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Department of Public Works

Engineering Services

December 22, 2025

HT Canyons South Development, L.P.
Richard Cross
1144 15th Street, Suite 2600
Denver, CO 80202

File No.: DV2022-097

RE: Expiration of Letter of Credit No. 69622454 – Canyons South Filing 3 – All Phases Warranty Performance Security.

Dear Mr. Cross,

Please be advised that the letter of credit in the amount of \$256,751.00 held as Warranty Performance security for all phases of the above referenced project expires on **February 5, 2026**. This letter of credit should be amended to extend the expiration date for at least a **one-year period** and submitted to this office no later than *January 26, 2026*. It is the policy of Douglas County to maintain current security for all projects *until the improvements have been inspected and approved for final release by the Engineering Inspections Division*.

We must hear from you by January 26, 2026, or the matter will be heard before the Board of County Commissioners at the regular business meeting on January 27, 2026, for board resolution to approve the process to draw upon the letter of credit and hold the funds until completion of the project.

Per the terms and conditions of the Subdivision Improvements Agreement, dated August 16, 2022, security must remain in full force and effect until such time as the improvements have been inspected and approved for final release by Douglas County Engineering.

Please forward all correspondence concerning the letter of credit to my attention.

Sincerely,

A handwritten signature in black ink that reads 'Janet Peterson'.

Janet Peterson
Engineering Agreements Technician

Attachments

HT Canyons South Development, L.P.

December 22, 2025

Page 2

C: Janet Herman, P.E., Public Works Director
 Zeke Lynch, P.E., Assistant Director Public Works Engineering
 HT Canyons South Development, L.P., 845 Texas Ave., Suite 2300,
 Houston, TX 77002
 Simmons Bank, P.O. 7009, Pine Bluff, Arkansas 71611
 File

**SUBDIVISION IMPROVEMENT AGREEMENT
(Subdivision Improvement Plan Name and Number)
IRREVOCABLE LETTER OF CREDIT**

To: The Board of County Commissioners
of the County of Douglas
100 Third Street
Castle Rock, Colorado 80104

No: 69622454
Date: 02/05/2025

Gentlemen:

We hereby authorize you to draw on Simmons Bank
(Name of Bank)
P.O. Box 7009, Pine Bluff, Arkansas,
(Street) (City) (State)
71611, for the account of HT Canyons South Development LP
(Zip) (Name of Customer)
2800 Post Oak Boulevard, Suite 400, Houston, Texas,
(Street) (City) (State)
77056, up to an aggregate amount of Two Hundred Fifty Six Thousand Seven Hundred Fifty One dollars
(Zip) (Dollars)
(\$256,751.00) available by your drafts at sight accompanied by a certificate purportedly signed
by the Chairman or the Acting Chairman of the Board of County Commissioners of Douglas
County stating:

- (1) that Douglas County is entitled to draw under this Letter of Credit pursuant to
that certain Agreement dated August 10, 2022 between the Board of County
Commissioners of the County of Douglas and ; and HT Canyons South Development LP
(Name of Customer)
- (2) the amount of money to be drawn on this Letter of Credit.

This Letter of Credit shall expire on February 05, 2026. This Letter shall expire prior to said
date if Simmons Bank received a release purportedly signed by the Chairman
(Name of Bank)

or the Acting Chairman of the Board of County Commissioners stating that all or a portion of this
Letter of Credit is to be released.

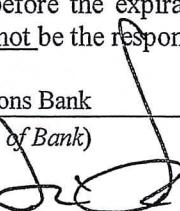
All drafts drawn under this Letter of Credit are to be endorsed hereon and shall bear the
clause DRAWN UNDER. Simmons Bank

(Name of Bank - must be drawable within Denver Metro area)

LETTER OF CREDIT NO. 69622454, DATED February 05, 2025.

We hereby agree with the drawers, endorsers, and bona fide holders of drafts drawn
under and in accordance with the terms of this Letter of Credit that said drafts shall be duly
honored on presentation to us at our office specified above on or before the expiration date.
Further, we agree that all fees associated with this letter of credit shall not be the responsibility of
Douglas County.

Subdivision
Improvement
Plan for
Public
Development

Simmons Bank
(Name of Bank)
By: 
(Authorized Signature)

Transaction Record



TRACKING NO.:
887339969786

SHIP DATE:
Dec 22, 2025

ESTIMATED SHIPPING CHARGES:
8.85 USD

From address

Douglas County
Janet Peterson
100 Third Street
80104 CO Castle Rock
US
Phone: 3036636240
jlpeterson@douglas.co.us

To address

HT Canyons South Development, L.P.
Richard Cross
1144 15th Street, Suite 2600
80202 CO DENVER
US
Phone: 3036636240

Package information

Pieces	Weight	Dimensions (LxWxH)	Carriage value	Package options
1 x	1.00 lb		n/a	
Packaging type: Your Packaging	Service: FedEx Standard Overnight		Pickup / drop-off type: I'll drop off my shipment at a FedEx location	

Billing information

Bill transportation cost to: *****155

P.O. No.:

Bill duties, taxes and fees to:

Invoice No.:

Your reference:

Department No.:

DV 22 097

DV22313

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Tracking ID: 887339969786  

 Delivered

Tuesday, 12/23/25 at 11:05 AM

Signed for by: Signature not required

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From

Douglas County
100 Third Street
Castle Rock, CO US 80104

To

HT Canyons South Development, L.P.
1144 15th Street, Suite 2600
DENVER, CO US

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Transaction Record



TRACKING NO.:
887340118342

SHIP DATE:
Dec 22, 2025

ESTIMATED SHIPPING CHARGES:
5.56 USD

From address

Douglas County
Janet Peterson
100 Third Street
80104 CO Castle Rock
US
Phone: 3036636240
jlpeterson@douglas.co.us

To address

HT Canyons South Development, LP
845 Texas Ave., Suite 2300
77002 TX HOUSTON
US
Phone: 3036636240

Package information

Pieces	Weight	Dimensions (LxWxH)	Carriage value	Package options
1 x	1.00 lb			n/a
Packaging type: Your Packaging	Service: FedEx Ground		Pickup / drop-off type: I'll drop off my shipment at a FedEx location	

Billing information

Bill transportation cost to: *****155

P.O. No.:

Bill duties, taxes and fees to:

Invoice No.:

Your reference:

DV 22 097 - TX

Department No.:

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Tracking ID: 887340118342 <

Delivered

Wednesday, 12/24/25 at 11:58 AM

Left at office/leasing

Signed for by: Signature not required

GPS delivery location

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From

Douglas County
100 Third Street
Castle Rock, CO US 80104

To

HT Canyons South Development, LP
845 Texas Ave., Suite 2300
HOUSTON, TX US

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