



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

J. Stacy Slawinski, P.E.
County Engineer

July 10, 2019

Commissioner Ken R. DeMerchant
Fort Bend County Precinct 4
12919 Dairy Ashford Road
Sugar Land, Texas 77478

RE: Avalon at Riverstone, Section 17 (PRIVATE STREETS)

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 current bond is # [REDACTED] in the amount of \$ 201,740.00. Release bond to:

Mr. Robert Skinner
Taylor Morrison of Texas, Inc.
5353 W. Sam Houston Pkway. No., Ste. 190
Houston, TX 77041

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

Sincerely,

John Wallingford
Construction Inspector
Engineer Technician I

JW/cmv

cc: Mr. Guy Humphrey, Costello Inc. ghumphrey@costelloinc.com
Mr. Bobby Skinner, Taylor Morrison BSkinner@taylormorrison.com
Mr. Monte Chappell, D&J Construction, Inc. monte@djconst.com
Mr. Jimmy Vandever, City of Sugar Land jvandever@sugarlandtx.gov
Mr. Scott Wieghat, FBC Road & Bridge
File



RIVERSTONE

June 24, 2019



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 Seventeen
(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 Seventeen *(name of subdivision)*, as well as other items as approved by the Board of Directors of the HOA.

The project has been released to the homebuilders and residents since May 25, 2016. The HOA understands that Fort Bend County does not have an initial completion letter on file. However, the contractor has met their obligations with regard to the maintenance period specified within their contract.

Additionally, the HOA is aware of the concrete test reports no. 17 and 18 of tests that had deviations from project standards with regard to water added, slump and batch time. The condition of the concrete pavement in areas of the above-mentioned samples has been observed to have minimal cracking, within normal tolerances, and no signs of structural issues. The compression strength substantially exceeded the specification by 50% to almost double. As the managing entity of these private streets, the HOA agrees to allow the release of the subdivision bond currently on file with Fort Bend County.

Should you require more specific documentation regarding Avalon at Riverstone Section Seventeen (*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 D&J 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,

A handwritten signature in blue ink that reads "Trey Reichert". The signature is written in a cursive, flowing style.

Trey Reichert
President – Riverstone HOA