

Matula & Matula Construction, Inc.

April 7, 2022

Riverway Capital Partners
1027 Yale Street
Houston, TX 77008

In accordance with the plans and specifications of the **Riverwood Ranch Subdivision Section 2** project located in **Angleton, TX** in **Brazoria County**, Matula & Matula Construction, Inc. hereby warrants this project for a period of twelve months (1 year) with the effective date beginning the 7th Day of April, 2022 and concluding on the 6th day of April, 2023.

Sincerely,

James Michael Murphy

Matula & Matula Construction, Inc.

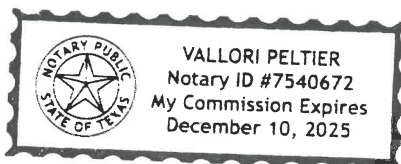
STATE OF TEXAS

COUNTY OF BRAZORIA

Subscribed and sworn to before me this 7th day of April, 2023. Notary Public in and for Brazoria County

My commission expires: 12-10-25

Signature: _____



Building on a Foundation of Trust Since 1994



Bond No. 3964563

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, That we, Matula & Matula Construction Inc
122 West Way, Suite 325, Lake Jackson, TX 77566 as Principal,
and the **GREAT AMERICAN INSURANCE COMPANY**, a corporation organized under the laws of the State of
Ohio and duly authorized to transact business in the State of TX
as Surety, are held and firmly bound unto RPDC, Inc.
as Oblige, in the sum of
One Million Seven Hundred Seventy Five Thousand Eight Hundred Five & 97/100--- (\$1,775,805.97) DOLLARS,
for the payment whereof well and truly to be made, and Principal and the said Surety, bind themselves, their heirs,
executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

SIGNED, sealed and dated this 7th day of April, 2022.

WHEREAS the Principal and the Oblige have entered into a written agreement dated the _____
day of _____, _____, for Riverwood Ranch Subdivision, Angleton, TX 77515

the terms of which agreement were completed and accepted the _____ day of _____, _____;
and

WHEREAS the Principal has given a One (1) year maintenance guarantee under said agreement
or otherwise against defective materials and workmanship.

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall well and truly comply
with such guarantee, then this obligation to be void; otherwise it shall remain in full force.

PROVIDED that no right of action shall accrue on this bond to or for the use of any person or corporation
other than the Oblige named herein; and

PROVIDED FURTHER that the Surety shall have no liability under this bond unless the Oblige shall give
written notice of claim of the Principal's failure to comply with such guaranteed to the Surety at its Administrative
Office at 301 E. Fourth Street, Cincinnati, Ohio 45202 such notice to be given within the One (1) year
year maintenance period.

Matula & Matula Construction Inc

By: *James Michael Murphy*
Principal

GREAT AMERICAN INSURANCE COMPANY

By: *Kevin McQuain*
Kevin McQuain Attorney-in-Fact



GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than 1

Bond No. 3964563

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, the specific bond, undertaking or contract of suretyship referenced herein; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below. The bond number on this Power of Attorney must match the bond number on the bond to which it is attached or it is invalid.

Name	Address	Limit of Power
Kevin McQuain	25025 N. I-45 Freeway, Suite 525 The Woodlands, TX 77380	\$100,000,000.00

Principal: Matula & Matula Construction Inc
Obligee: RPDC, Inc.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 7th day of April, 2022.

Attest

GREAT AMERICAN INSURANCE COMPANY



Atty L C. B.

Assistant Secretary

Mark V Vicario

Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 7th day of April, 2022, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

Susan A Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 7th day of April, 2022.



Atty L C. B.

Assistant Secretary



**Great American Insurance Company of New York
Great American Alliance Insurance Company
Great American Insurance Company**

IMPORTANT NOTICE:

To obtain information or make a complaint:

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance at:

P.O. Box 149104
Austin, TX 78714-9091
FAX: 1-512-490-1007

Your notice of claim against the attached bond may be given to the surety company that issued the bond by sending it by certified or registered mail to the following address:

Mailing Address: Great American Insurance Company
P.O. Box 2119
Cincinnati, Ohio 45202

Physical Address: Great American Insurance Company
301 E. Fourth Street
Cincinnati, Ohio 45202

You may also contact the Great American Insurance Company Claim office by:

Fax: 1-888-290-3706
Telephone: 1-513-369-5091
Email: bondclaims@gaic.com

PREMIUM OR CLAIM DISPUTES:

If you have a dispute concerning a premium, you should contact the agent first. If you have a dispute concerning a claim, you should contact the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR BOND:

This notice is for information only and does not become a part or condition of the attached document.

**CONSENT OF SURETY
TO FINAL PAYMENT**

AIA Document G707

Bond No. 3964563

OWNER	<input type="checkbox"/>
ARCHITECT	<input type="checkbox"/>
CONTRACTOR	<input type="checkbox"/>
SURETY	<input type="checkbox"/>
OTHER	<input type="checkbox"/>

TO OWNER:
(Name and address)

RPDC, Inc.

ARCHITECT'S PROJECT NO.:

CONTRACT FOR: General Construction

PROJECT:
(Name and address)

Riverwood Ranch Subdivision, Angleton, TX 77515

CONTRACT DATED:

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)

Great American Insurance Company
301 East Fourth Street
Cincinnati, OH 45202

, SURETY,

on bond of
(Insert name and address of Contractor)

Matula & Matula Construction Inc
122 West Way, Suite 325
Lake Jackson, TX 77566

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety of
any of its obligations to
(Insert name and address of Owner)

RPDC, Inc.

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: April 7, 2022
(Insert in writing the month followed by the numeric date and year.)

Attest:
(Seal):

Belinda Rodriguez



Great American Insurance Company

(Surety)

By:

(Signature of authorized representative)

Kevin McQuain

Attorney-in-Fact

(Printed name and title)

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