





Fort Bend County Engineering  
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.  
County Engineer

March 7, 2019

Commissioner Ken R. DeMerchant  
Fort Bend County Precinct 4  
12919 Dairy Ashford Road  
Sugar Land, Texas 77478

**RE: Avalon at Riverstone, Section 15-B Phase 1 – (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 # [REDACTED] in the amount of \$ 57,260.00. Release bond to:

Mr. Howard Cordell  
Jaho, Incorporated  
2003 Wilson Road  
Humble, TX 77396

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

Sincerely,

Jorge Salgado  
Construction Coordinator  
Engineer Technician I

JS/gyl

cc: Mr. Guy Humphrey, Costello, Inc.  
Mr. Bobby Skinner, Taylor Morrison  
Mr. Howard Cordell Jaho, Inc.  
Mr. Jimmy Vandever, City of Sugar land  
Mr. Scott Wieghat, FBC Road & Bridge  
File

[ghumphrey@costelloinc.com](mailto:ghumphrey@costelloinc.com)  
[bskinner@taylormorrison.com](mailto:bskinner@taylormorrison.com)  
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[jvandever@sugarlandtx.com](mailto:jvandever@sugarlandtx.com)

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

April 01, 2019 05:03:28 PM



FEE: \$0.00 EL

**2019032218**



Riverstone Development Co.  
4855 Riverstone Boulevard  
Missouri City, TX 77459  
t: 281.499.8700  
f: 281.499.8704  
www.Riverstone.com

May 23, 2017



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 Fifteen-B Phase I  
(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 Fifteen-B Phase I (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 Fifteen-B Phase I (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 Jaho, Inc/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