



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.
County Engineer

April 6, 2018

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

RE: Avalon at Riverstone, Section 18A (PRIVATE STREETS-except West Avalon Drive)

Dear Commissioner:

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 public street listed below, along with its footage length is as follows:

West Avalon Drive 1,178.00 LF

The current bond is # [REDACTED] in the amount of \$ 226,870.00. Release bond to:

Mr. Bobby Skinner
Taylor Morrison of Texas, Inc.
5353 W. Sam Houston Pkwy., Ste. 190
Houston, TX 77041

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

Sincerely,

Jorge Salgado, E.I.T.
Construction Inspector
Engineer Technician I

JS/cmv

cc: Mr. Drew Mansfield, Costello, Inc. dmansfield@costelloinc.com
Mr. Trey Reichert, Riverstone HOA treyr@johnsondev.com
Mr. Bobby Skinner, Taylor Morrison bskinner@taylormorrison.com
Mr. Michael Boening, Allgood Construction Michael@allgoodconst.com
Mr. Patrick Miles, Jaho, Inc. pmiles@jahoinc.com
Mr. Jimmy Vandever, City of Sugar Land jvandever@sugarlandtx.gov
Mr. Scott Wiegat, FBC Road & Bridge
File



RIVERSTONE.

April 5, 2018



Riverstone Development Co.
13131 S. Daisy Ashford
Suite #210
Sugar Land, TX 77478
tel: 281.949.6401
fax: 281.949.6423
www.Riverstone.com

Mr. Phillip Gardovsky
Fort Bend County Engineering
301 Jackson St., 4th Floor
Richmond, Texas 77469

RE: Street Acceptance for private streets for Avalon at Riverstone Section Eighteen-A
(name of subdivision)

Dear Mr. Gardovsky:

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 Avalon at Riverstone Section Eighteen-A (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 Avalon at Riverstone Section Eighteen-A (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 Allgood Construction/Taylor Morrison of Texas (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



March 29, 2018

Mr. Jorge Salgado
Fort Bend County Engineering
301 Jackson St., 4th Floor
Richmond, Texas 77469

RE: Street Acceptance for Avalon at Riverstone Section Eighteen-A
(name of subdivision)

Dear Mr. Salgado:

This letter shall confirm that we are in agreement with the County's standards and that we will enforce the installment of sidewalks throughout this section, including West Avalon Drive, as requested on the Fort Bend County punchlist. The sidewalks will be installed in a timely fashion to meet both the needs of the residents in this community and the commercial/multifamily development of those parcels.

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

Sincerely,

A blue ink handwritten signature, appearing to be "RS", followed by a horizontal line.

Robert L. Skinner
Authorized Agent
Taylor Morrison of Texas, Inc.



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.
County Engineer

BOND RELEASE AUTHORIZATION

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

BOND

Number Amount \$226,870.00

Principal Taylor Morrison of Texas, Inc.

Surety Arch Insurance Company

CONSTRUCTION PROJECT (Name or location):

Avalon at Riverstone, Section 18A

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 _____, 2018, Item # _____ for the above referenced:

Release to: Mr. Bobby Skinner
Taylor Morrison of Texas, Inc.
5353 W. Sam Houston Pkwy., Ste. 190
Houston, TX 77041

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.

Sean Eglinton, P.E., CFM
Engineer III