



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.
County Engineer

July 28, 2017

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

RE: Lakes of Bella Terra, Section 10 (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 # [REDACTED] in the amount of \$ 94,220.00. Release bond to:

Mr. Matt Downing
Clear Pave
22803 Schiel Rd.
Cypress, TX 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/cmv

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

LAKES OF BELLA TERRA COMMUNITY ASSOCIATION, INC.

8711 Hwy 6 North, Suite 270
Houston, TX 77095
Tel: 832-593-7300 Fax: 832-593-7301
www.vanmor.com



July 28, 2017

Mr. Phillip Gardovsky
Fort Bend County Engineering
301 Jackson St., Suite 401
Richmond, Texas 77469

RE: Street Acceptance for private streets for Lakes of Bella Terra, Section 10 – Lago Verde

Dear Mr. Gardovsky:

This letter shall confirm the requirements regarding provisions by the Lakes of Bella Terra Community Association, Inc. (LOBCA) 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 LOBCA, 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 10, Lago Verde as well as other items as approved by the Board of Directors of the HOA.

Should you require more specific documentation regarding LOBCA 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,

A handwritten signature in blue ink that reads "Lisa M. Clark".

Lisa M. Clark
Vice President

Lakes of Bella Terra Community Association, Inc.



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BOND RELEASE AUTHORIZATION

THE FOLLOWING DOCUMENT(S) CAN BE RELEASED UPON ORDER OF
COMMISSIONERS COURT:

BOND

Number Amount \$94,220.00

Principal ClearPave, LLC / Ryko Development Inc.

Surety Liberty Mutual Insurance

CONSTRUCTION PROJECT (Name or location):

Lakes of Bella Terra, Sec 10

COURT APPROVED: _____ # _____

DATE OF RETURN: _____

BY: _____

Deputy County Clerk

NOTIFICATION OF RELEASE OF BOND

A release order has been issued by the Fort Bend County Commissioners Court
on _____, 2017, Item # _____ for the above referenced:

Release to: Mr. Matt Downing
ClearPave, LLC
22803 Schiel Road
Cypress, TX 77433

Information on the issuance and release of this security is on file at the Fort Bend County Clerk's Office.
Inquiries should be addressed to Fort Bend County Engineering, 301 Jackson, Suite 401, Richmond,
Texas 77469 or call 281-633-7501.

Charles O. Dean, P.E., CFM
Assistant County Engineer-Development