



# 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                      Amount \$ 111,000.00

Principal Liberty Mutual Insurance Company

Surety ClearPave, LLC / Katy 309 Venture, LP

CONSTRUCTION PROJECT (Name or location):

Silver Ranch, Sec. 12

COURT APPROVED: 7-25-2017 # 12c  
DATE OF RETURN:  
BY: Randa Wilton  
Deputy County Clerk

## NOTIFICATION OF RELEASE OF BOND

A release order has been issued by the Fort Bend County Commissioners Court  
on July 25, 2017, Item # 12c for the above referenced:

Release to: Mr. Daniel Marcheli  
ClearPave LLC.  
22803 Schiel Rd.  
Cypress, TX 77433

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

CCM 7-25-17 # 12c  
Fort Bend County Clerk  
Return Admin Serv Coord RAU



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk  
Fort Bend County, Texas  
July 31, 2017 04:14:42 PM

FEE: \$0.00 EW  
ROB

2017085325



Fort Bend County Engineering  
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.  
County Engineer

July 13, 2017

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

**RE: Silver Ranch, Section 12 (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 are private and will be maintained by the Homeowner's Association.

The current bond is [REDACTED] in the amount of \$ 111,000.00. Release bond to:

Mr. Daniel Marcheli  
ClearPave, Inc.  
22803 Schiel Road  
Cypress, TX 77433

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

Sincerely,

Jorge Salgado  
Construction Inspector  
Engineer Technician I

JS/cmv

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cc: Mr. Gary Goessler, Brown & Gay Engineers [ggoessler@bgeinc.com](mailto:ggoessler@bgeinc.com)  
Mr. Hومان Saminarian, ERSA GRAE [houman@ersagrae.com](mailto:houman@ersagrae.com)  
Mr. Matt Downing, Clear-Pave, Inc. [mdowning@clr-pave.com](mailto:mdowning@clr-pave.com)  
Mr. Scott Wieghat, FBC Road & Bridge  
File

**SILVER RANCH COMMUNITY ASSOCIATION, INC.**

C/O CREST MANAGEMENT COMPANY  
P.O. Box 219320 / HOUSTON, TX 77084  
PHONE: 281-579-0761 FAX: 281-579-70062  
www.Crest-Management.com

Thursday, July 13, 2017

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

RECEIVED  
JUL 14 2017  
FBC ENGINEERING

RE: Street Acceptance for private streets for Silver Ranch Section 12

Dear Mr. Gardovsky:

This letter shall confirm the requirements regarding provisions by the Silver Ranch Community 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. 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 Silver Ranch Community Association, 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 Silver Ranch Section 12, as well as other items as approved by the Board of Directors of the HOA.

Should you require more specific documentation regarding Silver Ranch Section 12 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 Katy 309 Venture, L.P., 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,



Houman Samanian  
President  
Silver Ranch Community Association, Inc.