



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 2017063072 Amount \$313,000.00

Principal NASH Cinco NW, LLC

Surety Philadelphia Indemnity Insurance Company

CONSTRUCTION PROJECT (Name or location):

Cinco Ranch Northwest, Section 15

COURT APPROVED: 6-06-17 # 14L
DATE OF RETURN: _____
BY: Laura Richard
Deputy County Clerk

NOTIFICATION OF RELEASE OF BOND

A release order has been issued by the Fort Bend County Commissioners Court
on June 6, 2017, Item # 14L for the above referenced:

Release to: Ms. Kathi Hawn
Newland Communities
10940 W. Sam Houston Pkwy. N 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.

Charles O. Dean
Charles O. Dean, P.E., CFM
Assistant County Engineer-Development

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas

June 08, 2017 02:42:13 PM

FEE: \$0.00 SB
ROB

2017063072

CCM 6-06-17 # 14L
Fort Bend County Clerk
Return Admin Serv Coord RAC





Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.
County Engineer

May 26, 2017

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

RE: Cinco Ranch Northwest, Section 15

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, along with their footage lengths, are as follows:

Havenwood Ridge Drive	41.58 LF
Hannah Meadow Lane	110.90 LF
Mayfield Ridge Lane	1,067.02 LF
Blackstone Canyon Lane	536.54 LF
Skyridge Point Lane	215.00 LF
Dogwood Terrace Lane	1,200.17 LF
Thornberry Meadow Lane	344.54 LF
Total:	3,515.75 LF

The current bond is # [REDACTED] in the amount of \$313,000.00. Release bond to:

Ms. Kathi Hawn
Newland Communities
10940 W. Sam Houston Pkwy. North, Suite 300
Houston, TX 77064

NOTE: The brick pavers installed on Havenwood Ridge Drive will be maintained by the Cinco Ranch Residential Associations II, Inc. (see attached letter). If you should have any questions or need additional information please feel free to call.

Sincerely,

Philip Gardovsky
Construction Inspector
Engineer Technician I

PG/cmv

cc: Mr. Dave Niles, Brown & Gay dniles@browngay.com
Mr. Richard Albrecht, Nash Cinco NW, LLC ralbrecht@newlandcommunities.com
Mr. Phillip Hassell Construction, Inc. phassell@hassellconstruction.com
Mr. Scott Wiegat, FBC Road & Bridge
File

301 Jackson St., Suite 401 | Richmond, TX 77469
Phone 281-633-7500



CINCO RANCH RESIDENTIAL ASSOCIATION II

Professionally Managed By:

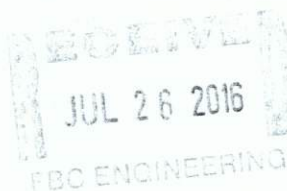
C.I.A. Services, Inc

8811 FM 1960 Bypass, Suite 200

Humble, Texas 77338

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

customercare@ciaservices.com



July 20, 2016

Mr. Jorge Salgado
Fort Bend County Engineering
301 Jackson St., Suite 401
Richmond, Texas 77469

RE: Acceptance of Brick Paver Maintenance within Cinco Ranch Residential Association II, Inc.

Dear Mr. Salgado:

This letter shall confirm the requirements regarding provisions by the Cinco Ranch Residential Association II, Inc. to maintain the Brick Pavers installed on Havenwood Ridge Drive 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 such as maintenance of brick pavers.

The governing documents of the Cinco Ranch Residential Association II, Inc., more specifically the Declaration of Protective Covenants, 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 an Operating Fund and a Replacement Fund. Monies from these Funds will be used for the repair of the brick pavers installed on Havenwood Ridge Drive in Cinco Ranch Residential Association II, as well as other items as approved by the Board of Directors of the HOA.

Should you require more specific documentation regarding the Cinco Ranch Residential Association II, Inc. 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 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,

Chester Pleasant
President