



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.
County Engineer

May 30, 2018

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

RE: Cinco Ranch Northwest, Section 19 (PRIVATE STREETS)

Dear Commissioner Meyer:

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 \$ 162,000.00 . Release bond to:

Mr. Alan Bauer
Nash Cinco NW, LLC
10940 W. Sam Houston Pkwy., Ste. 300
Houston, TX 77064

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

Sincerely,

Phillip Gardovsky
Construction Inspector
Engineer Technician I

PG/cmv

cc: Mr. Gary Goessler, BGE Inc ggoessler@bgeinc.com
Mr. David Colunga, Nash Cinco NW, LLC dcolunga@newlandco.com
Mr. Patrick Miles, Jaho Construction, Inc. pmiles@jahoinc.com
Mr. Scott Wieghat, FBC Road & Bridge
File



CINCO RANCH RESIDENTIAL ASSOCIATION II, INC.

Professionally Managed By:

C.I.A. Services, Inc

8811 FM 1960 Bypass, Suite 200

Humble, Texas 77338

Phone: 713-981-9000 • Fax: 713-981-9090

customercare@ciaservices.com



May 25, 2018

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

RE: Street Acceptance for Private Streets for Cinco Ranch Northwest Section Nineteen

Dear Mr. Gardovsky:

This letter shall confirm the requirements regarding provisions by the Cinco Ranch Residential Association II, Inc. 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 Cinco Ranch Residential Association II, Inc., 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 Cinco Ranch Northwest Section Nineteen, as well as other items as approved by the Board of Directors of the HOA.

Please advise should you require more specific documentation regarding Cinco Ranch Northwest Section Nineteen provisions to provide for maintenance of the private streets. 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 Newland Communities, 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,

Laura Tate, AMS, CMCA, PCAM
General Manager

cc: HOA Files



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

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County Engineer

BOND RELEASE AUTHORIZATION

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

BOND

Number		Amount	\$162,000.00
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Principal NASH Cinco NW, LLC

Surety Philadelphia Indemnity Insurance Company

CONSTRUCTION PROJECT (Name or location):

Cinco Ranch Northwest, Section 19

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. Alan Bauer
Nash Cinco NW, LLC
10940 W. Sam Houston Pkwy., Ste. 300
Houston, TX 77064

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 Egan

Sean Eglinton, P.E., CFM
Engineer III