

16CC

## RELEASE AUTHORIZATION

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

### BOND & RIDER

Number SU111<sup>9003</sup>~~903~~ Amount \$ 317,000.00

Principal Meritage Homes of Texas, LLC

Surety Arch Insurance Company

### BOND RIDER

Number \_\_\_\_\_ Amount \$ \_\_\_\_\_

### LETTER OF CREDIT

Number \_\_\_\_\_ Amount \$ \_\_\_\_\_

### OTHER

Number \_\_\_\_\_ Amount \$ \_\_\_\_\_

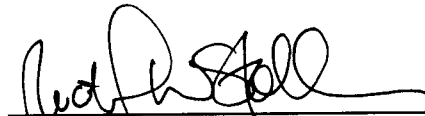
CONSTRUCTION PROJECT (Name or location):

Monterrey at Willowbend, Sec. 1

RELEASE DOCUMENT(S) TO THE FOLLOWING:

Mr. Nick Luton  
Centex Homes  
2901 W.Sam Houston Pkwy., Suite C-250  
Houston, Texas 77043

AGREED:

  
\_\_\_\_\_  
FORT BEND COUNTY ENGINEER

COURT APPROVED: 8-25-14 #16CC  
DATE OF RETURN: \_\_\_\_\_  
BY: Sherry Furr  
Deputy County Clerk



**FORT BEND COUNTY ENGINEERING**  
Fort Bend County, Texas

**Richard W. Stolleis, P.E.**  
County Engineer

August 11, 2014

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

**RE: Monterrey at Willowbend, Section 1 (PUBLIC & 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, along with their footage lengths; are as follows:

Roesner Road	1,347.62 LF
Larch Valley Drive	342.15 LF
Sweet Leaf Drive	338.20 LF
Bonnie Bend Lane	288.10 LF
Lazy Fields Drive	504.76 LF
Learning Willow Drive	483.12 LF
Creek Ledge Drive	510.74 LF
Honey Blossom Lane	448.60 LF
Luna Vista Lane	<u>940.13 LF</u>
Total:	5,203.42 LF

These roads are private and will be maintained by the Homeowners Association: Meandering Spring Drive and Scarlet Crest Lane. (see attached HOA letter).

The current bond is #SU1119003 in the amount of \$317,000.00. Release bond to:

Mr. Nick Luton  
Meritage Homes of Texas  
2901 W Sam Houston Parkway N, Suite #C-250  
Houston, Texas 77043

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. Dave Niles, Brown & Gay Engineers  
Mr. Carlos Vieira, Meritage Homes [carlos.vieira@meritagehomes.com](mailto:carlos.vieira@meritagehomes.com)  
Mr. Jonathan Greene, Durwood Greene Construction [jagreene@durwoodgreene.com](mailto:jagreene@durwoodgreene.com)  
Mr. Sam Moore, Allgood Construction [joanne@allgoodconst.com](mailto:joanne@allgoodconst.com)  
Mr. Scott Weighat, FBC Road & Bridge  
File

[Office] 1124 Blume Road | Rosenberg, TX 77471 \* [Mailing] 301 Jackson St. | Richmond, TX 77469  
Phone 281-633-7500 \* Fax 281-633-7545

WESTLAKE HOMEOWNERS ASSOCIATION, INC.

August 8, 2014

Mr. Steven L. Evans  
Fort Bend County Engineering  
301 Jackson St.  
Richmond, Texas 77469

AUG 11 2014

RE: Street Acceptance for private streets for Westlake Section 1 and Section 4 (aka Monterrey at Willowbend)

Dear Mr. Evans:

This letter shall confirm the requirements regarding provisions by the Westlake Homeowners Association, 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 who are adjacent to and use the private streets in Sections 1 and 4. The revenue generated from the assessment is used to cover specific operating expenses for maintenance, as well as capital reserve expenses, of the private streets that are located within Sections 1 and 4.

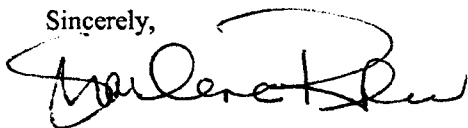
The Supplemental Declaration – Private Streets of the Westlake Homeowners Association, Inc., grants the authority to the Association to levy and collect these assessments and legally obligates each property owner that is subject to this Supplemental Declaration to pay said assessment each year.

As collected, the assessments are placed in an operating account of the Association. Monies from the account will be used for repair of the private streets in Westlake, as well as other items as approved by the Board of Directors of the HOA.

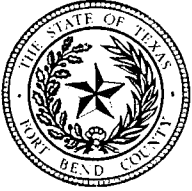
Should you require more specific documentation regarding Westlake's provisions to provide for maintenance of the private streets, please advise me of that. Otherwise, I shall assume this letter satisfies the documentation request. If this is satisfactory then arrangements can be made for the County to inspect these streets and Meritage Homes 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,



Sharlene Rhea, CMCA®, AMS®, LSM®, PCAM® - RealManage, Managing Agent of Behalf of Westlake Homeowners Association



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

September 5, 2014

### **NOTIFICATION OF RELEASE OF BOND**

**A release order has been issued by the Fort Bend County Commissioners Court on August 26, 2014 #16CC for the following:**

BOND	SU1119003	\$634,000.00
BOND RIDER	SU1119003	\$317,000.00
PRINCIPAL	Meritage Homes of Texas LLC	
SURETY	Arch Insurance Company	
CONSTRUCTION PROJECT	Monterrey at Willowbend Section 1	
RELEASE TO	Attn Nick Luton Centex Homes 2901 W Sam Houston Pkwy Ste C-250 Houston TX 77043	

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