



19,353

## HUNT COUNTY DEVELOPMENT OFFICE

2507 Lee Street, Room 107, Greenville, Texas 75401  
Telephone: 903-408-4204 Fax: 903-408-4298 Email: Development@huntcounty.net

February 25, 2025

Leonard Land Company, LLC  
5027 CR 4121  
Campbell, TX 75422

Re: Sundance Addition, Letter of Public Improvement Compliance

To Whom It May Concern,

Hunt County Development and the Hunt County Engineering Representative conducted an onsite inspection of the public improvements for Sundance Addition, including the streets, visible utility fixtures and drainage structures on Monday, February 3, 2025.

All Hunt County development requirements have been met, and the Hunt County Engineering Representative provided a Letter of Public Improvement Compliance to the Hunt County Commissioner's Court at their regularly scheduled meeting on Tuesday, February 25, 2025. The Hunt County Commissioner's Court approved the Letter Of Public Improvement Compliance by a vote of 4 – 0. Hunt County will accept a maintenance bond for a term of two (2) years from date of issuance for the guarantee of the construction of the public improvements.

Hunt County will conduct a final inspection of the public improvements prior to the Warranty Bond maturity. Any required repairs must be completed prior to final acceptance of the public improvements.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Toole", is written over a horizontal line.

Brian Toole, Director  
Hunt County Development

FILED FOR RECORD  
at 1:00 o'clock 9 M

MAR 11 2025

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
By A handwritten signature in blue ink, appearing to read "Becky Landrum", is written over a horizontal line.

OLD REPUBLIC SURETY COMPANY

MAINTENANCE BOND

Bond Number LFB-5142421

KNOW ALL PERSONS BY THESE PRESENTS:

That, The Leonard Land Company, LLC

\_\_\_\_\_ as Principal,  
and Old Republic Surety Company \_\_\_\_\_ a corporation  
organized under the laws of the State of Wisconsin and authorized to do a surety  
business in the State of Texas \_\_\_\_\_, as Surety, are held and firmly bound unto  
the Hunt County \_\_\_\_\_, as Obligee  
in the sum of One Hundred Seventy Seven Thousand Eight Hundred Forty & No Cents  
(\$ 177,840.00 \_\_\_\_\_), lawful money of the United States of America, for the payment of which sum well and truly  
to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and  
severally, firmly by these presents:

SEALED with our seals and dated 26 day of February, 2025.

WHEREAS, on the 26 day of February, 2025, the said principal as contractor,  
entered into a contract for:

Maintenance Bond Subdivision off County Road 4121 Named Sundance Circle,  
Campbell, TX 75422

for the sum of Eight Hundred Eighty Nine Thousand Two Hundred Dollars  
(\$ 889,200.00 \_\_\_\_\_); and,

WHEREAS, under the terms of the specifications for said work, the said principal is required to give a bond in  
the amount of One Hundred Seventy Seven Thousand Eight Hundred Forty & No Cents  
(\$ 177,840.00 \_\_\_\_\_), to protect the obligee against the result of faulty materials or workmanship for a period  
of 2 year(s) from and after the date of completion and acceptance of same, namely, until 26 day  
of February, 2027.

Now, THEREFORE, if the said principal shall for a period of 2 year from and after the date of the  
completion and acceptance of same by said obligee replace any and all defects arising in said work whether  
resulting from defective materials or defective workmanship, then the above obligation to be void; otherwise to  
remain in full force and effect.

The Leonard Land Company, LLC

Principal

By [Signature]

Old Republic Surety Company

Surety

By [Signature]

Attorney-in-Fact







# OLD REPUBLIC SURETY COMPANY

## POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint:

DEBRA L. SICKELS, OF GREENVILLE, TX

its true and lawful Attorney(s)-in-Fact, with full power and authority, not exceeding \$50,000,000, for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, (other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, asbestos abatement contract bonds, waste management bonds, hazardous waste remediation bonds or black lung bonds), as follows:

ALL WRITTEN INSTRUMENTS IN AN AMOUNT NOT TO EXCEED  
TWO MILLION DOLLARS(\$2,000,000)----- FOR ANY SINGLE OBLIGATION.

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This document is not valid unless printed on colored background and is multi-colored. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982. This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18, 1982.

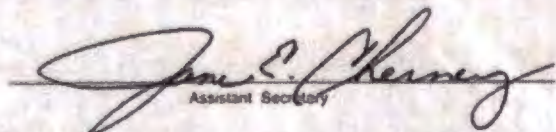
RESOLVED that, the president, any vice-president, or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company  
(i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or  
(ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or  
(iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

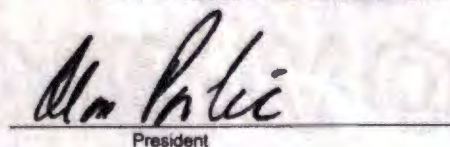
RESOLVED FURTHER, that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 19TH day of MARCH, 2019.

OLD REPUBLIC SURETY COMPANY

  
Assistant Secretary

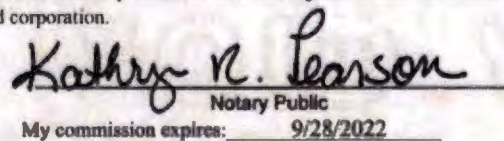


  
President

STATE OF WISCONSIN, COUNTY OF WAUKESHA-SS

On this 19TH day of MARCH, 2019, personally came before me, Alan Pavlic and Jane E. Cherney, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.



  
Notary Public  
My commission expires: 9/28/2022

(Expiration of notary commission does not invalidate this instrument)

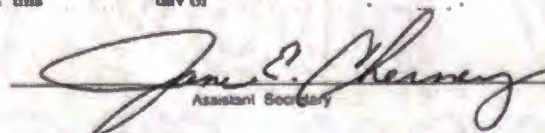
### CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

89-6065



Signed and sealed at the City of Brookfield, WI this \_\_\_\_\_ day of \_\_\_\_\_

  
Assistant Secretary

INS GROUP OF NORTH TX, LLC

THIS DOCUMENT HAS A COLORED BACKGROUND AND IS MULTI-COLORED ON THE FACE. THE COMPANY LOGO APPEARS ON THE BACK OF THIS DOCUMENT AS A WATERMARK. IF THESE FEATURES ARE ABSENT, THIS DOCUMENT IS VOID