

MEMO

September 8, 2026

To: Brett McLeod, P.E.
Grady Mapes, P.E.
Thien Nguyen
Angela Leach-Jayroe
Rachel Whitaker

From: Terri Dedhia 
Environmental Supervisor Advanced Project Development

Subject: Environmental Review for Early Acquisition
Montgomery County
Northpark Drive: From Russell Palmer to Harris County Line
CSJ: 0912-37-245

As per 43 TAC §2.131, Advanced Project Development has completed the environmental review of the below properties for the purpose of advanced acquisition of right-of-way. The parcels do not have known hazardous material contamination. The parcels do not involve any publicly owned 4(f) properties and/or historic resources. The environmental due diligence will be documented in the Categorical Exclusion and associated technical reports. You may proceed with Advanced Acquisition, as per House Bill 2646 (85th Texas Legislature (2017)), on the following parcels:

Parcel and Parcel ID See Attached Exhibit A	Map See Attached Exhibit B
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If you have any questions, please contact Elizabeth Moreau, Environmental Project Planner, at (713) 802-5223.

Exhibit A

File Number	Parcel	TxDOT Connect Parcel ID	Property Owner	County
AY25-155	Tract 27	P00080774	MCFADDEN PROPERTIES	Montgomery
AY25-154	Tract 26	P00080774	NORTHPARK FUEL DEPOT LLC	Montgomery
AY25-185	Tract 28	P00080775	BRITTANY SUZANNE COLE, JAMES FRANCIS COLE AND MARLA COLE, INDEPENDENT ADMINISTRATOR OF THE ESTATE OF JIM ROSS COLE, JR. (SUBJECT TO REQUIREMENTS)	Montgomery
AY25-186	Tract 29	P00080777	BRITTANY SUZANNE COLE, JAMES FRANCIS COLE AND MARLA COLE, INDEPENDENT ADMINISTRATOR OF THE ESTATE OF JIM ROSS COLE, JR. (SUBJECT TO REQUIREMENTS)	Montgomery
AY25-156	Tract 30	P00080779	WOODRIDGE MUD	Montgomery
AY25-187	Tract 31	P00080780	RICHTER FAMILY LIMITED PARTNERSHIP	Montgomery
AY25-157	Tract 32	P00080782	HAVEN AT KINGWOOD LLC, A DELAWARE LIMITED LIABILITY COMPANY	Montgomery
AY25--166	Tract 42	P00080783	PARKWOOD BAPTIST CHURCH HOUSTON, TEXAS, A TEXAS NON-PROFIT CORPORATION	Montgomery
AY25-167	Tract 43	P00080784	MCCRAVEN-LOVE SMITH -PROPERTIES LLC, A NORTH	Montgomery

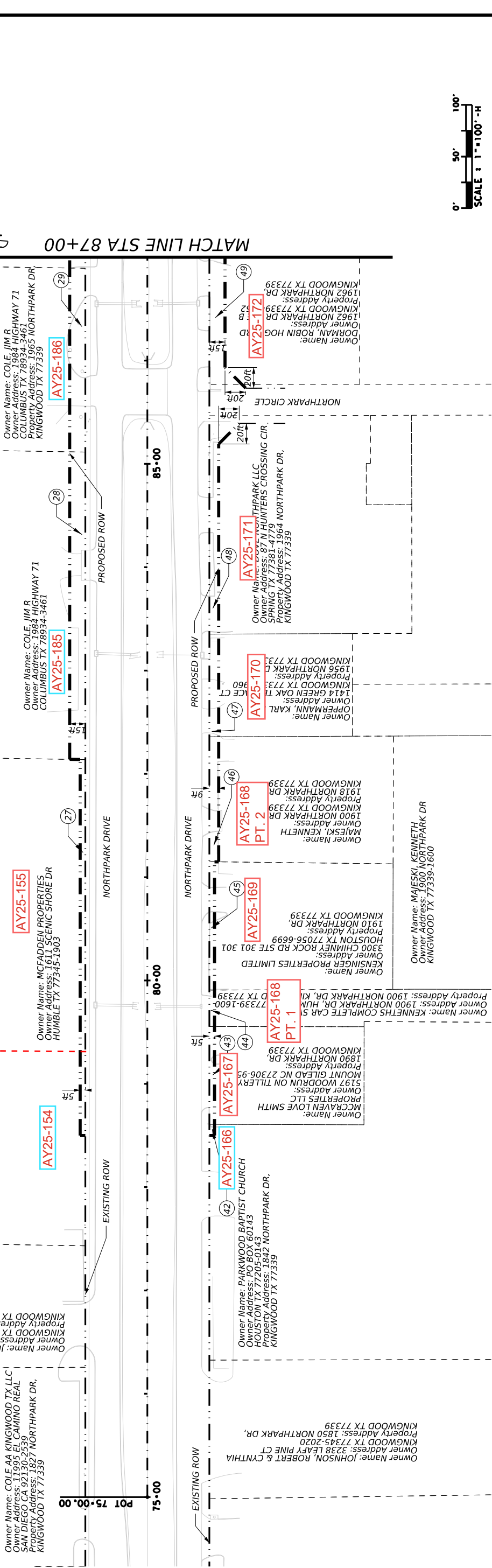
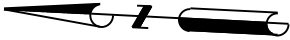
			CAROLINA LIMITED LIABILITY COMPANY	
AY25-168	Tract 44	P00080785	SUSAN MAJESKI ROBERTS, MICHAEL P. SHANNON, BYRAN D. QUINN, KATHY GAY GREENFIELD, SUSAN MAE ROBERTS, INDEPENDENT EXECUTRIX OF THE ESTATE OF ALICE HOOK, DECEASED, DANIEL THOMAS KLOVENSKY	Montgomery
AY25-169	Tract 45	P00080786	KENSINGER PROPERTIES LIMITED, A TEXAS LIMITED PARTNERSHIP	Montgomery
AY25-168	Tract 46	P00080787	SUSAN MAJESKI ROBERTS, MICHAEL P. SHANNON, BYRAN D. QUINN, KATHY GAY GREENFIELD, SUSAN MAE ROBERTS, INDEPENDENT EXECUTRIX OF THE ESTATE OF ALICE HOOK, DECEASED, DANIEL THOMAS KLOVENSKY	Montgomery
AY25-170	Tract 47	P00080788	KARL EDWARD OPPERMAN, JR. (SUBJECT TO REQUIREMENT)	Montgomery
AY25-171	Tract 48	P00080789	CLAY HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY (SUBJECT TO REQUIREMENTS)	Montgomery
AY25-172	Tract 49	P00080790	SOHA LE FLEUR LLC, A TEXAS LIMITED LIABILITY COMPANY	Montgomery

			(SUBJECT TO REQUIREMENTS)	
AY25-173	Tract 50	P00080791	KING'S RANCH, INC., A TEXAS CORPORATION AND HARRIS COUNTY UD #3	Montgomery
AY25-174	Tract 51	P00080792	WOODLAND HILLS TRAIL ASSOCIATION, A NON-PROFIT CORPORATION	Montgomery

Exhibit B

LEGEND

- EXIST ROW - - - - -
- PROP ROW - - - - -
- PARCEL LIMITS - - - - -



NO.	REVISIONS		BY	DATE

HNTB
HNTB Corporation
The HNTB Companies
Infrastructure Solutions
P.O. Box 11000
Houston, Texas 77211-1100
Phone: 713.627.4000
Fax: 713.627.4001
Email: hntb@hntb.com
Project Registration Number: 420

LRA
LAKE HOUSTON REDEVELOPMENT AUTHORITY & TRZ 10
600 HUNTER AVENUE, SUITE 1000
HOUSTON, TEXAS 77002

Texas Department of Transportation

NORTH PARK DRIVE

EXISTING AND PROPOSED
RIGHT-OF-WAY

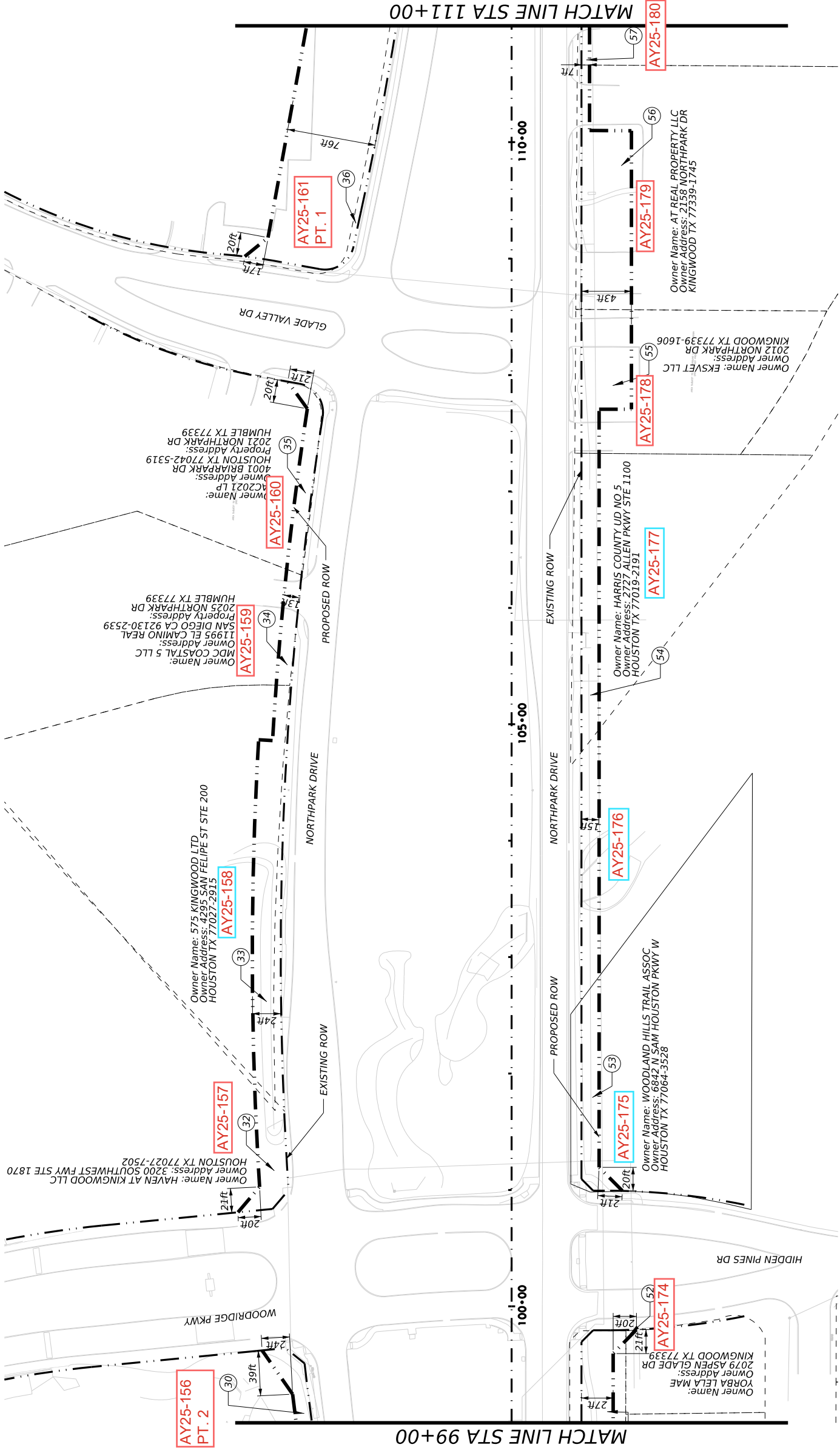
PRELIMINARY
SUBJECT TO CHANGE

DESIGNED:	NO. 6	STATE TEXAS	CITY OF HOUSTON	WBS	HIGHWAY NO.
CHECKED:	6	TEXAS	SEE TITLE SHEET	CS	CS
DRAWN:	6	COUNTY	SECTION	SHEET NO.	SHEET NO.
CHECKED:	6	DISTRICT	NO.	37	245, ETC 01

\$DATE\$ \$TIMES\$

LEGEND

- EXIST ROW
- PROP ROW
- PARCEL LIMITS



PRELIMINARY
SUBJECT TO CHANGE

NO.	REVISIONS		BY	DATE

HNTB Corporation

The HNTB Companies

Infrastructure Solutions

Project Registration Number: 420

LHA

LAKE HOUSTON REDEVELOPMENT AUTHORITY & TRZ 10

600 HUNTON ANDREWS KURTH LLP

HOUSTON, TX 77002

Texas Department of Transportation

NORTH PARK DRIVE

EXISTING AND PROPOSED
RIGHT-OF-WAY



DESIGNED:	PROJECT NO.	STATE	CITY OF HOUSTON	WBS	HIGHWAY NO.
CHECKED:	6	TEXAS	SEE TITLE SHEET	CS	CS
DRAWN:	COUNTY	COUNTY	CONTRACT NO.	SHEET NO.	SHEET NO.
CHECKED:	HOU	WILLOW	0912	37	245, EIC 03

\$DATE\$