

DEVELOPMENT IMPROVEMENTS AGREEMENT

THIS AGREEMENT, made between Honor Charter School Building Corporation, hereinafter called the "Developer," and El Paso County by and through the Board of County Commissioners of El Paso County, Colorado, hereinafter called the "County," shall become effective the date of approval of the Site Development Plan by the Board of County Commissioners.

WITNESSETH:

WHEREAS, the Developer, as a condition of approval of the final plat of Honor Charter Academy wishes to enter into a Development Improvements Agreement, as provided for by Section 30-28-137 (C.R.S.), Chapter 5 of the El Paso County Engineering Criteria Manual and Chapter 8 of the El Paso County Land Development Code incorporated herein; and

WHEREAS, pursuant to the same authority, the Developer is obligated to provide security or collateral sufficient in the judgment of the Board of County Commissioners to make reasonable provision for completion of certain public improvements set forth on Exhibit A attached hereto and incorporated herein; and

WHEREAS, the Developer wishes to provide collateral to guarantee performance of this Agreement including construction of the above-referenced improvements by means of a performance bond.

NOW, THEREFORE, in consideration of the following mutual covenants and agreements, the Developer and the County agree as follows:

1. The Developer agrees to construct and install, at his sole expense, all of those improvements as set forth on Exhibit A attached hereto. To secure and guarantee performance of its obligations as set forth herein, the Developer agrees to provide collateral to remain in effect at all times until the improvements are completed and accepted in accordance with Chapter 5 of the ECM.

Security and collateral shall be in the form of a Performance Bond issued by Markel Insurance Company in the amount of \$872,912.60.

2. Developer is responsible for providing any renewals of collateral to ensure that there is never a lapse in security coverage. Developer shall procure renewal/extension/replacement collateral at least fifteen (15) days prior to the expiration of the original or renewal/extension/replacement collateral then in effect. Failure to procure renewal/extension/replacement collateral within this time limit shall be a default under this Agreement and shall allow the County to execute on the collateral. In addition, if Developer allows collateral to lapse at any time, no lots in the subdivision may be sold, conveyed or transferred, whether by Deed or Contract, after the expiration date of such collateral until the improvements identified on Exhibit A have been completed and final acceptance is received from the County. If replacement collateral is used for renewal, approval by Board of County Commissioners is required.
3. The Developer agrees that all of those certain public improvements to be completed as identified on Exhibit A shall be constructed in compliance with the following:
 - a. All laws, resolutions and regulations of the United States, State of Colorado, El Paso County and its various agencies, affected special districts and/or servicing authorities.
 - b. Such other designs, drawings, maps, specifications, sketches and other matter submitted to and approved by any of the above-stated governmental entities.
4. All improvements shall be completed by the Developer, meeting all applicable standards for preliminary acceptance, within 24 (twenty-four) months from the date of notice to proceed in the Construction Permit for the Development, or Phase of the Development. If the Developer determines that the completion date needs to be extended, the Developer shall submit a written request for a change in the completion date to the ECM Administrator at least 90 days in advance of the required completion date. The request shall include the reasons for the requested change in completion date, the proposed new completion date, and prove collateral is in place to cover the extension time requested. The completion date for the Development or Development Phase may be extended one time, for a period no longer than 12 months at the discretion of the ECM Administrator. A second extension of the completion date for a period of no longer than 12 months may be considered and approved, in writing, at the discretion of the Department of Public Works (DPW) Director. Any additional requests for extension of the completion date will be scheduled for hearing by the Board of County Commissioners. The ECM Administrator, DPW Director, or the Board of County Commissioners may require an adjustment in the amount of collateral to take into account any increase in cost due to the delay including inflation.

5. It is mutually agreed pursuant to the provisions of Section 30-28-137 (3) C.R.S. that the County or any purchaser of any lot, lots, tract or tracts of land subject to a plat restriction which is the security portion of a Development Improvements Agreement shall have the authority to bring an action in any District Court to compel the enforcement of any Development Improvements Agreement on the sale, conveyance, or transfer of any such lot, lots, tract or tracts of land or of any other provision of this article. Such authority shall include the right to compel rescission of any sale, conveyance, or transfer of any lot, lots, tract or tracts of land contrary to the provisions of any such restrictions set forth on the plat or in any separate recorded instrument, but any such action shall be commenced prior to the issuance of a building permit by the County where so required or otherwise prior to commencement of construction on any such lot, lots, tract or tracts of land.
6. It is further mutually agreed that, pursuant to the provisions of Section 30-28-137 (2) C.R.S., and Chapter 5 of the County's Engineering Criteria Manual, as improvements are completed, the Subdivider may apply to the Board of County Commissioners for a release of part or all of the collateral deposited with said Board. Upon inspection and approval, the Board shall release said collateral. The County agrees to respond to an inspection request in a reasonable time upon receipt of the request. If the Board determines that any of such improvements are not constructed in substantial compliance with specifications it shall furnish the Subdivider a list of specific deficiencies and shall be entitled to withhold collateral sufficient to ensure such substantial compliance. If the Board of County Commissioners determines that the Subdivider will not construct any or all of the improvements in accordance with all of the specifications, the Board of County Commissioners may withdraw and employ from the deposit of collateral such funds as may be necessary to construct the improvements in accordance with the specifications.
7. The Developer agrees, and both parties acknowledge that the construction of the improvements identified and guaranteed through this Development Improvements Agreement shall follow the inspection, collateral, and acceptance process that is identified in Chapter 5 of the County's Engineering Criteria Manual. This is to include among other things, a Preliminary Acceptance process, replacement of performance collateral with appropriate Warranty collateral at that time, and a 2 year warranty period prior to final acceptance. Where any inconsistency exists between Chapter 5 of the Engineering Criteria Manual and the Land Development Code with respect to these inspections, collateral and acceptance processes, the Engineering Criteria Manual is the controlling document.
8. The County agrees to approval of the final plat of Honor Charter Academy development subject to the terms and conditions of this Agreement.
9. Parties hereto mutually agree that this Agreement may be amended from time to time provided that such amendment be in writing and signed by all parties hereto.
10. This Agreement shall run with the land.
11. The Developer(s) agrees for itself and its successors and assigns that Developer and/or its said successors and assigns shall be required to pay road impact fees in accordance with the El Paso County Road Impact Fee Program at or prior to the time of building permit submittals.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year below written.

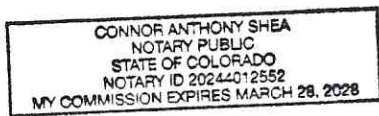
HONOR CHARTER SCHOOL BUILDING
CORPORATION

By: Robert J. Marzano
Robert J. Marzano, PhD, President

The foregoing instrument was acknowledged before me this 18th day of September, 2026, by Robert J. Marzano, PhD, President, HONOR CHARTER SCHOOL BUILDING CORPORATION.

Witness my hand and official seal.

My commission expires: 03/28/2028



Connor Shea
Notary Public

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____
Meggan Herington, Executive Director
Planning and Community Development Department
Authorized signatory pursuant to LDC

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, Executive Director of El Paso County Planning and Community Development Department.

Witness my hand and official seal.

My commission expires: _____

Notary Public

Approved as to form:

County Attorney's Office

EXHIBIT A
Public Improvements

2026 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 2/2026

PROJECT INFORMATION							
Project Name: Honor Charter Academy		Date: 07-22-2026		PCD File No.: PPR2615			
Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)							
Earthwork							
less than 5,000; \$8,000 min		CY	\$ 7.50				
5,001-20,000; \$30,000 min	19808	CY	\$ 6.50		\$ 128,752.00		\$ 128,752.00
20,001-50,000; \$100,000 min		CY	\$ 4.50				
50,001-200,000; \$175,000 min		CY	\$ 3.00				
greater than 200,000; \$500,000 min		CY	\$ 2.50				
Erosion Control Blanket		SY	\$ 6.00				
Seeding (inc. noxious weed mgmt.) & Mulching	6	AC	\$ 2,037.00		\$ 12,222.00		\$ 12,222.00
Permanent Pond/PCM (provide engineer's estimate)	1	EA	\$ 68,415.00		\$ 68,415.00		\$ 68,415.00
<i>[insert items not listed but part of construction plans]</i>							
Safety Fence		LF	\$ 5.00				
Inlet Protection		EA	\$ 322.00				
Rock Check Dam		EA	\$ 908.00				
Concrete Washout Basin	1	EA	\$ 1,790.00		\$ 1,790.00		\$ 1,790.00
Sediment Basin	1	EA	\$ 3,483.00		\$ 3,483.00		\$ 3,483.00
Sediment Trap		EA	\$ 877.00				
Silt Fence	4132	LF	\$ 3.00		\$ 12,396.00		\$ 12,396.00
Slope Drain		LF	\$ 30.00				
Straw Bale		EA	\$ 56.00				
Straw Wattle/Rock Sock	1500	LF	\$ 11.00		\$ 16,500.00		\$ 16,500.00
Surface Roughening	1	AC	\$ 507.00		\$ 507.00		\$ 507.00
Vehicle Tracking Control	1	EA	\$ 3,840.00		\$ 3,840.00		\$ 3,840.00
<i>[insert items not listed but part of construction plans]</i>							
MAINTENANCE (35% of Construction BMPs)					\$ 13,480.60		\$ 13,480.60
Section 1 Subtotal					\$ 261,385.60		\$ 261,385.60
SECTION 2 - PUBLIC IMPROVEMENTS *							
ROADWAY IMPROVEMENTS							
Construction Traffic Control	1	LS	\$ 50,000.00		\$ 50,000.00		\$ 50,000.00
Aggregate Base Course (135 lbs/cf)		Tons	\$ 42.00				
Aggregate Base Course (135 lbs/cf)	140	CY	\$ 81.00		\$ 11,340.00		\$ 11,340.00
Asphalt Pavement (3" thick)		SY	\$ 22.00				
Asphalt Pavement (4" thick)	842	SY	\$ 31.00		\$ 26,102.00		\$ 26,102.00
Asphalt Pavement (6" thick)		SY	\$ 47.00				
Asphalt Pavement (147 lbs/cf) " thick		Tons	\$ 140.00				
Raised Median, Paved		SF	\$ 15.00				
Signs (regulatory/advisory/guide/street)	10	EA	\$ 293.00		\$ 2,930.00		\$ 2,930.00
Epoxy Pavement Marking	264	SF	\$ 19.00		\$ 5,016.00		\$ 5,016.00
Thermoplastic Pavement Marking		SF	\$ 29.00				
Barricade - Type 3		EA	\$ 380.00				
Delineator - Type I		EA	\$ 38.00				
Curb and Gutter, Type A (6" Vertical)	440	LF	\$ 49.00		\$ 21,560.00		\$ 21,560.00
Curb and Gutter, Type B (Median)		LF	\$ 50.00				
Curb and Gutter, Type C (Ramp)		LF	\$ 51.00				
4" Sidewalk (common areas only)	310	SY	\$ 69.00		\$ 21,390.00		\$ 21,390.00
5" Sidewalk		SY	\$ 85.00				
6" Sidewalk		SY	\$ 113.00				
8" Sidewalk		SY	\$ 141.00				
Pedestrian Ramp	4	EA	\$ 1,961.00		\$ 7,844.00		\$ 7,844.00
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 87.00				
Cross Pan, collector (9" thick, 8' wide to include return)	205	LF	\$ 131.00		\$ 26,855.00		\$ 26,855.00
Curb Opening with Drainage Chase		EA	\$ 2,341.00				
Guardrail Type 3 (W-Beam)		LF	\$ 87.00				
Guardrail Type 7 (Concrete)		LF	\$ 104.00				
Guardrail End Anchorage		EA	\$ 2,485.00				
Guardrail Impact Attenuator		EA	\$ 22,568.00				
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 113.00				
Sound Barrier Fence (panels, 6' high)		LF	\$ 115.00				
Electrical Conduit, Size =		LF	\$ 33.00				
Traffic Signal, (provide engineer's estimate)		EA					
Survey Monumentation		EA	\$ 638.00				

PROJECT INFORMATION							
Project Name: Honor Charter Academy			Date: 07-22-2026			PCD File No. PPR2615	
Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)		
					% Complete	Remaining	
[insert items not listed but part of construction plans]							
STORM DRAIN IMPROVEMENTS							
Concrete Box Culvert (M Standard), Size (W x H)		LF					
18" Reinforced Concrete Pipe		LF	\$ 111.00				
24" Reinforced Concrete Pipe		LF	\$ 161.00				
30" Reinforced Concrete Pipe	1494.	LF	\$ 167.00		249,498.00	249,498.00	
36" Reinforced Concrete Pipe	438.	LF	\$ 191.00		83,658.00	83,658.00	
42" Reinforced Concrete Pipe		LF	\$ 275.00				
48" Reinforced Concrete Pipe		LF	\$ 349.00				
54" Reinforced Concrete Pipe		LF	\$ 465.00				
60" Reinforced Concrete Pipe		LF	\$ 476.00				
66" Reinforced Concrete Pipe		LF	\$ 550.00				
72" Reinforced Concrete Pipe		LF	\$ 616.00				
18" Corrugated Steel Pipe		LF	\$ 136.00				
24" Corrugated Steel Pipe		LF	\$ 229.00				
30" Corrugated Steel Pipe		LF	\$ 244.00				
36" Corrugated Steel Pipe		LF	\$ 244.00				
42" Corrugated Steel Pipe		LF	\$ 226.00				
48" Corrugated Steel Pipe		LF	\$ 465.00				
54" Corrugated Steel Pipe		LF	\$ 459.00				
60" Corrugated Steel Pipe		LF	\$ 501.00				
66" Corrugated Steel Pipe		LF	\$ 580.00				
72" Corrugated Steel Pipe		LF	\$ 654.00				
78" Corrugated Steel Pipe		LF	\$ 728.00				
84" Corrugated Steel Pipe		LF	\$ 901.00				
Flared End Section (FES) RCP Size = 36" Elliptical (unit cost = 6x pipe unit cost)	1.	EA	\$ 6,000.00		6,000.00	6,000.00	
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)		EA					
[insert items not listed but part of construction plans]							
End Treatment- Headwall	1.	EA	\$ 6,000.00		6,000.00	6,000.00	
End Treatment- Wingwall		EA					
End Treatment - Cutoff Wall		EA					
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 8,814.00				
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 10,835.00				
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 12,206.00				
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 11,438.00				
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'		EA	\$ 12,689.00				
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 16,174.00				
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 14,452.00				
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 17,237.00				
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 21,610.00				
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 16,499.00				
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 20,012.00				
Grated Inlet (Type C), Depth < 5'		EA	\$ 8,156.00				
Grated Inlet (Type D), Depth < 5'		EA	\$ 11,435.00				
Storm Sewer Manhole, Box Base		EA	\$ 18,950.00				
Storm Sewer Manhole, Slab Base	5.	EA	\$ 9,314.00		46,570.00	46,570.00	
Geotextile (Erosion Control)		SY	\$ 6.00				
Rip Rap, d50 size from 6" to 24"	66.	Tons	\$ 102.00		6,732.00	6,732.00	
Rip Rap, Grouted		Tons	\$ 136.00				
Drainage Channel Construction, Size (W x H)		LF					
Drainage Channel Lining, Concrete		CY	\$ 815.00				
Drainage Channel Lining, Rip Rap		CY	\$ 234.00				
Drainage Channel Lining, Grass	1.	AC	\$ 2,100.00		2,100.00	2,100.00	
Permanent Drainage Channel Lining or Roadside Ditch TRM		SY	\$ 13.00				
[insert items not listed but part of construction plans]							
Section 2 Subtotal				=	\$ 573,595.00	\$ 573,595.00	

* - Subject to defect warranty financial assistance. A maximum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)

* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 90% COMPLETE ALLOWED)

PROJECT INFORMATION		
Project Name: Honor Charter Academy	Date: 07-22-2026	PCD File No. PPR2615

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**							
ROADWAY IMPROVEMENTS							
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"		LF	\$ 90.00	=	\$ -		\$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 105.00	=	\$ -		\$ -
Gate Valves, 8"		EA	\$ 2,599.00	=	\$ -		\$ -
Fire Hydrant Assembly, w/ all valves		EA	\$ 9,228.00	=	\$ -		\$ -
Water Service Line Installation, inc. tap and valves		EA	\$ 1,852.00	=	\$ -		\$ -
Fire Cistern Installation, complete		EA		=	\$ -		\$ -
				=	\$ -		\$ -
[insert items not listed but part of construction plans]							
				=	\$ -		\$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"		LF	\$ 90.00	=	\$ -		\$ -
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$ 6,136.00	=	\$ -		\$ -
Sanitary Service Line Installation, complete		EA	\$ 1,962.00	=	\$ -		\$ -
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -
				=	\$ -		\$ -
[insert items not listed but part of construction plans]							
				=	\$ -		\$ -
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)							
Fences	1336.	EA	\$ 12.00	=	\$ 16,032.00		\$ 16,032.00
Trees	27.	EA	\$ 700.00	=	\$ 18,900.00		\$ 18,900.00
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
Section 3 Subtotal				=	\$ 34,932.00		\$ 34,932.00
** - Section 3 is not subject to defect warranty requirements							
AS-BUILT PLANS (Public Improvements Inc. Permanent WQCV BMPs)		LS	\$ 1,500.00	=	\$ 1,500.00		\$ 1,500.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 1,500.00	=	\$ 1,500.00		\$ 1,500.00
Total Construction Financial Assurance						\$	872,912.60
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$	872,912.60
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
Total Defect Warranty Financial Assurance						\$	156,596.80
(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)							





Approvals	
I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.	
 Engineer (P.E. Seal Required)	Date 9/18/2026
Approved by Owner / Applicant	Date
Approved by El Paso County Engineer / ECM Administrator	Date



**PERFORMANCE BOND
(Subdivision Improvements)**

Bond No. 4488706

WHEREAS, Honor Charter School Building Corporation (herein designated as "Principal"), and El Paso County (herein designated as "Obligee ") have entered into an agreement whereby Principal agrees to install and complete certain designated Subdivision Improvements, which said agreement, dated 9/18, 2026 and identified as project Honor Charter Academy, PCD File No. PPR2615, and,

WHEREAS, said Principal is required under the terms of said agreement to furnish a bond for the faithful performance of said agreement.

NOW, THEREFORE, we, the Principal and Markel Insurance Company, 4521 Highwoods Parkway, Glen Allen, VA 23060, as surety, are held and firmly bound unto the Obligee in the penal sum of Eight Hundred Seventy Two Thousand Nine Hundred Twelve and 60/100 Dollars (\$872,912.60) lawful money of the United States, for the payment of which sum well and truly be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the above bounded Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said agreement and any alteration thereof made as therein provided, on his or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the Obligee, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect. This bond will remain in effect until the Principal has performed all obligations required by Obligee in connection with said improvements.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications, however, the Surety shall not be liable for a greater sum than the amount specified in the bond.

In witness whereof, this instrument has been duly executed by the Principal and surety above named, on September 16, 2026.

**Principal: Honor Charter School
Building Corporation**

By: Robert J. Marzano
Signature

Name: Robert J. Marzano, PhD.
Title: President, Honor Charter Building Corp.

Markel Insurance Company

By: Joseph A. Clarken III
Signature

Name: Joseph A. Clarken III
Attorney-in-Fact



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:

Chrystal Renee Hedges, David J. McKee, Jennifer Castillo, Joseph A. Clarken III, Melanie Ankeney, Patrick R. Hedges,
Jennifer Grenrood, Matthew Grenrood

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:

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

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 24th day of February, 2026.

SureTec Insurance Company

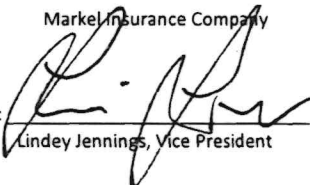
By:


Michael C. Keimig, President



Markel Insurance Company

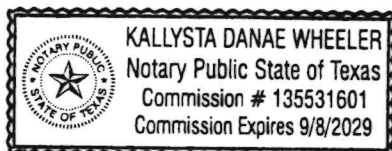
By:


Lindsey Jennings, Vice President

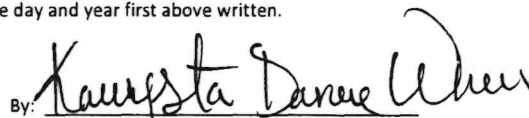
State of Texas
County of Harris:

On this 24th day of February, 2026 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 proceeding 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 at the County of Harris, the day and year first above written.



By:


Kallista Danae Wheeler, Notary Public
My commission expires 9/8/2029

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 16th day of September, 2026.

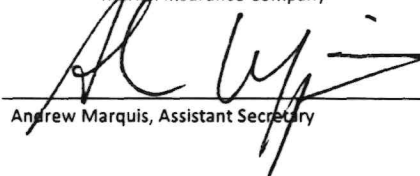
SureTec Insurance Company

By:


M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By:


Andrew Marquis, Assistant Secretary

Any Instrument Issued in excess of the penalty stated above is totally void and without any validity. 310014

For verification of the authority of this Power you may call (713)812-0800 on any business day between 8:30 AM and 5:00 PM CST.

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STORMWATER PLAN

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NOTE TO CONTRACTOR

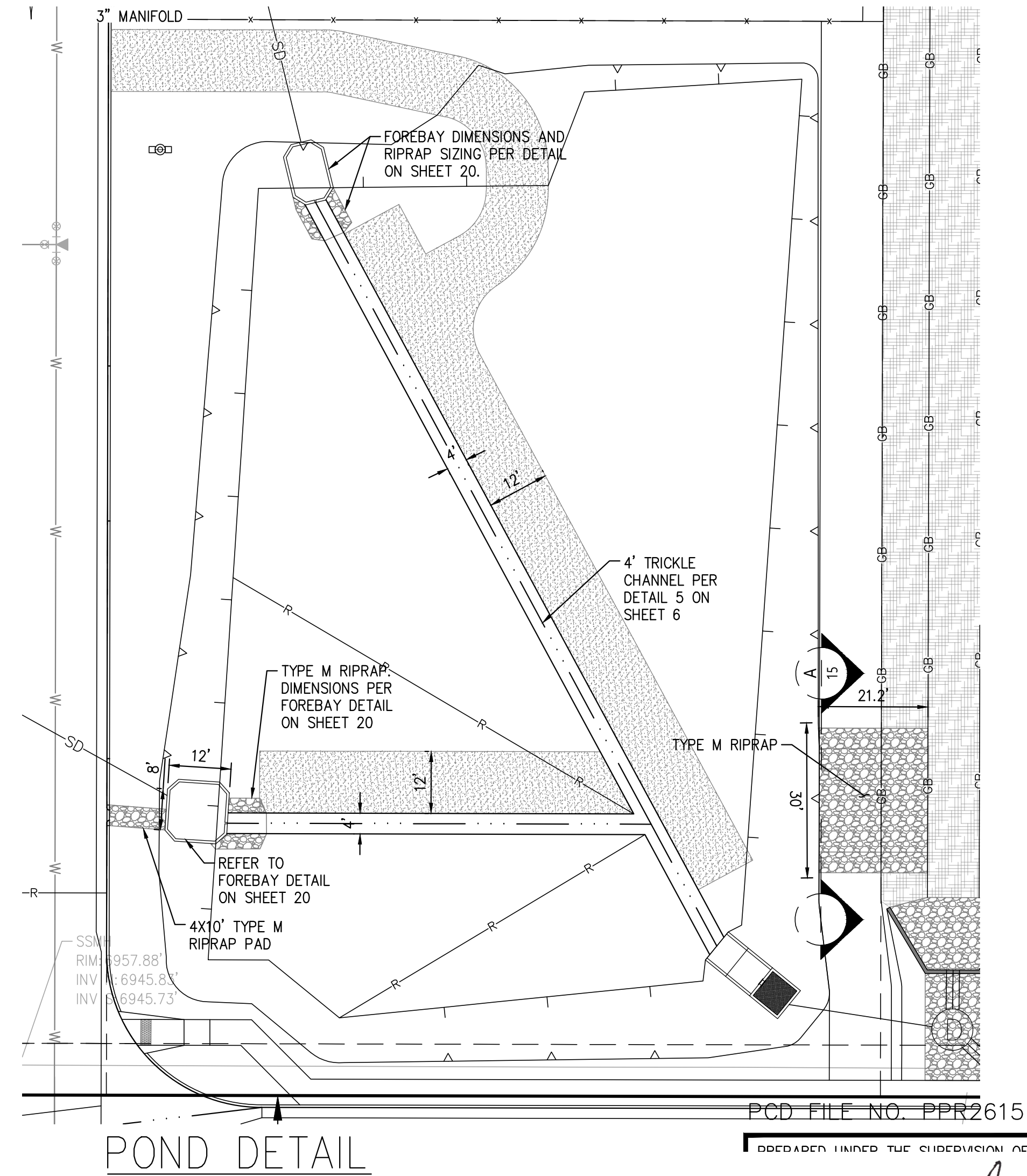
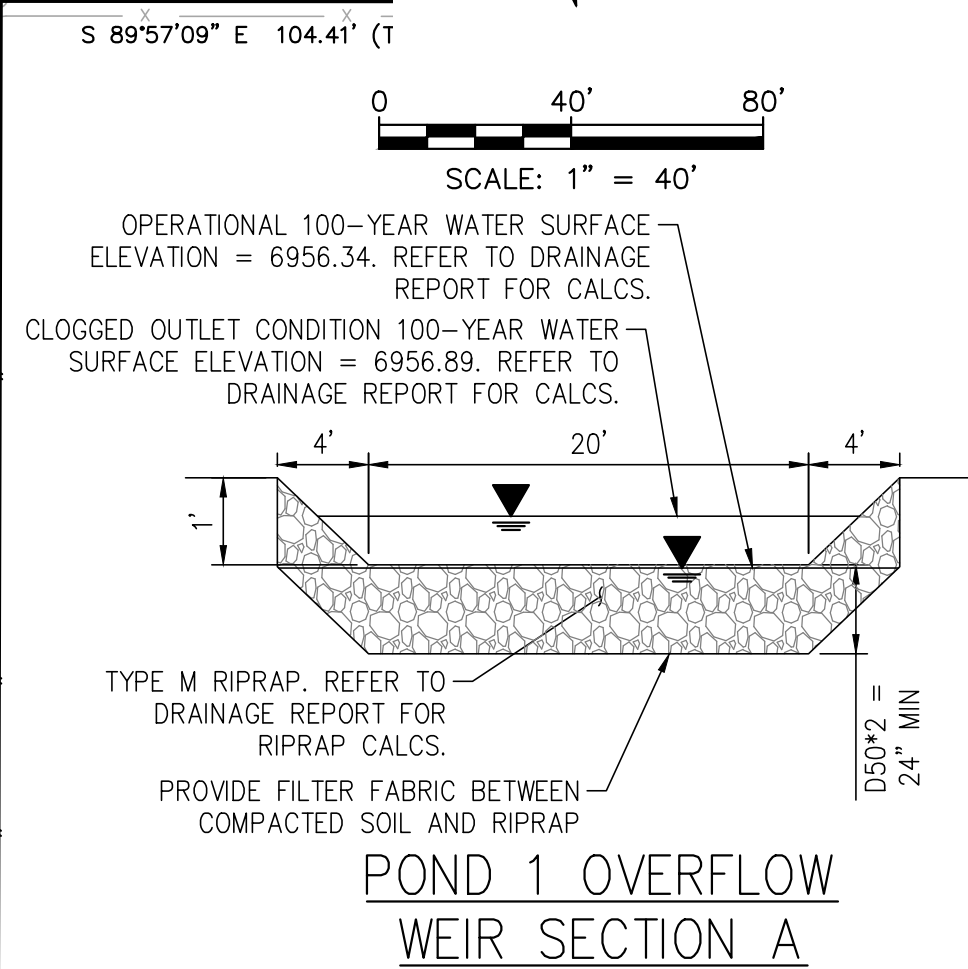
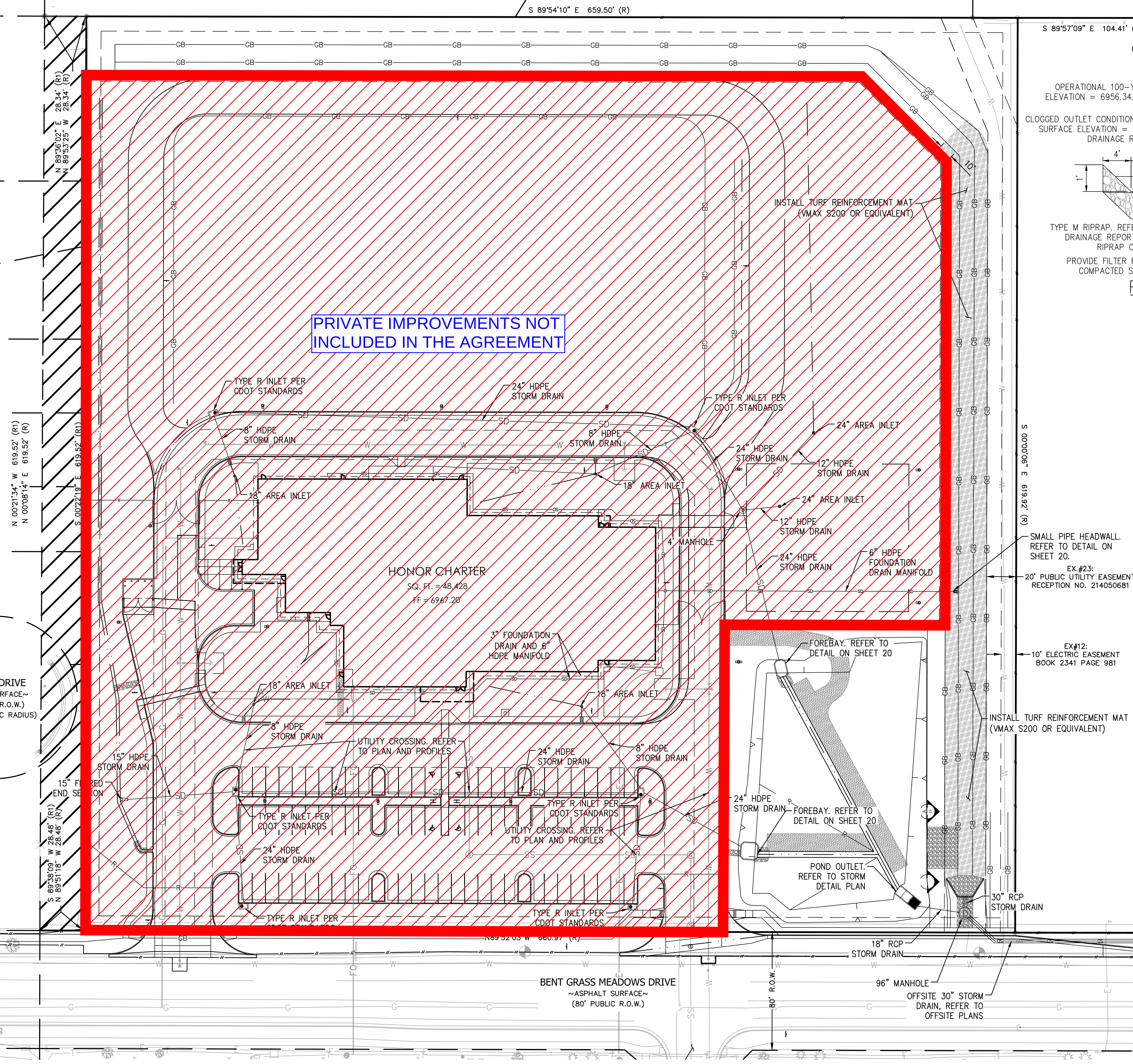
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BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WESTERLY BOUNDARY OF THE SUBJECT PARCEL COINCIDENT WITH THE EASTERLY BOUNDARY OF THE BENT GRASS RESIDENTIAL FILING NO.2, MONUMENTED ON THE NORTH END WITH A NO.5 REBAR & 1-3/8" RED PLASTIC CAP MARKED "ALC PLS 38087", FOUND FLUSH WITH GRADE, AND ON THE SOUTH END WITH A NO. 4 REBAR & 1" ORANGE PLASTIC CAP MARKED "PLS 38141", RECOVERED 0.6 BELOW GRADE, AND IS ASSUMED TO BEAR N 00°08'14" E A MEASURED DISTANCE OF 619.52 FEET.

BENCHMARK:

ELEVATIONS ARE BASED ON THE PROJECT BENCHMARK IDENTIFIED AS JK0239 ELEVATION=6902.3'(NAVD88), PER DATA PUBLISHED BY THE NATIONAL GEODETIC SURVEY.



SYMBOLS LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	ROW LINE
---	BUILDING SETBACK LINE
---	PROPOSED EASEMENT
---	LIMIT OF DISTURBANCE
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	PROPOSED TELEPHONE SERVICE LINE
---	PROPOSED ELECTRIC SERVICE LINE
---	PROPOSED WATER SERVICE LINE
---	PROPOSED SS SERVICE LINE
---	PROPOSED STORM DRAIN
---	PROPOSED RIDGELINE
---	PROPOSED GRADE BREAK
---	PROPOSED TOP OF POND
---	PROPOSED BOTTOM OF POND
---	PROPOSED SIGN
---	PROPOSED SS CLEANOUT
---	PROPOSED BACKFLOW PREVENTOR
---	EXISTING FIRE HYDRANT
---	PROPOSED FIRE HYDRANT
---	PROPOSED STREET LIGHT
---	EXISTING INLET
---	PROPOSED INLET
---	PROPOSED STORM INFRASTRUCTURE
---	PROPOSED STORM MANHOLE
---	PROPOSED TEE / THRUST BLOCK
---	PROPOSED FLARED-END SECTION
---	EXISTING SANITARY SEWER MANHOLE
---	PROPOSED TURF REINFORCEMENT MAT

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STORMWATER PLAN
HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.

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15
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COLORED LICENSED
PROFESSIONAL ENGINEER
10196
BRIAN CAMPBELL
COLORADO P.E. #40196

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NOTE TO CONTRACTOR

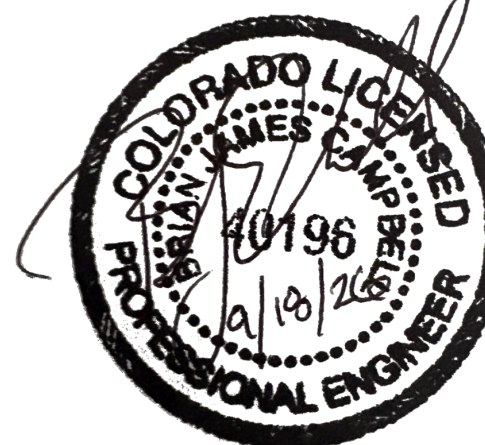
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BASIS OF BEARINGS:

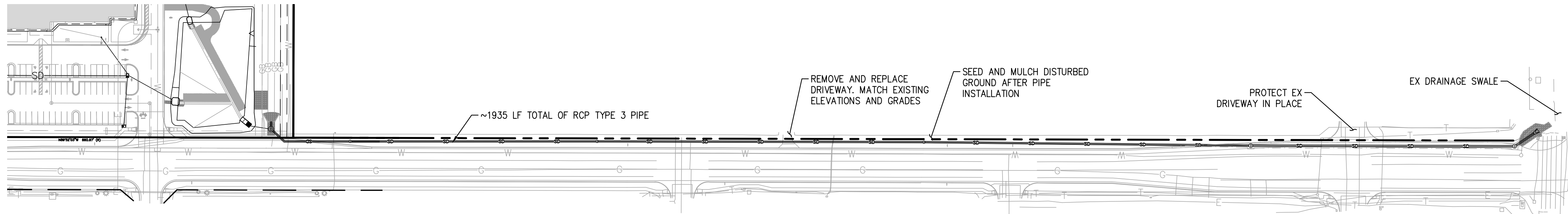
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BENCHMARK:

ELEVATIONS ARE BASED ON THE PROJECT BENCHMARK IDENTIFIED AS JK0239 ELEVATION=6902.3'(NAVD88), PER DATA PUBLISHED BY THE NATIONAL GEODETIC SURVEY.



BRIAN CAMPBELL
COLORADO P.E. #40196



OFFSITE OVERALL STORM PLAN

SYMBOLS LEGEND

—	PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	ROW LINE
—	BUILDING SETBACK LINE
---	PROPOSED EASEMENT
---	LIMIT OF DISTURBANCE
—W—	EXISTING WATER LINE
—SS—	EXISTING SEWER LINE
—T—	PROPOSED TELEPHONE SERVICE LINE
—E—	PROPOSED ELECTRIC SERVICE LINE
—W—	PROPOSED WATER SERVICE LINE
—SS—	PROPOSED SS SERVICE LINE
—SD—	PROPOSED STORM DRAIN
—R—	PROPOSED RIDGELINE
—GB—	PROPOSED GRADE BREAK
—	PROPOSED TOP OF POND
—	PROPOSED BOTTOM OF POND
—	PROPOSED SIGN
—	PROPOSED SS CLEANOUT
—	PROPOSED BACKFLOW PREVENTOR
—	EXISTING FIRE HYDRANT
—	PROPOSED FIRE HYDRANT
—	PROPOSED STREET LIGHT
—	EXISTING INLET
—	PROPOSED INLET
—	PROPOSED STORM INFRASTRUCTURE
—	PROPOSED STORM MANHOLE
—	PROPOSED TEE / THRUST BLOCK
—	PROPOSED FLARED-END SECTION
—	EXISTING SANITARY SEWER MANHOLE

OFFSITE OVERALL STORM PLAN

HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.

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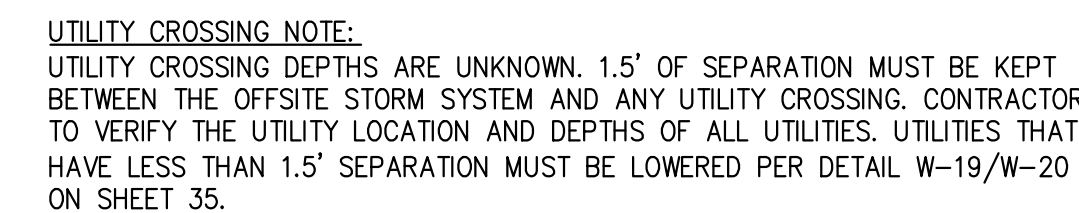
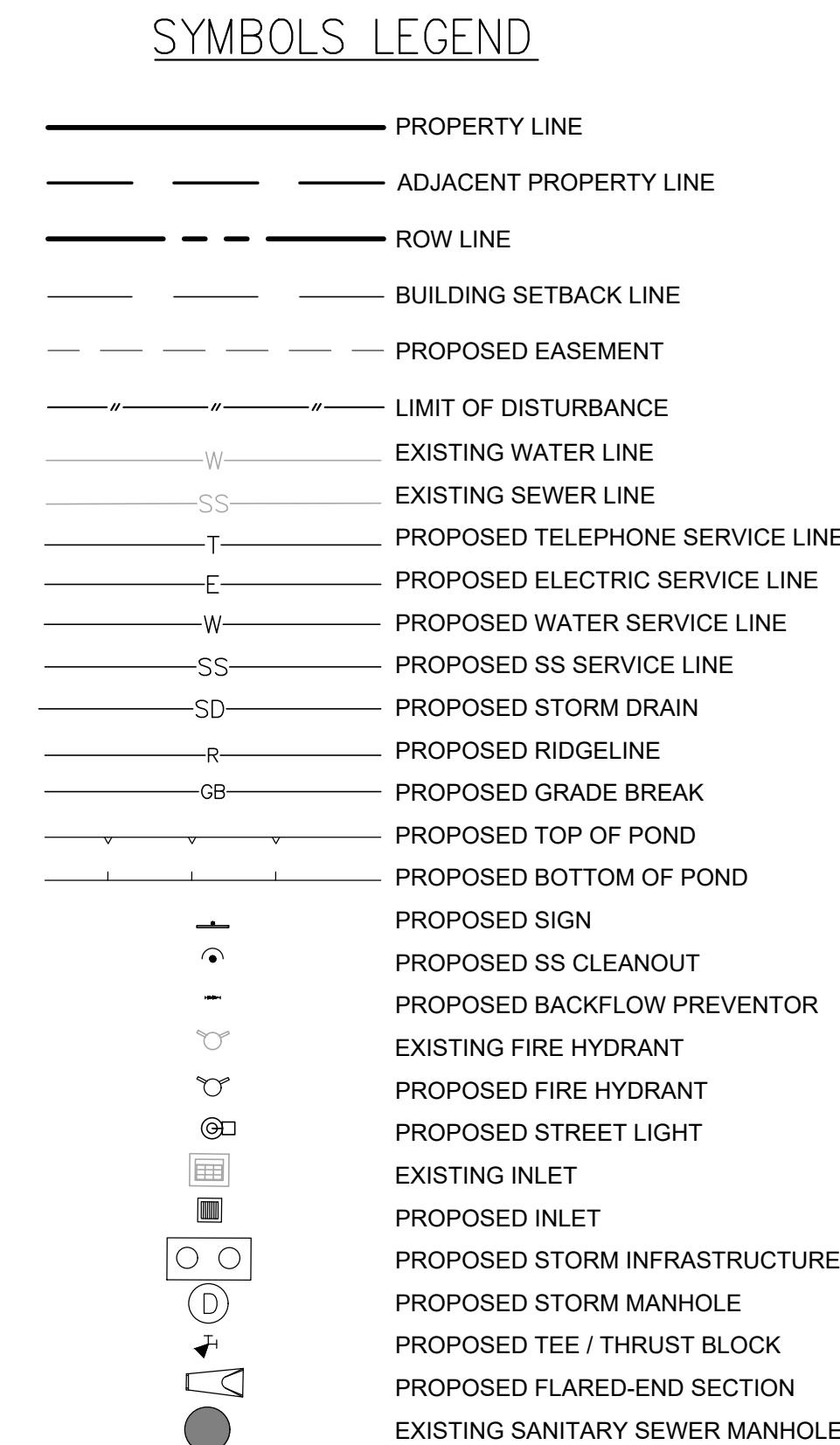
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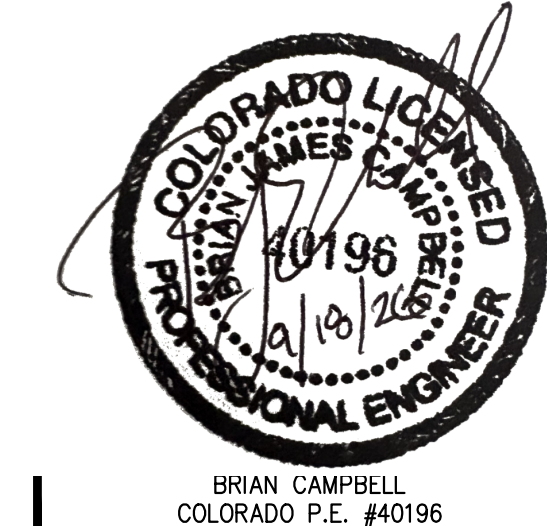
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BASIS OF BEARINGS:

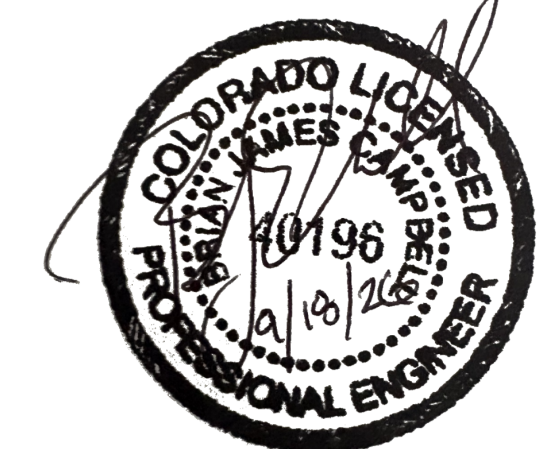
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BENCHMARK:

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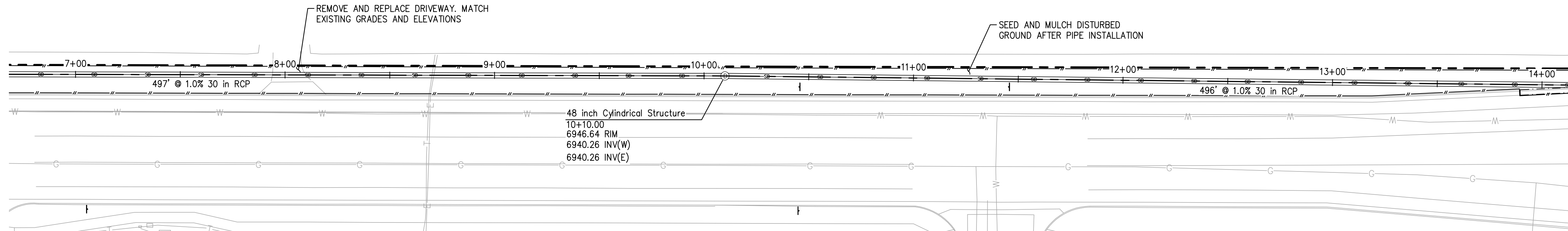


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COLORADO P.E. #40196

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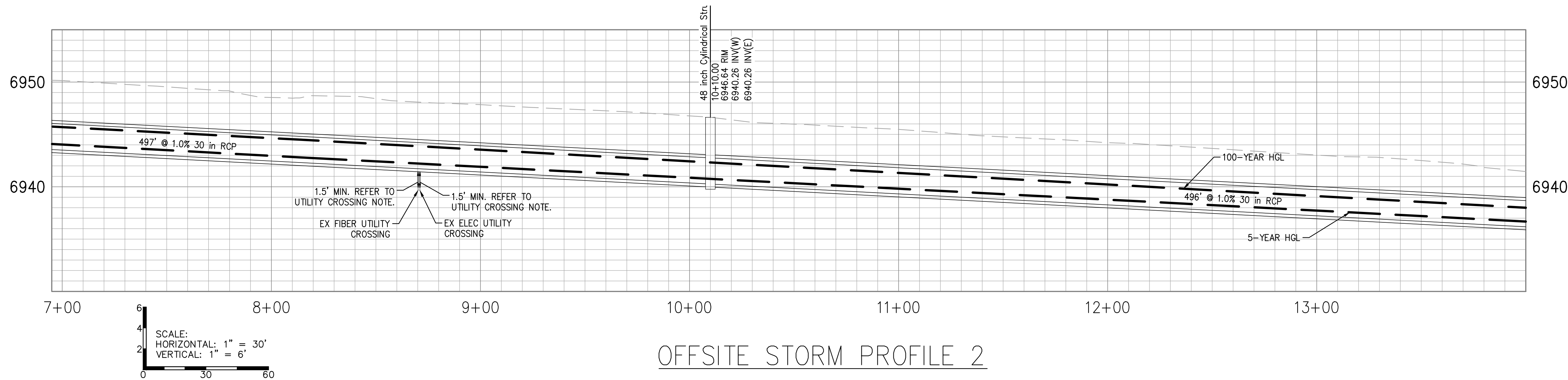
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OFFSITE STORM PLAN 2

0 30' 60'
SCALE: 1" = 30'



OFFSITE STORM PROFILE 2

SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 6'

UTILITY CROSSING NOTE:
UTILITY CROSSING DEPTHS ARE UNKNOWN. 1.5' OF SEPARATION MUST BE KEPT BETWEEN THE OFFSITE STORM SYSTEM AND ANY UTILITY CROSSING. CONTRACTOR TO VERIFY THE UTILITY LOCATION AND DEPTHS OF ALL UTILITIES. UTILITIES THAT HAVE LESS THAN 1.5' SEPARATION MUST BE LOWERED PER DETAIL W-19/W-20 ON SHEET 35.

SYMBOLS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROW LINE
- BUILDING SETBACK LINE
- PROPOSED EASEMENT
- LIMIT OF DISTURBANCE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED TELEPHONE SERVICE LINE
- PROPOSED ELECTRIC SERVICE LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED SS SERVICE LINE
- PROPOSED STORM DRAIN
- PROPOSED RIDGELINE
- PROPOSED GRADE BREAK
- PROPOSED TOP OF POND
- PROPOSED BOTTOM OF POND
- PROPOSED SIGN
- PROPOSED SS CLEANOUT
- PROPOSED BACKFLOW PREVENTOR
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- EXISTING INLET
- PROPOSED INLET
- PROPOSED STORM INFRASTRUCTURE
- PROPOSED STORM MANHOLE
- PROPOSED TEE / THRUST BLOCK
- PROPOSED FLARED-END SECTION
- EXISTING SANITARY SEWER MANHOLE

OFFSITE STORM P&P 2

HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
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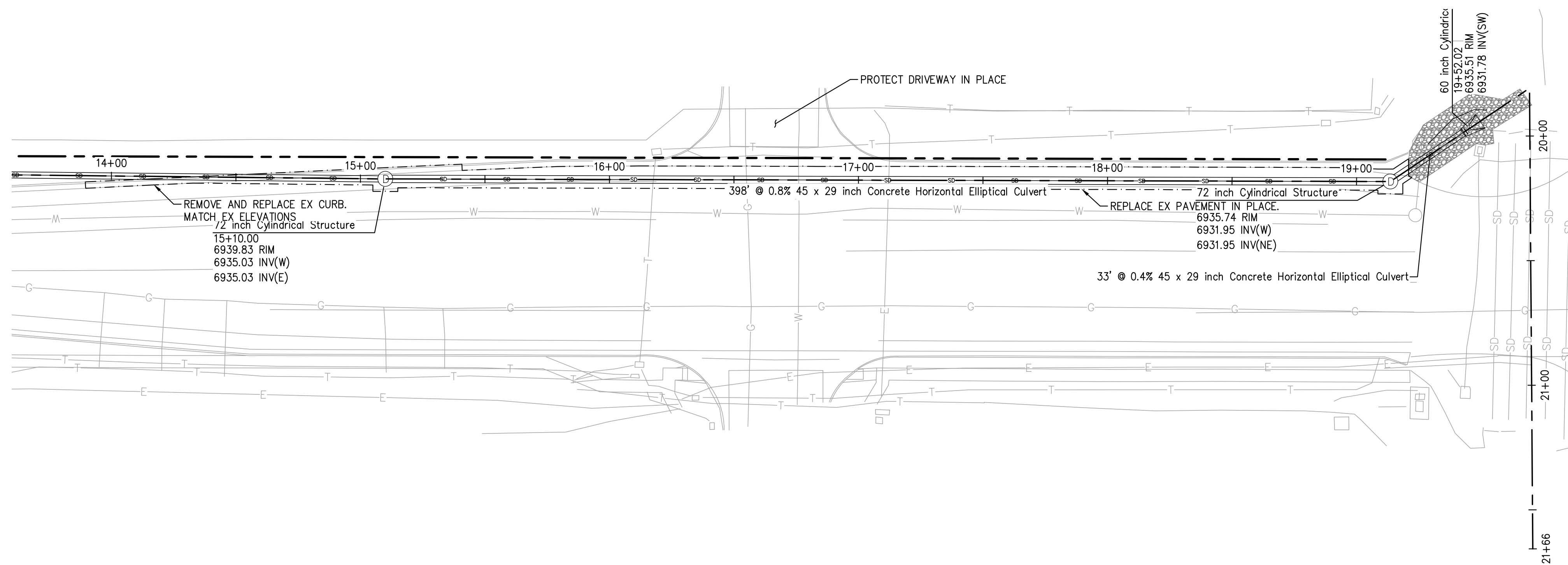
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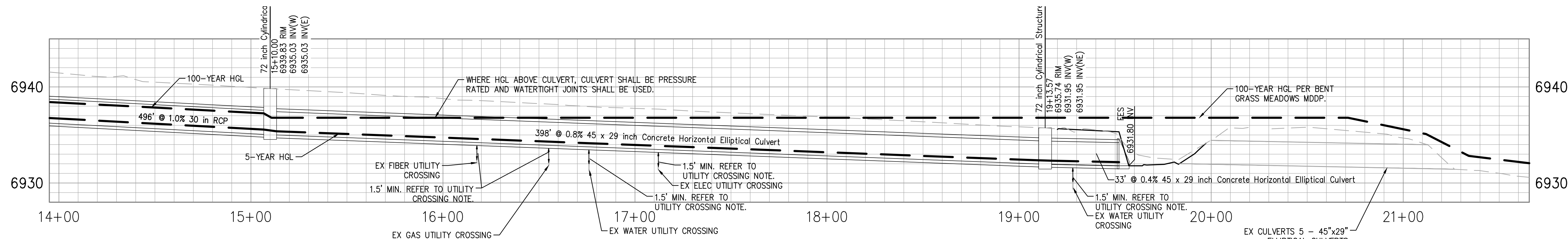
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BENCHMARK:

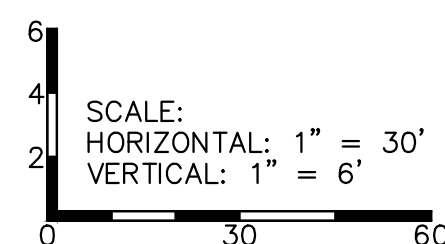
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OFFSITE STORM PLAN 3

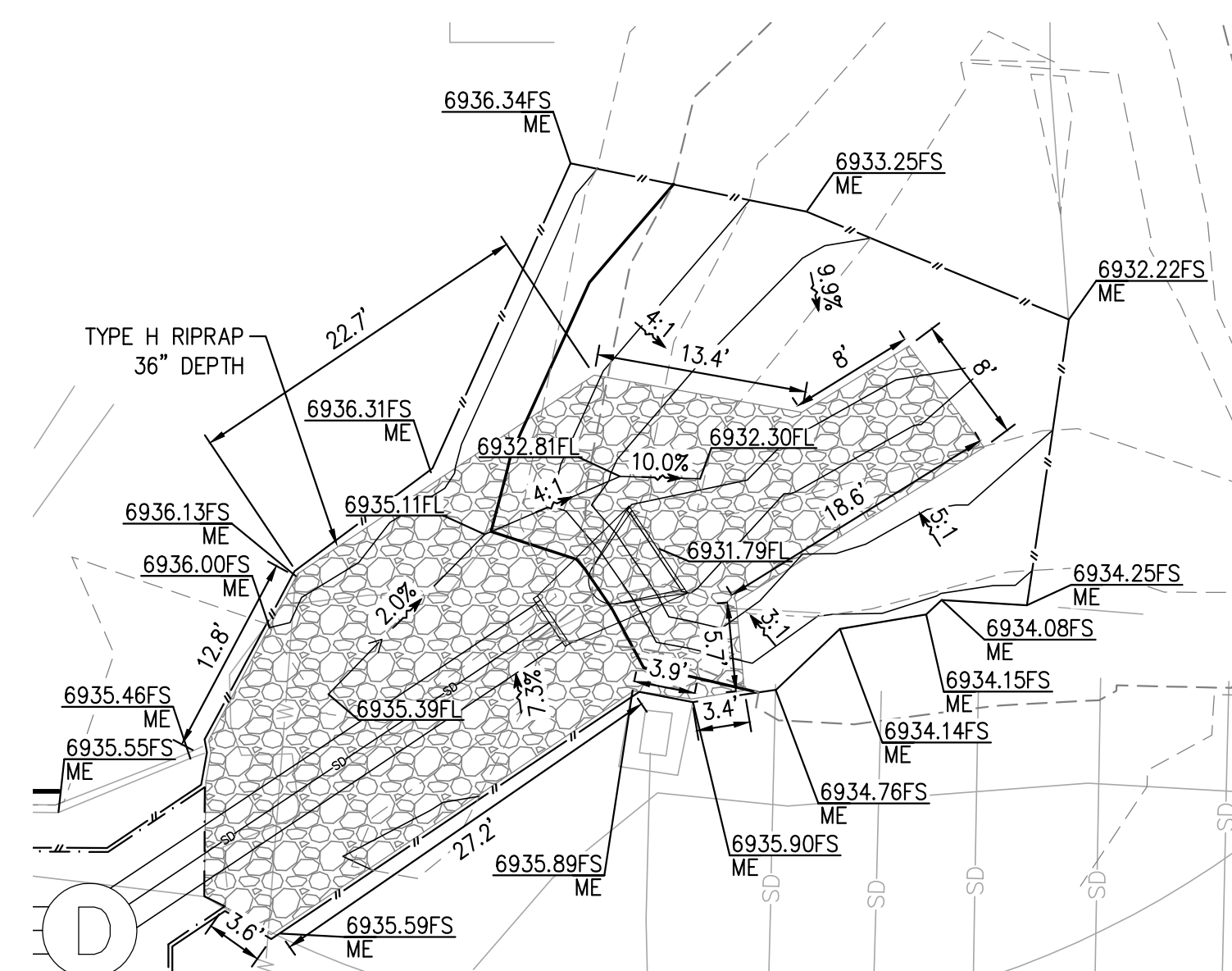


OFFSITE STORM PROFILE 3



UTILITY CROSSING NOTE:

UTILITY CROSSING DEPTHS ARE UNKNOWN. 1.5' OF SEPARATION MUST BE KEPT BETWEEN THE OFFSITE STORM SYSTEM AND ANY UTILITY CROSSING. CONTRACTOR TO VERIFY THE UTILITY LOCATION AND DEPTHS OF ALL UTILITIES. UTILITIES THAT HAVE LESS THAN 1.5' SEPARATION MUST BE LOWERED PER DETAIL W-19/W-20 ON SHEET 35.



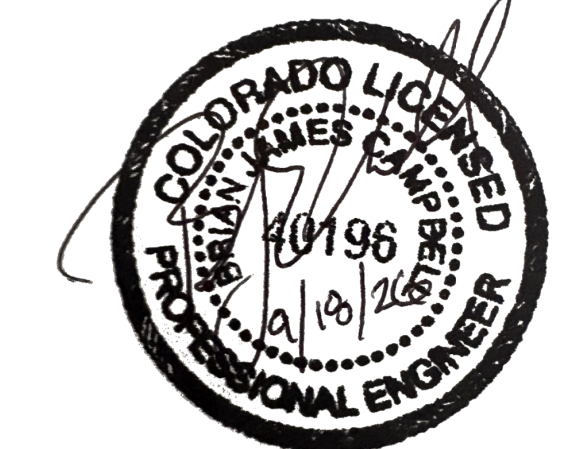
FES GRADING DETAIL

SYMBOLS LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	ROW LINE
	BUILDING SETBACK LINE
	PROPOSED EASEMENT
	LIMIT OF DISTURBANCE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	PROPOSED TELEPHONE SERVICE LINE
	PROPOSED ELECTRIC SERVICE LINE
	PROPOSED WATER SERVICE LINE
	PROPOSED SS SERVICE LINE
	PROPOSED STORM DRAIN
	PROPOSED RIDGELINE
	PROPOSED GRADE BREAK
	PROPOSED TOP OF POND
	PROPOSED BOTTOM OF POND
	PROPOSED SIGN
	PROPOSED SS CLEANOUT
	PROPOSED BACKFLOW PREVENTOR
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	EXISTING INLET
	PROPOSED INLET
	PROPOSED STORM INFRASTRUCTURE
	PROPOSED STORM MANHOLE
	PROPOSED TEE / THRUST BLOCK
	PROPOSED FLARED-END SECTION
	EXISTING SANITARY SEWER MANHOLE

PCD FILE NO. PPR2615

RECEIVED UNDER THE SUPERVISION OF



BRIAN CAMPBELL
COLORADO P.E. #40196

OFFSITE STORM P&P 3

HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.

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