

1100

RELEASE AUTHORIZATION

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

BOND

Number PB03010400409 Amount \$ 143,265.00

Principal Terrabrook Cinco Ranch Southwest, LLC

Surety Philadelphia Indemnity Insurance Company

BOND RIDER

Number _____ Amount \$ _____

LETTER OF CREDIT

Number _____ Amount \$ _____

OTHER

Number _____ Amount \$ _____

CONSTRUCTION PROJECT (Name or location):

Cinco Ranch Southwest, Section 71

RELEASE DOCUMENT(S) TO THE FOLLOWING:

Ms. Kathi Hawn
Newland Communities
10235 W. Little York Rd., Suite 300
Houston, Texas 77040

AGREED:



FORT BEND COUNTY ENGINEER

COURT APPROVED: 3-25-14 # 1100
DATE OF RETURN: _____
BY: Sherry Fisk
Deputy County Clerk

FORT BEND COUNTY ENGINEERING

Fort Bend County, Texas

Richard W. Stolleis, P.E.
County Engineer

March 7, 2014

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

RE: Cinco Ranch Southwest, Section 71 (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 Homeowners Association.

The current bond is # PB03010400409 in the amount of \$ 143,265.00 . Release bond to:

Ms. Kathi Hawn
Newland Communities
10235 W. Little York Rd., Suite 300
Houston, Texas 77040

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

Sincerely,



Steven L. Evans
Construction Coordinator

SLE/mjs

cc: Mr. Justin S. Haire, P.E., AECOM Justin.Haire@aecom.com
Mr. Richard Albrecht, Newland Communities, albrecht@newlandcommunities.com
Mr. Philip Hassell, Hassell Construction phassell@hassellconstruction.com
Ms. Kathi Hawn, Newland Communities khawn@newlandco.com
Mr. Scott Wiegat, FBC Road & Bridge
File

Cinco Ranch Residential Association II, Inc.



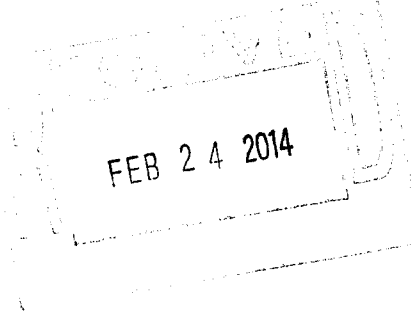
Professionally Managed By:

C.I.A. Services, Inc.
3000 Wilcrest Drive, Suite 200
Houston, Texas 77042-3390

Phone: 713-981-9000 • Fax: 713-981-9090
CustomerCare@ciaservices.com
www.ciaservices.com

February 21, 2014

Mr. Steve Evans
Fort Bend County Engineering
P. O. Box 1449
Rosenberg, Texas 77471



RE: Street Acceptance for private streets for Cinco Ranch Southwest, Section 71

Dear Mr. Evans:

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 replacement 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, a portion of the assessments are placed in a Replacement Fund. Monies from the Replacement Fund will be used for repair of the private streets in Cinco Ranch Southwest, Section 71, as well as other items as approved by the Board of Directors of the Association.

Should you require more specific documentation regarding Cinco Ranch Southwest, Section 71 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 Terrabrook Cinco Ranch Southwest, LLC, 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,

Candace Look
Community Manager



DIANNE WILSON
COUNTY CLERK

FORT BEND COUNTY CLERK

301 Jackson Street, Richmond TX 77469-3108
(281) 341-8685
www.co.fort-bend.tx.us

Admin. Fax (281) 341-8697
Civil Fax (281) 341-4520
Misdemeanor Fax (281) 341-8681
Recording Fax (281) 238-2290
Vitals Fax (281) 341-8669

March 28, 2014

NOTIFICATION OF RELEASE OF BOND

A release order has been issued by the Fort Bend County Commissioners Court on March 25, 2014 #11QQ for the following:

BOND	PB03010400409	\$143,265.00
PRINCIPAL	Terrabrook Cinco Ranch Southwest LLC	
SURETY	Philadelphia Indemnity Insurance Company	
CONSTRUCTION PROJECT	Cinco Ranch Southwest Section 71	
RELEASE TO	Attn Kathi Hawn Newland Communities 10235 W Little York Rd Suite 300 Houston TX 77040	

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 Dianne Wilson, Fort Bend County Clerk, 301 Jackson, Richmond, Texas 77469-3108 or call 281-344-3952.

Sherry Fisk

Sherry Fisk
Admin. Services Coord.

cc: Mary Jane Sowa
Fort Bend County Engineering