



Fort Bend County Engineering  
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.  
County Engineer

April 10, 2015

Judge Robert E. Hebert  
Fort Bend County Judge  
401 Jackson Street  
Richmond, Texas 77469

**Re: Sponsorship  
Public Road Connection and right-turn at Williams Ranch Drive at  
Southbound IH 69 Frontage Road within Williams Ranch Sec. 1  
Development on behalf KB Home Lone Star, Inc.**

Honorable Judge Hebert:

Fort Bend County Engineering Department has received and reviewed a request (letter attached) from Jones & Carter, Inc., for Fort Bend County to sponsor a project for a public road connection and right-turn lane at Williams Ranch Drive at Southbound IH 69 Frontage Road within Williams Ranch, Sec. 1 Development. The public road connection will improve traffic flow along Southbound IH 69 Frontage Road.

Any and all cost involved with the project will be borne by KB Home Lone Star, Inc. 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 4/28/2015 Commissioner's 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,

Nathan D. Hatcher  
Development Coordinator

Attachment: Scope of Work

cc: Mr. Roy Cordes, Jr. FBC Attorney  
Commissioner Richard Morrison, Pct. 1  
File

301 Jackson St., Suite 401, Richmond, TX 77469  
Phone 281-633-7500 | Fax 281-633-7545



**COUNTY JUDGE**  
Fort Bend County, Texas

Robert E. Hebert  
County Judge

(281) 341-8608  
Fax (281) 341-8609

April 28, 2015

Mr. Quincy Allen, P.E.  
District Engineer, Houston District  
Texas Department of Transportation  
P.O. Box 1386  
Houston, TX 77251-1386

**Subject: Sponsorship**  
**Public Road Connection and right-turn at Williams Ranch Drive at**  
**Southbound IH 69 Frontage Road within Williams Ranch Sec. 1**  
**Development on behalf KB Home Lone Star, Inc.**

Dear Mr. Allen:

Fort Bend County has received and reviewed a request from Jones & Carter, Inc., for Fort Bend County to sponsor a Texas Department of Transportation project on behalf of KB Home Lone Star, Inc., for a public road connection and right-turn lane at Williams Ranch Drive at Southbound IH 69 Frontage Road within Williams Ranch Sec. 1 Development, at no cost to the County.

The request was approved by Fort Bend County Commissioners Court at our meeting on April 28, 2015. We request that a permit for the public road connection and right-turn lane be issued with Fort Bend County as sponsor for this project.

If there are any questions or need for additional information, please call Nathan D. Hatcher in our Engineering Department at 281-633-7515.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert E. Hebert", written over a large, stylized flourish.

Robert E. Hebert  
Fort Bend County Judge

Enclosures: Resolution  
Drawing

Copy: Mr. Adriana A. Teran, EIT, Jones & Carter, Inc.  
File

THE STATE OF TEXAS       §

COUNTY OF FORT BEND   §

**RESOLUTION TO SPONSOR A PROJECT TO CONSTRUCT A PUBLIC ROAD CONNECTION AND RIGHT-TURN LANE AT WILLIAMS RANCH DRIVE AT SOUTHBOUND IH 69 FRONTAGE ROAD WITHIN WILLIAMS RANCH SEC. 1 DEVELOPMENT ON BEHALF OF KB HOME LONE STAR, INC.**

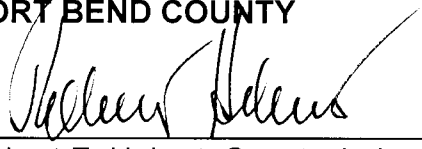
On this 28<sup>th</sup> day of April, 2015, the Commissioners Court, sitting as the governing body of Fort Bend County, Texas, at a regular meeting, upon motion of Commissioner Meyers, seconded by Commissioner Protage, duly put and carried;

**WHEREAS**, the proposed sponsorship project includes the installation of a public road connection at Williams Ranch Drive at Southbound IH 69 Frontage Road within the Williams Ranch, Sec. 1 Development.

**WHEREAS**, the funding for such sponsorship of the project is to be provided through sources other than Fort Bend County.

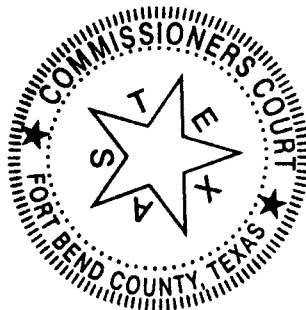
**NOW, THEREFORE, BE IT RESOLVED** that Fort Bend County expresses its support and sponsorship of such project with the Texas Department of Transportation to cause such improvements to be made at Williams Ranch Drive.

**FORT BEND COUNTY**

By:   
Robert E. Hebert, County Judge

ATTEST:

  
Laura Richard, County Clerk



RECEIVED  
APR - 9 2015  
FBC ENGINEERING

April 9, 2015

ROSENBERG                      AUSTIN  
SAN ANTONIO                      DALLAS  
THE WOODLANDS                      HOUSTON  
BRYAN/COLLEGE STATION                      BRENHAM  
GREENSPRING

*Texas Board of Professional Engineers Registration No. F 439  
Texas Board of Professional Land Surveyors Registration No. 100046100*

Honorable Robert E. Hebert  
Fort Bend County Judge  
301 Jackson Street, Suite 719  
Richmond, Texas 77469

Re: Request for Sponsorship Letter  
Proposed Street Tie-in and right-turn lane at Southbound IH 69  
Frontage Road at Williams Ranch Drive for Williams Ranch Sec 1  
Fort Bend County, Williams Ranch Municipal Utility District No. 1  
Jones & Carter, Inc. Job No. 12853-0003-00

Dear Judge Hebert:

Jones & Carter, Inc. is preparing the street tie-in and right-turn lane permit application to submit to the Texas Department of Transportation (TxDOT) for the proposed street tie-in of Williams Ranch Dr at Southbound IH 69 Frontage Rd. At the tie-in, Williams Ranch Dr will be a two lane concrete paved roadway with a median, and curb and gutter drainage system. The proposed IH 69 Frontage Road will be widened to provide a consecutive frontage road to IH 69, and a right-turn lane will be installed at the intersection. KB Home Lone Star, Inc., the developer for the Williams Ranch development, 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,



Adriana A. Teran, E.I.T.

AAT

P:\PROJECTS\12853 Williams Ranch MUD no.1\0003-00 Williams Ranch TIA & Turn Lanes\Traffic\Txdot IH 69

Attachments

# CONSTRUCTION OF WATER, SANITARY & DRAINAGE FACILITIES IN WILLIAMS RANCH SECTION 1 FOR KB HOME LONE STAR, INC. ON BEHALF OF WILLIAMS RANCH M.U.D. No. 1 FORT BEND COUNTY, TX

## INDEX OF DRAWINGS

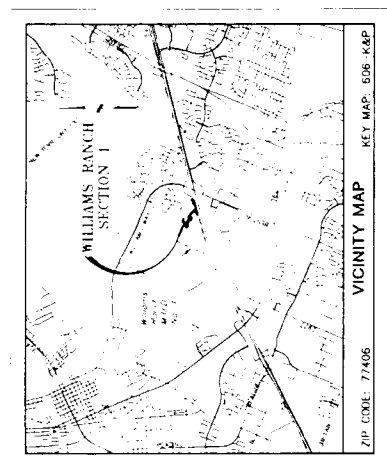
SHEET No.	TITLE
1	COVER SHEET & INDEX
2	GENERAL CONSTRUCTION LAYOUT - WATER & SANITARY SEWER
3	GENERAL CONSTRUCTION LAYOUT - PAVING & DRAINAGE I
4	GENERAL CONSTRUCTION LAYOUT - PAVING & DRAINAGE II
5	GENERAL CONSTRUCTION LAYOUT - SIGNING & PAVEMENT MARKING PLAN
6	DRAINAGE TABLES
7	GENERAL CONSTRUCTION NOTES

### PLAN & PROFILE

STREET NAME	STATION
WILLIAMS RANCH DRIVE	0+00 TO 11+00
WILLIAMS RANCH DRIVE	11+00 TO 17+07.11
547 CUI WIREY DRIVE	0+00 TO 31+00 33.99
547 CUI WIREY DRIVE	34+55.86 TO 40+79.99
CROWNS POINT COURT	0+00 TO 11+00
OFFSITE STORM	11+00 TO 15+50
WILLIAMS OAK LANE	0+00 TO 14+55.35
MORNING STATION DRIVE	4+37.89 TO 5+54.60

### DETAILS

14	WATER DETAILS I
15	WATER DETAILS II
16	SANITARY DETAIL I
17	STORM DETAILS I
18	STORM DETAILS II
19	PAVING DETAILS I
20	PAVING DETAILS II
21	PAVING DETAILS III
22	T-ROOT DETAILS
23	GRADING PLAN
24	STORM WATER POLLUTION PREVENTION PLAN DETAILS
25	STORM WATER POLLUTION PREVENTION PLAN DETAILS



**NOTE:**  
These plans were prepared to meet or exceed the specifications and requirements of City of Richmond and Fort Bend County as currently amended by Fort Bend County will be deemed void if construction has not begun within one year of approval date.  
Construction shall not begin before the plat of this section is filed in the Fort Bend County Map Records.  
Construction will be monitored under the supervision of a licensed professional engineer of JONES & CARTER, INC.  
Contractor shall notify the Fort Bend County Engineering Department at least 48 hours prior to commencement of construction at fortbendcounty.gov

**INTERIM REVIEW**  
Reviewed for compliance with the provisions of the Texas State Board of Professional Engineers, Architects, and Surveyors (TSBPEAS) for the State of Texas.  
Reviewed by: [Signature]  
Date: [Date]

**REMARKS:**  
REVISIONS:  
1. [Revision 1]  
2. [Revision 2]

**FORT BEND COUNTY ENGINEER**

ENGINEER: [Signature]

DATE: [Date]

APPROVED: [Signature]

CITY OF RICHMOND

**JONES & CARTER, INC.**  
ENGINEERS, ARCHITECTS & SURVEYORS  
22300 Medaris Way, Suite 100, Katy, TX 77449 (832) 514-1000

APRIL 2015

**BENCH MARK**  
 Locations of bench marks are listed with GCS coordinates in the notes to this sheet. All bench marks are to be maintained and replaced as needed.

**ITEM A**  
 The proposed 24" wide white stop sign shall be placed at the location of the bench mark. The sign shall be placed on the right side of the road, facing the direction of travel. The sign shall be placed on the right side of the road, facing the direction of travel. The sign shall be placed on the right side of the road, facing the direction of travel.

**ITEM B**  
 The proposed 24" wide white stop sign shall be placed at the location of the bench mark. The sign shall be placed on the right side of the road, facing the direction of travel. The sign shall be placed on the right side of the road, facing the direction of travel. The sign shall be placed on the right side of the road, facing the direction of travel.

**ITEM C**  
 The proposed 24" wide white stop sign shall be placed at the location of the bench mark. The sign shall be placed on the right side of the road, facing the direction of travel. The sign shall be placed on the right side of the road, facing the direction of travel. The sign shall be placed on the right side of the road, facing the direction of travel.

**ITEM D**  
 The proposed 24" wide white stop sign shall be placed at the location of the bench mark. The sign shall be placed on the right side of the road, facing the direction of travel. The sign shall be placed on the right side of the road, facing the direction of travel. The sign shall be placed on the right side of the road, facing the direction of travel.

**100-YEAR FLOOD PLAN**  
 The 100-year flood plan is shown on this sheet. The flood plan is shown on this sheet. The flood plan is shown on this sheet. The flood plan is shown on this sheet. The flood plan is shown on this sheet.

**LEGEND**

- 1 STOP SIGN WITH STREET NAME SIGN
- 2 WHEEL CHAIR RAMP
- 3 TURN LEFT HAND SIGN

CITY OF RICHMOND  
 APPROVA 5

ENGINEER: DIRECTOR OF PUBLIC WORKS  
 DATE: \_\_\_\_\_

DESIGNER: SUPERVISOR  
 DATE: \_\_\_\_\_

CHECKER: SUPERVISOR  
 DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

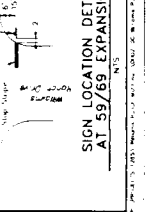
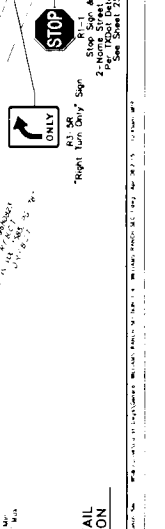
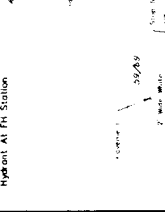
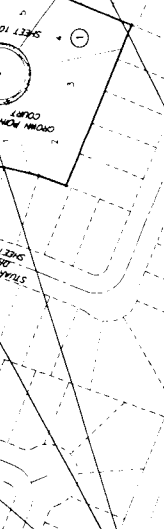
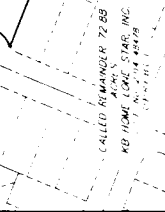
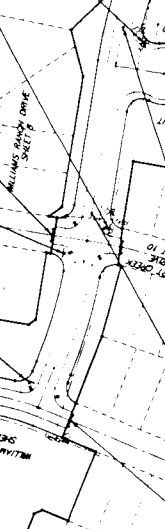
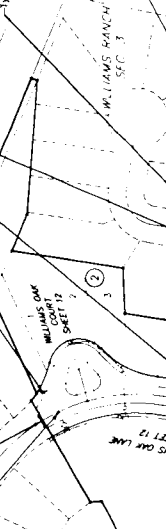
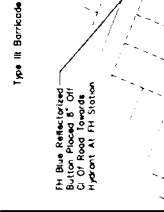
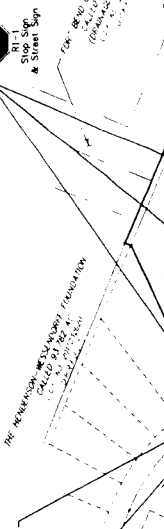
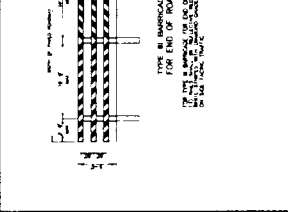
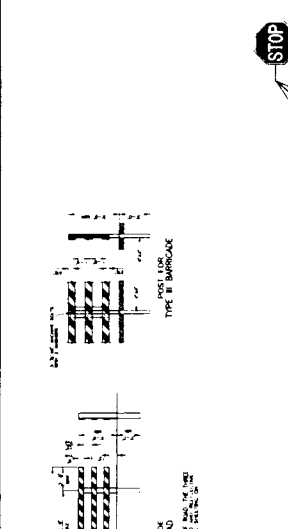
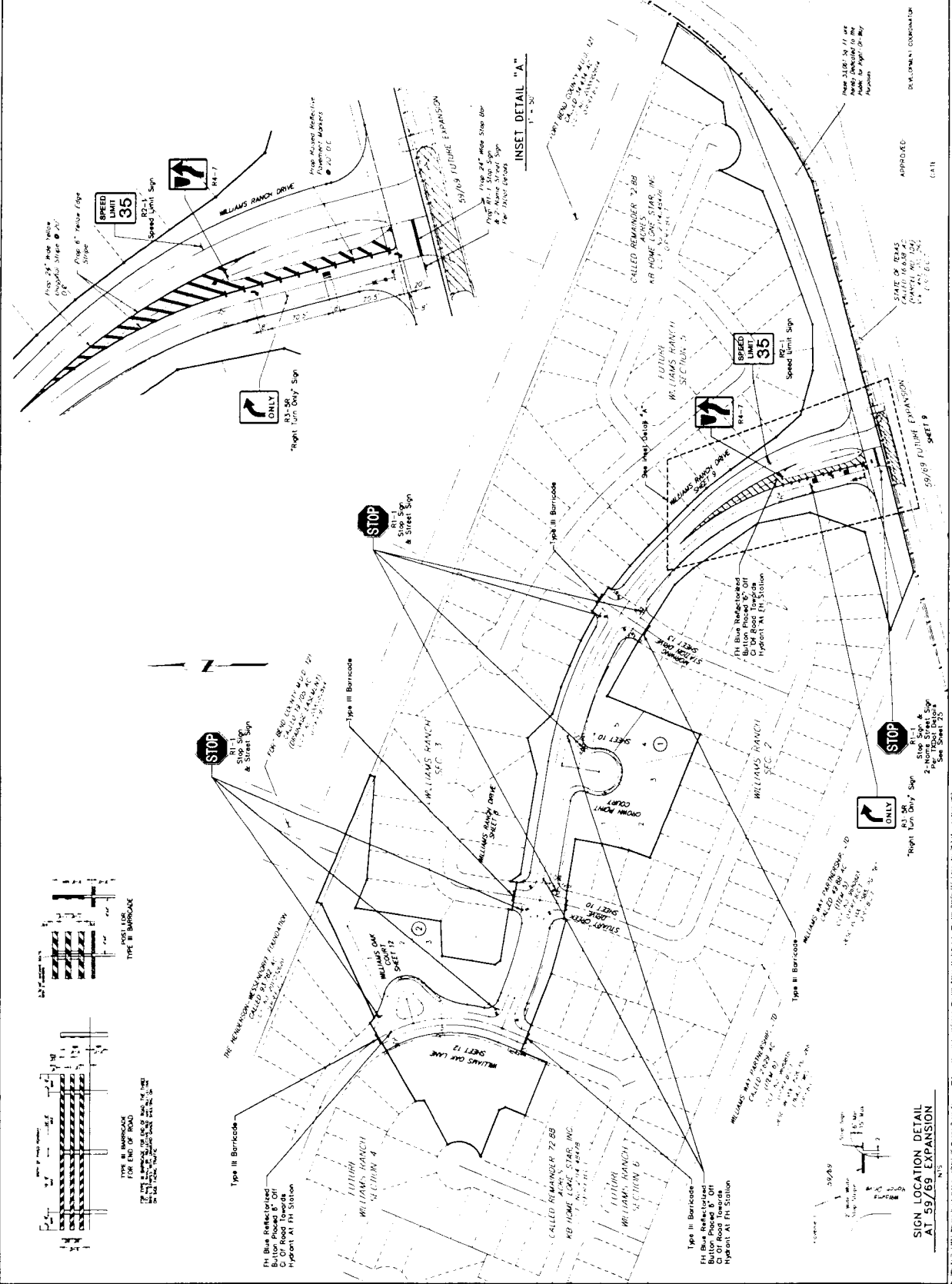
**WILLIAMS RANCH SECTION GENERAL CONSTRUCTION LAYOUT SIGNING & PAVEMENT MARKING PLAN**

WILLIAMS RANCH MUD NO. 1  
 1.5' TO 2.0' DEPTH TO 1.5' TO 2.0' DEPTH

WILLIAMS RANCH SECTION  
 GENERAL CONSTRUCTION LAYOUT  
 SIGNING & PAVEMENT  
 MARKING PLAN

J.C. JONES & COMPANY  
 10000 W. 100th Street, Suite 100  
 Overland Park, KS 66213  
 Phone: 913.666.1111  
 Fax: 913.666.1112  
 Email: jones@jonesandcompany.com

DATE: 08/11/09  
 DRAWN BY: J.C. JONES  
 CHECKED BY: J.C. JONES  
 SCALE: AS SHOWN  
 SHEET NO. 5 OF 23



APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

DATE: 08/11/09

SCALE: AS SHOWN

SHEET NO. 5 OF 23



