

MAINTENANCE BOND

STATE OF TEXAS X

COUNTY OF BEXAR X

KNOW ALL MEN BY THESE PRESENTS, that I (we), McM Texas Development, LLC, the undersigned subdivider, as Principal, and SureTec Insurance Company, as Surety, do hereby acknowledge ourselves to be held and firmly bound unto the City of Leon Valley, a municipal corporation of the County of Bexar and State of Texas, in the full and just sum of \$71,050.70 (being ten percent (10%) of the estimated cost of the hereinafter enumerated site improvements) for the payment of which will and truly to be made, I (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 Planning & Zoning Commission of the City of Leon Valley for permission to develop a subdivision within the jurisdiction of the City of Leon Valley more particularly described as follows to wit:

BEING A 9.180-ACRE TRACT OUT OF THE MINTER, ADDICKS AND HOWARD SURVEY NO. 89-1/2, ABSTRACT NO. 530, BEXAR COUNTY, TEXAS, AND BEING SITUATED WITHIN THE CITY LIMITS OF LEON VALLEY, BEXAR COUNTY, TEXAS AND BEING THAT SAME AND IDENTICAL TRACT OF LAND CONVEYED AS A 9.194-ACRE TRACT IN A DEED RECORDED IN VOLUME 2896, PAGE 151, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

which is shown on a subdivision plat, entitled Trilogy at Huebner Creek, PDD Subdivision, heretofore conditionally approved by the City of Leon Valley on January 8, A.D. 2024; and

WHEREAS, under the provisions of the Leon Valley Code, Article 10.02, "Subdivision Ordinance," the City Council of the City of Leon Valley requires, as a condition precedent to the granting of such petition, that the Principal furnish a guarantee that he will maintain and cause to be maintained, according to the requirements of such subdivision ordinance, the following site improvements for a period of one (1) year after the approval of the construction thereof by the City: (list)

Sanitary Sewer
Water

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall maintain, and cause to be maintained, the above mentioned improvements in accordance with the requirements of the City of Leon Valley Code, Article 10.02, and the amendments thereto, if any, for the period of one (1) year after the approval of the construction thereof by the City of Leon Valley and until the final approval of the City of

Leon Valley, and until the official acceptance thereof by the City Council, then this obligation shall be void; otherwise, the obligations made under this bond will remain in full force and effect.

IN TESTIMONY WHEREOF, WITNESS OUR HAND and seal, this 27th [day] of August, A.D. 2024.


SUBDIVIDER and PRINCIPAL

SURETY

McM Texas Development, LLC, a Texas limited liability company

SureTec Insurance Company

By: McM Texas Management Services, LLC, a Texas Limited liability company, its Manager

By: 

By: 
Attorney-in-fact

Printed Name: DRAKE THOMPSON

Printed Name: Betty J. Reeh

Title: PRESIDENT/COO

Title: Attorney-in-Fact

Date: 8/28/24

Date: August 27, 2024

APPROVED AND ACCEPTED, this the _____ day of _____, A.D. 20____.

CITY OF LEON VALLEY

By: _____

Title: _____

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

Debra Lee Moon, Sandra Lee Roney, Andrea Rose Crawford, Troy Russell Key, John R. Ward, Monica Ruby Veazey, Thomas Douglas Moore, Emily Allison Mikeska, Allyson W Dean, Colin E. Conly, Bryan Kelly Moore, Betty J. Reeh, Michael Donald Hendrickson, Andrew Gareth Addison, Elizabeth Ortiz, Patrick Thomas Coyle, Ana Owens, Faith Ann Hilty, Christopher Chase Carlisle, Frances Hartung, Stephanie Navarro

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

In Unlimited Amounts

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 15th day of August, 2024.

SureTec Insurance Company

By: [Signature]
Michael C. Keimig, President



Markel Insurance Company

By: [Signature]
Lirdey Jennings, Vice President

State of Texas
County of Harris:

On this 15th day of August, 2024 A. D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal to the County of Harris, the day and year first above written.



By: [Signature]
Chelsea Turner, Notary Public
My commission expires 7/6/2028

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 27th day of August, 2024.

SureTec Insurance Company

By: [Signature]
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: [Signature]
Andrew Marquis, Assistant Secretary

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.state.tx.us>
Email: 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.
