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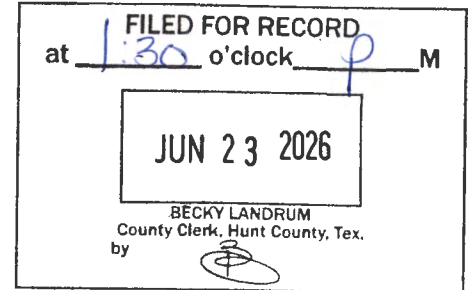
## RUSTIC RANCH LLC

8905 Briarcrest Dr • Rowlett, Texas 75089 • Tel: (214) 335-7584 • law458@gmail.com

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June 1, 2026

The Honorable Commissioners Court  
Hunt County, Texas  
c/o Development Support Committee / County Judge  
2507 Lee Street  
Greenville, Texas 75401



### **RE: WRITTEN REQUEST FOR RELEASE OF ROAD WARRANTY BOND – ROLLING ACRES SUBDIVISION**

Honorable County Judge and Commissioners,

Pursuant to the Hunt County Subdivision Regulations and the formal guidelines governing Warranty Bond Releases, Rustic Ranch LLC hereby submits this formal written request for the complete release of the performance/warranty bond secured for the public roads constructed within the Rolling Acres Subdivision.

As specified by county regulations, a developer may formally request the release of a road warranty bond exactly two (2) years following the issuance of the Letter of Public Improvement Compliance. The Subject subdivision infrastructure successfully reached this milestone and completed its mandated two-year maintenance phase on May 15, 2026. Over the course of this stabilization timeline, all dedicated roadways have been maintained to strict county standards and show no signs of structural defects or non-compliance.

In accordance with Section 6.07 (Acceptance of Public Improvements) and the baseline request criteria, we have compiled and enclosed the two (2) required administrative attachments for your review and verification:

1. A true and certified copy of the original Order of the Commissioners Court for Final Acceptance.
2. A comprehensive, professionally sealed set of Record Drawings (As-Built Plans) reflecting the finalized engineering layout of the accepted roads.

We kindly request that this matter be placed on the agenda for the next upcoming session of the Hunt County Commissioners Court. Should the Court require a formalized structural recommendation from the Development Support Committee prior to issuing the official release order, our project engineering team stands ready to cooperate immediately with the committee's reviewers to expedite that step.

Thank you for your ongoing oversight, guidance, and assistance throughout the successful closeout of the Rolling Acres Subdivision public infrastructure. Please do not hesitate to contact our office directly should any additional documentation or site inspections be required.

Respectfully submitted,

**Rustic Ranch LLC**

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Managing Member / Authorized Representative  
Rustic Ranch LLC  
Phone: (214)335-7584

**REQUIRED ENCLOSURES & ATTACHMENTS:**

Copy of the Order of the Commissioners Court for Final Acceptance  
Complete Set of Record Drawings (As-Built Plans per Section 6.07)

**IN THE COMMISSIONERS COURT**

**OF HUNT COUNTY, TEXAS**

**ORDER OF FINAL ACCEPTANCE AND RELEASE TO MAINTENANCE**

**WHEREAS**, Rustic Ranch LLC (hereinafter referred to as "Developer") has successfully completed the construction of the public roadways and associated drainage infrastructure within the **Rolling Acres Subdivision**, in strict accordance with the approved engineering plans, specifications, and the subdivision regulations of Hunt County, Texas; and

**WHEREAS**, the County Road Administrator and the Development Support Committee have conducted final field inspections of said infrastructure and have certified that all construction meets or exceeds Hunt County standards, as documented in the *Letter of Public Improvement Compliance*; and

**WHEREAS**, the Developer has executed and provided a good and sufficient Warranty Bond in the amount determined by this Court to secure the maintenance of said public improvements for a mandatory period of two (2) years from the date of initial compliance;


**NOW, THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF HUNT COUNTY, TEXAS:**

1. **FINAL ACCEPTANCE:** That the public roads, rights-of-way, and drainage structures within the **Rolling Acres Subdivision** are hereby officially and finally accepted into the Hunt County public road system for continuous county maintenance.
2. **COMMENCEMENT OF WARRANTY:** That the two-year warranty and maintenance period shall be deemed to run concurrently from the formal date of public compliance verification.
3. **AUTHORIZATION TO FILE:** That the County Clerk is directed to record this Order of Final Acceptance in the Official Public Records of Hunt County, Texas, and to return a certified copy to the Developer to serve as official proof of compliance for future asset release actions.

**PASSED, APPROVED, AND UNANIMOUSLY ADOPTED** by the Commissioners Court of Hunt County, Texas, on this 23<sup>rd</sup> day of June, 2026

  
\_\_\_\_\_  
**County Judge** Hunt County, Texas

**ATTEST:**

  
\_\_\_\_\_  
**County Clerk** Hunt County, Texas







**Bond No. 4470093**

**MAINTENANCE BOND**

**KNOW ALL MEN BY THESE PRESENTS**, that we Rustic Ranch, LLC, as Principal, and **SureTec Insurance Company**, 2103 CityWest Boulevard, Suite 1300, Houston, TX 77042 (*address*), a corporation organized under the laws of the State of Texas, and duly authorized to do business in the State of Texas as Surety, are held and firmly bound unto The County Judge of Hunt County, Texas OR HIS SUCCESSORS IN OFFICE as Obligee, in the penal sum of Seventy Thousand Five Hundred Eleven and No/100 Dollars (\$70,511.00) to which payment well and truly to be made we do bind ourselves, and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

**WHEREAS**, the said Principal has completed, and owner has inspected and accepted as being complete in accordance with applicable design documents (failing which, this bond shall become effective only upon such completion and inspection) that certain work (herein referred to as the "Work") described as: Rolling Acres Subdivision.

**WHEREAS**, said Obligee requires that the Principal furnish a bond conditioned to guarantee for the period of Two (2) year(s) after substantial completion of the Work against defects in workmanship and materials which are the responsibility of the Principal under the contract under which the Work was constructed, and which did not appear prior to the final completion of the Work.

**NOW THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH** that, if the Principal shall indemnify the Obligee for all loss that the Obligee may sustain by reason of defective materials or workmanship which may first become apparent, and with respect to which written notice is delivered to Surety, before the expiration of the period of Two (2) year(s) from and after date of substantial completion of the Work, then this obligation shall be void, otherwise to remain in full force and effect.

This obligation does not cover normal wear and tear of materials, misuse or abuse by the Obligee or third parties, failure of Owner to perform owner-required maintenance, nor any defects known to Obligee prior to final completion of the Work nor any defects discovered or occurring after the expiration of the period set forth above.

Surety's liability on any performance bond previously executed in connection with the Work shall terminate automatically upon acceptance of this Bond and Surety's liability shall thereafter be determined exclusively in accordance with the terms of this Bond.

No right of action shall accrue hereunder to or for the benefit of any person or entity other than the Obligee named herein, nor shall any suit be filed or action maintained on this bond more than twenty five (25) months after the date of the earliest timely notice of defect by Obligee to Surety.

**SIGNED, SEALED AND DATED THIS 3rd day of November, 2023.**

*Signatures on following page*

**Principal:**

By: \_\_\_\_\_  
Signature

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**SureTec Insurance Company**

By: Trenae Marsh  
Signature

**Name: Trenae Marsh  
Attorney-in-Fact**

*The Rider(s) Attached Hereto Is/Are Incorporated in the Bond and Contains Important Coverage Information and Limitations*

# SureTec Insurance Company

## IMPORTANT NOTICE

### Statutory Complaint Notice/Filing of Claims

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company  
9500 Arboretum Blvd., Suite 400  
Austin, TX 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write the Texas Department of Insurance at:

PO Box 149104  
Austin, TX 78714-9104  
Fax#: 512-490-1007  
Web: <http://www.tdi.texas.gov>  
Email: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

**PREMIUM OR CLAIMS DISPUTES:** Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

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# SureTec Insurance Company

## LIMITED POWER OF ATTORNEY

**Know All Men by These Presents**, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

Farrah Carlton, Greg S. Hotchkiss, Michael J. Hotchkiss, Kenneth G. Hotchkiss, Tye H. Justice, Wesley L. Weatherred Kari Fumerola, Daphne B. Clark, Gary D. Lindaey, Jennifer Lang Kelley, Trenae Marsh, Maryana Zhuk

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for, providing the bond penalty does not exceed

Five Million and 00/100 Dollars (\$5,000,000.00)

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

*Be it Resolved*, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

*Attorney-in-Fact* may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

*Be it Resolved*, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. (Adopted at a meeting held on 20<sup>th</sup> of April, 1999.)

**In Witness Whereof**, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 30<sup>th</sup> day of March, A.D. 2023.

SURETEC INSURANCE COMPANY


By:   
Michael C. Keimig, President



State of Texas                    SS:  
County of Harris


On this 30<sup>th</sup> day of March, A.D. 2023 before me personally came Michael C. Keimig, to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.



  
Tanya Sneed, Notary Public  
My commission expires March 30, 2027

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this 3<sup>rd</sup> day of November, 2023, A.D.

  
M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity. 4221098  
For verification of the authority of this power you may call (713) 812-0800 any business day between 8:30 am and 6:00 pm CST.