

Monday, August 4, 2025

Mayor Wil Kennedy
City Council
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, TX 77553

Re: Ellwood Section 1B– Water Distribution, Wastewater Collection, Storm Water and Paving Facilities
Brazoria County Municipal Utility District No. 57
Recommendation for Acceptance into One Year Maintenance Period
City of Iowa Colony Project No. 5786
Adico, LLC Project No. 710-25-004-003

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed the final inspection for Ellwood Section 1B– Water Distribution, Wastewater Collection, Storm Water and Paving Facilities. The final inspection was held July 15, 2025, with all punch list items completed on or about July 29, 2025.

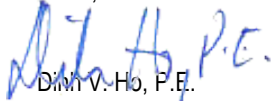
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Ellwood Section 1B – Water Distribution, Wastewater Collection, Storm Water and Paving Facilities into the One-Year Maintenance Period. The maintenance period shall be effective August 18, 2025, if approved by city council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the One-Year Maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC


Dim V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
File: 710-25-004-003

CERTIFICATION OF INFRASTRUCTURE FOR:

ELLWOOD SECTION ONE-B

(Project Name)

I, LUIS P. SANABRIA, P.E

(Name of Licensed Engineer)

a Licensed Professional Engineer in the State of Texas , do hereby certify that all the paving, drainage, sanitary and water infrastructure has been built in compliance with the City of Iowa Colony Engineering Design and Criteria Manual the Engineer of Records Construction Documents. In addition, the infrastructure meets the required specifications based on our field investigation, inspections and evaluation of and approval of testing of infrastructure.

Engineer's Seal*Engineer's Signature*

EHRA

Licensed Engineering Firm Name

10011 Meadowglen Lane

Address

Houston, Texas 77042

City, State and Zip Code

713-784-4500

Phone No.

**CITY OF IOWA COLONY
MAINTENANCE BOND**

1. The following terms shall have the following meanings in this document:

a. Bond Number: 61BCSJG9613

b. Principal: Dimas Bros. Construction, LLC

c. Surety:

Name: Hartford Fire Insurance Company

State Where Surety is Incorporated: Connecticut

d. Obligee(s): Brazoria County Municipal Utility District No. 57 and the City of Iowa Colony; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

If there is more than one Obligee, then the terms "Obligee" and "Obligees" shall mean any and all Obligees hereunder, jointly and severally.

e. Contract: The Contract described as follows:

Date: _____

Parties: Dimas Bros. Construction, LLC and the City of Iowa Colony

Subdivision involved: Ellwood Section One-B

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.):
Water Distribution, Wastewater Collection, Storm Water Facilities and Paving to serve Ellwood Section One-B

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$2,292,000.00

g. Maintenance Period:

Starting Date of Maintenance Period: _____

(Fill in date of completion and acceptance of the work performed or required to be performed under the Contract.)

Ending Date of Maintenance Period: two years after the Starting Date

h. Covered Defect: Any defect in the work or materials provided or required to be provided by Contractor under the Contract, provided that such defect develops during or before the Maintenance Period, and provided that such defect is caused by defective or inferior materials or workmanship.

2. Principal has entered into the Contract.

3. Principal, as Principal, and Surety, a corporation duly licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Obligee, in the penal sum of the Bond Amount, and we hereby bind ourselves and our heirs, executors, administrators, and assigns, jointly and severally, to the payment of such Bond Amount.

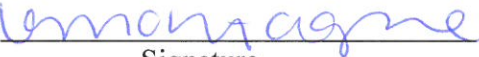
4. The condition of this obligation is that if the Principal shall remedy without cost to the Obligee any Covered Defect, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.

5. However, any suit under this bond must be commenced no later than one year after the expiration date of the Maintenance Period.

6. If there is more than Obligee under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obligees.

DATED: _____

SURETY:
Hartford Fire Insurance Company

By: 
Signature

Hannah Montagne
Print or Type Signer's Name

Attorney-In-Fact
Signer's Title

PRINCIPAL:
Dimas Bros. Construction, LLC

By: 
Signature

Ivan Dimas
Print or Type Signer's Name

Vice President
Signer's Title

ATTACH POWER OF ATTORNEY

POWER OF ATTORNEY

Direct Inquiries, Bond Authenticity
and Claims to:
THE HARTFORD
BOND, T-14
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: BOWEN MICLETTE & BRITT INS AGY LLC
Agency Code: 61-615323

- ☒ **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- ☒ **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- ☐ **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- ☐ **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of** Unlimited :
Philip Baker, Edward Arens, Michele Bonnin, Erica Anne Cox, Hannah Montagne,
Jillian O'Neal of THE WOODLANDS, Texas

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



Phyllis A. Clark

Phyllis A. Clark, Assistant Secretary

Joelle L. LaPierre

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

ss. Lake Mary

On this 1st day of March, 2024, before me personally came Joelle L. LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.



Mariluz Arce

Mariluz Arce
My Commission HH 287363
Expires July 13, 2026

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of _____.

Signed and sealed in Lake Mary, Florida.



Keith D. Dozois

Keith D. Dozois, Assistant Vice President

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your Agent.

You may call The Hartford's Consumer Affairs toll-free telephone number for information or to make a complaint at:

1-800-451-6944

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:

P.O. Box 149104

Austin, TX 78714-9104

Fax: (512) 490-1007

Web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

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

ATTACH THIS NOTICE TO YOUR POLICY:

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

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede comunicarse con su Agente.

Usted puede llamar al número de teléfono gratuito de The Hartford's Consumer Affairs para obtener información o para presentar una queja al:

1-800-451-6944

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:

P.O. Box 149104

Austin, TX 78714-9104

Fax: (512) 490-1007

Sitio web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con (el agente) (la compañía) (el agente o la compañía) primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

ADJUNTE ESTE AVISO A SU PÓLIZA: Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57

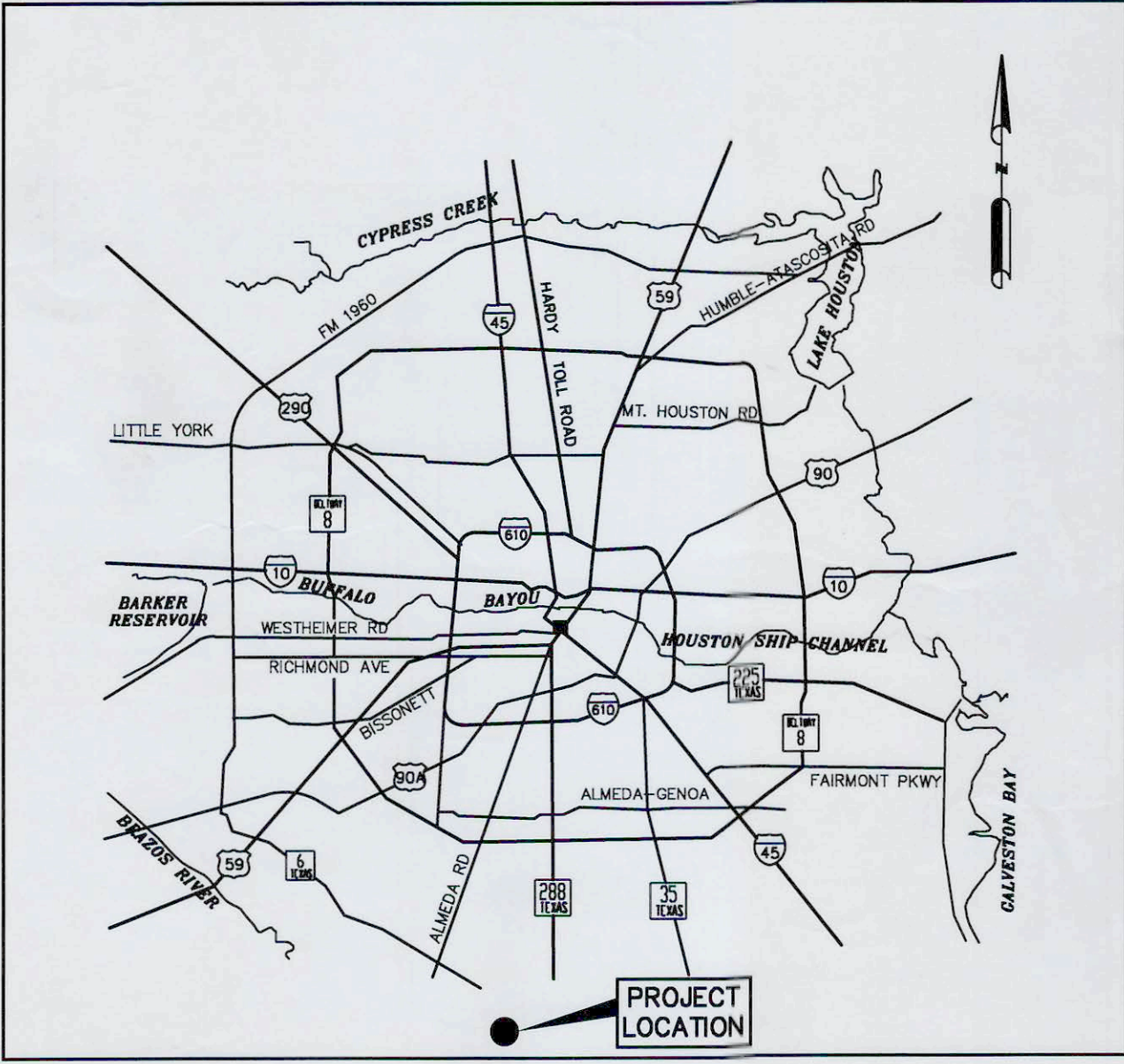
PLANS FOR CONSTRUCTION OF WATER DISTRIBUTION, WASTEWATER COLLECTION, PAVING AND STORM WATER FACILITIES TO SERVE

ELLWOOD SECTION 1B IOWA COLONY, TEXAS

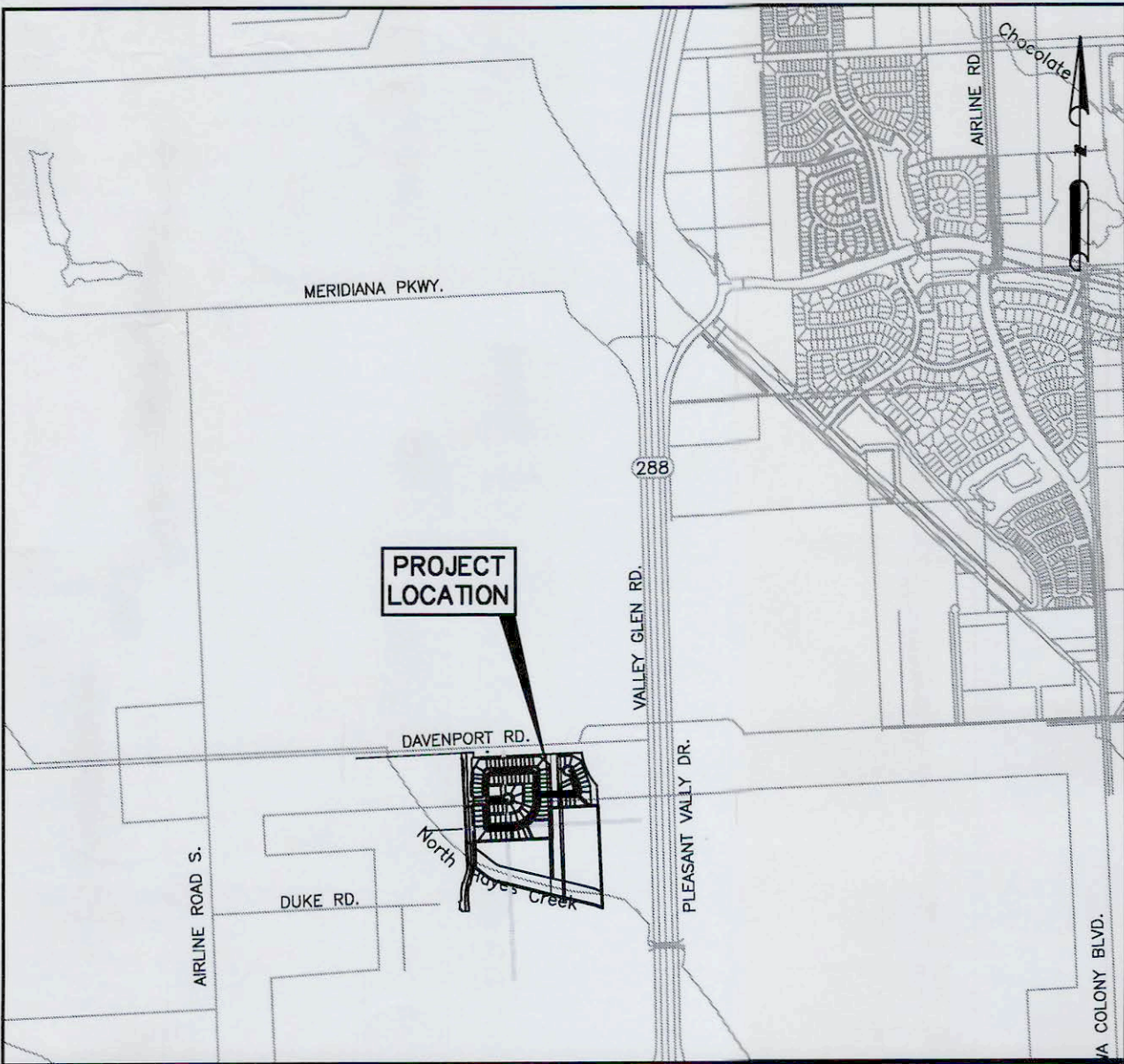
PRINTED
JUL 02 2025

"AS BUILT"

EHRA RECORD DRAWINGS			
PRELIMINARY (UNDER REVIEW)		DATE 7-14-25	
INTERNAL REVIEW	DATE	INITIALS	
<input type="checkbox"/> SURVEY			
<input type="checkbox"/> CPS			
<input type="checkbox"/> ENGINEER			
<input type="checkbox"/> FINAL	DATE	INITIALS	



LOCATION MAP
N.T.S.

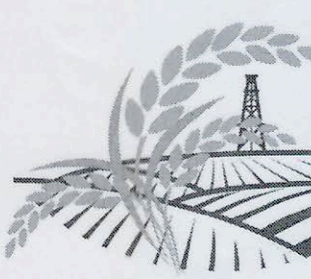


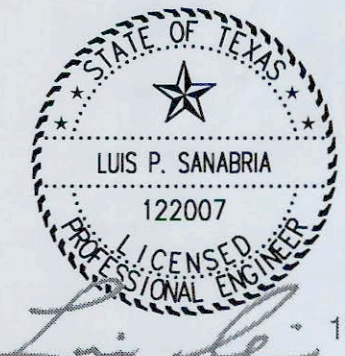
VICINITY MAP
N.T.S.
KEY MAP NO. 692N

Sheet List Table	
Sheet Number	Sheet Title
GENERAL	
01	COVER SHEET (P-4479)
02	GENERAL NOTES
03	PIPELINE NOTES AND DETAILS
LAYOUTS	
04	PAVING AND DRAINAGE LAYOUT
05	STORM SEWER CALCULATIONS
06	WATER WASTEWATER & SIGNAGE LAYOUT
07	STORM POLLUTION PREVENTION PLAN LAYOUT
08	LOT GRADING LAYOUT
09	CROSS SECTIONS LAYOUT
PLAN AND PROFILES	
10	BLUEBONNET PRAIRIE LANE STA 0+00 TO 7+50 PLAN AND PROFILE
11	ELM CREEK WAY STA 0+00 TO 6+75 PLAN AND PROFILE
12	SOUTHWOOD DRIVE STA 0+00 TO 7+00 PLAN AND PROFILE
13	SOUTHWOOD DRIVE STA 7+00 TO 12+30 & STORM LATERAL 'A' STA 0+00 TO END PLAN AND PROFILE
14	COASTAL SAGE LANE COASTAL SAGE COURT STA 0+00 TO 9+50 PLAN AND PROFILE
15	STORM OUTFALL 'B' STA 0+00 TO 4+00 & TRANSMISSION CROSSING STA 0+00 TO END PLAN AND PROFILE
16	STORM LATERAL 'B' STA 0+00 TO 2+50 PLAN AND PROFILE
DETAILS	
17	WATER LINE DETAILS (SHEET 1 OF 2)
18	WATER LINE DETAILS (SHEET 2 OF 2)
19	SANITARY SEWER DETAILS (SHEET 1 OF 3)
20	SANITARY SEWER DETAILS (SHEET 2 OF 3)
21	SANITARY SEWER DETAILS (SHEET 3 OF 3)
22	STORM SEWER DETAILS (SHEET 1 OF 5)
23	STORM SEWER DETAILS (SHEET 2 OF 5)
24	STORM SEWER DETAILS (SHEET 3 OF 5)
25	STORM SEWER DETAILS (SHEET 4 OF 5)
26	STORM SEWER DETAILS (SHEET 5 OF 5)
27	PAVING DETAILS (SHEET 1 OF 4)
28	PAVING DETAILS (SHEET 2 OF 4)
29	PAVING DETAILS (SHEET 3 OF 4)
30	PAVING DETAILS (SHEET 4 OF 4)
31	STORM SEWER PREVENTION DETAILS




CITY OF IOWA COLONY

CITY OF IOWA COLONY	
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING	
THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.	
ROBERT HEMMINGER, CITY MANAGER	11/4/2024 DATE
LUIS P. SANABRIA, P.E., CITY ENGINEER	11/05/2024 DATE
	
CITY OF IOWA COLONY	
NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES	



NOTE:
CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY c/o Adico, LLC (Dinh V. Ho, P.E. @ 832-895-1093 OR dinh@adico-llc.com) 48 HOURS BEFORE COMMENCING WORK. SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF FACILITIES.

Design Completed by: [Signature] Date: 7/2/24
Plans Drafted by: [Signature] Date: 7/2/24
Drafter Checked by: [Signature] Date: 7/2/24
Reviewed by: [Signature] Date: 7/2/24
Reviewed Comments (Agency and Internal) completed/checked by: [Signature] Date: 7/2/24
Plans Approved by: [Signature] Date: 7/2/24


CALL BEFORE YOU DIG!
TEXAS ONE CALL PARTICIPANTS REQUEST
48 HOURS NOTICE BEFORE YOU DIG, DRILL,
OR BLAST - STOP CALL
Texas One Call System
1-800-344-8377
(713)223-4567 (IN HOUSTON)


17 October 2024
10011 Meadowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300
ENGINEERING THE FUTURE
SINCE 1936
JOB NO. 221-022-01