

Thursday, July 20, 2023

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

**Re: Sierra Vista West Section 6, Water, Sanitary, Drainage and Paving Facilities  
Recommendation for Final Approval of Facilities  
City of Iowa Colony Project No. CSW 210127-0090  
Adico, LLC Project No. 16007-4-341**

Dear Mayor Wil Kennedy and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final reinspection of the Sierra Vista West Section 6 Water, Sanitary, Storm and Paving facilities. The final reinspection inspection was completed on July 13, 2022, with all outstanding punch list items addressed January 31, 2023.

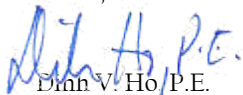
City Council approved the project into the One Year Maintenance Period in July 2021. Therefore, Adico, LLC recommends final approval of facilities, effective August 21, 2023, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included 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, COIC  
Robert Hemminger, COIC  
File: 16007-4-341

Tuesday, July 13, 2021

Mayor Michael Byrum-Bratsen  
City Council  
City of Iowa Colony  
12003 Iowa Colony Blvd.  
Iowa Colony, TX 77553

Re: Sierra Vista West Section 6, Water, Sanitary, Drainage and Paving Facilities  
Recommendation for Approval into One-Year Maintenance Period  
City of Iowa Colony Project No. CSW 210127-0090  
Adico, LLC Project No. 16007-4-341

Dear Mayor and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sierra Vista West Section 6 – Water, Sanitary, Drainage and Paving Facilities. The final inspection was completed on June 2, 2021, with all outstanding punch list items addressed on July 1, 2021.

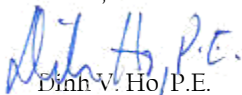
Adico, LLC recommends approval of facilities into the One-Year Maintenance period. The effective date shall be July 19, 2021, if approved by City Council.

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



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

Cc: Kayleen Rosser, City of Iowa Colony, ([krosser@iowacolonytx.gov](mailto:krosser@iowacolonytx.gov))  
Ron Cox, City Manager ([rcox@rcoxconsulting.com](mailto:rcox@rcoxconsulting.com))  
File: 16007-4-341



**Project:**

Construction of Water, Sanitary, Drainage and Paving Facilities for Sierra Vista West Sec. 6 for Brazoria County Municipal Utility District No. 53

**Project Number:** 610.020019.00

**Contract Date:** 02-01-2021

**Owner:**

Brazoria County MUD No. 53  
c/o Allen Boone Humphries Robinson, LLP  
3200 Southwest Freeway, Suite 2600  
Houston, Texas 77027

**To:**

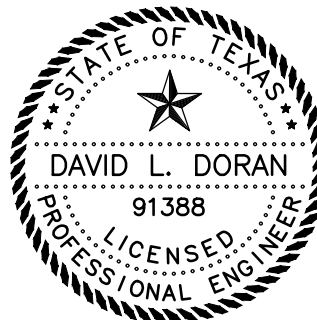
Adico, LLC.  
211 East Parkwood, Suite 209  
Friendswood, Texas 77546

Mr. Ho,

I hereby certify that this project is substantially complete as of June 2, 2021; 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,

David L. Doran, P.E., CCM  
Director of Construction Management



July 7, 2021



July 14, 2021

Mr. Dinh Ho, P.E.  
City of Iowa Colony Engineering Department  
c/o Adico, LLC  
2114 El Dorado Boulevard, Suite 400  
Friendswood, Texas 77546

Re: Punchlist Completion Letter  
Construction of Water, Sanitary, Drainage, and Paving Facilities for  
Sierra Vista West Section 6 for Brazoria County Municipal Utility District No. 53

Mr. Dinh Ho,

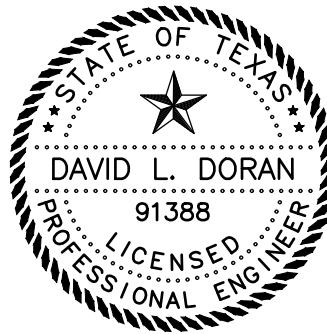
A Final Walk to verify that all punchlist items have been addressed occurred for the above referenced project on June 30, 2021. The appropriate municipal authority representatives were present for this walk. This Final Walk revealed that all punchlist items previously referenced in the Punchlist Letter were verified, and confirmed, as addressed by the appropriate governing authorities for this project.

Sincerely,

A handwritten signature in blue ink that reads "David L. Doran".

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

DLD/mm



July 14, 2021

P:\020 Sierra Vista West Development\019 Section 6 WSD & Paving\Construction\Acceptance Packages\City of Iowa Colony\Sierra Vista West Section 6 WSD&P - Punchlist Completion Letter.docx

**BOND**

**NO.4445676**

THE STATE OF TEXAS  
COUNTY OF BRAZORIA

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Land Tejas Sierra Vista West, LLC** whose *(street address/phone)* is **2450 Fondren Road Suite 210 Houston, Texas 77063 / 713-783-6702**, hereinafter called the Principal, and *(Surety)* **SureTec Insurance Company**, a Corporation existing under and by virtue of the laws of the State of Texas, and authorized to do an indemnifying business in the State of Texas, and whose principal office is located at *(street address/phone)* **2103 CityWest Blvd., Suite 1300, Houston, Texas 77042 / 713-812-0800**, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought within said State is *(name/office)* **Steve D. Nelson, SureTec Insurance Company**, and whose *(street address/phone)* is **9737 Great Hills Trail, Suite 320, Austin, Texas 78759 / 512-732-0099**, hereinafter called the Surety, and held and firmly bound unto L. M. (Matt) Sebesta, Jr., County Judge of Brazoria County, Texas or his successors in office, in the full sum of **Three Hundred Sixty Nine Thousand Six Hundred Twenty Three and Nine Eight Cents (\$369,623.98)** current, lawful money of the United States of America, to be paid to said L. M. (Matt) Sebesta, Jr., County Judge of Brazoria County, Texas or his successors in office, to which payment well and truly to be made and done, we, the undersigned, bind ourselves and each of us, our heirs, executors, administrators, successors, assigns, and legal representatives, jointly and severally, by these presents.

WHEREAS, the said Principal is the owner of the following Subdivision(s):

**SIERRA VISTA WEST**

**SEC 6**

located in Brazoria County, Texas; and,

WHEREAS, the Commissioners Court of Brazoria County, Texas, has promulgated certain rules, regulations and requirements relating to Subdivisions in Brazoria County, Texas, as more specifically set out in "Brazoria County Regulations of Subdivisions" as amended; same being made a part hereof for all purposes, as though fully set out herein; wherein it is provided, among other things, that the owner of a Subdivision will construct the roads, streets, bridges and drainage in the right-of-way depicted on the plat thereof, in accordance with the specifications set out therein, and maintain such roads, streets, bridges and drainage in the right-of-way until such time

as said roads, streets, bridges and drainage in the right-of-way have been approved by the County Engineer and accepted for maintenance by the Commissioners Court of Brazoria County, Texas (or in the case of subdivisions, streets or roads designated as private in the plat approved by the County Engineer and accepted by the Homeowners Association).

It is further stipulated and understood that the approval of the map or plat of the above named Subdivision(s) is conditioned upon and subject to the strict compliance by the Principal herein with the aforesaid specifications, and that the terms of said specifications, including all deletions, additions, changes or modifications of any kind or character, constitute a contract between the County of Brazoria and Principal; and it is understood by the Principal that the approval of said map or plat of the above Subdivision(s) was obtained only by the undertaking of the Principal to so comply with the said regulations and specifications within a reasonable time, as set by the Commissioners Court of Brazoria County, Texas, and that without such undertaking such approval would have not been granted.

NOW THE CONDITION OF THIS OBLIGATION IS SUCH, that if the above bounded Principal, his, her, their, or its heirs, executors, administrators, successors, assigns, and legal representatives, and each and every one of them to do in all things well and truly observe, perform, fulfill, keep and comply with all and singular the rules, regulations, requirements and specifications above referred to, including any deletions, additions, changes or modifications of any kind or character, in the construction and maintenance of all roads, streets, bridges and drainage in the right-of-way in the above named Subdivision(s) and that upon approval of the construction of said roads, streets, bridges and drainage in the right-of-way by the County Engineer, and upon the approval of such maintenance by the County Engineer, and upon acceptance of such roads, streets, bridges and drainage in the right-of-way by the Commissioners Court of Brazoria County, Texas, then this obligation to be void and of no force and effect.

The Principal and Surety hereon each agree, bind and obligate themselves to pay L. M. (Matt) Sebesta, Jr., County Judge of Brazoria County, State of Texas, or his successors in office, for the use and benefit of Brazoria County, all loss or damages to it occasioned by reason of the failure of the Principal to comply strictly with each and every provision contained in the rules, regulations, requirements and specifications above referred to relating to the construction and maintenance of roads, streets, bridges and drainage in the right-of-way in the above named Subdivision(s), and further agree, bind and obligate themselves to defend, save and keep harmless the County of Brazoria from any and all damages, expenses, and claims of every kind and character which the County of Brazoria may suffer, directly or indirectly, as a result of the Principal's failure

to comply with the rules, regulations and specifications relating to the construction and maintenance of the roads, streets, bridges and drainage in the right-of-way in the above named Subdivision(s).

The word Principal when used herein means Principal or Principals whether an individual, individuals, partnership, corporation, or other legal entity having the capacity to contract. The words Roads, Streets, Bridges and Drainage in the right-of-way used herein mean each and every road, street, bridge and drainage in the right-of-way in said Subdivision(s). The word Maintenance as used herein means all needful, necessary and proper care and repair from completion of the roads or streets and approval thereof by the County Engineer until acceptance of the roads and streets by the Commissioners Court. The word Surety when used herein means Surety or Sureties, and it is understood by the parties that any and all liabilities of any kind or character assumed or imposed upon the Principal by the terms hereof extends in full force and vigor to each and every Surety jointly and severally.

In the event of suit hereunder, such suit shall be brought in Brazoria County, Texas.

EXECUTED this 6th day of May, 2021.

**Principal**

Land Tejas Sierra Vista West, LLC,  
a Texas limited liability company

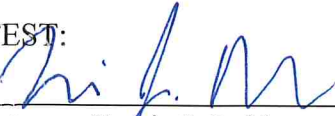
By:   
Al P. Brende, Sole Manager

ATTEST:

  
Secretary

**SureTec Insurance Company, Surety**

By:   
ATTORNEY IN FACT – Kelly J. Brooks

ATTEST:  
  
Secretary – Travis J. Robles

# 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:

C. A. McClure, Kelly J. Brooks, Kenneth L. Meyer, Michelle Ulery

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:

Fifty Million and 00/100 Dollars (\$50,000,000.00)

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, Senior Vice President, Vice President, Assistant Vice President, Secretary, 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 8th day of January, 2020.

SureTec Insurance Company

By: Michael C. Keimig  
Michael C. Keimig, President



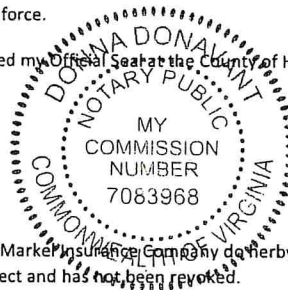
Markel Insurance Company

By: Robin Russo  
Robin Russo, Senior Vice President

Commonwealth of Virginia  
County of Henrico SS:

On this 8th day of January, 2020 A. D., before me, a Notary Public of the Commonwealth of Virginia, in and for the County of Henrico, 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 Henrico, the day and year first above written.



By: Donna Donavant  
Donna Donavant, Notary Public  
My commission expires 1/31/2023

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 6th day of May, 2021.

SureTec Insurance Company

By: M. Brent Beaty  
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: Richard R. Grinnan  
Richard R. Grinnan, Vice President and 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  
9737 Great Hills Trail, Suite 320  
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.texas.gov>  
Email: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

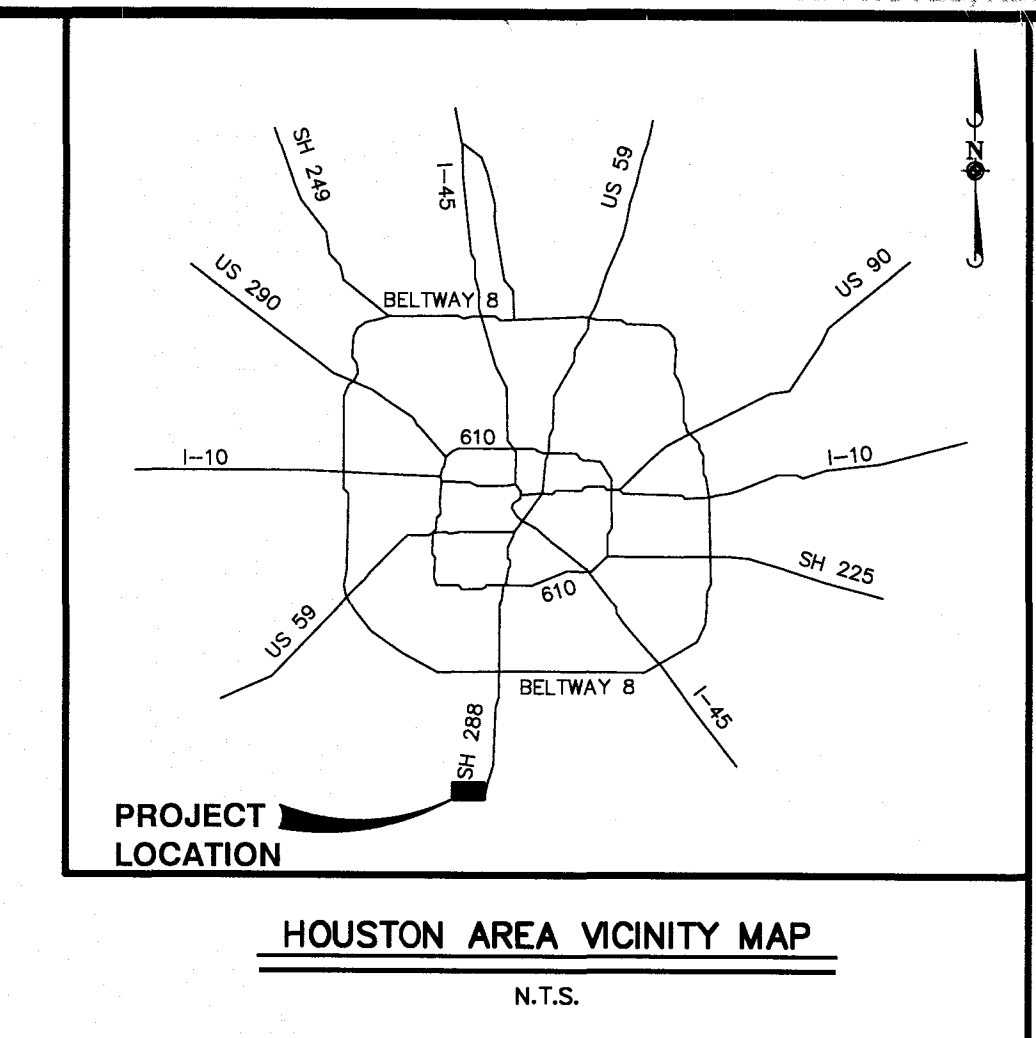
**PREMIUM OR CLAIMS DISPUTES:** Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

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DEVELOPER: MR JOSH WADLEY  
LAND TEJAS SIERRA VISTA WEST, L.L.C.  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702

# CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES FOR SIERRA VISTA WEST SEC. 6

BRAZORIA COUNTY M.U.D. NO. 53  
BRAZORIA COUNTY, TX  
PROJECT NO. 610.020019.00

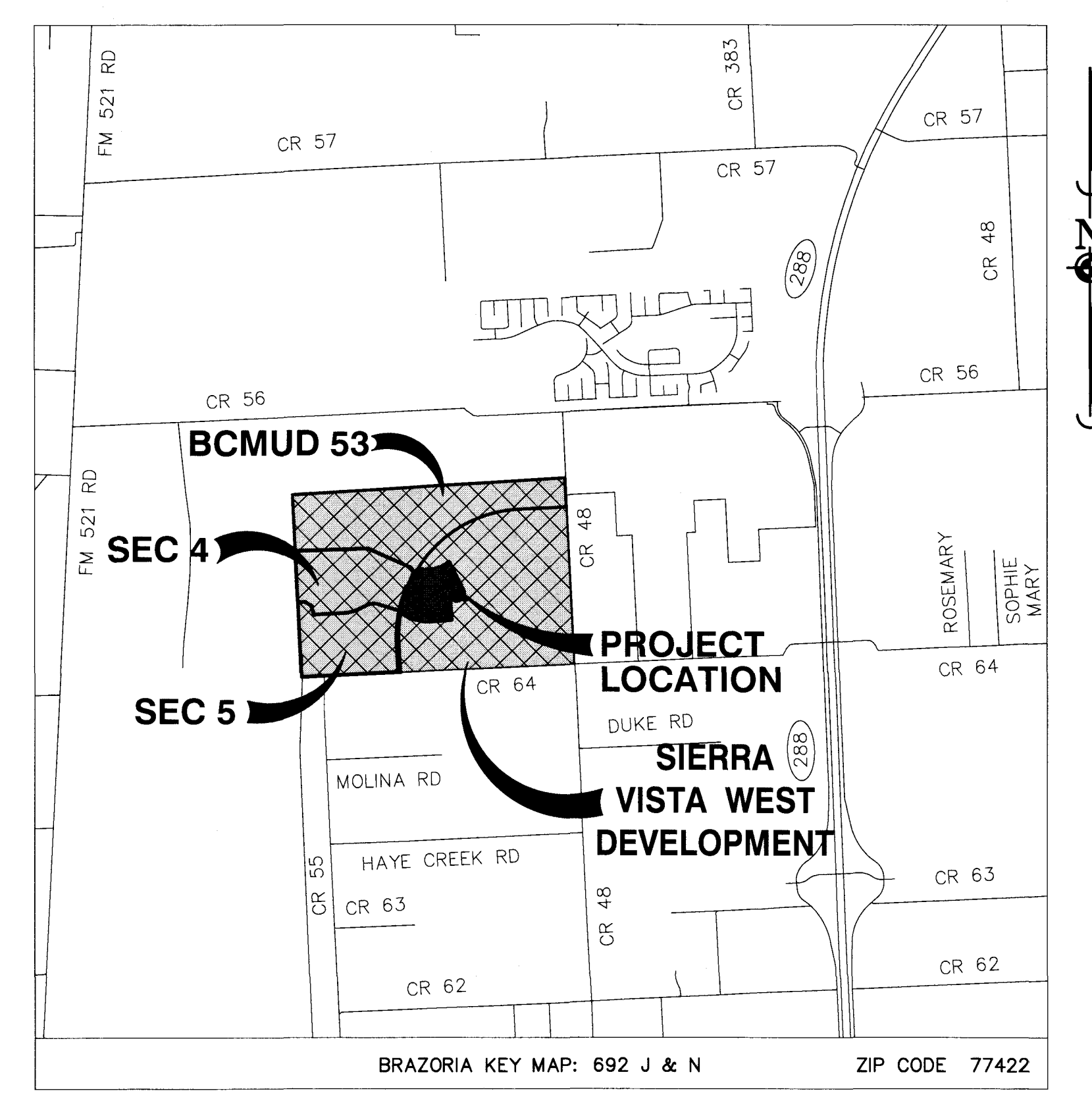


## INDEX OF SHEETS

SHEET NO.	SHEET TITLE
1	TITLE SHEET & SHEET INDEX
2	GENERAL NOTES
3	WATER & SANITARY OVERALL
4	DRAINAGE OVERALL
5	DRAINAGE CALCULATIONS
6	GRADING OVERALL
7	STORMWATER POLLUTION PREVENTION PLAN
8	TRAFFIC SIGNAGE & PAVEMENT MARKINGS
9	PONDEROSA PINE DR STA 29+50 TO 37+00
10	PONDEROSA PINE DR STA 37+00 TO 43+00
11	SEQUOIA RUN DRIVE
12	TULARE CANYON DRIVE & BLACK OAK DRIVE
13	BLACK OAK DR & JUNIPER BRANCH DR
14	SCRUB OAK DRIVE
15	YUBA VALLEY DRIVE & BASELINE A
16	AMADOR PEAK DRIVE
17	OUTFALL NORTH & SOUTH
18	WATERLINE DETAIL - 1
19	WATERLINE DETAIL - 2
20	SANITARY SEWER DETAIL - 1
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22	SANITARY SEWER DETAIL - 3
23	STORM SEWER DETAIL - 1
24	STORM SEWER DETAIL - 2
25	STORM SEWER DETAIL - 3
26	STORM SEWER DETAIL - 4
27	STORM WATER POLLUTION PREVENTION DETAILS
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29	PAVING DETAILS - 2
30	PAVING DETAILS - 3
31	PAVING DETAILS - 4
32	PAVEMENT MARKING DETAILS - 1
33	PAVEMENT MARKING DETAILS - 2
34	SLOPE PAVING DETAIL & MISCELLANEOUS DETAILS
35	DRAINAGE AREA SERVICE MAP

# RECORD DRAWING

# ISSUED FOR CONSTRUCTION



LOCATION MAP  
1" = 1/2 MILE

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

**BOUNDARY:**  
THE BOUNDARY LINES FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY BASELINE SURVEYORS, DATED OCTOBER 12, 2017. 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.

**BENCHMARKS:**

**SOURCE BENCHMARK:**  
ELEVATIONS SHOWN HEREON ARE BASED ON TxDOT MONUMENT HV-79C 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. "A" BEING A SET "PK" NAIL IN ASPHALT LOCATED AT THE CENTERLINE INTERSECTION OF COUNTY ROAD 48 AND COUNTY ROAD 64.  
ELEVATION = 54.34 FEET, NAVD 88 (1991 ADJUSTMENT)

**FLOODPLAIN INFORMATION:**  
ACCORDING TO MAP Nos. 48039C0115H 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.

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.

BRAZORIA COUNTY ENGINEERING DEPARTMENT  
REVIEWED FOR CONSTRUCTION:

MATT HANKS, PE, COUNTY ENGINEER DATE 06/10/2020

JORGE REYNA, DEVELOPMENT COORDINATOR DATE 5-5-2020

ENGINEER'S SEAL  
Parker Krause  
07/09/2020

CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY  
C/O ADICO, LLC (DINH V. HO, P.E. © 832-895-1093 OR  
INSPECTIONS@ADICO-LLC.COM) AND BRAZORIA COUNTY  
ENGINEER AT CONSTRUCTION@BRAZORIA-COUNTY.COM 48  
HOURS BEFORE COMMENCING WORK.

**Manhard**  
CONSULTING

2445 Technology Forest Blvd, Suite 200, The Woodlands, TX 77381 ph:832.823.2200 tx: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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, P.E. Date 8/3/20 President  
Kerry L. Osburn Date 8/3/20 Vice President

Mark Roller Date 8/3/20 Secretary/Treasurer  
Jarrod D. Aden, P.E., C.F.M. Date 8/3/20 District Engineer

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.

Michael Brum Date 07222020  
DINH HO, P.E., CITY ENGINEER DATE 07222020

CITY OF IOWA COLONY

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

June 17, 2020 - 10:18 - Dwg Name: P:\2020 Sierra Vista West Development\019 Section 6 WSD & Paving\Drawings\Title Sheet & Notes.dwg - Updated By: Schammon

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  
2445 Technology Forest Blvd, Suite 200, The Woodlands, TX 77381 ph:832.823.2200 tx: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

SIERRA VISTA WEST SEC. 6  
BRAZORIA COUNTY M.U.D. NO. 53  
TITLE SHEET & SHEET INDEX

PROJ. MGR.: CMB  
PROJ. ASSOC.: JS  
DRAWN BY: SLC/RL  
DATE: JUNE 2020  
SCALE: N/A  
SHEET 1 OF 35  
610.020019.00

FINAL APPROVAL