



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

J. Stacy Slawinski, P.E.
County Engineer

May 29, 2025

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

Re: *Public Road Connections at Talon Ridge Parkway, and Falcon Wing Drive for Talon Ridge Development at FM 360 on behalf of JBZ Rosenberg Land, LLC – Sponsorship*

Honorable Judge George:

Fort Bend County Engineering Department has received and reviewed a request (letter attached) from LJA Engineers on behalf of JBZ Rosenberg Land, LLC for Fort Bend County to sponsor a project for two public road connections for Talon Ridge Parkway ("Roadway A"), and Falcon Wing Drive ("Roadway B") at FM 360. The road connections will provide access for the Talon Ridge development.

Any and all costs involved with the project will be borne by JBZ Rosenberg Land, LLC. 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 6/10/2025 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

DRAFT

(To be placed on Co. Judge stationery)
(Return executed document to Courtney
Velasquez- Engineering 281-633-7516)

Current date

Glenn Allbritton
Houston District Engineer
Texas Department of Transportation
7600 Washington Avenue
Houston, Texas 77007-1044
Mo.bur@txdot.gov

Re: ***Public Road Connections at Talon Ridge Parkway, and Falcon Wing Drive
for Talon Ridge Development at FM 360 on behalf of JBZ Rosenberg Land,
LLC – Sponsorship***

Dear Glenn Allbritton:

Fort Bend County has received and reviewed a request (letter attached) from LJA Engineering for Fort Bend County to sponsor a Texas Department of Transportation project on behalf of JBZ Rosenberg Land, LLC for two public road connections for Talon Ridge Parkway ("Roadway A"), and Falcon Wing Drive ("Roadway B") at FM 360 at no cost to the County.

The request was approved by Fort Bend County Commissioners Court at their meeting dated 6/10/25. 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,

KP George
Fort Bend County Judge

KPG/

Attachments: Resolution
Drawing

cc: Tucker Novosad, LJA Engineering tnovosad@lja.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 TALON RIDGE PARKWAY, AND FALCON WING DRIVE AT FM 360
ON BEHALF OF JBZ ROSENBERG, LLC**

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

WHEREAS, the proposed sponsorship project includes the installation of two public road connections at FM 360 for Talon Ridge Parkway and Falcon Wing Drive.

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 FM 360 for Talon Ridge Parkway and Falcon Wing Drive.

FORT BEND COUNTY

By: _____
KP George, County Judge

ATTEST:

Laura Richard, County Clerk



713.953.5200
TBPELS F-1386
TBPELS 10110501
www.LJA.com
3600 W Sam Houston Pkwy S, Suite 600 Houston, Texas 77042

May 22, 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 Southbound FM-360
Talon Ridge Parkway ("Roadway A") and Falcon Wing Drive ("Roadway B")
for Talon Ridge Development
Fort Bend County, Texas
LJA Engineering, Inc. Job No. 3891-1511

Dear Judge George:

LJA 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 Talon Ridge Parkway ("Roadway A") and Falcon Wing Drive ("Roadway B") at existing Southbound FM 360 for the proposed Talon Ridge Development. At each street tie-in, a stop sign is proposed for traffic control. JBZ Rosenberg Land, LLC, 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,

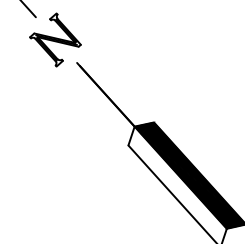
A handwritten signature in black ink, appearing to read "Tucker Novosad", written over a light blue horizontal line.

Tucker Novosad, P.E.
LJA Engineering, Inc.
Project Manager, Land Development

Date: Tue, 29 Apr 2025 - 1:14pm
Path: C:\Users\wmireles\AppData\Local\Temp\AcPublish_24552\FM 360 TIE IN_TRS1.dwg
User Name : wmireles

!!! CAUTION !!!
OVERHEAD POWER LINES
UNDERGROUND GAS
UNDERGROUND CABLE

0 50' 100'



CALLLED 4.9542 ACRES
STDAMOND LLC
F.N. 2016003888
F.B.C.O.P.R.

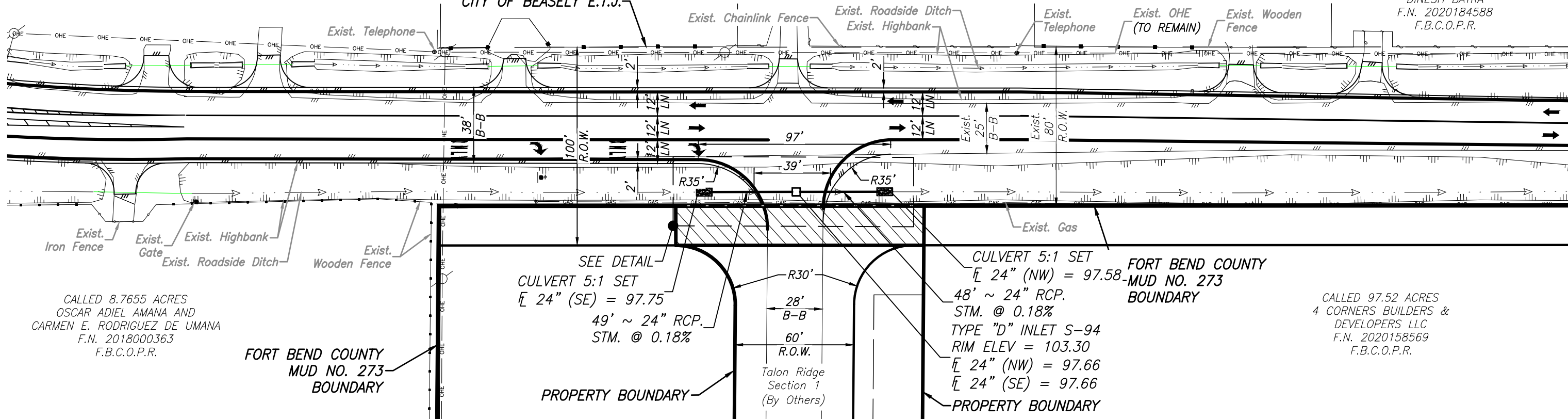
CALLLED 2.1924 ACRES
JOSE J. LOPEZ
AND NORMA LOPEZ
F.N. 2013099996
F.B.C.O.P.R.

CALLLED 2.2026 ACRES
JOSE MEZA
AND MARIA MEZA
F.N. 2003003065
F.B.C.O.P.R.

CALLLED 2.198 ACRES
JUAN CARLOS CARDONA
HERNANDEZ
AND JANET ARACELI GARCIA
F.N. 2020184588
F.B.C.O.P.R.

CALLLED 2.1836 ACRES
DINESH BATRA
F.N. 2020184588
F.B.C.O.P.R.

CITY OF BEASELY E.T.J.



CALLLED 8.7655 ACRES
OSCAR ADIEL AMANA AND
CARMEN E. RODRIGUEZ DE UMANA
F.N. 2018000363
F.B.C.O.P.R.

FORT BEND COUNTY
MUD NO. 273
BOUNDARY

SEE DETAIL
CULVERT 5:1 SET
[24" (SE) = 97.75
49' ~ 24" RCP.
STM. @ 0.18%

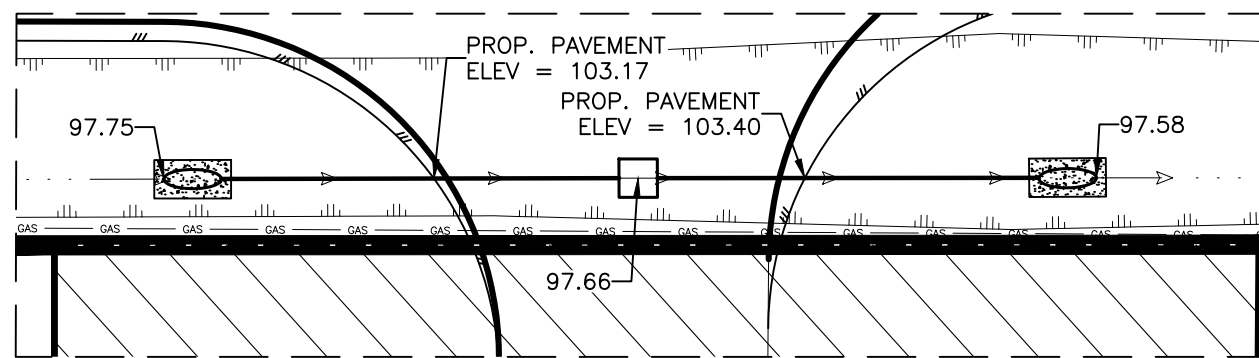
PROPERTY BOUNDARY

Talon Ridge
Section 1
(By Others)

CULVERT 5:1 SET
[24" (NW) = 97.58
48' ~ 24" RCP.
STM. @ 0.18%
TYPE "D" INLET S-94
RIM ELEV = 103.30
[24" (NW) = 97.66
[24" (SE) = 97.66
PROPERTY BOUNDARY

CALLLED 97.52 ACRES
4 CORNERS BUILDERS &
DEVELOPERS LLC
F.N. 2020158569
F.B.C.O.P.R.

TALON RIDGE PARKWAY (ROADWAY A)



DETAIL



05/16/25

Andrew Bowman

FM 360

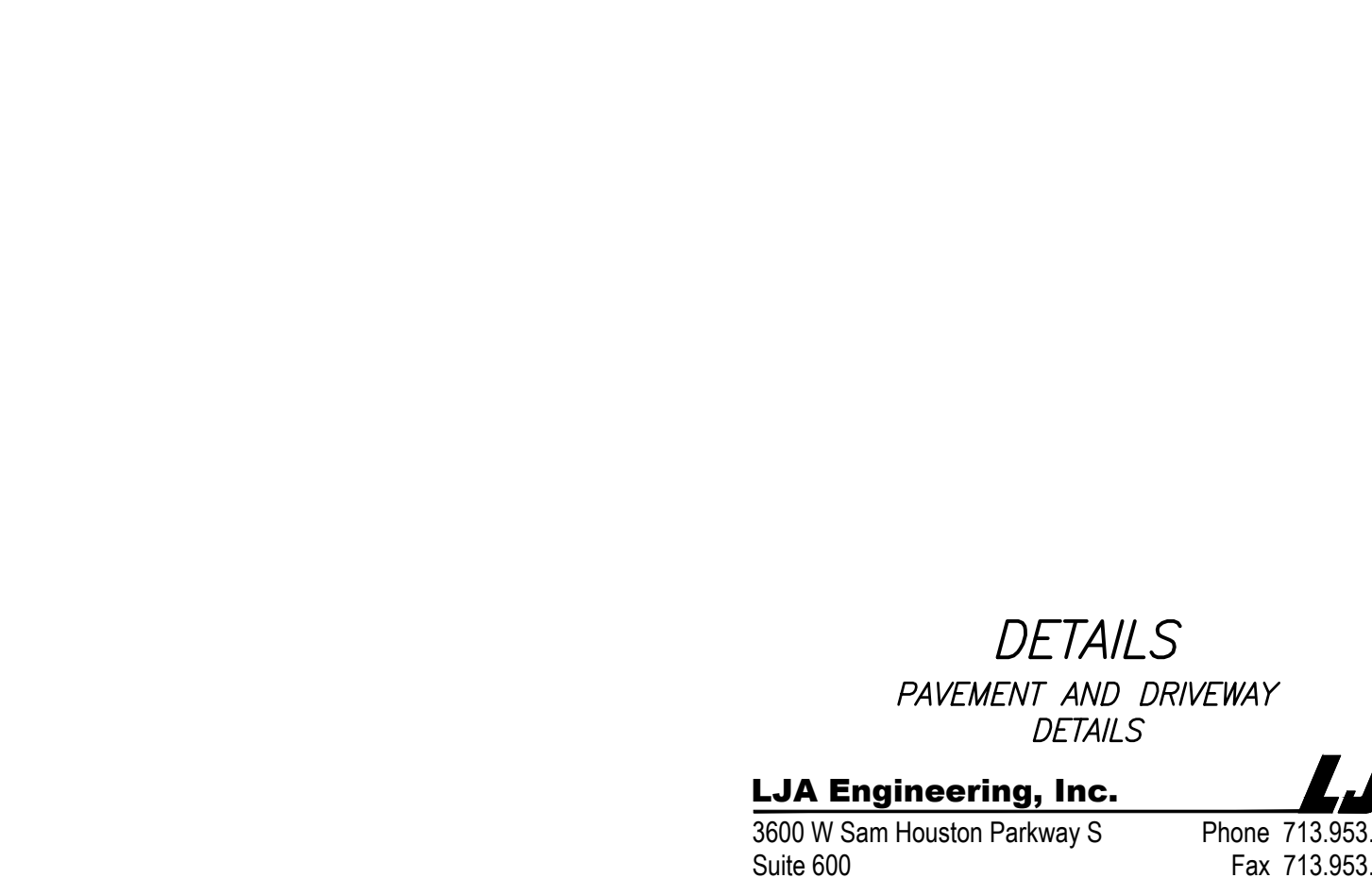
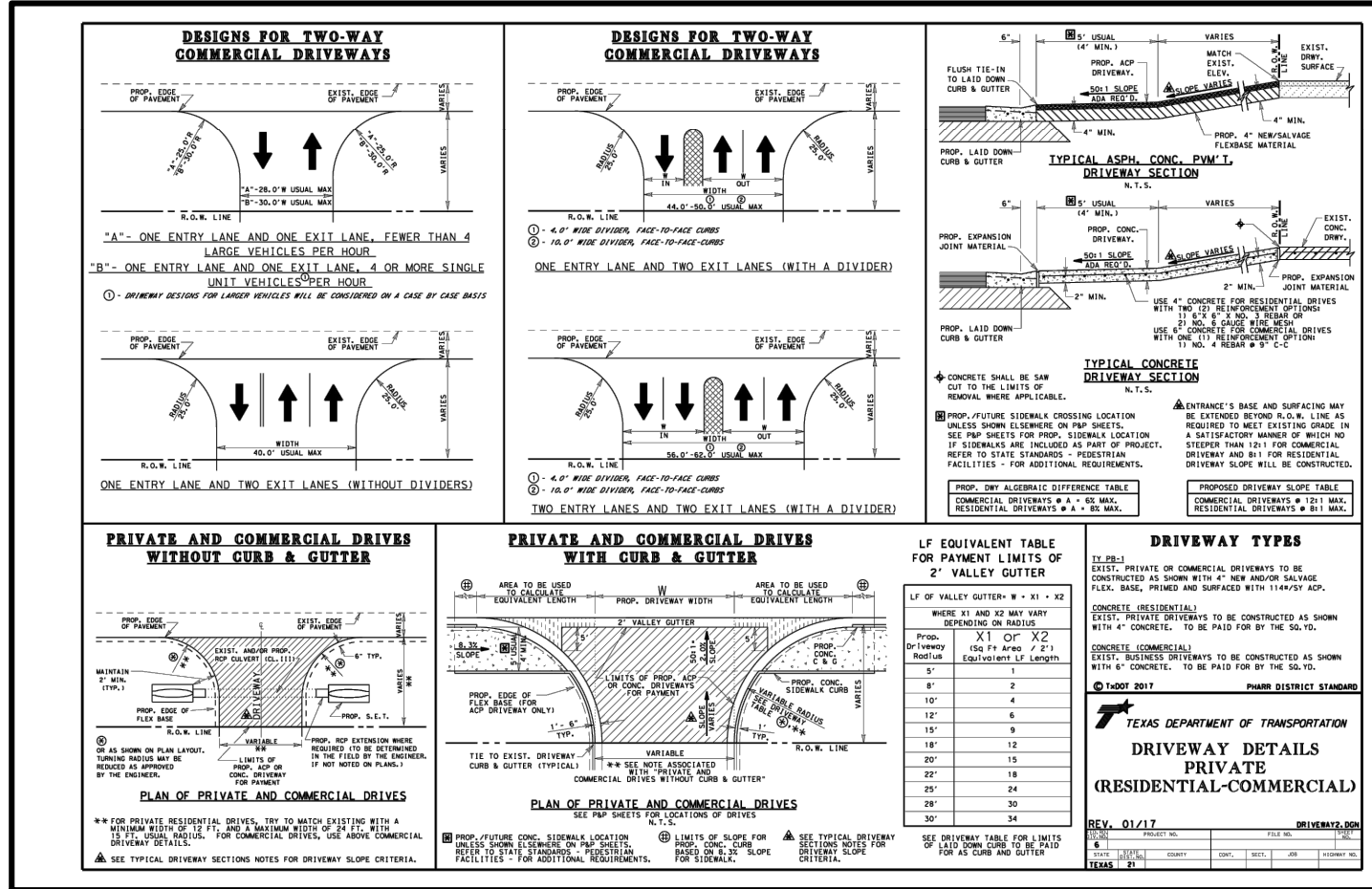
TALON RIDGE SECTION 1 TIE IN

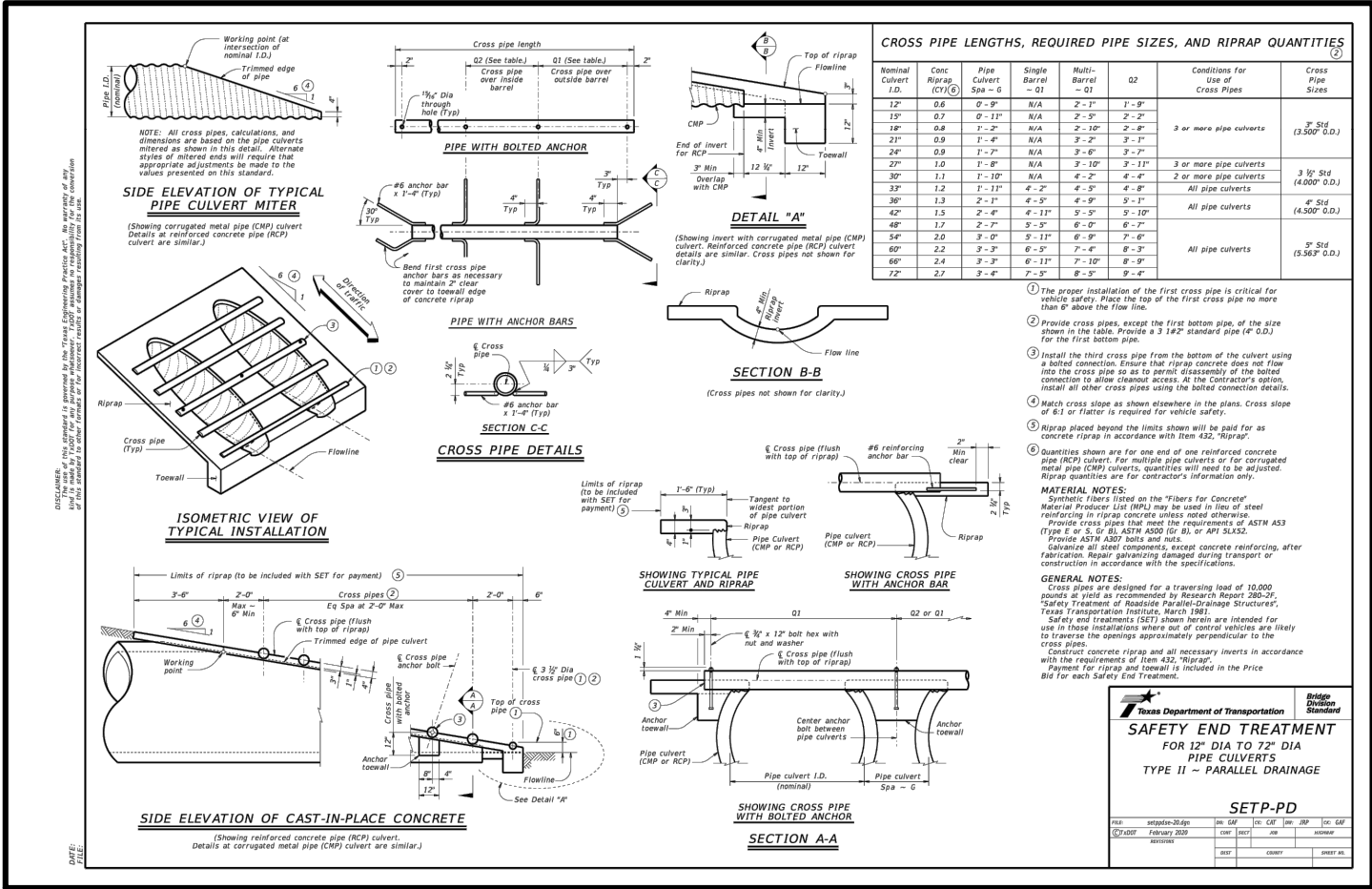
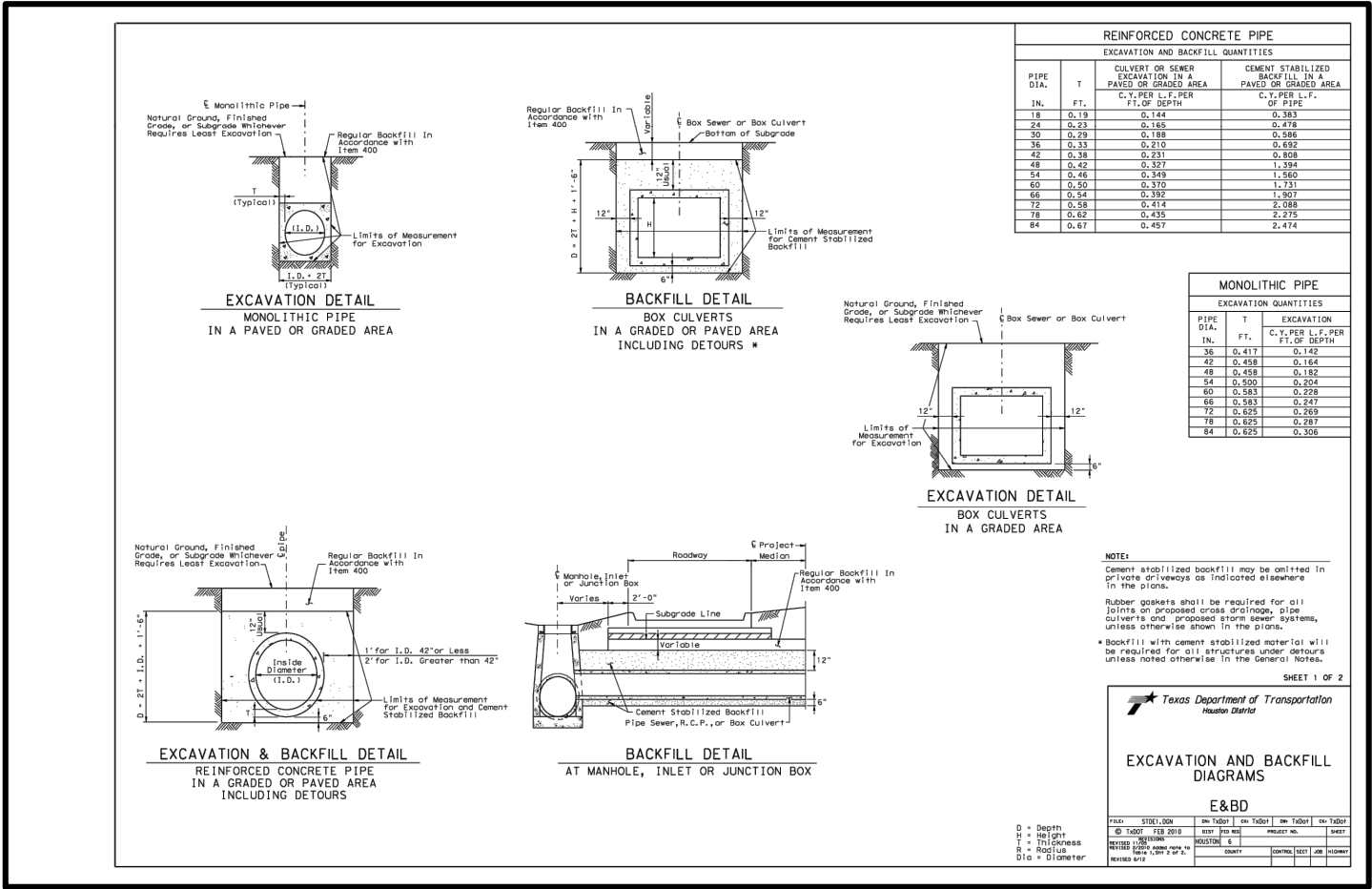
LJA Engineering, Inc.

3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386



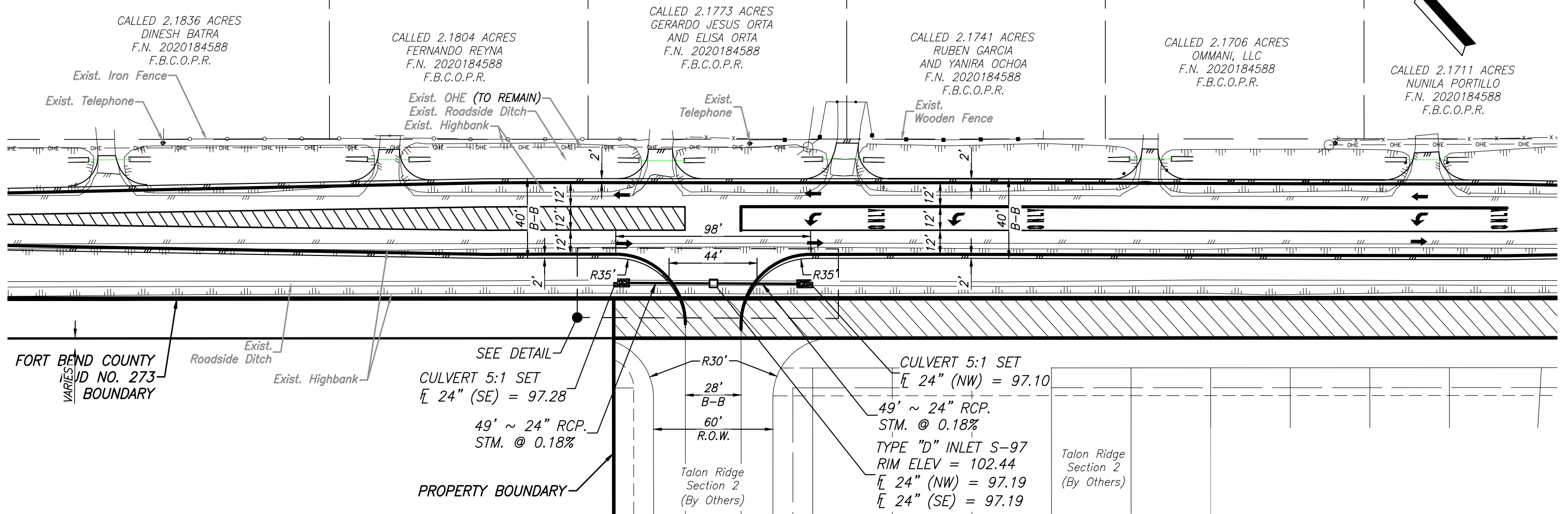
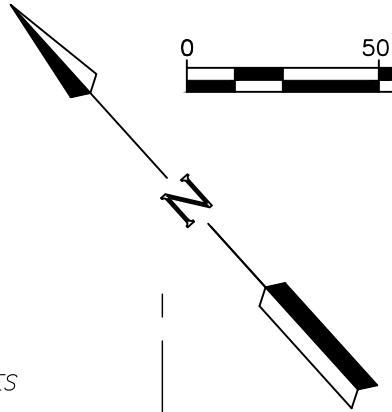




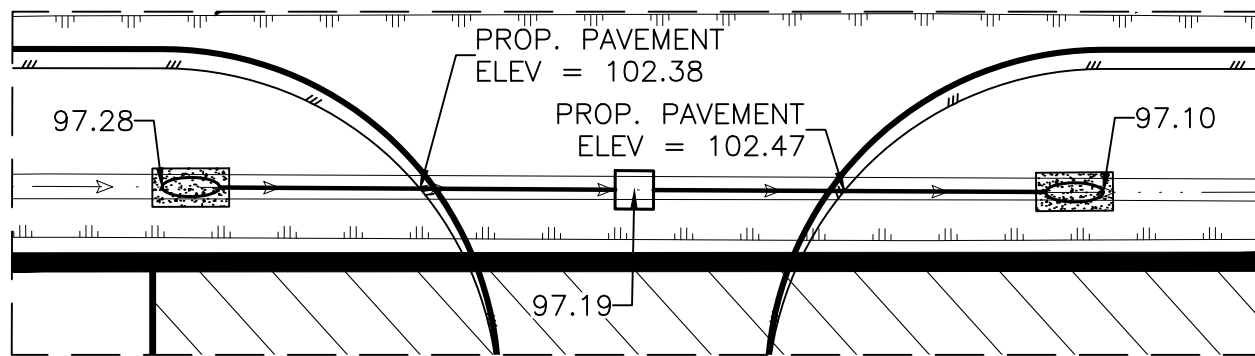
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!!! CAUTION !!!
OVERHEAD POWER LINES
UNDERGROUND GAS
UNDERGROUND CABLE

0 50' 100'



FALCON WING DRIVE (ROADWAY B)



DETAIL



05/16/25

Andrew Bowman

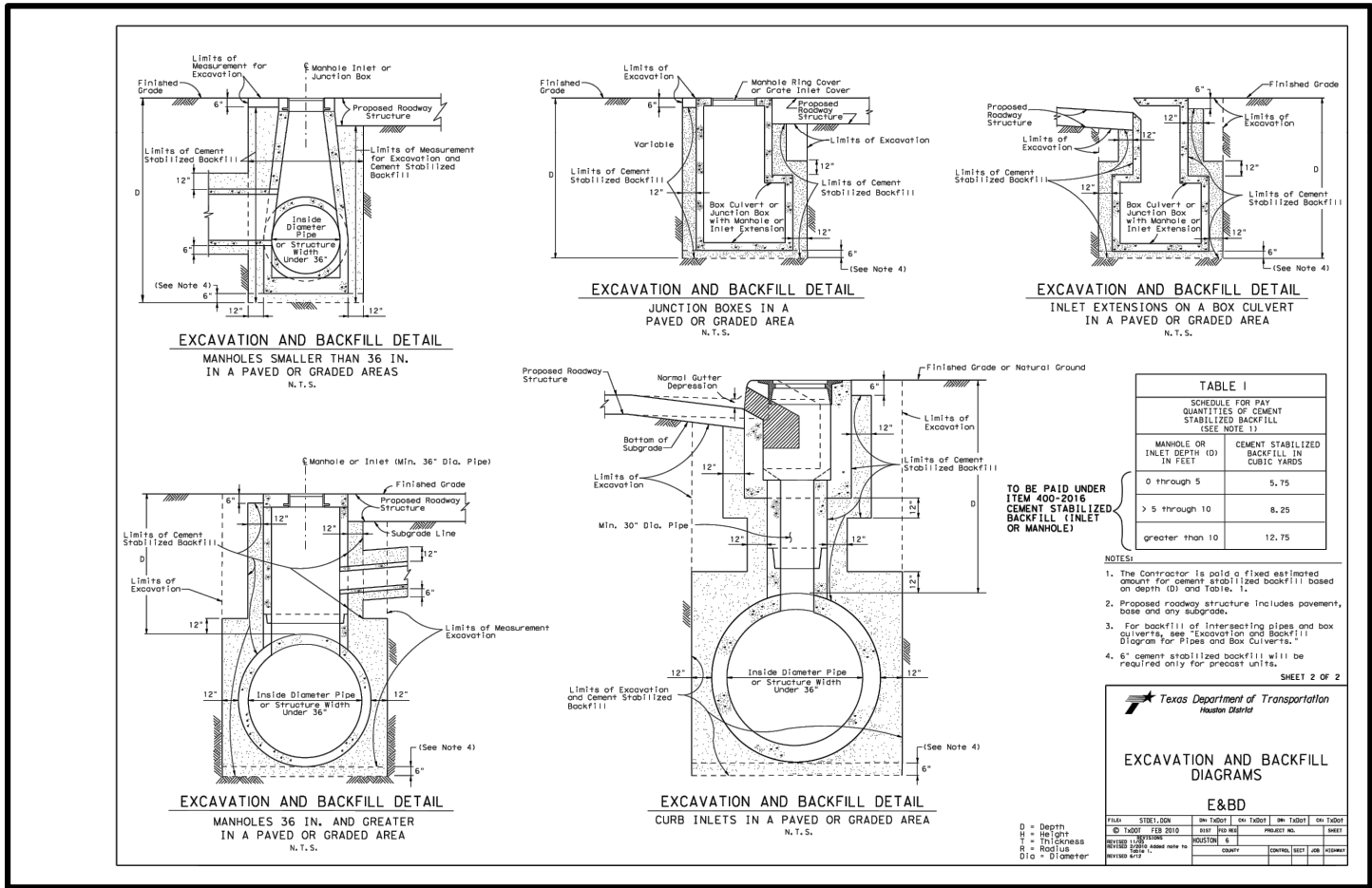
FM 360
TALON RIDGE SECTION 2 TIE IN

LJA Engineering, Inc.

3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386





Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386



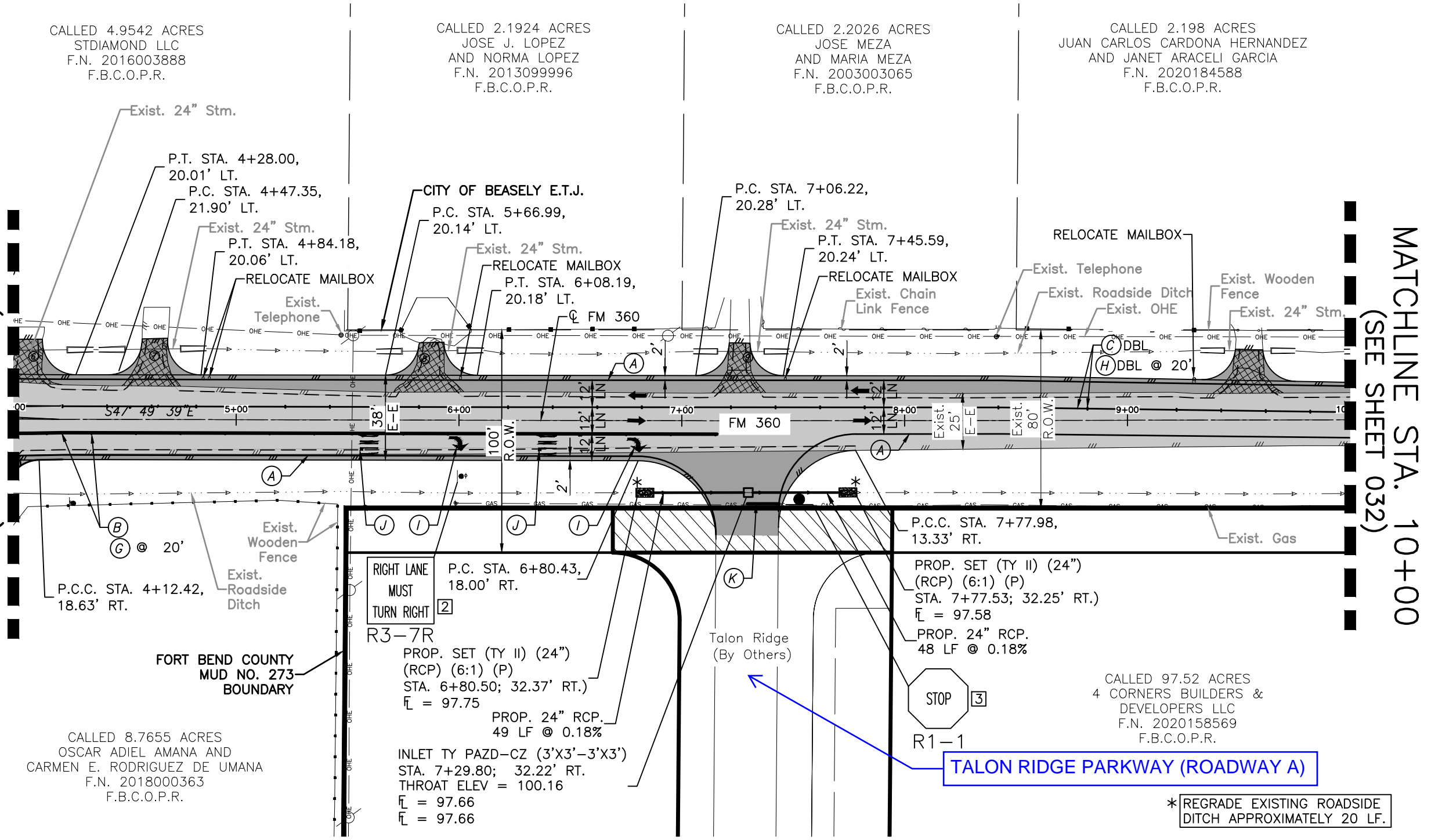
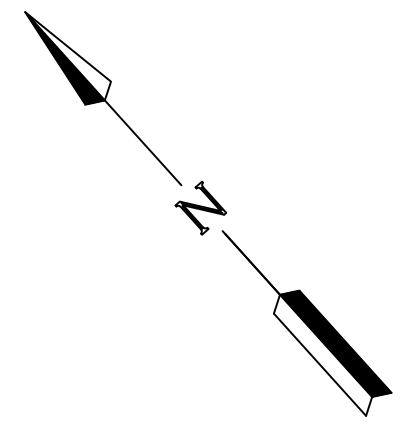
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User Name : mfuentes

MATCHLINE STA. 4+00
(SEE SHEET 030)

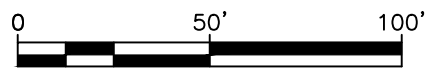
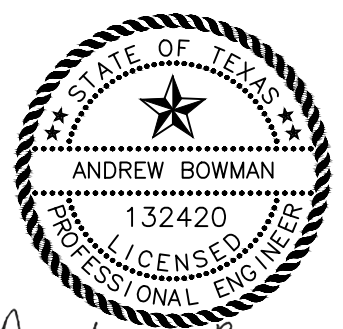
NOTES:
1. CONTRACTOR SHALL FIELD VERIFY EXISTING SUPERELEVATION RATE AND TRANSITIONS PRIOR TO WIDENING. WIDENING SHALL MATCH EXISTING SUPER RATER AND TRANSITIONS.
2. SEE SUMMARY OF DRIVEWAY FOR MORE INFO.
3. CONTRACTOR WILL NEED MIN BASE HEIGHT FOR INLET.

!!! CAUTION !!!
OVERHEAD POWER LINES
UNDERGROUND GAS
UNDERGROUND CABLE

- LEGEND**
- EXIST ROW
 - SAWCUT
 - PROPOSED WIDENING
 - PROPOSED 2" SP-C, SAC-A, PG76-22
 - EXIST DRIVEWAY TO BE REMOVED
 - EXISTING LANE
 - PROPOSED LANE
 - REFL PAV MRK TY I (W) 6" (SLD) (100MIL)
 - REFL PAV MRK TY I (W) 8" (SLD) (100MIL)
 - REFL PAV MRK TY 1 (Y) 6" (SLD) (100MIL)
 - REFL PAV MRK TY 1 (Y) 8" (DOT) (100MIL)
 - REFL PAV MRK TY 1 (Y) 12" (SLD) (100MIL)
 - REFL PAV MRK TY 1 (Y) 24" (SLD) (100MIL)
 - REFL PAV MRKR TY I-C
 - REFL PAV MRKR TY II-A-A
 - REFL PAV MRKR TY I (W) (ARROW) (100MIL)
 - REFL PAV MRK TY I (W) (WORD) (100MIL)
 - REFL PAV MRK TY 1 (W) 24" (SLD) (100MIL)
 - PROPOSED SIGN
 - EXISTING SIGN
 - SIGN NUMBER (SOSS)



MATCHLINE STA. 10+00
(SEE SHEET 032)



REV. NO.	DATE	DESCRIPTION	BY
LJA Engineering, Inc. LJA			
FRN - F-1386			
FM 360			
FM 360 PLAN LAYOUT			
SHEET 2 OF 5			
031			

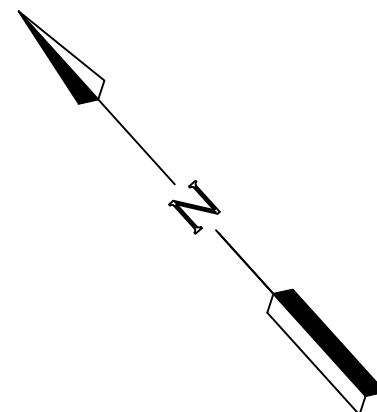
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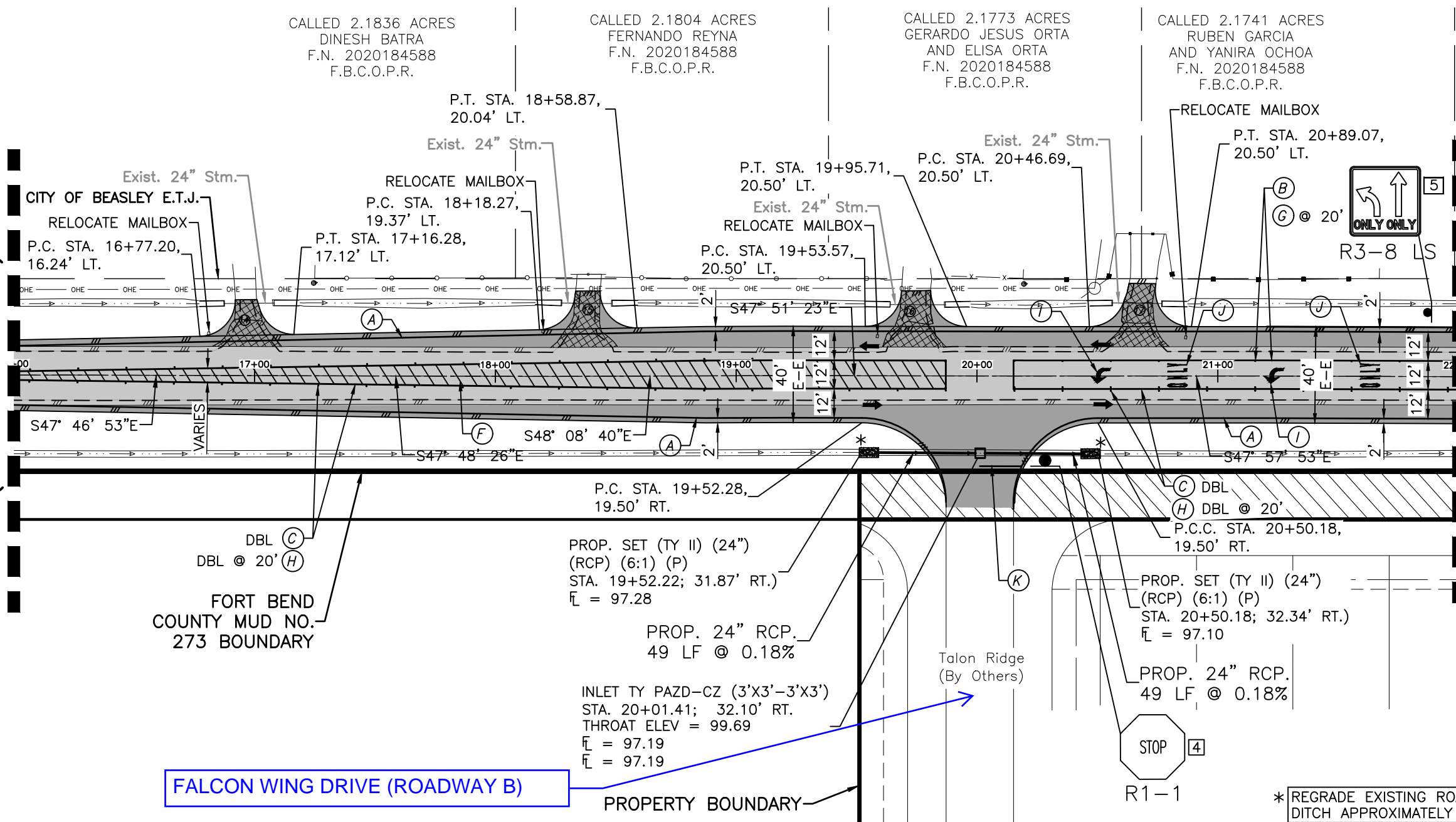
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 2. SEE SUMMARY OF DRIVEWAY FOR MORE INFO.
 3. CONTRACTOR WILL NEED MIN BASE HEIGHT FOR INLET.

!!! CAUTION !!!
OVERHEAD POWER LINES
UNDERGROUND GAS
UNDERGROUND CABLE

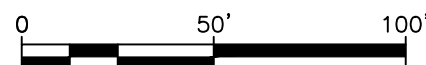
- LEGEND
- EXIST ROW
 - SAWCUT
 - PROPOSED WIDENING
 - PROPOSED 2" SP-C, SAC-A, PG76-22
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 - REFL PAV MRK TY I (W) (WORD) (100MIL)
 - REFL PAV MRK TY 1 (W) 24" (SLD) (100MIL)
 - PROPOSED SIGN
 - EXISTING SIGN
 - SIGN NUMBER (SOSS)
 - DRIVEWAY NUMBER



MATCHLINE STA. 16+00
(SEE SHEET 032)



MATCHLINE STA. 22+00
(SEE SHEET 034)



REV. NO.	DATE	DESCRIPTION	BY

LJA Engineering, Inc. **LJA**
FRN - F-1386

FM 360

FM 360 PLAN
LAYOUT

SHEET 4 OF 5

033