

# 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  
Harris County  
Northpark Drive: From Montgomery County Line to Woodlands Hill Drive  
CSJ: 0912-72-618

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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 (85<sup>th</sup> Texas Legislature (2017)), on the following parcels:

|                                                |                               |
|------------------------------------------------|-------------------------------|
| Parcel and Parcel ID<br>See Attached Exhibit A | Map<br>See Attached Exhibit B |
|------------------------------------------------|-------------------------------|

If you have any questions, please contact Elizabeth Moreau, Environmental Project Planner, at (713) 802-5223.

Exhibit A

| File Number | Parcel   | TxDOT Connect<br>Parcel ID | Property Owner                                                                                                          | County |
|-------------|----------|----------------------------|-------------------------------------------------------------------------------------------------------------------------|--------|
| AY25-158    | Tract 33 | P00097800                  | FRIENDSWOOD<br>DEVELOPMENT<br>COMPANY AND<br>KING RANCH,<br>INC; AND 575<br>KINGWOOD LTD<br>(SUBJECT TO<br>REQUIREMENT) | Harris |
| AY25-159    | Tract 34 | P00098778                  | MDC COASTAL 5 LLC, A<br>DELAWARE<br>LIMITED<br>LIABILTY<br>COMPANY                                                      | Harris |
| AY25-160    | Tract 35 | P00098779                  | JAC2021 LP, A TEXAS<br>LIMITED<br>PARTNERSHIP                                                                           | Harris |
| AY25-161    | Tract 36 | P00098780                  | WAL-MART REAL ESTATE<br>BUSINESS<br>TRUST, A<br>DELAWARE<br>TRUST                                                       | Harris |
| AY25-162    | Tract 37 | P00098781                  | I AND J PROPERTIES INC<br>(SUBJECT TO<br>REQUIREMENTS)                                                                  | Harris |
| AY25-163    | Tract 38 | P00098782                  | OLD VINE NORTHPARK LLP,<br>A COLORADO<br>LIMITED                                                                        | Harris |

|          |                        |           |                                                                                                     |        |
|----------|------------------------|-----------|-----------------------------------------------------------------------------------------------------|--------|
|          |                        |           | LIABILITY<br>PARTNERSHIP                                                                            |        |
| AY25-164 | Tract 39               | P00098783 | SPRING PARTNERS RETAIL<br>LLC, A<br>DELAWARE<br>LIMITED<br>LIABILITY<br>COMPANY                     | Harris |
| AY25-165 | Tract 40 & 41          | P00098784 | SHERWOOD-ELM GROVE<br>TRAIL<br>ASSOCIATION, A<br>NON-PROFIT<br>CORPORATION                          | Harris |
| AY25-174 | Tract 52               | P00098785 | WOODLAND HILLS TRAIL<br>ASSOCIATION, A<br>NON-PROFIT<br>CORPORATION<br>(SUBJECT TO<br>REQUIREMENTS) | Harris |
| AY25-175 | Tract 53               | P00098786 | WOODLANDS HILLS TRAIL<br>ASSOCIATION, A<br>NON-PROFIT<br>CORPORATION                                | Harris |
| AY25-176 | Tract 54<br>(HCFCD)    | P00098787 | HARRIS COUNTY FLOOD<br>CONTROL<br>DISTRICT                                                          | Harris |
| AY25-177 | Tract 54<br>(HC MUD 5) | P00098788 | HARRIS COUNTY UD NO 5                                                                               | Harris |
| AY25-178 | Tract 55               | P00098789 | SRISHA PROPERTIES LLC, A<br>TEXAS LIMITED<br>LIABILITY                                              | Harris |

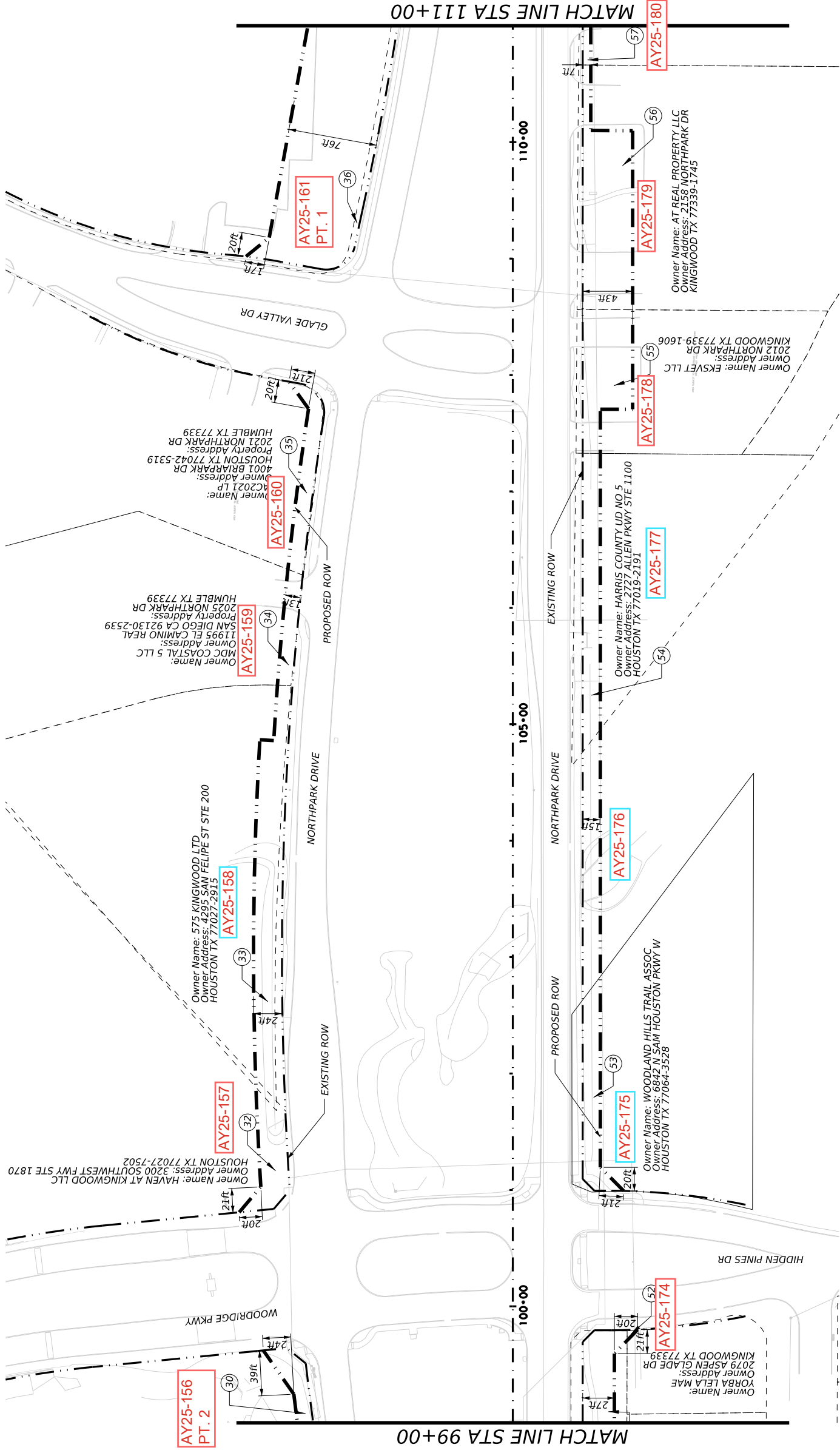
|          |          |           |                                                                                                |        |
|----------|----------|-----------|------------------------------------------------------------------------------------------------|--------|
|          |          |           | COMPANY<br>(SUBJECT TO<br>REQUIREMENTS)                                                        |        |
| AY25-179 | Tract 56 | P00098790 | AT REAL PROPERTY LLC<br>D/B/A AT REAL<br>PROPERTY<br>- 2158<br>NORTHPARK                       | Harris |
| AY25-180 | Tract 57 | P00098791 | MCDONALD'S<br>CORPORATION,<br>A DELAWARE<br>CORPORATION<br>(SUBJECT TO<br>REQUIREMENTS)        | Harris |
| AY25-181 | Tract 58 | P00098792 | BFS RETAIL & COMMERCIAL<br>OPERATIONS<br>LLC, A<br>DELAWARE<br>LIMITED<br>LIABILITY<br>COMPANY | Harris |
| AY25-182 | Tract 59 | P00098793 | 2218 NORTHPARK DRIVE<br>LLC, A TEXAS<br>LIMITED<br>LIABILITY<br>COMPANY                        | Harris |
| AY25-183 | Tract 60 | P00098794 | SHAMROCK ADVENTURE<br>XIX LTD., A<br>TEXAS LIMITED<br>PARTNERSHIP                              | Harris |
| AY25-184 | Tract 61 | P00098795 | SPEEDY STOP FOOD<br>STORES LTD, A                                                              | Harris |

|  |  |  |                              |  |
|--|--|--|------------------------------|--|
|  |  |  | TEXAS LIMITED<br>PARTNERSHIP |  |
|--|--|--|------------------------------|--|

## **Exhibit B**

LEGEND

- EXIST ROW
- PROP ROW
- PARCEL LIMITS



| NO. | REVISIONS |  | BY | DATE |
|-----|-----------|--|----|------|
|     |           |  |    |      |
|     |           |  |    |      |
|     |           |  |    |      |
|     |           |  |    |      |

HNTB Corporation

The HNTB Companies

Infrastructure Solutions

Professional Engineer

Registration Number: 420

Lake Houston Redevelopment Authority & TRZ 10

6000 HUNTER AVENUE SUITE 100

HOUSTON, TX 77060

Texas Department of Transportation

NORTH PARK DRIVE

EXISTING AND PROPOSED  
RIGHT-OF-WAY

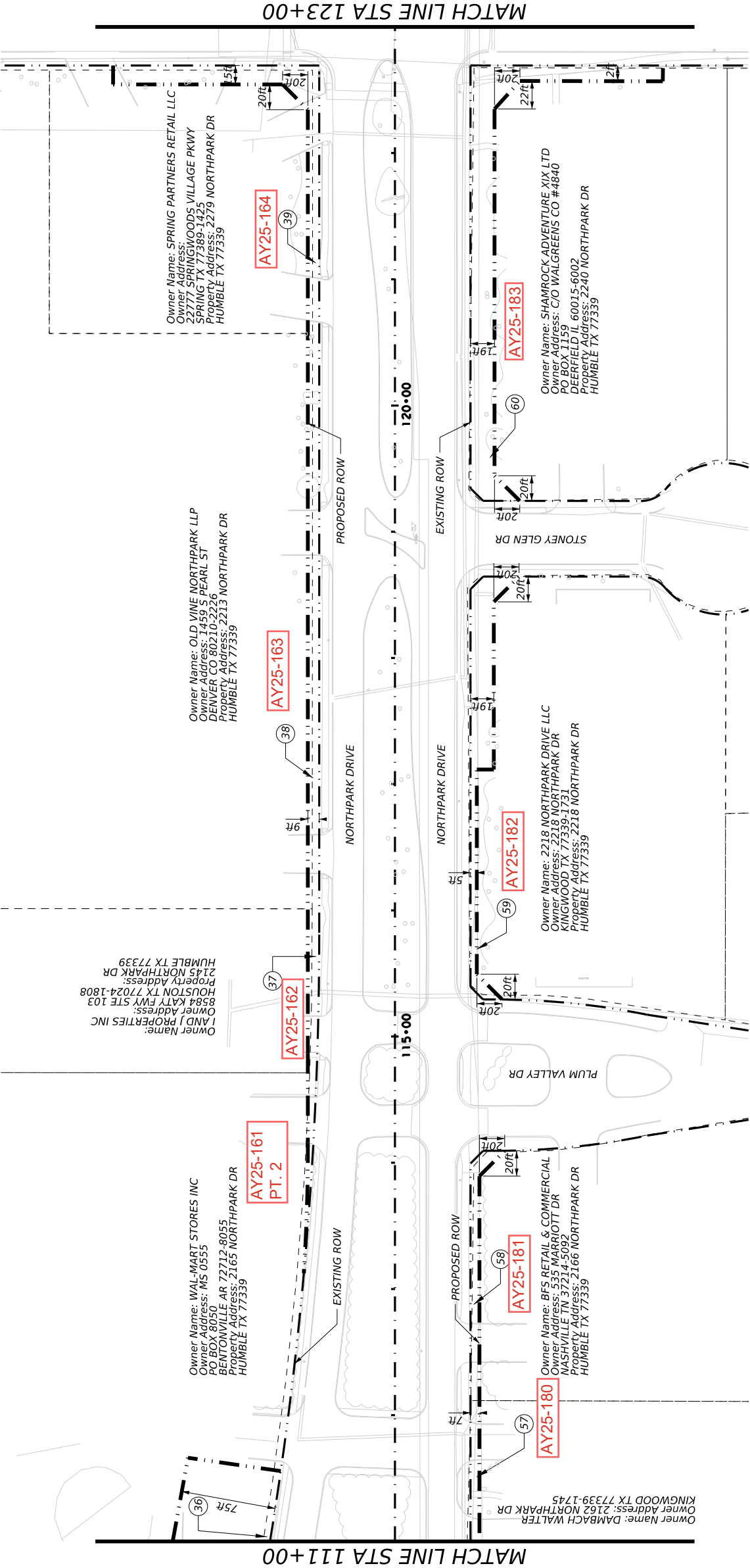
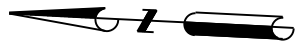
PRELIMINARY  
SUBJECT TO CHANGE

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

\$DATE\$

LEGEND

- EXIST ROW
- PROP ROW
- PARCEL LIMITS



| NO. |  | REVISIONS |  | BY | DATE |
|-----|--|-----------|--|----|------|
|     |  |           |  |    |      |
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|     |  |           |  |    |      |



HNTB Corporation

The HNTB Companies

Infrastructure Solutions

Professional 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

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     | TEXAS       | CONTRACT NO.    | SHEET NO. | SHEET NO.   |
| CHECKED:  | 6     | TEXAS       | DISTRICT        | NO.       | NO.         |

\$ DATE \$

