



February 17, 2012

Mr. Jesse Hegemier, P.E.
County Engineer
Fort Bend County Engineering Department
1124 Blume Road
Rosenberg, Texas 77471

Mr. James Patterson
Fort Bend County Commissioner
Precinct 4
12919 Dairy Ashford
Sugar Land, Texas 77478

Re: Variance Request on Subdivision Bond Requirements for Final Plat of University Boulevard and LJ Parkway at Riverstone Phase 2
City of Sugar Land E.T.J. - Fort Bend Co. LID No. 15
CI Job No. 2008-051-02

Dear Mr. Hegemier and Mr. Patterson:

On behalf of Fort Bend County LID No. 15 and Sugar Land Ranch Development, we are requesting a variance to the Fort Bend County Regulation of Subdivisions - Section 2.11 Bond Requirements of the General Policy requires a bond or financial guarantee that ensures proper construction of roads and drainage for the recordation of a subdivision plat. In this circumstance the roads and drainage facilities are in place, complete, and inspected for compliance. The contractor has provided a 1 year maintenance bond with a rider that names Fort Bend County as obligee to this bond. This gives the county adequate protection as well as the final judgment as to whether or not the project is acceptable at the end of a 1 year maintenance period.

In the event that deficiencies occur and the contractor is not able to perform repairs, both Fort Bend County LID 15 and Fort Bend County have the capability of notifying the bonding agency to make these repairs before this bond can be released. In our view point, the county is better covered under this circumstance because the road and facilities are already in place rather than providing a financial guarantee that the road will be built.

We have attached the maintenance bond provided by Allgood Construction for your review. We are ultimately requesting a variance from Fort Bend County's General Policies so that a Maintenance Bond can be used for this project for plat approval, in lieu of the required standard County Subdivision Bond.

Thank you for your consideration on this matter.

Sincerely,
Costello, Inc.



Chad E. Hablinski, P.E.
Project Manager

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