

Monday, August 4, 2025

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

Re: Sierra Vista Section 1, Water, Sanitary, Drainage and Paving Facilities  
Recommendation for Final Approval of Facilities  
City of Iowa Colony Project No. CSW 170503-0269 (WS&D) and CSW 170605-0350 (Paving)  
Adico, LLC Project No. 16007-4-079 (WS&D), 16007-4-083 (Paving)

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC reviewed the request for final approval of Sierra Vista Section 1 – Water, Sanitary, Drainage and Paving Facilities.

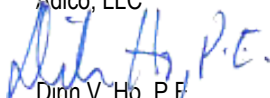
This project was approved into the One Year Maintenance Period on June 18, 2018, by City Council. Adico attended a final reinspection on June 26, 2025, with all outstanding punch list items addressed on July 21, 2025. Therefore, Adico, LLC recommends final approval of facilities, effective August 18, 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 following items:

1. Letter of Recommendation for Placement into the One Year Maintenance Period
2. Engineer of Record Certification Letter
3. Maintenance Bond
4. 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, COIC  
File: 16007-4-079



July 23, 2025

Mr. Dinh Ho, P.E  
City of Iowa Colony  
c/o Adico, LLC  
205 E. Edgewood Drive  
Friendswood, Texas 77546

Re: 1-Year Inspection – Punchlist Completion  
Construction of Sierra Vista Sec. 1 & 2  
Brazoria County Municipal Utility District No. 32

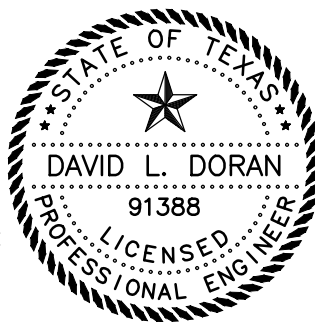
Mr. Ho,

This letter is to serve as a statement that the above referenced project has completed the one-year maintenance period. A final inspection for the referenced project occurred on June 26, 2025, with the appropriate municipal authority representatives present. The results of this inspection were recorded and are available for your reference upon request.

As of July 21, 2025, the aforementioned results have been addressed, and the project has since been verified as complete after a final walk was held with the appropriate representatives. The referenced project has reached completion per the City of Iowa Colony requirements.

Sincerely,

David L. Doran, P.E., CCM  
Partner, Construction Management



DLD/js

P:\001 Sierra Vista - BCMUD 32\004 Section 1\Documents\Construction\Acceptance Package\City of Iowa Colony\1 Year Completion\Sierra Vista Sections 1 & 2 - 1-Year Punchlist Completion Letter.docx

Wednesday, June 13, 2018

Mayor Michael Holton  
City Council  
City of Iowa Colony  
12003 Iowa Colony Blvd.  
Iowa Colony, TX 77553

Re: Sierra Vista Section One- Water, Sanitary, Drainage and Paving Facilities  
Recommendation for Approval into One-Year Maintenance Period  
City of Iowa Colony Project No. CSW 170503-0269 (WS&D), CSW 170605-0350 (Paving)  
Adico, LLC Project No. 16007-4-079 (WS&D), 16007-4-083 (Paving)

Dear Mayor Holton and City Council;

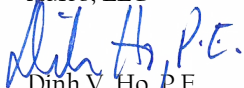
On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sierra Vista Section One Water, Sanitary, Drainage and Paving Facilities. The final walk was completed on May 30, 2018, with all outstanding punchlist items addressed. Therefore, Adico, LLC recommends approval of facilities into the one-year maintenance period.

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



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

Cc: Kayleen Rosser, City of Iowa Colony, ([krosser@cityofiowacolony.com](mailto:krosser@cityofiowacolony.com))  
Ron Cox, City Manager ([rcox@rcoxconsulting.com](mailto:rcox@rcoxconsulting.com))  
File: 16007-4-079 (WS&D), 16007-4-083 (Paving)

**Engineer's Certificate of Substantial Completion**

OWNER: Brazoria County Municipal Utility District No. 32  
3200 Southwest Freeway, Suite 2600  
Houston, Texas 77027

CONTRACT: Construction of Water, Sanitary, and Drainage Facilities in Sierra Vista  
Section 1 and 2  
Future Bond Issue  
TIN No – 42-1763402

CONTRACTOR: Hurtado Construction Company  
5629 FM 359 Road South  
Brookshire, Texas 77423

ENGINEER: Manhard Consulting  
2445 Technology Forest Boulevard, Suite 200  
The Woodlands, Texas 77381

I hereby certify that this project is substantially complete as of February 6, 2018; that the project was under periodic observation during construction; that all observation of the work was performed by or under my supervision; that to the best of my knowledge, the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and "record drawings" will be furnished to the Owner.



Sincerely,

  
Aubrey M. Brockman, P.E.

AMB:jl:tjm

P:\001 Sierra Vista - BCMUD 32\004 Section 1\Documents\Construction\CERTIFICATE OF  
SUBSTANTIAL COMPLETION.docx  
Enclosure/Attachment

Cc: Tim Austin – Allen Boone Humphries Robinson, LLP  
Rick Gadd – Land Tejas Sterling Lakes South, LLC  
TCEQ Houston  
TCEQ Austin

**Engineer's Certificate of Substantial Completion**

OWNER: Land Tejas Sterling Lakes, South, LLC.  
2450 Fondren Road, Suite 210  
Houston, Texas 77063

CONTRACT: Construction of Paving Facilities in Sierra Vista Section 1 & 2

CONTRACTOR: Park Construction Associates, LLC.  
P.O. Box 986  
Rosenberg, Texas 77471

ENGINEER: Manhard Consulting  
2445 Technology Forest Boulevard, Suite 200  
The Woodlands, Texas 77381

I hereby certify that this project is substantially complete as of June 7, 2018; that the project was under periodic observation during construction; that all observation of the work was performed by or under my supervision; that to the best of my knowledge, the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and "record drawings" will be furnished to the Owner.



Sincerely,



Aubrey M. Brockman, P.E.

AMB:jl

P:\001 Sierra Vista - BCMUD 32\004 Section 1\Documents\Construction\CERTIFICATE OF  
SUBSTANTIAL COMPLETION - SV Blvd Paving.docx  
Enclosure/Attachment

Cc: Rick Gadd – Land Tejas Sterling Lakes South, LLC

**Engineer's Certificate of Substantial Completion**

**OWNER:** Brazoria County Municipal Utility District No. 32  
3200 Southwest Freeway, Suite 2600  
Houston, Texas 77027

**CONTRACT:** Construction of Paving Facilities in Sierra Vista Boulevard  
Future Bond Issue  
TIN No – 42-1763402

**CONTRACTOR:** Park Construction Associates, LLC,  
P.O. Box 986  
Rosenberg, Texas 77471

**ENGINEER:** Manhard Consulting  
2445 Technology Forest Boulevard, Suite 200  
The Woodlands, Texas 77381

I hereby certify that this project is substantially complete as of June 7, 2018; that the project was under periodic observation during construction; that all observation of the work was performed by or under my supervision; that to the best of my knowledge, the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and "record drawings" will be furnished to the Owner.



Sincerely,

Aubrey M. Brockman, P.E.

AMB:jl

P:\001 Sierra Vista - BCMUD 32\004 Section 1\Documents\Construction\CERTIFICATE OF  
SUBSTANTIAL COMPLETION - SV Blvd Paving.docx  
Enclosure/Attachment

Cc: Tim Austin – Allen Boone Humphries Robinson, LLP  
Rick Gadd – Land Tejas Sterling Lakes South, LLC  
TCEQ Houston  
TCEQ Austin



February 14, 2018

Land Tejas Sterling Lakes South, LLC  
Attn: Mr. Rick Gadd  
2450 Fondren, Suite 210  
Houston, Texas 77063

RE: Letter of Completion  
Sierra Vista Section 1 & 2 WS&D  
Terracon Project No. AS171039

Dear Mr. Gadd:

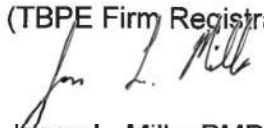
Terracon Consultants provided testing and observation services of the underground utility backfill and cast-in-place concrete associated with the water, sanitary sewer and drainage facilities from May 10, 2017 to October 9, 2017. To the best of our knowledge, information, and belief, based upon observations and tests made by Terracon representatives, the soil and concrete tested and observed by Terracon were constructed in general accordance with the project plans and specifications provided to Terracon.


It should be noted that our testing and observation services were performed on an as-requested basis, and only when requested by the above-listed client or their designated representative. We offer no opinion regarding materials not tested or observed by Terracon representatives.

This letter is provided solely for the benefit for the above-listed client and does not impact in any way the rights and obligations of third parties, including contractors and subcontractors who may have provided the materials and/or construction services tested or observed.

If you have any questions or require additional information, please contact us at your convenience.

Sincerely,  
Terracon Consultants, Inc.  
(TBPE Firm Registration No. F3272)

  
Jason L. Mills, PMP  
Senior Associate  
Office Manager

  
Noosha P. Smith, P.E.  
Senior Principal  
Office Manager





June 4, 2018

Land Tejas Sterling Lakes South, LLC  
Attn: Mr. Rick Gadd  
2450 Fondren, Suite 210  
Houston, Texas 77063

RE: Letter of Completion  
Sierra Vista Section 1 & 2 Paving  
Terracon Project No. AS171083

Dear Mr. Gadd:

Terracon Consultants, Inc. provided testing and observation services of the paving subgrade and concrete paving associated with Sierra Vista Sections 1 & 2 Paving from August 14, 2017 to May 17, 2018. To the best of our knowledge, information, and belief, based upon observations and tests made by Terracon representatives, the soil and concrete tested and observed by Terracon were constructed in general accordance with the project plans and specifications provided to Terracon.

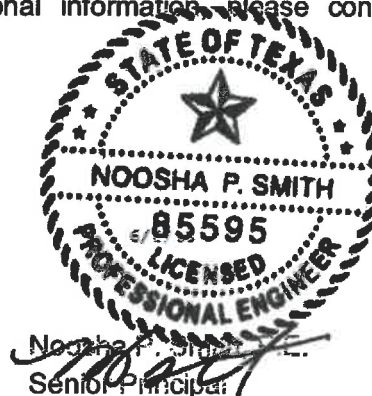
Please note that this letter is based on 7-day compressive strength test results of concrete removed and replaced in section 2 (AS171083.0161). The 7-day test specimens exceeded the design f'c for 28-day strength (4,810 psi @ 7 days).

It should be noted that our testing and observation services were performed on an as-requested basis, and only when requested by the above-listed client or their designated representative. We offer no opinion regarding materials not tested or observed by Terracon representatives. This letter is provided solely for the benefit for the above-listed client and does not impact in any way the rights and obligations of third parties, including contractors and subcontractors who may have provided the materials and/or construction services tested or observed.

If you have any questions or require additional information, please contact us at your convenience.

Sincerely,  
Terracon Consultants, Inc.  
(TBPE Firm Registration No. F3272)

  
Tom Dodd, EIT  
Staff Engineer

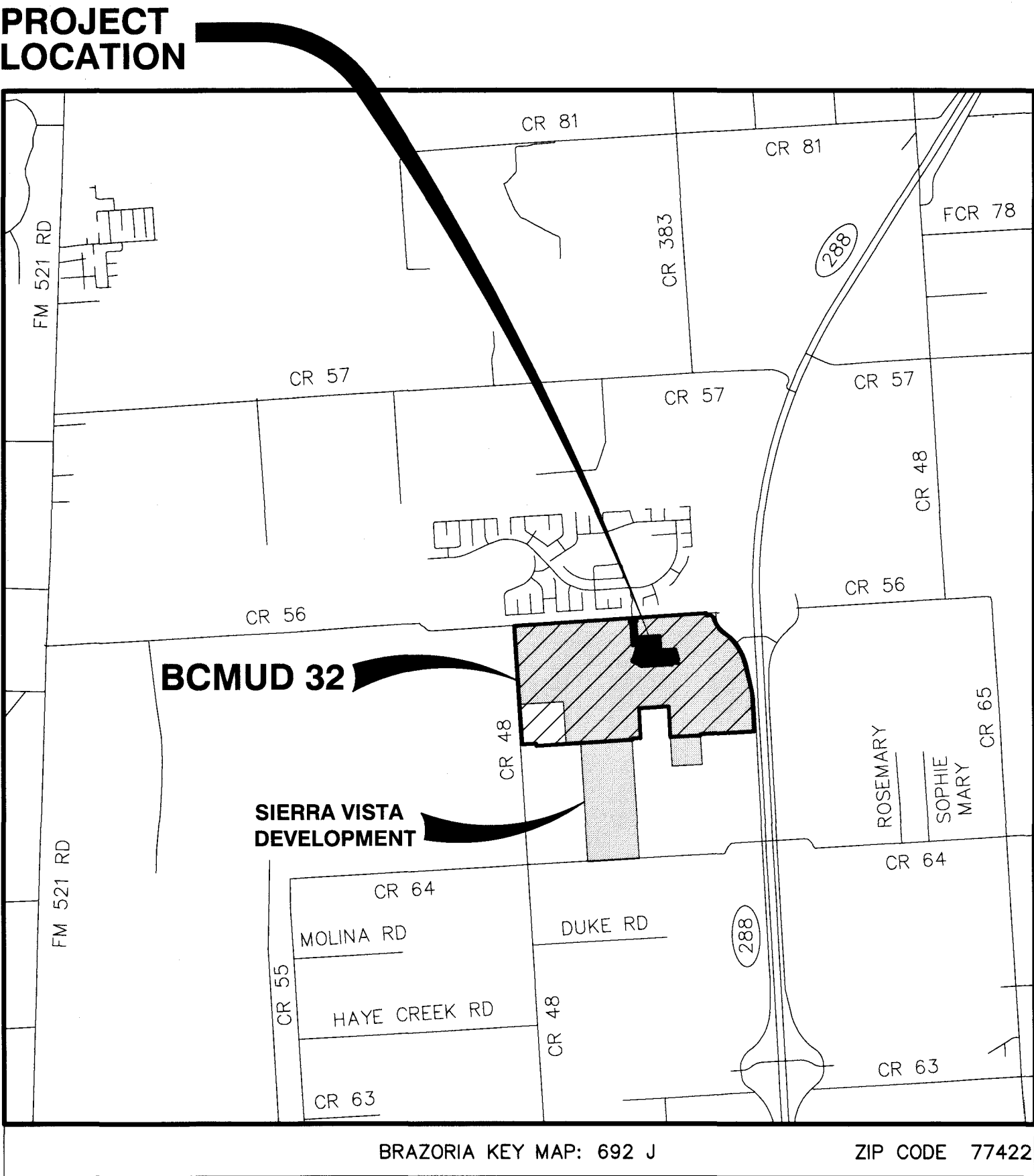


DEVELOPER: LAND TEJAS  
STERLING LAKES SOUTH, L.L.C.  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713)783-6702

CONSTRUCTION OF WATER, SANITARY, DRAINAGE, & PAVING FACILITIES  
FOR  
**SIERRA VISTA SEC. 1**  
BRAZORIA COUNTY M.U.D. NO. 32  
BRAZORIA COUNTY, TX  
PROJECT NO. 600.001004.00

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET & SHEET INDEX
2	GENERAL NOTES
3	WATER AND SANITARY OVERALL
4	DRAINAGE OVERALL
5	DRAINAGE CALCULATIONS
6	GRADING PLAN
7	STORM WATER POLLUTION PREVENTION PLAN
8	P&P - SIERRA VISTA BLVD. (STA 1+00 TO 7+50)
9	P&P - NORTH PALISADE DR. (STA 0+00 TO 5+00)
10	P&P - WHITNEY REACH DR. (STA 0+00 TO 8+50)
11	P&P - HALF DOME DR. & CARSON SPRINGS DR. (STA 0+50 TO 9+00)
12	TRAFFIC SIGNAGE & PAVEMENT MARKINGS
13	CITY OF IOWA COLONY STANDARD DETAILS - WATER (SHEET 1 OF 12)
14	CITY OF IOWA COLONY STANDARD DETAILS - WATER (SHEET 2 OF 12)
15	CITY OF IOWA COLONY STANDARD DETAILS - SAN. SEW. (SHEET 3 OF 12)
16	CITY OF IOWA COLONY STANDARD DETAILS - SAN. SEW. (SHEET 4 OF 12)
17	CITY OF IOWA COLONY STANDARD DETAILS - SAN. SEW. (SHEET 5 OF 12)
18	CITY OF IOWA COLONY STANDARD DETAILS - STRM SEW. (SHEET 6 OF 12)
19	CITY OF IOWA COLONY STANDARD DETAILS - STRM SEW. (SHEET 7 OF 12)
20	CITY OF IOWA COLONY STANDARD DETAILS - SWPPP (SHEET 8 OF 12)
21	CITY OF IOWA COLONY STANDARD DETAILS - PAVING (SHEET 9 OF 12)
22	CITY OF IOWA COLONY STANDARD DETAILS - PAVING (SHEET 10 OF 12)
23	CITY OF IOWA COLONY STANDARD DETAILS - PAVING (SHEET 11 OF 12)
24	CITY OF IOWA COLONY STANDARD DETAILS - PAVING (SHEET 12 OF 12)
25	DRAINAGE SERVICE AREA MAP



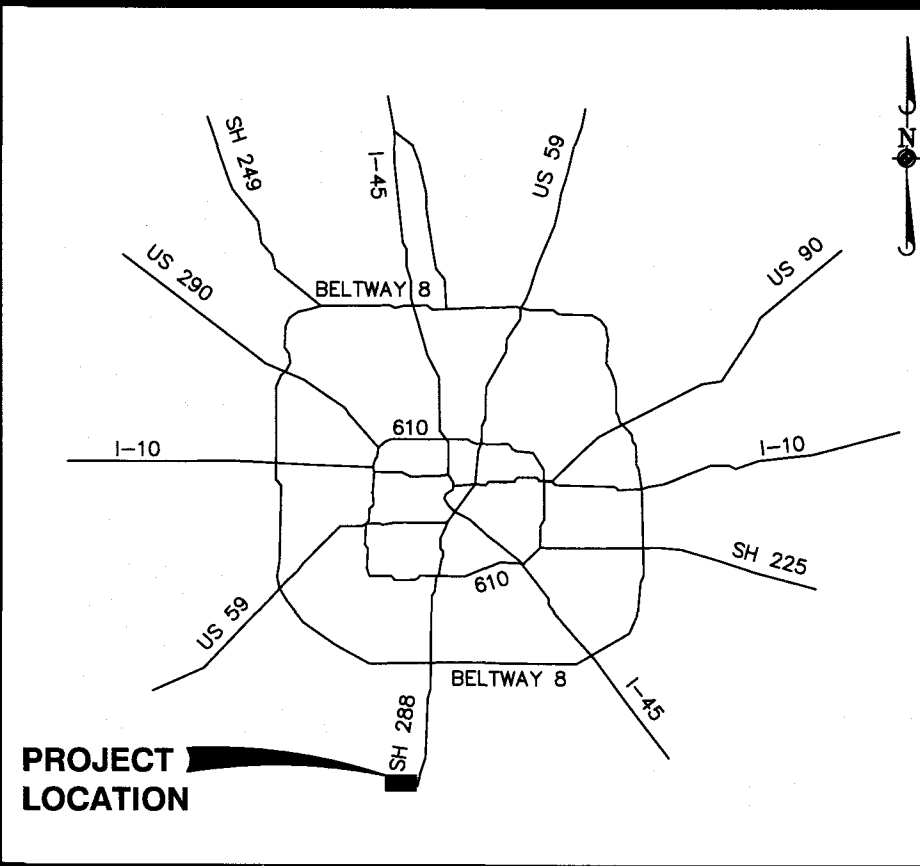
LOCATION MAP  
N.T.S.

AS-BUILT

BY: ABrockman DATE: May 04, 2018

ONE-CALL NOTIFICATION SYSTEM  
CALL BEFORE YOU DIG!!!  
(713) 223-4567 (In Houston)  
(New Statewide Number Outside Houston)  
1-800-545-6005

BRAZORIA COUNTY DRAINAGE DISTRICT No. 5  
PLAN APPROVAL - VALID FOR 1 YEAR  
M. Brockman, P.E. 5/1/17  
Buddy Moore 5-1-17  
M. Brockman, P.E. 5/1/17  
DATE: 5/1/17



HOUSTON AREA VICINITY MAP  
N.T.S.

BOUNDARY & TOPOGRAPHIC SURVEY:

THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY JONES & CARTER, INC. DATED DECEMBER 7, 2016. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING IN WRITING OF ANY DIFFERING CONDITIONS. MANHARD CONSULTING HAS NOT VERIFIED THE SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND TOPOGRAPHY.

BENCHMARKS:

SOURCE BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON TxDOT MONUMENT HY-78C LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.

TEMPORARY BENCHMARK:

T.B.M. "B" BEING A SET 100-D NAIL IN A POWER POLE LOCATED EAST OF THE ENTRANCE TO STERLING LAKES SUBDIVISION.

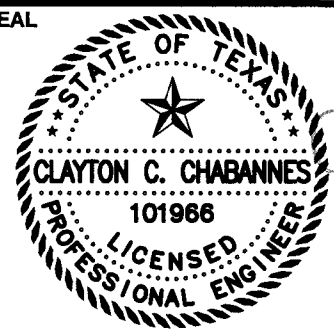
ELEVATION = 57.63 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:

ACCORDING TO MAP Nos. 48039C0120H, 48039C0115H, 48039C0105H, & 48039C0110H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, DATED JUNE 15, 1989, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, ALONG THE SOUTHERN BOUNDARY OF THE SUBJECT TRACT, NEAR COUNTY ROAD 64, THE SUBJECT TRACT IS SITUATED WITHIN: SHADED ZONE "X", DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD AND ZONE "AE", DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE ELEVATIONS DETERMINED. NOTE THAT COUNTY ROAD 64 IS THE LIMIT OF DETAILED STUDY FOR THE UNNAMED TRIBUTARY TO CHOCOLATE BAYOU.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ENGINEER'S SEAL

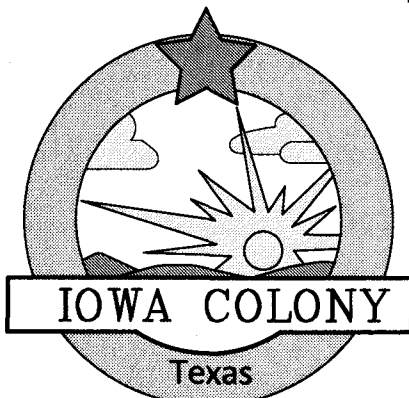


NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

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 REQUIREMENTS ESTABLISHED BY THE CITY OF IOWA COLONY.

M. Brockman, P.E. 5/1/17  
Buddy Moore 5-1-17  
M. Brockman, P.E. 5/1/17  
DATE: 5/1/17  
MAYOR  
DATE: 5/1/17  
CITY ENGINEER  
DATE: 5/1/17



CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY C/O ADICO, LLC (DINH HO, P.E. AT 832-895-1093, DINH@ADICO-LLC.COM), 48 HOURS BEFORE COMMENCING WORK.

**Manhard**  
CONSULTING

2445 Technology Forest Blvd, Suite 200, The Woodlands, TX 77381 ph: 832.823.2200 fx: 832.823.2201 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners  
Texas Board of Professional Engineers Registration No. F-18141

MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

**Manhard**  
CONSULTING  
MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

SIERRA VISTA SEC. 1  
BRAZORIA COUNTY M.U.D. NO. 32  
TITLE SHEET & SHEET INDEX

PROJ. MGR.: AMT  
PROJ. ASSOC.: SMK  
DRAWN BY: SH  
DATE: MAY 2017  
SCALE: N/A  
1 SHEET OF 25  
600.001004.00

ISSUED FOR CONSTRUCTION