



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.
County Engineer

April 7, 2016

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

RE: Marshall Oaks, Section 2 (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 Homeowners Association. (See attached Declaration.

The current bond is # 480191S in the amount of \$ 256,000.00. Release bond to:

Mr. Kevin Ewan
D. R. Horton
14100 Southwest Freeway, Suite 500
Sugar Land, Texas 77478

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. Dave Niles, Brown & Gay Engineers, Inc. dniles@browngay.com
Mr. Kevin Ewan, D R Horton kewan@drhorton.com
Mr. Greg Pollard, Jaho, Inc. gpollard@jahoinc.com
Mr. Scott Wieghat, FBC Road & Bridge
File

MARSHALL OAKS
PROPERTY OWNERS ASSOCIATION
C/O PCMI
15995 N. BARKERS LANDING #162
HOUSTON, TEXAS 77079
281-870-0585



Planned Community Management, Inc.
15995 N Barkers Landing
Suite 162
Houston, TX 77079
United States

T: +1 281 870 0585
F: +1 281 870 9170

www.pcmi-us.com



March 15, 2016

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

RE: Street Acceptance for private streets in Section 2 for Marshall Oaks Property Owners Association

Dear Mr. Salgado:

This letter shall confirm the requirements regarding provisions by the Marshall Oaks Property Owners Association to maintain the private streets in Section 2 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 Marshall Oaks Property Owners Association, 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 Marshall Oaks Property Owners Association, as well as other items as approved by the Board of Directors of the HOA.

Should you require more specific documentation regarding Marshall Oaks Property Owners Association 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 DR Horton, 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,

A handwritten signature in blue ink that reads "Kelly L. Reznicek".

Kelly L. Reznicek, CMCA, AMS
Director of Property Management – PCMI Houston



Correspondence should be addressed to:
Planned Community Management, Inc.

RELEASE AUTHORIZATION

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

BOND

Number 480191S Amount \$256,000.00

Principal D. R. Horton – Texas Limited Partnership

Surety Developers Surety and Indemnity Company

BOND RIDER

Number _____ Amount \$ _____

LETTER OF CREDIT

Number _____ Amount \$ _____

OTHER

Number _____ Amount \$ _____

CONSTRUCTION PROJECT (Name or location):

Marshall Oaks, Section 2

RELEASE DOCUMENT(S) TO THE FOLLOWING:

Mr. Kevin Ewan
D. R. Horton
14100 Southwest Freeway, Suite 500
Sugar Land, Texas 77478

AGREED:

Neil J. Stangle, PE, PTOE
FOR FORT BEND COUNTY ENGINEER

COURT APPROVED: _____ # _____
DATE OF RETURN: _____
BY: _____
Deputy County Clerk