



Fort Bend County Engineering  
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.  
County Engineer

February 1, 2016

Commissioner James Patterson  
Fort Bend County Precinct 4  
12919 Dairy Ashford Road Suite 200  
Sugar Land, TX 77478

**RE: The Island at Riverstone**

Dear Commissioner Patterson:

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 # MNT9165108 in the amount of \$121,500.00. Release bond to:

Mr. Howard Cordell  
Jaho, Inc.  
2003 Wilson Road  
Humble, TX 77396

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. Chad Hablinski, P.E., Costello, Inc. [chablinski@costelloinc.com](mailto:chablinski@costelloinc.com)  
Mr. Trey Reichert, Herrin Ranch II/Riverstone Development [trey@riverstone.com](mailto:trey@riverstone.com)  
Mr. Greg Pollard, Jaho Inc. [gpollard@jahoinc.com](mailto:gpollard@jahoinc.com)  
Mr. Jimmy Vandever, City of Sugar Land [JVandever@sugarlandtx.gov](mailto:JVandever@sugarlandtx.gov)  
Mr. Scott Wiegat, FBC Road & Bridge  
File



February 1, 2016

Riverstone Development Co.  
4855 Riverstone Boulevard  
Missouri City, TX 77459  
t: 281.499.8700  
f: 281.499.8704  
www.Riverstone.com

Mr. Rick Staigle, P.E.  
Fort Bend County Engineering  
301 Jackson St., 4<sup>th</sup> Floor  
Richmond, Texas 77469

RE: Street Acceptance for private streets for The Island at Riverstone  
(name of subdivision)

Dear Mr. Staigle:

This letter shall confirm the requirements regarding provisions by the Riverstone Homeowner's Association (Riverstone HOA) 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 Riverstone Homeowner's Association (Riverstone HOA), 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 The Island at Riverstone (name of subdivision), as well as other items as approved by the Board of Directors of the HOA.

Should you require more specific documentation regarding The Island at Riverstone (name of subdivision) 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 Jaho, Inc/Frost Ranch Enclave, LP (Contractor/Developer's name), 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,

Trey Reichert  
President – Riverstone HOA

**RELEASE AUTHORIZATION**

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

**BOND**

Number  MNT9165108  Amount  \$121,500.00

Principal  Jaho, Incorporated and Frost Ranch Enclave, LP

Surety  Colonial American Casualty and Surety Company

**BOND RIDER**

Number \_\_\_\_\_ Amount  \$

**LETTER OF CREDIT**

Number \_\_\_\_\_ Amount  \$

**OTHER**

Number \_\_\_\_\_ Amount  \$

CONSTRUCTION PROJECT (Name or location):

**The Island at Riverstone**

RELEASE DOCUMENT(S) TO THE FOLLOWING:

Mr. Howard Cordell  
Jaho, Inc.  
2003 Wilson Road  
Humble, TX 77396

AGREED:

  
\_\_\_\_\_  
FORT BEND COUNTY ENGINEER

COURT APPROVED: \_\_\_\_\_ # \_\_\_\_\_  
DATE OF RETURN: \_\_\_\_\_  
BY: \_\_\_\_\_  
Deputy County Clerk