



Fort Bend County Engineering  
FORT BEND COUNTY, TEXAS

33b

Richard W. Stolleis, P.E.  
County Engineer

January 29, 2018

Judge Robert E. Hebert  
Fort Bend County Judge  
301 Jackson Street, Suite 719  
Richmond, Texas 77406-0148

**Re: Public Road Connection and Left and Right Turn Lanes at FM 359 at Vanbrooke Boulevard within Vanbrooke Development on behalf of Vanbrooke, LLC. - Sponsorship**

Honorable Judge Hebert:

Fort Bend County Engineering Department has received and reviewed a request (letters attached) from Jones & Carter, Inc., for Fort Bend County to sponsor a project for a public road connection and left and right turn lanes at FM 359 at Vanbrooke Boulevard within Vanbrooke Development. The road connection and left and right turn lanes will improve traffic flow along FM 359.

Any and all cost involved with the project will be borne by Vanbrooke Development. There will be no cost to Fort Bend County.

The Texas Department of Transportation request 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 2/6/2018 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,

Maggie Dalton  
Development Coordinator

Attachment: Scope of Work

cc: Mr. Roy Cordes, Jr. FBC Attorney  
Commissioner W.A. "Andy" Meyers, Pct. 3  
File

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



**COUNTY JUDGE**  
Fort Bend County, Texas

Robert E. Hebert  
County Judge

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

February 6, 2018

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

Re: ***Public Road Connection and Left and Right Turn Lanes at FM 359 at Vanbrooke Boulevard within Vanbrooke Development on behalf of Vanbrooke, LLC. - Sponsorship***

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 Vanbrooke, LLC. for a public road connection and left and right turn lanes at FM 359 at Vanbrooke Boulevard within the Vanbrooke Development, at no cost to the County.

The request was approved by Fort Bend County Commissioner's Court at their meeting dated 2/6/2018. We request that a permit for the public road connection and left 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 Maggie Dalton in our Engineering Department at 281-633-7515.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert E. Hebert", written over a white background.

Robert E. Hebert  
Fort Bend County Judge

cc: Mr. Angela K. Sanchez, Jones & Carter, Inc. [ASanchez@jonescarter.com](mailto:ASanchez@jonescarter.com)  
File  
Enclosures Resolution & Drawing

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

**RESOLUTION TO SPONSOR A PROJECT FOR A PUBLIC ROAD CONNECTION AND LEFT AND RIGHT TURN LANES AT FM 359 AT VANBROOKE BOULEVARD WITHIN VANBROOKE DEVELOPMENT ON BEHALF OF VANBROOKE, LLC.**

On this 6 day of February, 2018, 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 Patterson, duly put and carried;

**WHEREAS**, the proposed sponsorship project includes the installation of a public road connection and left and right turn lanes, at FM 359 at Vanbrooke Boulevard within the Vanbrooke 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 FM 359 at Vanbrooke Boulevard within the Vanbrooke Development.

**FORT BEND COUNTY**

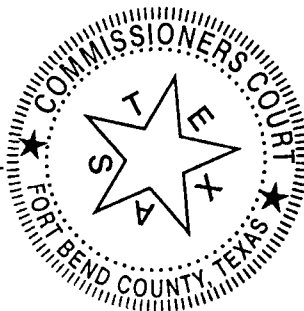
By: \_\_\_\_\_

*Robert E. Hebert*  
Robert E. Hebert, County Judge

ATTEST:

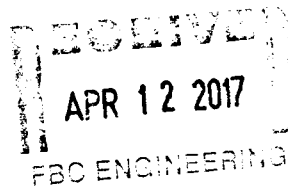
*Laura Richard*

\_\_\_\_\_  
Laura Richard, County Clerk





April 11, 2017



6330 West Loop South, Suite 150  
Bellaire, Texas 77401  
Tel: 713.777.5337  
Fax: 713.777.5976  
www.jonescarter.com

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 at Eastbound FM 359  
Vanbrooke Boulevard for Vanbrooke Development  
Fort Bend County, Texas  
Jones & Carter, Inc. Job No. 15323-0003-00

Dear Judge Hebert:

Jones|Carter is preparing the street tie-in permit application to submit to the Texas Department of Transportation (TxDOT) for the proposed street tie-in of Vanbrooke Boulevard at FM 359 Frontage Road. At the tie-in, a flashing traffic signal, southbound right turn lane, and northbound left turn lane are proposed. Vanbrooke Development a Texas 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 'A. Teran'.

Adriana A. Teran, E.I.T.

AAT/dch

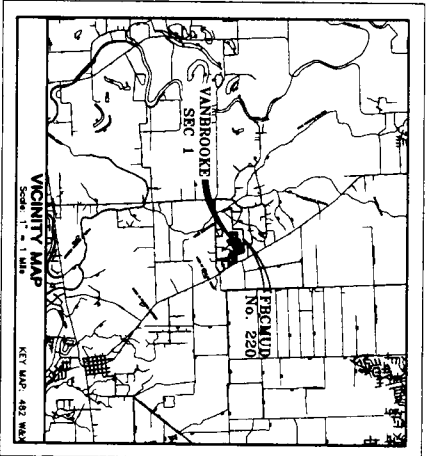
K:\15323\15323-0003-00 Vanbrook Development TIA, Infrastructure\Project Management\Deliverables\txdot permit Attachments

# CONSTRUCTION OF WATER, SANITARY, DRAINAGE & PAVING FACILITIES IN VANBROOKE SECTION 1 FOR VANBROOKE, LLC ON BEHALF OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 220

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

STREET NAME	STATION
VANBROOKE BOULEVARD	1+00.00 TO 10+08.172
HAMILTON GUEST COURT	0+57.50 TO 7+20.86
LALBEN MAJOR DRIVE	7+20.86 TO 10+53.23
MODUL MAJOR DRIVE	1+00.00 TO 4+84.87
BRIDGEMORE PASS DRIVE	1+00.00 TO 2+68.87
RUSTO RIVER DRIVE	1+00.00 TO 4+06.87
WINDY PLANTATION DRIVE	1+00.00 TO 8+24.23
OAK HEIGHTS LANE	4+36.21 TO 8+24.23
THUNDER POINT DRIVE	1+00.00 TO 3+57.22
OFFSITE SANITARY SEWER I	1+00.00 TO 8+00.00
OFFSITE SANITARY SEWER II	9+00.00 TO 17+61.56
OFFSITE SANITARY SEWER III	0+10.17 TO 10+00.00
TURNING SPRINGS DRIVE	10+00.00 TO 20+00.00
GRAND VIEW DRIVE	20+00.00 TO 24+43.17
OFFSITE SANITARY SEWER I	24+43.17 TO 30+00.00
TURNING SPRINGS DRIVE	30+00.00 TO 35+72.87
GRAND VIEW DRIVE	35+72.87 TO 39+00.00
OFFSITE SANITARY SEWER I	39+00.00 TO 47+28.88
OFFSITE VALLEY DRIVE	11+00.00 TO 12+47.98
VALLEY CROSSING	0+00.00 TO 1+00.00

DETAILS	
23	WATER DETAILS
24	SANITARY SEWER DETAILS
25	STORM SEWER DETAILS
26	PAVING DETAILS
27	PAVEMENT MARKING DETAILS
28	GRADING PLAN I
29	GRADING PLAN II
30	STORM WATER POLLUTION PREVENTION PLAN I
31	STORM WATER POLLUTION PREVENTION PLAN II
32	STORM WATER POLLUTION PREVENTION PLAN DETAILS
33	DRAINAGE DETAILS
34	TADOT FED-12A



OCTOBER 2017



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Toll-free 1-800-344-8277

NOTES:  
These plans were prepared to meet or exceed the specifications and requirements of City of Houston and Fort Bend County as currently amended. Approval 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 plot 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 281-633-7500.

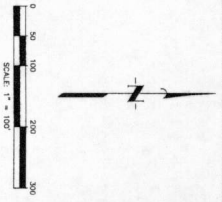
I, Timothy K. Sanchez, a Professional Engineer licensed in the State of Texas, hereby certify that these plans were prepared under my supervision to meet or exceed the specifications and requirements of Fort Bend County, Texas.  
*Timothy K. Sanchez*  
Project Engineer, P.E.  
Date: 11-07-17

FORT BEND COUNTY ENGINEER  
ENGINEER: *Timothy K. Sanchez*  
DATE: 11/07/17  
NAME OF CONTRACTOR: VANBROOKE, LLC  
NAME OF CONTRACTOR'S REPRESENTATIVE: *Timothy K. Sanchez*  
DATE OF APPROVAL: 11/07/17  
APPROVED: *Timothy K. Sanchez*  
DATE: 11/07/17

- REVISIONS**
1. Change sheet to include 40 PC Expanding a
  2. Update a.m. 24" Sewer Top of Park to Top
  3. Coordinate to Main Location on each sheet

± Curve Data  
 ΔE 146.00  
 ΔI 600.00  
 L 146.00  
 R 146.00

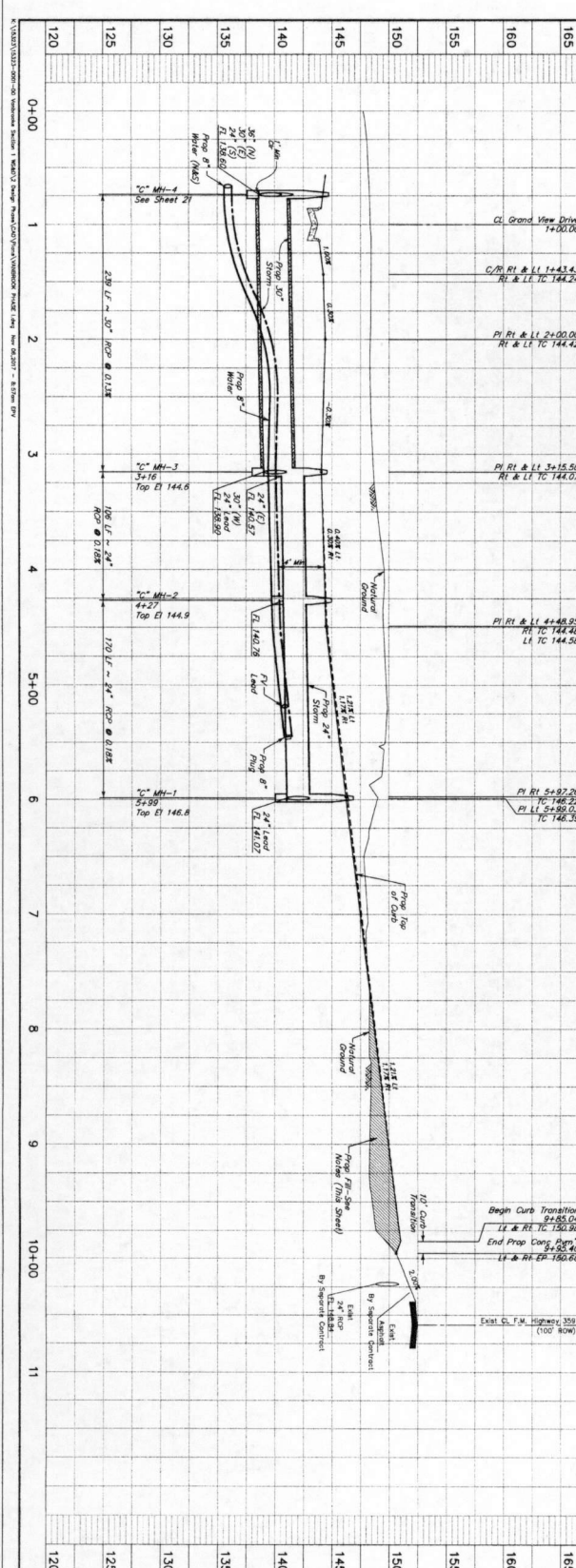
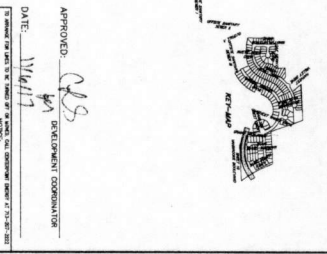
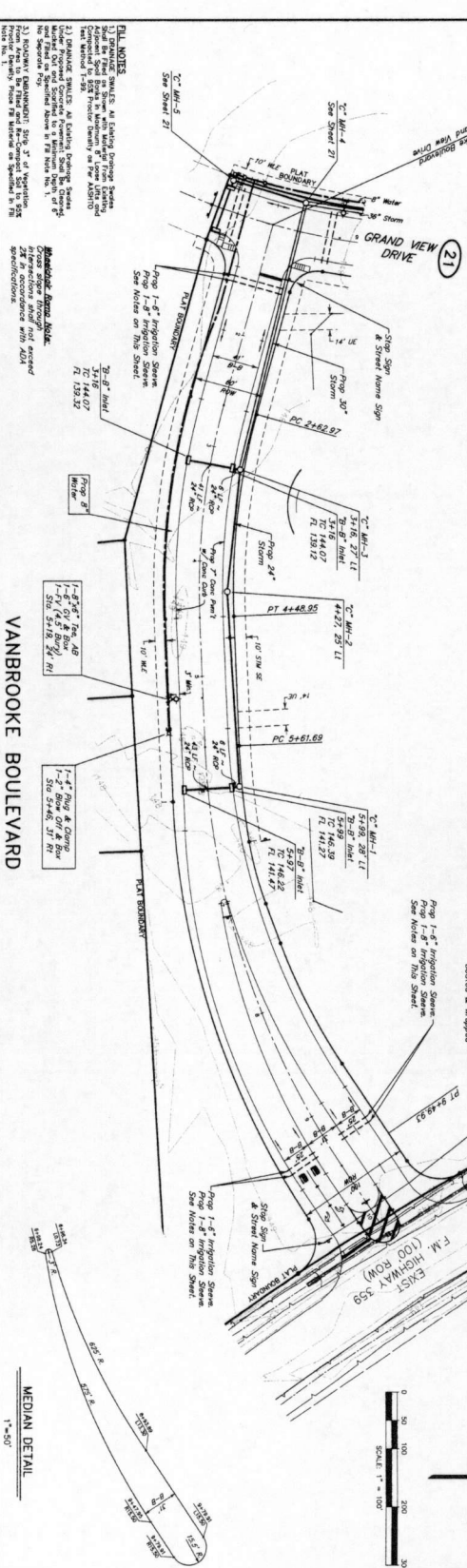
± Curve Data  
 ΔE 146.00  
 ΔI 600.00  
 L 146.00  
 R 146.00



**BENCH MARK**  
 A benchmark was established by the Texas Department of Transportation (TxDOT) in 1985. The benchmark is located on the east side of the road, approximately 100 feet north of the intersection of Vanbrooke Boulevard and Grand View Drive. The benchmark is a 10-inch diameter iron pipe with a cap, set in a concrete base. The elevation of the benchmark is 103.26 feet above mean sea level (MSL). The benchmark is located at station 10+00.00 on Vanbrooke Boulevard.

**TABLE 1**  
 Proposed roadway vertical curve data. The table lists stationing, vertical curve length (L), and elevation at the beginning of vertical curve (BVC), vertical curve inflection point (VPI), and vertical curve end of vertical curve (EVC).

**TABLE 2**  
 Proposed roadway horizontal curve data. The table lists stationing, curve length (L), and elevation at the beginning of curve (BVC), curve inflection point (VPI), and curve end of curve (EVC).



**JONES CARTER**

SCALE: 1"=50'-0" V, 1"=50'-0" H  
 DATE: NOVEMBER 2017  
 JOB NO: 15333-0001-00  
 SHEET NO: 10 OF 34

**VANBROOKE SEC 1**  
 VANBROOKE BOULEVARD  
 1+00.00 TO 10+08.72

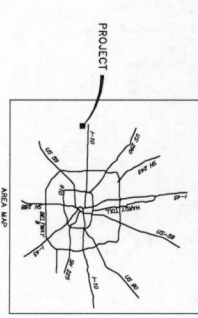
FOR TARRANT COUNTY, TEXAS  
 FORT BEND COUNTY, TEXAS

APPROVED: [Signature]  
 DEVELOPMENT COORDINATOR

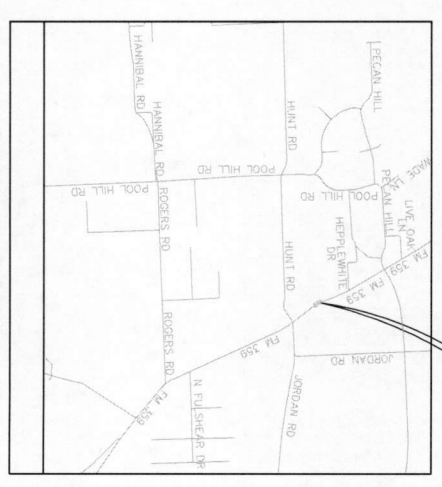
DATE: 11/17

NO. DATE REVISIONS

# CONSTRUCTION OF LEFT AND RIGHT TURN LANES ON FM 359 IN FORT BEND COUNTY, TEXAS FOR VANBROOKE, LLC



FM 359 RIGHT  
AND LEFT TURN  
LANES



**VICINITY MAP**  
Scale: 1" = 1 Mile

DC-TESS NOTIFICATION SYSTEM  
CALL BEFORE YOU DIG!!!  
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**TR17350RD**

**JONES | CARTER**  
Texas Board of Professional Engineers Registration, F-439  
6350 West Loop South, Suite 500, Houston, TX 77057-3337

APRIL 2017

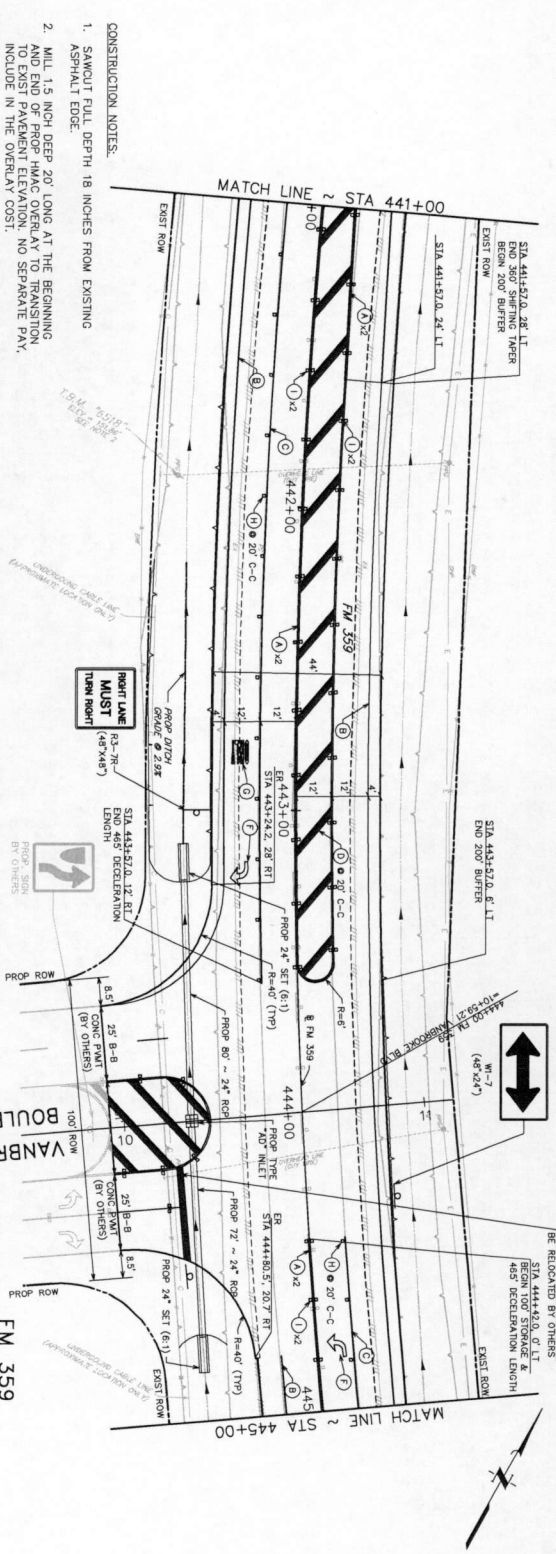
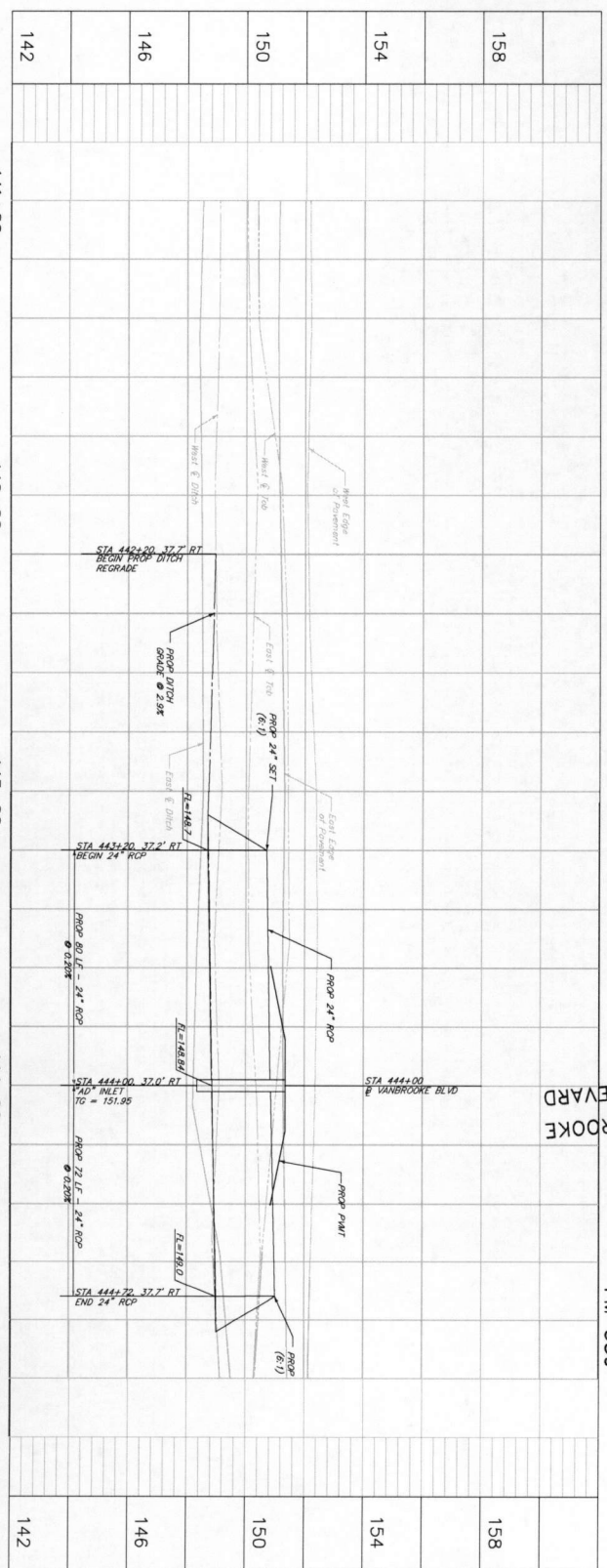
SHEET No. 1  
OF 31

**JONES | CARTER**  
MILLERS, TEXAS

FM 359 RIGHT AND LEFT TURN LANES FOR VANBROOKE, LLC

## INDEX OF DRAWINGS

SHEET	TITLE
1	COVER SHEET & INDEX
2	TYPICAL CROSS SECTIONS EXISTING & PROPOSED
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4	PLAN & PROFILE
5	PLAN & PROFILE
6	PLAN & PROFILE
7	PLAN & PROFILE
8	PLAN & PROFILE
	<u>TITLE</u>
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10	STORM WATER POLLUTION PREVENTION PLAN
11	T001 BARRICADE AND CONSTRUCTION GENERAL NOTES & REQUIREMENTS - BC(1)-14
12	T001 BARRICADE AND CONSTRUCTION PROJECT LIMIT - BC(2)-14
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16	T001 BARRICADE AND CONSTRUCTION PORTABLE CHANGEABLE MESSAGE SIGN - BC(6)-14
17	T001 BARRICADE AND CONSTRUCTION ARROW PANEL
18	REFLECTORS, WARNING LIGHTS & ATTENUATOR - BC(7)-14
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31	TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES CONSTRUCTION ENITS
32	EC(3)-16 T001 STORM WATER POLLUTION PREVENTION PLAN SWP - STD G-1
33	T001 FERTILIZER, SEED, SOO, STRAW, COMPOST, AND WATER - STD K-1
34	T001 INLETS TYPE AD & AAD - HIL-AD/AD



- PROPOSED PAVING LEGEND**
- (A) RE PAV W/RET REQ TY I (Y) (4 IN) (SLD)
  - (B) RE PAV W/RET REQ TY I (W) (4 IN) (SLD)
  - (C) REFL PAV MKR TY I (W) (9 IN) (SLD)
  - (D) REFL PAV MKR TY I (Y) (24 IN) (SLD)
  - (E) REFL PAV MKR TY I (W) (24 IN) (SLD)
  - (F) REFL PAV MKR TY I (W) (ARROW)
  - (G) REFL PAV MKR TY I (W) (WPRO)
  - (H) REFL PAV MKR TY I-C
  - (I) REFL PAV MKR TY II-A-A
  - (J) REFL PAV MKR TY II-C-R
  - (K) RE PAV W/RET REQ TY I (W) (4 IN) (BRK)

**BENCHMARK**  
 Benchmark location on site based on NGS prism West from Fulshear 0.1 mile South along the road. Stationing is 1.34 miles West of FM 1083, at the Northwest corner of the 1-junction of a dirt road. Stationing is 1.34 miles West of the center of the dirt road. 3.0-foot South of the West post of a gate. Stationing is 1.34 miles West of the center of the gate. Stationing is 1.34 miles West of the center of the gate with a published elevation of 109.50' (NAVD83).

**1.B.M. - X**  
 Temporary Benchmark "2518" being a set station point located at the Northwest corner of a building located at the intersection of County Road 600, core tract recorded under County Record, Fort Bend County, Texas, and being in the west right-of-way line of FM, Highway 359, Elevation = 151.55' (NAVD83).

Temporary Benchmark "2518" being a set station point located at the Northwest corner of a building located at the intersection of County Road 600, core tract recorded under County Record, Fort Bend County, Texas, and being in the west right-of-way line of FM, Highway 359, Elevation = 151.55' (NAVD83).



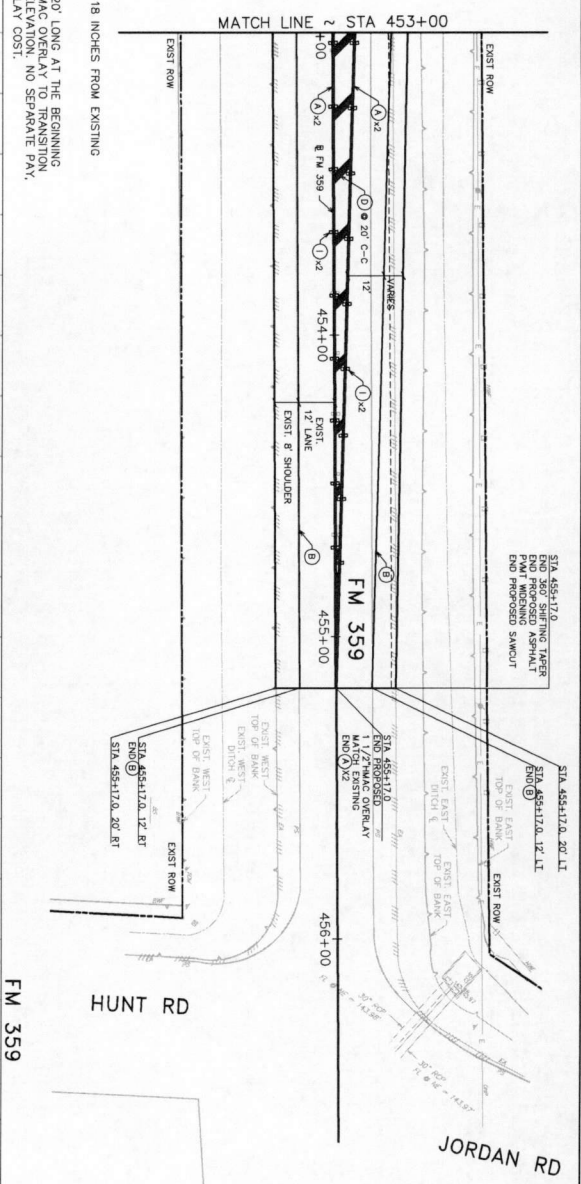
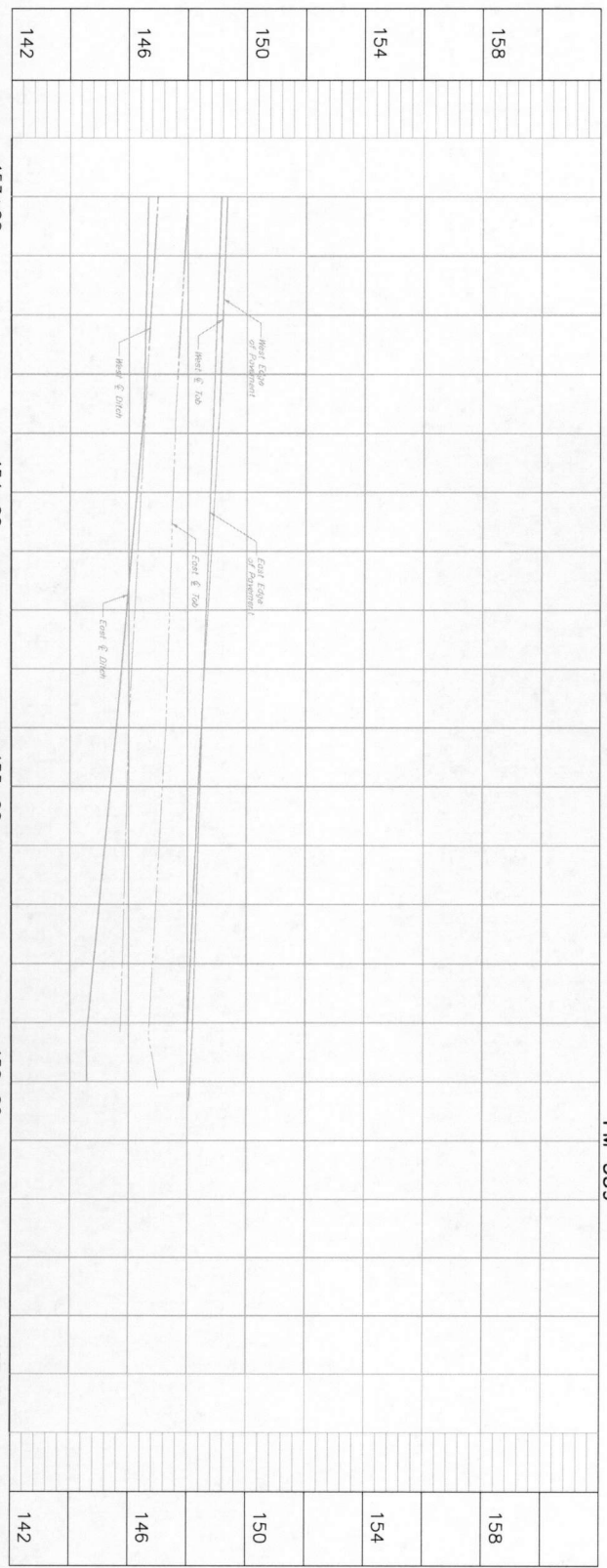
NO.	DATE	REVISIONS	APP.

LAND TEAS COMPANIES, LP  
 FORT BEND COUNTY, TEXAS

LEFT AND RIGHT TURN LANES ON FM 359  
 PLAN & PROFILE  
 FM 359  
 STA 441+00 TO 445+00

**JONES CARTER**  
 Texas Board of Professional Engineers Registration # 449  
 5335 West Loop South, Suite 100, Houston, TX 77056-1717  
 DATE: APRIL 2017  
 DRAWING NO.: 208 HO 5335-0801-20  
 SCALE: 1"=60' H, 1"=4' V.  
 DGN: JAL  
 CHK: JAL  
 APP: JAL  
 PROJECT NO.: 15A  
 SHEET NO.: 4 OF 34

- CONSTRUCTION NOTES:**
1. ASPHALT PAV. DEPTH 18 INCHES FROM EXISTING ASPHALT EDGE.
  2. MILL 1.5 INCH DEEP 20' LONG AT THE BEGINNING AND END OF PROP. HMA/C OVERLAY TO TRANSITION TO EXIST. PAVEMENT ELEVATION. NO SEPARATE PAV. INCLUDE IN THE OTHERWAY 0591.



- PROPOSED PAVING LEGEND**
- Ⓐ RE. PM W/RET REQ TY I (Y) (4 IN) (SLD)
  - Ⓑ RE. PM W/RET REQ TY I (W) (4 IN) (SLD)
  - Ⓒ REFL. PAV. MKR. TY I (W) (8 IN) (SLD)
  - Ⓓ REFL. PAV. MKR. TY I (Y) (24 IN) (SLD)
  - Ⓔ REFL. PAV. MKR. TY I (W) (24 IN) (SLD)
  - Ⓕ REFL. PAV. MKR. TY I (W) (ARROW)
  - Ⓖ REFL. PAV. MKR. TY I-C (W) (ARROW)
  - Ⓗ REFL. PAV. MKR. TY II-A-A
  - Ⓘ REFL. PAV. MKR. TY II-C-R
  - Ⓚ RE. PM W/RET REQ TY I (W) (4 IN) (BRK)

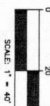
HUNT RD

JORDAN RD

FM 359

**BENCHMARK**  
 Temporary benchmark '8919' being a cast iron pipe set in concrete. Located at the intersection of the north-south line of the upper Northwest corner of a plat of a 103.3, 130-foot West of the center of the det. road, 36'-feet South of the west foot of a 90-ft. wide road. Elevation = 109.50' (NAD83).

**TABLE 'A'**  
 Temporary benchmark '8919' being a cast iron pipe set in concrete. Located at the intersection of the north-south line of the upper Northwest corner of a plat of a 103.3, 130-foot West of the center of the det. road, 36'-feet South of the west foot of a 90-ft. wide road. Elevation = 109.50' (NAD83).



453+00      454+00      455+00      456+00      457+00

NO.	DATE	REVISION	APP.

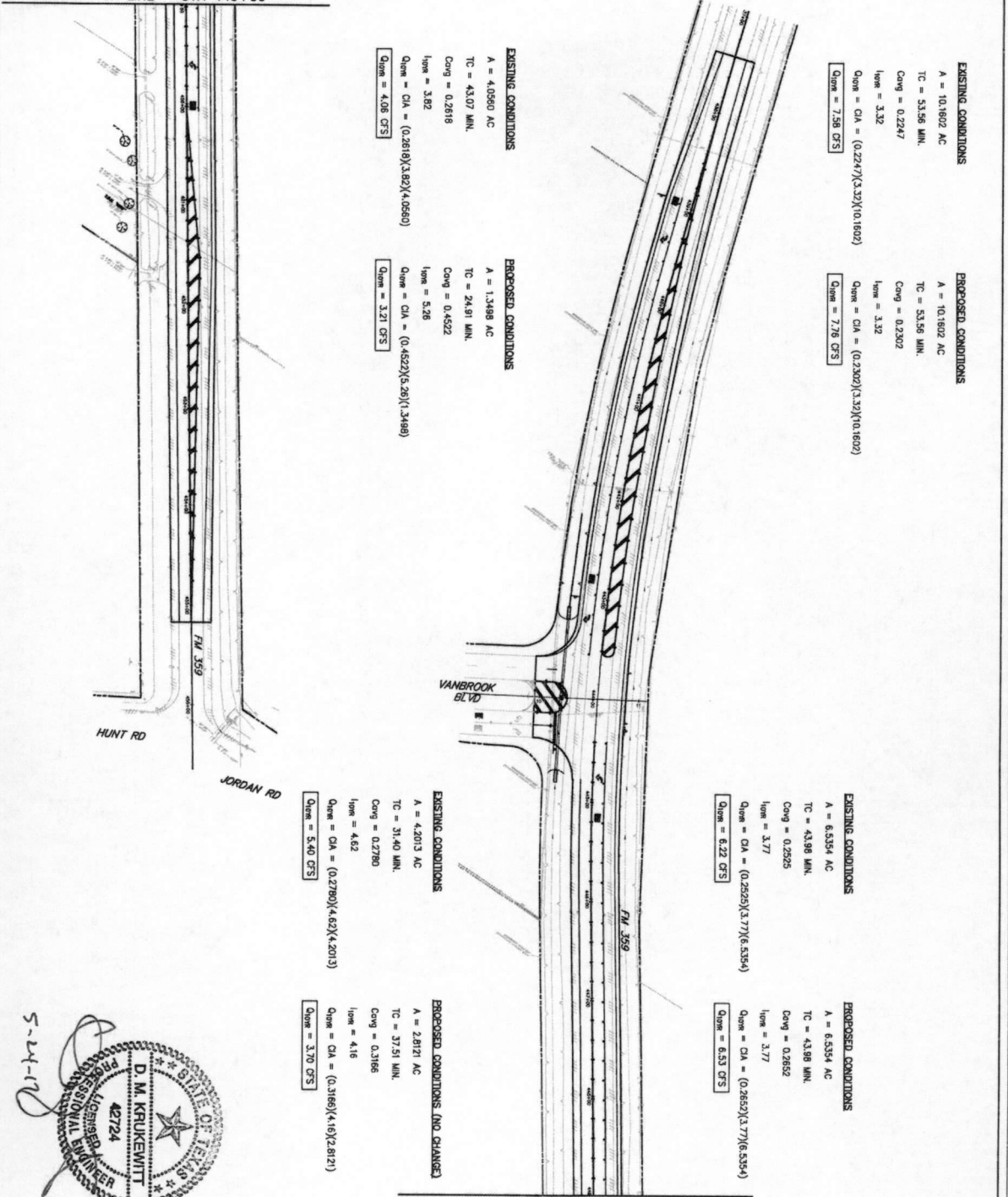
VANROOPE, LLC  
 FORT BEND COUNTY, TEXAS  
 LEFT AND RIGHT TURN LANES ON FM 359  
 PLAN & PROFILE  
 STA 453+00 TO 456+00

**JONES CARTER**  
 Texas Board of Professional Engineers Registration # 4491  
 1310 West Loop South, Suite 200, Houston, TX 77027-1712  
 SCALE: 1"=40' H. 1"=4" V.  
 DATE: JUNE 2022  
 DRAWN BY: JLM  
 CHECKED BY: JLM  
 JOB NO: 2022-0001-20  
 SHEET NO: 7  
 OF 14

J. A. URVIL  
 PROFESSIONAL ENGINEER  
 STATE OF TEXAS



MATCH LINE ~ STA 449+00



**EXISTING CONDITIONS**  
 A = 10.1602 AC  
 TC = 53.98 MIN.  
 Cong = 0.2247  
 Inpm = 3.32  
 $Q_{in} = CA = (0.2247)(3.32)(10.1602)$   
 $Q_{in} = 7.58 \text{ CFS}$

**PROPOSED CONDITIONS**  
 A = 10.1602 AC  
 TC = 53.98 MIN.  
 Cong = 0.2302  
 Inpm = 3.32  
 $Q_{in} = CA = (0.2302)(3.32)(10.1602)$   
 $Q_{in} = 7.76 \text{ CFS}$

**EXISTING CONDITIONS**  
 A = 4.0560 AC  
 TC = 43.07 MIN.  
 Cong = 0.2618  
 Inpm = 3.62  
 $Q_{in} = CA = (0.2618)(3.62)(4.0560)$   
 $Q_{in} = 4.06 \text{ CFS}$

**PROPOSED CONDITIONS**  
 A = 1.3489 AC  
 TC = 24.91 MIN.  
 Cong = 0.4522  
 Inpm = 5.26  
 $Q_{in} = CA = (0.4522)(5.26)(1.3489)$   
 $Q_{in} = 3.21 \text{ CFS}$

**EXISTING CONDITIONS**  
 A = 6.5354 AC  
 TC = 43.98 MIN.  
 Cong = 0.2925  
 Inpm = 3.77  
 $Q_{in} = CA = (0.2925)(3.77)(6.5354)$   
 $Q_{in} = 6.22 \text{ CFS}$

**PROPOSED CONDITIONS**  
 A = 6.5354 AC  
 TC = 43.98 MIN.  
 Cong = 0.2852  
 Inpm = 3.77  
 $Q_{in} = CA = (0.2852)(3.77)(6.5354)$   
 $Q_{in} = 6.53 \text{ CFS}$

**EXISTING CONDITIONS**  
 A = 4.2013 AC  
 TC = 31.40 MIN.  
 Cong = 0.2780  
 Inpm = 4.62  
 $Q_{in} = CA = (0.2780)(4.62)(4.2013)$   
 $Q_{in} = 5.40 \text{ CFS}$

**PROPOSED CONDITIONS (NO CHANGE)**  
 A = 2.8171 AC  
 TC = 37.51 MIN.  
 Cong = 0.3166  
 Inpm = 4.16  
 $Q_{in} = CA = (0.3166)(4.16)(2.8171)$   
 $Q_{in} = 3.70 \text{ CFS}$

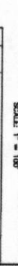
MATCH LINE ~ STA 449+00



5-24-17



**BENCHMARK**  
 Benchmark located on N55°10'00\"/>



NO.	DATE	REVISIONS	BY

VANBROOKE, LLC  
 FRONT BEND COUNTY, TEXAS

**JONES CARTER**  
 STATE LICENSE NO. 42724  
 PROFESSIONAL ENGINEER  
 STATE OF TEXAS

**DRAINAGE CALCULATIONS**  
 LEFT AND RIGHT TURN LINES ON FM 359