



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.
County Engineer

January 15, 2016

Commissioner W.A. "Andy" Meyers
Fort Bend County Precinct 3
22333 Grand Corner Drive
Katy, Texas 77494

RE: Lakes of Bella Terra Section 30 (PRIVATE STREETS)

Dear Commissioner Meyers:

A final inspection of the roads for the above referenced subdivision was made, and all of the deficiencies have been corrected. The streets are private and will be maintained by the Homeowner's Association.

The current bond is # 58S207328 in the amount of \$ 133,980.00. Release bond to:

Mr. Daniel Marcheli
ClearPave, LLC
22803 Schiel Road
Cypress, Texas 77433

If you should have any questions or need additional information please feel free to call.

Sincerely,



Jorge Salgado
Construction Inspector
Engineer Technician I

JS/clg

cc: Mr. Samuel Shelton, PE, Benchmark Engineering sshelton@benchmarkengr.net
Mr. Ahmad Alsibai, Ryko Development aalsibai@rykoinc.com
Mr. Matt Downing, ClearPave mdowning@clr-pave.com
Mr. Scott Wieghat, FBC Road & Bridge
File

LAKES OF BELLA TERRA COMMUNITY ASSOCIATION, INC.

c/o VanMor Properties
8711 Highway 6 North, Suite 270
Houston, TX 77095
(832) 593-7300 Ofc
(832) 593-7301 Fax



January 18, 2016

Mr. Jorge Salgado
Fort Bend County Engineering
301 Jackson St., Suite 401
Richmond, Texas 77469

RE: Street Acceptance for private streets for Lakes of Bella Terra, Section 30

Dear Mr. Salgado:

This letter shall confirm the requirements regarding provisions by the Lakes of Bella Terra Community Association, Inc. ("LOBCAI") to maintain the private streets in the above referenced subdivision in perpetuity.

Pursuant to the Fort Bend County Regulations of Subdivisions, as amended, and the approved plat, the above referenced subdivision assesses and collects an assessment from all property owners. The revenue generated from the assessment is used to cover specific operating expenses of the subdivision, as well as capital reserve expenses such as maintenance of private streets.

The governing documents of the LOBCAI, more specifically the Declaration of Covenants, or similar document, grant the authority to the subdivision to levy and collect these assessments and legally obligate each property owner to pay said assessment each year.

Each year, the assessments are placed in a Capital Reserve account. Monies from the Capital Reserve account will be used for repair of the private streets in Section 30, as well as other items as approved by the Board of Directors of the HOA.

Should you require more specific documentation regarding Section 30 provisions to provide for maintenance of the private streets, please advise me of that. Otherwise, I shall assume this letter satisfies the documentation request. If this is satisfactory then arrangements can be made for the County to inspect these streets and L.O.B. Limited Partnership, may request the release of their bond or letter of credit.

Thank you for your review of this matter. If I can be of further assistance, do not hesitate to call me.

Sincerely,

Lisa M. Clark
Lakes of Bella Terra Community Association, Inc.
Vice President

RELEASE AUTHORIZATION

THE FOLLOWING DOCUMENT(S) CAN BE RELEASED UPON ORDER OF
COMMISSIONERS COURT: *(check one or more documents per project)*

BOND

Number 58S207328 Amount \$133,980.00

Principal ClearPave, LLC and L.O.B. Limited Partnership

Surety Liberty Mutual Insurance Company

BOND RIDER

Number _____ Amount \$

LETTER OF CREDIT

Number _____ Amount \$

OTHER

Number _____ Amount \$

CONSTRUCTION PROJECT (Name or location):

Lakes of Bella Terra Sec 30

RELEASE DOCUMENT(S) TO THE FOLLOWING:

Mr. Daniel Marchelli
ClearPave, LLC
22803 Schiel Road
Cypress, Texas 77433

AGREED:


FORT BEND COUNTY ENGINEER

COURT APPROVED: _____ # _____

DATE OF RETURN: _____

BY: _____

Deputy County Clerk