft PER delivery pending the drainage details from Skinner 2 by end of January.

4. **23105 Skinner Lane Seg. 4** from Brandt to Mason Rd (Cobb Fendley)
 - a. Draft PER is expected in January.
 - b. Drainage report working on segment 4 separate of Segments 1 and 3.
 - c. More coordination is needed with school district once reviewing draft PER.

5. **23110 Pool Hill Road Seg. 1** from Hunt Road to Rogers Rd (HJ Consulting)
 - a. Awaiting drainage report from Segment 2 to submit draft PER expected in January.
 - b. Held corridor coordination meeting for drainage and alignment discrepancies on all segments in early November.
 - c. Design updated to match Hunt Rd 3 intersection.

6. **23111 Pool Hill Road seg. 2** from Rogers Rd to 6400' N of FM 1093 (Conсор)
 - a. Drainage analysis has existing and proposed model complete, met with Drainage District to go over lingering questions about overall pond concept versus use of drainage channels. Study being updated per meeting and anticipated in January.

- b. Trying to provide as much drainage to accommodate LCISD future school in Segment 3.
 - c. Existing bridge is recommended to remain in place for transition once south of Rogers Road. (coordinating on drainage camera project along Bessie's Creek)
 - d. Draft PER anticipated in late January.
7. **23112 Pool Hill Road seg. 3** from 6400' N of FM 1093 to FM 1093 (Isani)
- a. Alignment with Bowser Road project verified.
 - b. Draft PER pending drainage report. Expected by end of January.
8. **23115 Hunt Road seg. 1** from 1900' W of FM 359 to FM 359 (IDCUS)
- a. Developers have revised their MUD utility plans to match proposed alignment. Will need to show all utilities in proposed roadway plans.
 - b. Draft PER being revised and expected by end of January.
9. **23116 Hunt Road seg. 2** from 5225' W of FM 359 to 1900' W of FM 359 (LJA)
- a. Anticipated ROW plan provided to local developers for pending plans/plat on south side of segment 2. LJA continues to need assistance with ROE for 3 tracts.
 - b. TxDOT bridge replacement behind schedule and are trying to update their schedule.
 - c. Draft PER being revised to match some drainage study by end of January.
10. **23117 Hunt Road seg. 3** from 1800' W of Pool Hill Road to 5225' W of FM 359 (iGET)
- a. Draft PER submitted in early January, with some immediate revisions pending in order to complete the initial review.
 - b. Met with Drainage District on 12/2/25 for available use of new ponds and existing drainage swale.
11. **23118 Fulshear Bend Drive** from Woods Rd to FM 359 (IDS)
- a. Draft PER submitted early January with initial review by KCI to be completed by end of the month.
12. **23124 Sidewalk Improvements** - locations vary throughout Precinct 1 (LJA)
- a. Survey complete on all locations.
 - b. Initial plans for Katy Gaston submitted and under initial review. Asking for approval on new sidewalk detail to tie into back of inlets. Adding chamfered corners for extra support.
 - c. Each design location will be submitted at intervals of two to three weeks per site.

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



**Fort Bend County - Precinct 1
Mobility Bond Projects Meeting**

January 20, 2026

Project Status Summary

- 1. **20116 – Stella Rd (Construction) – Texas Sterling**
 - a. Punch list items have been addressed and FBC Construction is in the process of project closure and processing the final change order. *Will be removed from project list next month.*

- 2. **20305 Wallis Street – From FM 1093 to FM 359 (Design) – CivilCorp**

- a. ILA will need to be amended with changes requested by the City.
 - Received initial list of items from CivilCorp, they are working up associated design cost + construction cost.

	Design	Construction	Total
Detention Pond (pro rata)	\$ 23,800.00	\$ 559,300.00	\$ 583,100.00
Wet Utilities (upsized)	\$ 179,000.00	\$ 1,117,000.00	\$ 1,296,000.00
Sidewalks	\$ 7,600.00	\$ 430,100.00	\$ 437,700.00
Decorative Illumination	\$ 30,100.00	\$ 480,000.00	\$ 510,100.00
			\$ 2,826,900.00

- b. ROW Acquisition
 - 36 parcels in acquisition process: 32 closed, 4 parcels in ED.
- c. 95% Submittal review comments to be returned this week. Current cost estimate is \$11.5MM.
- d. CivilCorp submitted TxDOT Permit for north end of project. Permit for South submitted on 11/14. Per TxDOT, permits are on hold pending signed and sealed plans by TxDOT.

- 3. **20306 Bowser Road – From Winding Stream Drive to Pool Hill Rd (Design) – LJA**

- a. All 39 parcels are currently with Percheron.
 - 33 Parcels closed, 5 Parcels in ED, 1 Active with Percheron. Future Pond Parcel is required.
- b. LJA provide supplement request to account for H&H study, Pool Hill Relocation, and Detention Pond design. *Meet with Engineer to reduce.*
 - Directed LJA to proceed with detention pond interim solution and to minimize taking along frontage of Bowser.
 - Pool Hill Rd connection – Revising plans to accommodate Pool Hill.
- c. TxDOT Permit: Received comments but are holding on resubmitting due to Pool Hill Road changes.

4. **23117x Boothill Bypass in Simonton** (Design Complete) – HJ
 - a. Received 100% final Plans on 9/12/24.
 - b. ROW: Parcel 1 – Still having issues with closing the parcel. Title Company having issues getting in touch with US Small Business Association. *BBI to follow up.*
 - c. Centerpoint utility agreement approved on 9/23 Commissioners Court. *BBI to follow up on relocation timeline.*

5. **20312-Fulshear Gaston Phase 1** (Design) – Zarinkelk
 - a. ROW parcels/easements:
 - 4 active parcels, 2 Poarch Swinbank, 1 Parkway Fellowship, 1 for TxDOT Land Swap.
 - Land Swap Parcels are being modified due to existing Roadway being in an easement, not owned by TxDOT. Sent to Zarinkelk 1/13/26. Surveyor has no budget left so we anticipate a supplement request to come in.
 - b. Phase 1 Resubmittal originally submitted 10/8/25. Zarinkelk stated this was an interim submittal. Official resubmittal received on 11/14/25, comments returned .

6. **20312-Fulshear Gaston Phase 2** (Design) – Zarinkelk
 - a. Received Phase 2 resubmittal plans 11/21, currently in review.
 - b. Gulf South Pipeline reviewed latest plans and will issue LONO.
 - c. TxDOT permit is ongoing, pending next plans submittal.
 - 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.

7. **20316x-Candela Heights @ FM 359 Traffic Signal** (Design) – Amani
 - a. Amani submitted revised 100% plans to TxDOT on 11/14/2025. Received one comment and are trying to coordinate with Traffic Division to resolve.
 - b. Executed LOSA is with TxDOT area office pending approved TxDOT Permit.
 - c. 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. **Fulshear Gaston @ FM 359 Traffic Signal** (Design) – Quiddity
 - a. 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.
 - b. TxDOT Permit extension granted. *Can go to bid, but will wait for Candela Heights to bid together.*

9. **PR19301-Pecan Creek Road Bridge Replacement** (Construction) – Pape-Dawson – MC2 Civil
 - a. Bridge opened on Monday, 12/15. Contractor currently performing work under the bridge on riprap shown in the plans. Completion date by end of February 2026.

10. 23102 – Traffic Signals and Safety Improvements Intersections – Civilcorp

- a. SB Mason turnlane at Westpark and Signal at Shadow Forrest and Westheimer.
- b. Will conduct PER as email review per Engineering. Initiated PER Email review on 12/16, with request for reviews to be complete by 12/31, but extended to 1/21 due to holidays.
- c. *Coordinate with Civilcorp about proposal for new signal.*

11. 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. Revised PER received 12/4.
 - PER currently being rescheduled due to conflicts with 1/15 date.

12. 23108- Settegast Ranch Road Seg. 2 (Design) – EHRA

- a. Upgrade existing 2-lane asphalt road to full boulevard with storm sewer and 100' ROW.
- b. Revised PER received 12/3.
 - PER currently being rescheduled due to conflicts with 1/15 date.

13. 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. Received finalized PER 12/4 and accepted.
- c. 70% submittal was scheduled for 1/15/2026 submittal, following up to get new date.

14. 23113- Rogers Road Seg. 1 (Design) –DCCM

- a. Upgrade existing 2-lane asphalt road to 4-lane boulevard.
- b. PER held on 1/15/2026
 - Design team to schedule meeting with FBCDD and Rick Staigle to discuss Fulshear Lakes development detention for Rogers Road.
 - Will acquire southeast corner from Fulshear Lakes/Sam Yaeger for detention pond location.
- c. Progressing preliminary design based on new boulevard direction.
 - RGM coordinating with Consor and HJ for intersection location and drainage.
 - H&H directed to investigate a “beat the peak” methodology to try to minimize or eliminate detention ponds.
 - Received findings of this study which found that we cannot use “beat the peak” methodology. Revised Drainage Report being held until detention meeting with FBCDD and Engineering.

15. 23114- Roger Road Seg. 2 (Design) – AIG

- a. Upgrade existing 2-lane asphalt road to 4-lane boulevard.
- b. Progressing preliminary design based on new boulevard direction.
- c. PER held on 1/15/2026
 - Will revise drainage to flow west from Gas Pipeline to 23113 system, will coordinate with design team to incorporate flows.

Projects to Bid Next Month

- Expect the traffic signals for Fulshear Gaston and Candella Heights to be requested to bid (pending TxDOT).

Mobility Projects Monthly Meeting

Precinct 1

January 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.
 - c. Construction NTP was January 6, 2025; **completion now due at the end of 2026.**
 - d. **AT&T has completed their line adjustment and the contractor is back onsite.**

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 Notice to Proceed is April 14, 2025, with completion required in April 2026. **Construction will likely be completed in March.**
 - 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. They are designing the relocation, and should invoice the County to continue with construction. The adjustment will not be completed in time for the County contractor to complete the connection to Fulshear Gaston Road; this will be completed by Road & Bridge or another contractor.**
 - e. TxDOT: LOSA not required until the second phase with turn lanes on FM 359.
 - f. Second phase is in design by Gradient Group. 70% submittal received and reviewed by the County and TxDOT; **95% submittal due in late February 2026.**

3. 17310/20310 Brandt Road (Terra) – From McCrary Road to Mason Road
 - a. Project Scope: 3-lane concrete roadway with curb and gutter.
 - b. Phase 1 (McCrary to Precinct Line Rd) is complete.
 - c. Phase 2 (Precinct Line Rd to Mason Rd) is complete.
 - d. Agreement was approved in Commissioners Court on 4/8/25 for CenterPoint to install street lights at both roundabouts; not installed yet.

4. 20315x Traffic Signal (Neel Schaffer) – Cinco Ranch Boulevard at Falcon Landing Boulevard
 - a. Project Scope: New traffic signal.
 - b. **Bids were opened on 12/16/25; award is pending.**
 - 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 will be designed but not constructed at this time.

5. 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. Phase 4: Right-turn lane from FM 1093 onto Ginter Blvd; **TxDOT approval is pending.**

Projects to Bid Next Month

1. None.