

**Fort Bend County Engineering**  
FORT BEND COUNTY, TEXASRichard W. Stolleis, P.E.  
County Engineer**BOND RELEASE AUTHORIZATION**THE FOLLOWING DOCUMENT(S) CAN BE RELEASED UPON ORDER OF  
COMMISSIONERS COURT:**BOND**Number                      Amount \$226,870.00Principal Taylor Morrison of Texas, Inc.Surety Arch Insurance Company

CONSTRUCTION PROJECT (Name or location):

Avalon at Riverstone, Section 18ACOURT APPROVED: 4-24-2018 # 14U  
DATE OF RETURN:  
BY: [Signature]  
Deputy County Clerk**NOTIFICATION OF RELEASE OF BOND****A release order has been issued by the Fort Bend County Commissioners Court  
on April 24, 2018, Item # 14U for the above referenced:**Release to: Mr. Bobby Skinner  
Taylor Morrison of Texas, Inc.  
5353 W. Sam Houston Pkwy., Ste. 190  
Houston, TX 77041Information 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.Sean Eglinton, P.E., CFM  
Engineer IIICCM 4-24-2018 # 14U  
Fort Bend County Clerk  
Return Admin Serv Coord  
RAC**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

Laura Richard, County Clerk

Fort Bend County Texas

April 26, 2018 03:24:24 PM

FEE: \$0.00

RMM

2018044277



Fort Bend County Engineering  
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.  
County Engineer

April 6, 2018

Commissioner James Patterson  
Fort Bend County Precinct 4  
12919 Dairy Ashford Road  
Sugar Land, Texas 77478

**RE: Avalon at Riverstone, Section 18A (PRIVATE STREETS-except West Avalon Drive)**

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 public street listed below, along with its footage length is as follows:

West Avalon Drive      1,178.00 LF

The current bond is # [REDACTED] in the amount of \$ 226,870.00 . Release bond to:

Mr. Bobby Skinner  
Taylor Morrison of Texas, Inc.  
5353 W. Sam Houston Pkwy., Ste. 190  
Houston, TX 77041

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

Sincerely,

Jorge Salgado, E.I.T.  
Construction Inspector  
Engineer Technician I

JS/cmv

cc: Mr. Drew Mansfield, Costello, Inc. [dmansfield@costelloinc.com](mailto:dmansfield@costelloinc.com)  
Mr. Trey Reichert, Riverstone HOA [treyr@johnsondev.com](mailto:treyr@johnsondev.com)  
Mr. Bobby Skinner, Taylor Morrison [bskinner@taylormorrison.com](mailto:bskinner@taylormorrison.com)  
Mr. Michael Boening, Allgood Construction [Michael@allgoodconst.com](mailto:Michael@allgoodconst.com)  
Mr. Patrick Miles, Jaho, Inc. [pmiles@jahoinc.com](mailto:pmiles@jahoinc.com)  
Mr. Jimmy Vandever, City of Sugar Land [jvandever@sugarlandtx.gov](mailto:jvandever@sugarlandtx.gov)  
Mr. Scott Wiegat, FBC Road & Bridge  
File

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



RIVERSTONE.

April 5, 2018

RECEIVED  
APR 06 2018  
FBC ENGINEERING

Riverstone Development, LLC  
11105 S. Dairy Ashford  
Suite 600  
Sugar Land, TX 77478  
Tel: 281-949-6400  
Fax: 281-949-6401  
www.Riverstone.com

Mr. Phillip Gardovsky  
Fort Bend County Engineering  
301 Jackson St., 4<sup>th</sup> Floor  
Richmond, Texas 77469

RE: Street Acceptance for private streets for Avalon at Riverstone Section Eighteen-A  
(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 Eighteen-A (name of subdivision), as well as other items as approved by the Board of Directors of the HOA.

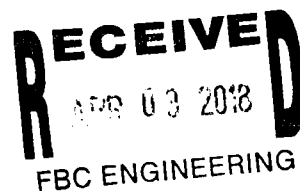
Should you require more specific documentation regarding Avalon at Riverstone Section Eighteen-A (name of subdivision) provisions to provide for maintenance of the private streets, please advise me of that. Otherwise, I shall assume this letter satisfies the documentation request. If this is satisfactory then arrangements can be made for the County to inspect these streets and Allgood 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,

Trey Reichert  
President – Riverstone HOA

# TaylorMorrison.



March 29, 2018

Mr. Jorge Salgado  
Fort Bend County Engineering  
301 Jackson St., 4<sup>th</sup> Floor  
Richmond, Texas 77469

RE: Street Acceptance for Avalon at Riverstone Section Eighteen-A  
(name of subdivision)

Dear Mr. Salgado:

This letter shall confirm that we are in agreement with the County's standards and that we will enforce the installment of sidewalks throughout this section, including West Avalon Drive, as requested on the Fort Bend County punchlist. The sidewalks will be installed in a timely fashion to meet both the needs of the residents in this community and the commercial/multifamily development of those parcels.

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 black ink, appearing to be "RS" followed by a horizontal line.

Robert L. Skinner  
Authorized Agent  
Taylor Morrison of Texas, Inc.