



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



COUNTY JUDGE

Fort Bend County, Texas

The Honorable KP George
County Judge

June 10, 2025

Glenn Allbritton
Houston District Engineer
Texas Department of Transportation
7600 Washington Avenue
Houston, Texas 77007-1044

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

Attachments: Resolution
Drawing

cc: Tucker Novosad, LJA Engineering tnovosad@lja.com
Denese Laskowski, TxDOT denese.laskowski@txdot.gov
File

301 Jackson Street • Richmond, Texas 77469-3108

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 10 day of June, 2025, the Commissioners Court, sitting as the governing body of Fort Bend County, Texas, at a regular meeting, upon motion of Commissioner Prestage, seconded by Commissioner Meyers 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.

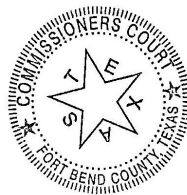
NOW, THEREFORE, BE IT RESOLVED that Fort Bend County expresses its support and sponsorship of such project with the Texas Department of Transportation to cause such improvements to be made at FM 360 for Talon Ridge Parkway and Falcon Wing Drive.

FORT BEND COUNTY

By: 
KP George, County Judge

ATTEST:


Laura Richard, County Clerk



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.

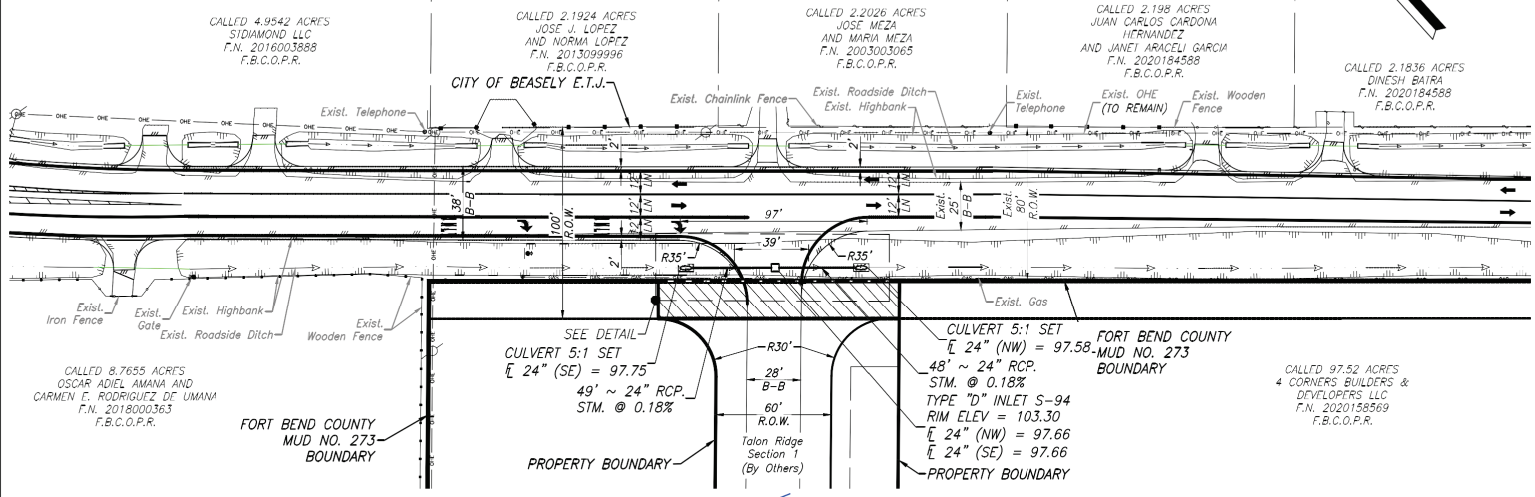
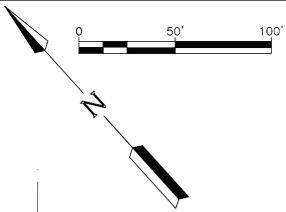
Please contact me if you need further information or have any questions.

Sincerely,



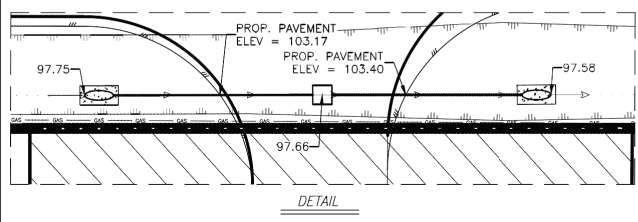
Tucker Novosad, P.E.
LJA Engineering, Inc.
Project Manager, Land Development

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



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

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



TALON RIDGE PARKWAY (ROADWAY A)



Andrew Bowman
 05/16/25

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

Date/Time : Tue, 29 Apr 2025 1:14pm
 User Name : wmi@reles
 Path Name : C:\Users\wmi@reles\AppData\Local\Temp\AsPublish_24552\FM_360 TIE IN_TRS1.dwg

CROSS PIPE LENGTHS, REQUIRED PIPE SIZE, AND RIPRAP QUANTITIES

Span Length (ft)	Span Length (m)	Span Length (ft)	Span Length (m)	Span Length (ft)	Span Length (m)	Span Length (ft)	Span Length (m)	Span Length (ft)	Span Length (m)	Span Length (ft)	Span Length (m)
10	3.05	12	3.66	14	4.27	16	4.88	18	5.49	20	6.10
22	6.71	24	7.32	26	7.93	28	8.54	30	9.15	32	9.76
34	10.37	36	10.97	38	11.58	40	12.19	42	12.80	44	13.41
46	14.03	48	14.63	50	15.24	52	15.85	54	16.46	56	17.07
58	17.68	60	18.29	62	18.90	64	19.51	66	20.12	68	20.73
70	21.32	72	21.93	74	22.54	76	23.15	78	23.76	80	24.37
82	25.02	84	25.63	86	26.24	88	26.85	90	27.46	92	28.07
94	28.72	96	29.33	98	29.94	100	30.55	102	31.16	104	31.77
106	32.37	108	32.98	110	33.59	112	34.20	114	34.81	116	35.42
118	36.02	120	36.63	122	37.24	124	37.85	126	38.46	128	39.07
130	40.27	132	40.88	134	41.49	136	42.10	138	42.71	140	43.32
142	46.57	144	47.18	146	47.79	148	48.40	150	49.01	152	49.62
154	53.87	156	54.48	158	55.09	160	55.70	162	56.31	164	56.92
166	60.17	168	60.78	170	61.39	172	62.00	174	62.61	176	63.22
178	68.47	180	69.08	182	69.69	184	70.30	186	70.91	188	71.52
190	76.77	192	77.38	194	77.99	196	78.60	198	79.21	200	79.82

GENERAL NOTES:

- Minimum depth of the first pipe shall be as shown.
- Minimum depth of the second pipe shall be as shown.
- Minimum depth of the third pipe shall be as shown.
- Minimum depth of the fourth pipe shall be as shown.
- Minimum depth of the fifth pipe shall be as shown.
- Minimum depth of the sixth pipe shall be as shown.
- Minimum depth of the seventh pipe shall be as shown.
- Minimum depth of the eighth pipe shall be as shown.
- Minimum depth of the ninth pipe shall be as shown.
- Minimum depth of the tenth pipe shall be as shown.

SAFETY END TREATMENT FOR ALL 12" AND 18" PIPE CULVERTS TYPE II - PARALLEL DRAINAGE

SET-P-PD

EXCAVATION AND BACKFILL DETAIL
MANHOLES SMALLER THAN 36 IN. IN A PAVED OR GRADED AREA

EXCAVATION AND BACKFILL DETAIL
JUNCTION BOXES IN A PAVED OR GRADED AREA

EXCAVATION AND BACKFILL DETAIL
CURB INLETS IN A PAVED OR GRADED AREA

EXCAVATION AND BACKFILL DETAIL
INLET EXTENSIONS ON A BOX CULVERT IN A PAVED OR GRADED AREA

Excavation	Backfill
3 through 6	5-10
6 through 10	6-20
greater than 10	10-20

GENERAL NOTES:

- The excavation is to be 12" above the top of the pipe.
- The excavation is to be 12" below the bottom of the pipe.
- The excavation is to be 12" from the side of the pipe.
- The excavation is to be 12" from the end of the pipe.
- The excavation is to be 12" from the top of the pipe.
- The excavation is to be 12" from the bottom of the pipe.
- The excavation is to be 12" from the side of the pipe.
- The excavation is to be 12" from the end of the pipe.
- The excavation is to be 12" from the top of the pipe.
- The excavation is to be 12" from the bottom of the pipe.

EXCAVATION AND BACKFILL DIAGRAMS

EA8D

EXCAVATION DETAIL
MONOLITHIC PIPE IN A PAVED OR GRADED AREA

BACKFILL DETAIL
BOX CULVERTS IN A GRADED OR PAVED AREA INCLUDING DETOURS

EXCAVATION DETAIL
BOX CULVERTS IN A GRADED AREA

EXCAVATION & BACKFILL DETAIL
REINFORCED CONCRETE PIPE IN A GRADED OR PAVED AREA INCLUDING DETOURS

BACKFILL DETAIL
AT MANHOLE, INLET OR JUNCTION BOX

Excavation	Backfill
3 through 6	5-10
6 through 10	6-20
greater than 10	10-20

GENERAL NOTES:

- The excavation is to be 12" above the top of the pipe.
- The excavation is to be 12" below the bottom of the pipe.
- The excavation is to be 12" from the side of the pipe.
- The excavation is to be 12" from the end of the pipe.
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- The excavation is to be 12" from the end of the pipe.
- The excavation is to be 12" from the top of the pipe.
- The excavation is to be 12" from the bottom of the pipe.

EXCAVATION AND BACKFILL DIAGRAMS

EA8D

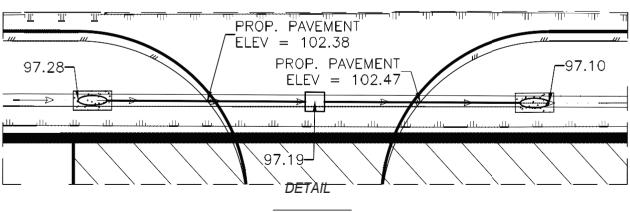
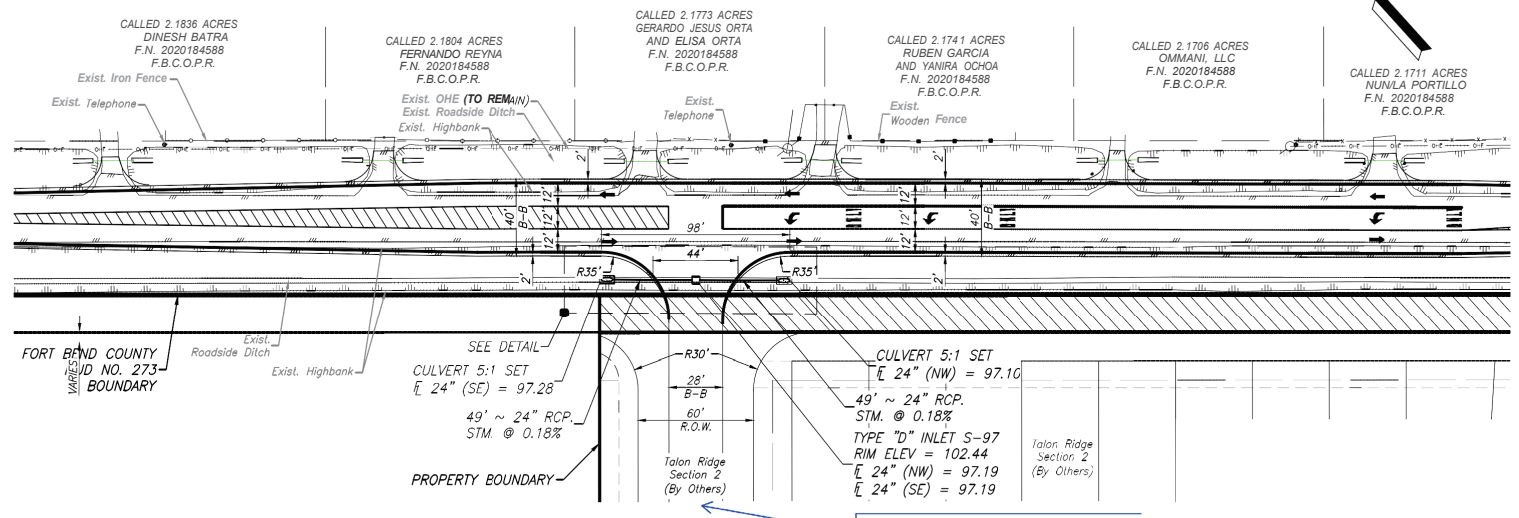
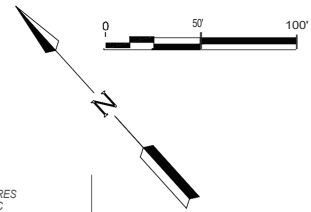
DETAILS
CULVERT AND EXCAVATION
DETAILS

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

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

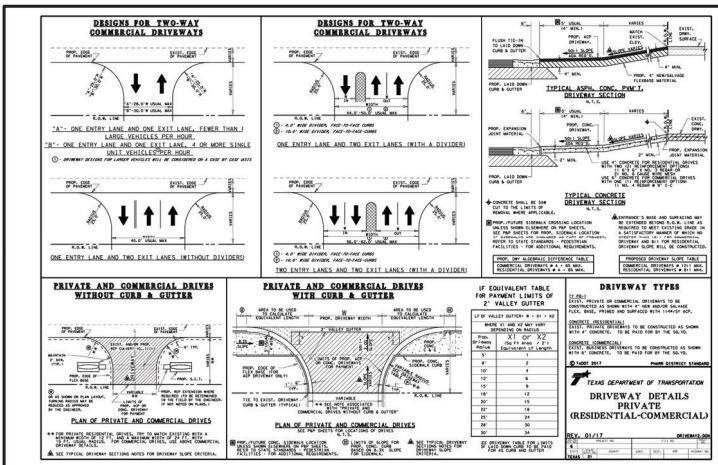
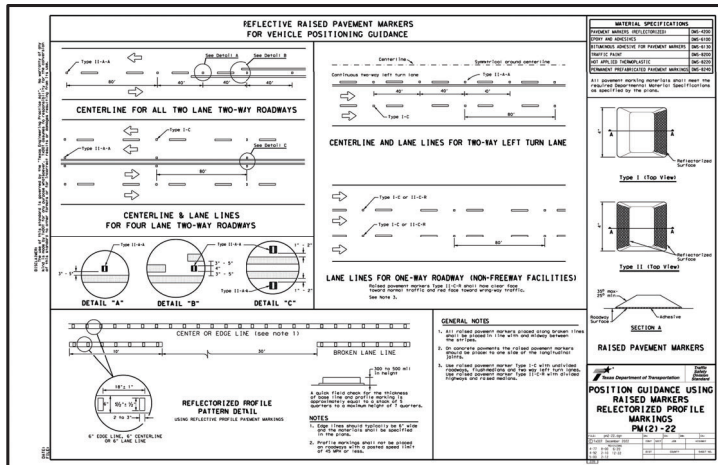
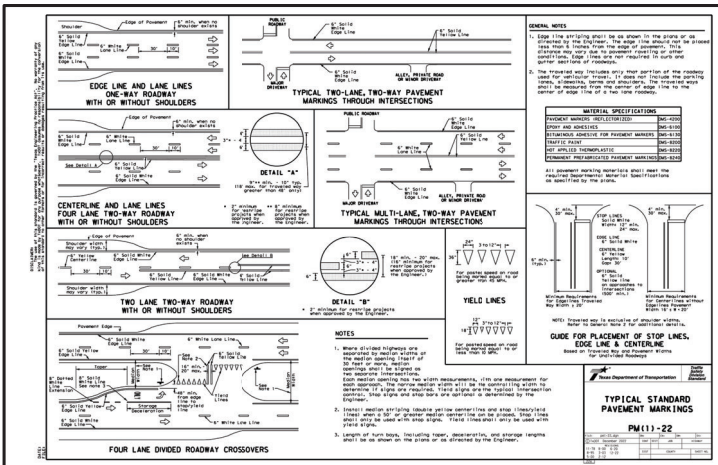


Andrew Bowman

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

Tue, 29 Apr 2025 11:16pm
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DETAILS
PAVEMENT AND DRIVEWAY
DETAILS

LJA Engineering, Inc.

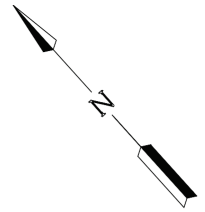
3600 W Sam Houston Parkway S
 Suite 600
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Phone 713.953.5200
 Fax 713.953.5026
 FRN - F-1386

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

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

- LEGEND**
- EXIST ROW
 - 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 I (Y) 6" (SLD) (100MIL)
 - REFL PAV MRK TY I (Y) 8" (DOT) (100MIL)
 - REFL PAV MRK TY I (Y) 12" (SLD) (100MIL)
 - REFL PAV MRK TY I-QY 24" (SLD) (100MIL)
 - REFL PAV MRK TY II-A-A
 - REFL PAV MRK TY I (W) (ARROW) (100MIL)
 - REFL PAV MRK TY I (W) (WORD) (100MIL)
 - REFL PAV MRK TY I (W) 24" (SLD) (100MIL)
 - PROPOSED SIGN
 - EXISTING SIGN
 - SIGN NUMBER (SOSS)

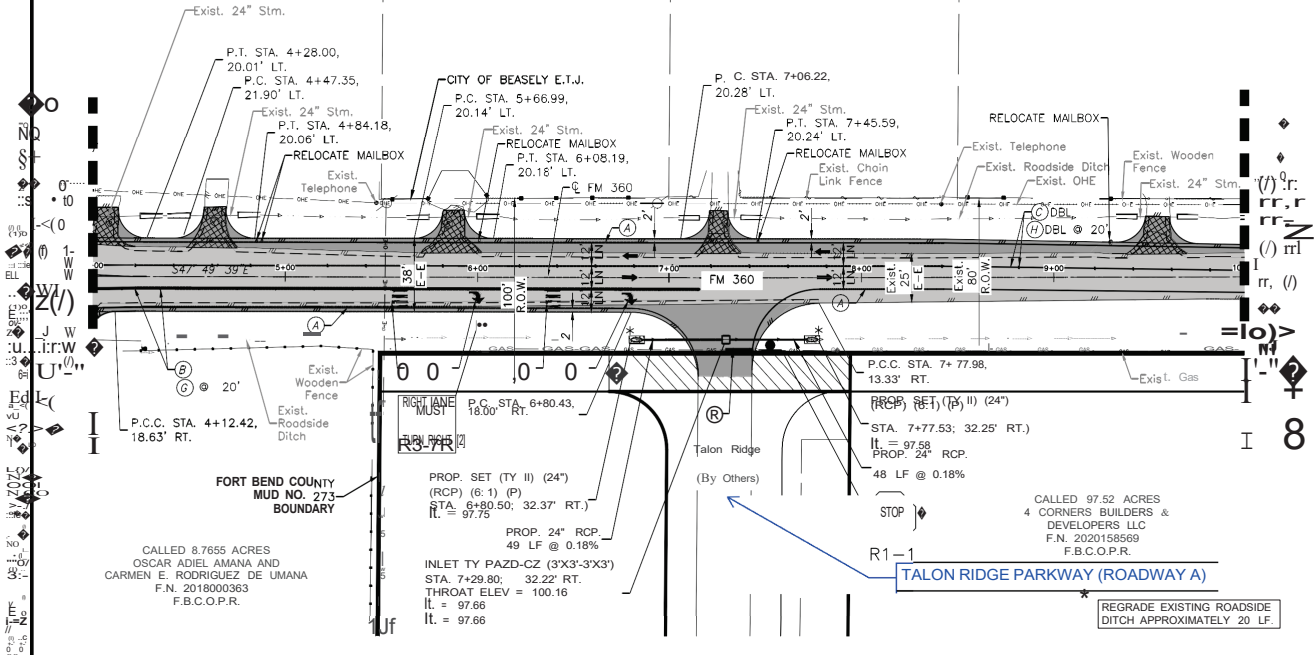


CALLED 4.9542 ACRES
 STDIAMOND LLC
 F.N. 2016003888
 F.B.C.O.P.R.

CALLED 2.1924 ACRES
 JOSE J. LOPEZ
 AND NORMA LOPEZ
 F.N. 2013099966
 F.B.C.O.P.R.

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

CALLED 2.188 ACRES
 JUAN CARLOS CARDONA HERNANDEZ
 AND JANET ARACELI GARCIA
 F.N. 2020184588
 F.B.C.O.P.R.



ANDREW BOWMAN
 32420
 PROFESSIONAL
 09/21/2025

0 50' 100'

REV. NO.	DATE	DESCRIPTION

LJA Engineering, Inc. LJA
 FRN - F-1386

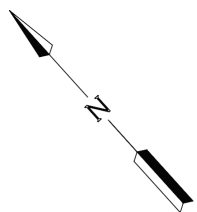
FM 360
 FM 360 PLAN
 LAYOUT
 SHEET 2 OF 5
 031

Date/Time : Wed, 21 May 2025 2:04pm User Name : mfuentes
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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.

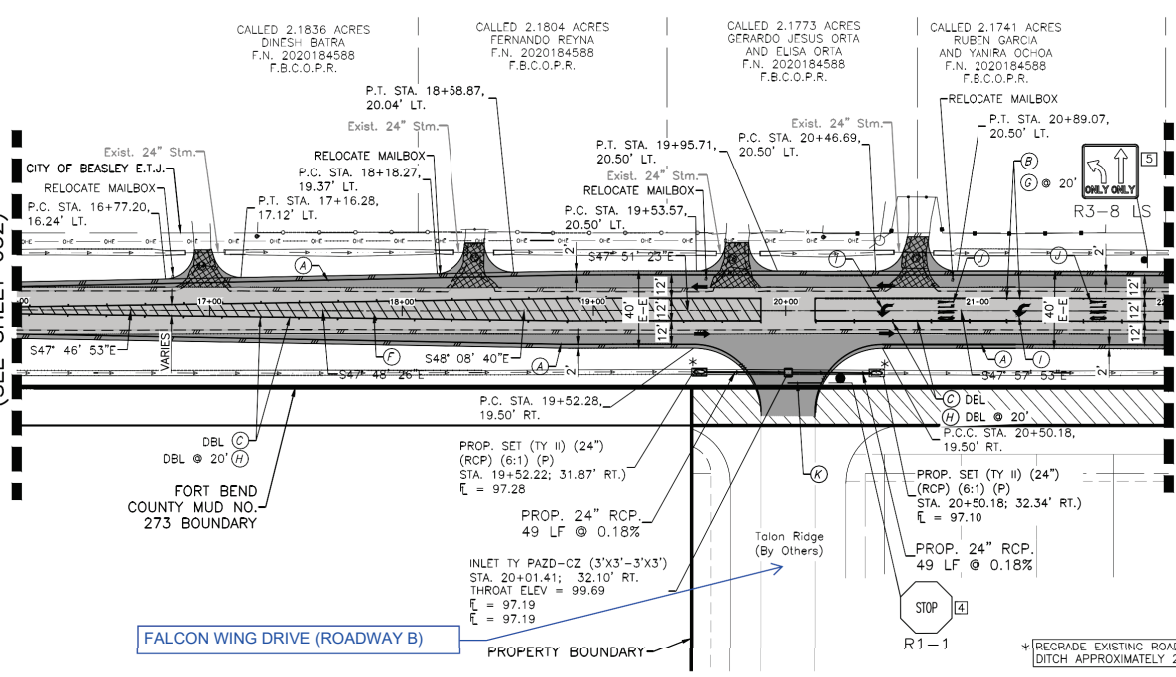
!!! CAUTION !!!
 OVERHEAD POWER LINES
 UNDERGROUND GAS
 UNDERGROUND CABLE

- LEGEND**
- EXIST ROW
 - SAWCUT
 - PROPOSED WIDENING
 - PROPOSED 2" SP-C, SAC-A, PG76-22
 - EXIST DRIVEWAY TO BE REMOVED
 - EXISTING LANE
 - PROPOSED LANE
 - (A) REF. PAV MRK TY I (W) 6" (SLD) (100MIL)
 - (B) REF. PAV MRK TY I (W) 8" (SLD) (100MIL)
 - (C) REF. PAV MRK TY I (Y) 6" (SLD) (100MIL)
 - (D) REF. PAV MRK TY I (Y) 8" (DOT) (100MIL)
 - (E) REF. PAV MRK TY I (Y) 12" (SLD) (100MIL)
 - (F) REF. PAV MRK TY I (Y) 24" (SLD) (100MIL)
 - (G) REF. PAV MRKR TY I-C
 - (H) REF. PAV MRKR TY II-A-A
 - (I) REF. PAV MRKR TY I (W) (ARROW) (100MIL)
 - (J) REF. PAV MRKR TY I (W) (WORD) (100MIL)
 - (K) REF. PAV MRK TY I (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)



Andrew Bowman
 05/21/2025

REV. NO.	DATE	DESCRIPTION	BY

LJA Engineering, Inc. LJA
 FRN - F-1386

FM 360

FM 360 PLAN LAYOUT

SHEET 4 OF 5

033