

LOCATION MAP

NOT TO SCALE

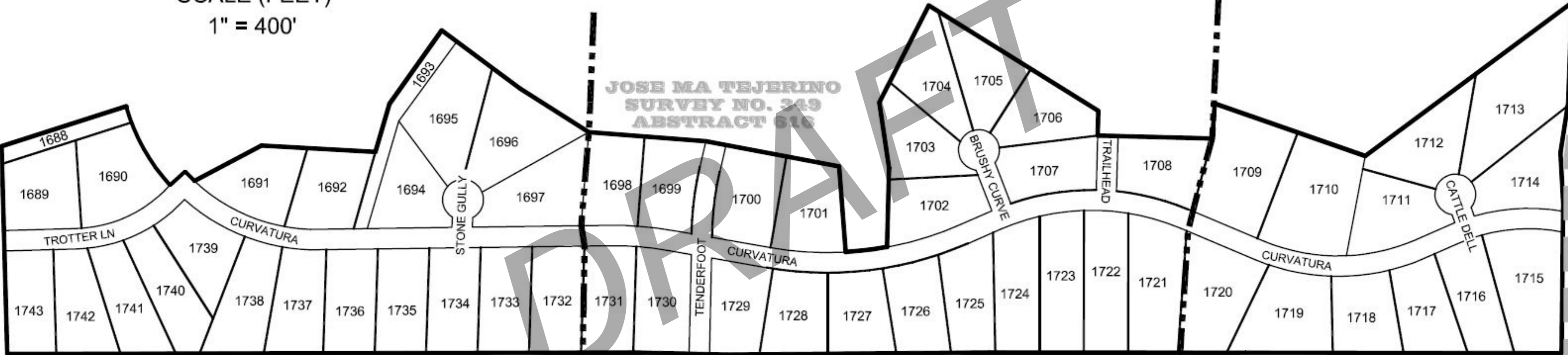
SHEET INDEX

0 200 400 800



SCALE (FEET)

1" = 400'



JOSE MA TEJERINO
SURVEY NO. 349
ABSTRACT 616

M. MARTINEZ
ABSTRACT 396
SURVEY NO. 302

SHEET 2

SHEET 3

SHEET 4

STATE OF TEXAS
COUNTY OF COMAL



COMAL COUNTY

ENGINEER'S OFFICE

November 8, 2018

Mrs. Adrienne Winkler
Subdivision Coordinator
Comal County Engineer's Office

Re: Vintage Oaks @ Vineyard Unit 19

Dear Adrienne:

Road and drainage improvements have been completed in the above referenced subdivision. From the material test reports and my field inspections, it appears that the work was done substantially in accordance with our regulations.

We have received a letter from the design engineer certifying completion of this project in accordance with the plans. Signage has been installed and payment was received. With this information, I recommend that the County release the surety for this subdivision and move forward with acceptance of the roads for County maintenance. PIPROW numbers 104130 through 104134 establish the responsible parties for maintenance of driveway improvements already in place at the time of inspection and will be executed at the Commissioners Court direction.

Please post an agenda item for the November 15th Commissioners Court.

Thank You,

David C. Vollbrecht, P.E.
Assistant Comal County Engineer

Cc: Tom Hornseth, P.E., Mallory Pfeiler



October 18, 2018

Thomas Hornseth, P.E.
Comal County Engineers Office
195 David Jonas Drive
New Braunfels, TX 78132

RECEIVED

OCT 19 2018

Re: Vintage Oaks at the Vineyard, Unit 19

Dear Mr. Hornseth,

COUNTY ENGINEER

The roads and drainage improvements in the above referenced unit of the subdivision have been completed in general conformance with the plans and specifications for the project.

I recommend that the Vintage Oaks at the Vineyard Unit 19 construction be accepted by the County. All inspections of such improvements are complete, and M&S recommends that the County accept the improvements.

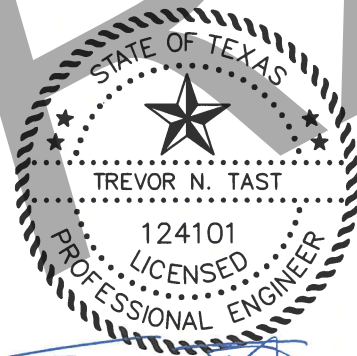
Enclosed please find one copy of the "AS-BUILT" drawings of the construction drawings for this unit. Please notify me when the county has made final acceptance of this construction so that Southstar Communities may make final payment to the contractor.

This completes the construction of the Unit 19 improvements and the developer hereby requests release of the surety provided for this work.

If you have any questions or require additional information, please call me at (830)629-2988.

Sincerely,

Trevor Tast, P.E.
Project Manager



10/18/2018

Cc: Kristina Denham

CONSTRUCTION BOND

Bond # 1154953

DATE OF ISSUANCE: January 11, 2018

DATE OF EXPIRATION: February 15, 2019

STATE OF TEXAS

COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:

That we, Southstar Communities, LLC, the undersigned subdivider, as Principal, and Lexon Insurance Company, as Surety, do hereby acknowledge ourselves to be held and firmly bound unto Comal County, a County in and for the State of Texas, in the full and just sum of Five Hundred Thirty-Nine Thousand Seven Hundred Ninety- Three and 58/100 Dollars (\$539,793.58) for Roadway Construction and Fourteen Thousand Seven Hundred Eighty-Five and 20/100 Dollars (\$14,785.20) for Storm Water Drainage Construction, for the payment of which well and truly to be made, we hereby bind ourselves and our respective heirs, administrators, executors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has petitioned the Commissioners' Court of Comal County for permission to develop a subdivision within the jurisdiction of Comal County, Texas, more particularly described as follows, to wit: Vintage Oaks at the Vineyard Unit 19.

WHEREAS, under the provisions of the Comal County Subdivision control regulations adopted as of December 5, 1985, as it pertains to road construction, and April 16, 2001, as it pertains to storm water drainage improvements, Comal County requires a condition precedent to the granting of such petition, that the Principal furnish a guarantee that he will construct, or cause to be constructed, according to the requirements of such subdivision control regulations, the following site improvements within one (1) year after approval of the plat of such subdivision: Construction of 5,732 linear feet of County Grade Asphalt Road, and storm water drainage improvements, in accordance with requirements of Comal County Subdivision Regulations and any other site improvements as required in the Comal County Road Department Standards.

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall not, on or before January 16, 2019 (30 days prior to the expiration date), construct or cause to be constructed, the above mentioned Improvements and have construction verified in writing by the County Engineer and communicated to Commissioners Court, then Commissioners Court may exercise its right to demand payment of the amount

RECEIVED

JAN 25 REC'D
2018 Aw
COUNTY ENGINEER

specified herein. This bond shall be released by Comal County following the completion and acceptance of all construction as specified above.

IN TESTIMONY WHEREOF, WITNESS OUR HAND AND SEAL, this 11th day of January, of 2018.

Southstar Communities LLC

Thad Rutherford, Senior Vice President

Lexon Insurance Company

Sandra L. Fusinetti, Attorney-in-Fact

APPROVED AND ACCEPTED this the 15th day of FEBRUARY 2018.

COMAL COUNTY, TEXAS

By:

Title: COUNTY JUDGE

DRAFT

