

THE COUNTY OF BURNET

BURNET, TEXAS 78611

SUBDIVISION BOND RELEASE FOR THE RANCHES AT BLACKBUCK RIDGE, PHASE 1 AND 2, BY THE BURNET COUNTY COMMISSIONERS COURT

On this, the 14th day of May, 2019 the Burnet County Commissioners Court approves the release of Subdivision Completion Bonds 732094 and 732110. They are replaced by Subdivision Maintenance Bond #0732094-M. William H Engineering has provided a Statement of Completion.

A handwritten signature in cursive script, appearing to read "J. Oakley", written over a horizontal line.

James Oakley, Burnet County Judge

A handwritten signature in cursive script, appearing to read "Jim Luther, Jr.", written over a horizontal line.

Jim Luther, Jr., Precinct 1, Commissioner



William H Engineering LLC

March 15, 2019

Mr. Herb Darling
Burnet County Environmental Services
220 S Pierce St
Burnet, TX 78611

Re: Ranches at Black Buck Ridge Phases 1 and 2

Dear Herb:

William H Engineering LLC performed a site visit on March 13, 2019 to observe the referenced construction site to determine based on visual inspection if general compliance with permit conditions and the development requirements of Burnet County have been achieved.

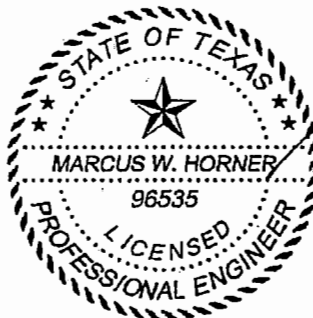
During the abovementioned visual inspection, the following deviations from the site plans were noted:

1. Final stabilization of the site has not been completed. It is our understanding that work will be ongoing to establish final permanent vegetation based on seasonal application. Additionally, the LCRA has a letter of credit whose release will be contingent on final stabilization.
2. One 18" culvert was installed in two areas in order to drain seeps and to maintain pavement stability.

With the exception of the above mentioned deviations the infrastructure appears to have been constructed in general compliance with the plans, specifications, and county requirements. This letter is being sent to provide concurrence with Burnet County that the infrastructure generally complies with the plans and specifications presented.

If you have any questions or comments, or require additional information, please feel free to call me at (512) 553-1555.

Sincerely,



Marcus W. Horner, P.E.
William H Engineering, LLC F#17508
Principal



Bond No. 0732094-M

Premium \$.00

SUBDIVISION MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, The Ranches at Blackbuck Ridge, LLC as Principal, and International Fidelity Insurance Company a corporation duly organized and by the virtue of the laws of the State of NJ and authorized to become sole surety on bonds in the State of TX, as Surety, are held and firmly bound unto the Burnet County, Texas, hereinafter called the Obligee, in the just and penal sum of Three Hundred Ninety Six Thousand One Hundred Forty Dollars and 14/100 Dollars (\$396,140.14), lawful money of the United States of America, to be the payment of which well and truly to be made the Principal binds itself, its successors and assigns, and the Surety binds itself, its successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the said Principal hereby guarantees against defective workmanship and material for the following improvements:

The Ranches at Blackbuck Ridge, Phase I and Phase II

PROVIDED, HOWEVER, that this bond is subject to the following conditions and provisions:

1. This bond is for the term of 2 year(s) from the date of acceptance of the work by the Obligee to expire May 1, 2021.
2. In the event of default by the Principal in the performance of the maintenance during the term of this bond, the Surety shall be liable only for cost of maintenance up to the termination of the term of this bond.
3. No claim, action, suit or proceeding, except as hereinafter set forth, shall be had or maintained against the Surety on this instrument unless same be brought or instituted and process served upon the Surety after the expiration date of the bond.

Signed and sealed this 1st day of May, 2019.

The Ranches at Blackbuck Ridge, LLC

Principal

By: [Signature]

Timothy D. Smith, Treasurer, American Land Partners, Inc.

Manager of The Ranches at Blackbuck Ridge, LLC

International Fidelity Insurance Company

By: [Signature]

Deron K. Treadwell

/ Attorney-in-Fact