

Monday, March 4, 2024

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

Re: Bullard Parkway Phase II – Water and Sanitary Facilities  
Recommendation for Approval into One-Year Maintenance Period  
City of Iowa Colony Project No. 3197  
Adico, LLC Project No. 16007-4-472

Dear Mayor and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of Bullard Parkway Phase II – Water and Sanitary Facilities. The final inspection was completed on February 23, 2024, with all outstanding punch list items addressed on February 26, 2024.

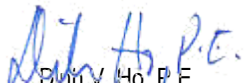
Based on our review of the closeout documents provided, Adico, LLC recommends approval of Bullard Parkway Phase II – Water and Sanitary Facilities into the One-Year Maintenance Period. The maintenance period shall be effective March 11, 2024, if approved by City Council.

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  
Robert Hemminger  
File: 16007-4-472

CITY OF IOWA COLONY Certification of Infrastructure

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CERTIFICATION OF INFRASTRUCTURE FOR:

Bullard Parkway Ph II

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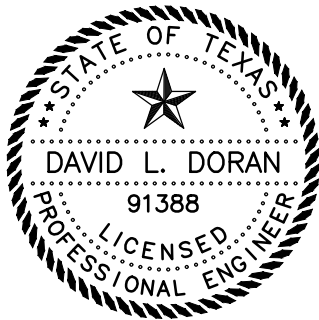
(Project Name)

I, David Leonard Doran,

(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*



TBPELS Firm Registration No. F-22671

February 23, 2024

*David L. Doran*

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*Engineer's Signature*

Elevation Land Solutions

*Licensed Engineering Firm Name*

9709 Lakeside Blvd. Suite 200

*Address*

The Woodlands, TX 77381

*City, State and Zip Code*

(832) 823-2200

*Phone No.*

**CITY OF IOWA COLONY  
MAINTENANCE BOND**

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

a. Bond Number: GS24800076

b. Principal: Rodriguez Construction Group, LLC

c. Surety:

Name: The Gray Casualty & Surety Company

State Where Surety is Incorporated: Louisiana

d. Obligee(s): Brazoria County Municipal Utility District No. 31; 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: Principal and Brazoria County Municipal Utility District No. 31

Subdivision involved: Bullard Parkway Phase 2

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water, Sanitary and Drainage Facilities and Paving

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: \$ 1,032,150.00

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: one year 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:

By: Janeal  
Signature

Jillian O'Neal  
Print or Type Signer's Name

Attorney-in-Fact  
Signer's Title

PRINCIPAL:

By: Roy Rodriguez  
Signature

Roy Rodriguez  
Print or Type Signer's Name

President  
Signer's Title



**ATTACH POWER OF ATTORNEY**

**THE GRAY INSURANCE COMPANY  
THE GRAY CASUALTY & SURETY COMPANY**

**GENERAL POWER OF ATTORNEY**

**Bond Number:** GS24800076 **Principal:** Rodriguez Construction Group, LLC

**Project:** One Year Maintenance Bond for Construction of Water, Sanitary and Drainage Facilities for Bullard Parkway Phase 2

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Edward Arens, Phillip Baker, Hannah Montagne, Michele Bonnin, Rebecca Garza, Jillian O'Neal, and Erica Anne Cox of The Woodlands, Texas jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26<sup>th</sup> day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4<sup>th</sup> day of November, 2022.



By:

*Michael T. Gray*

Michael T. Gray  
President  
The Gray Insurance Company

*Cullen S. Piske*

Cullen S. Piske  
President  
The Gray Casualty & Surety Company



State of Louisiana  
ss:

Parish of Jefferson  
On this 4<sup>th</sup> day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



Leigh Anne Henican  
Notary Public  
Notary ID No. 92653  
Orleans Parish, Louisiana

*Leigh Anne Henican*

Leigh Anne Henican  
Notary Public, Parish of Orleans State of Louisiana  
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 22nd day of February, 2024.

*Mark S. Manguno*

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 22nd day of February, 2024.

*Leigh Anne Henican*





The Gray Insurance Company  
The Gray Casualty & Surety Company

### Statutory Complaint Notice

To obtain information or to make a complaint:

You may contact the Surety via telephone for information or to make a complaint at: 1-504-754-6711.

You may also write to the Surety at:

Gray Surety  
P.O. Box 6202  
Metairie, LA 70009-6202

You may also contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write to the Texas Department of Insurance at:

P.O. Box 149104  
Austin, TX 78714-9104  
Fax: 512-475-1771

**PREMIUM OR CLAIM 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.

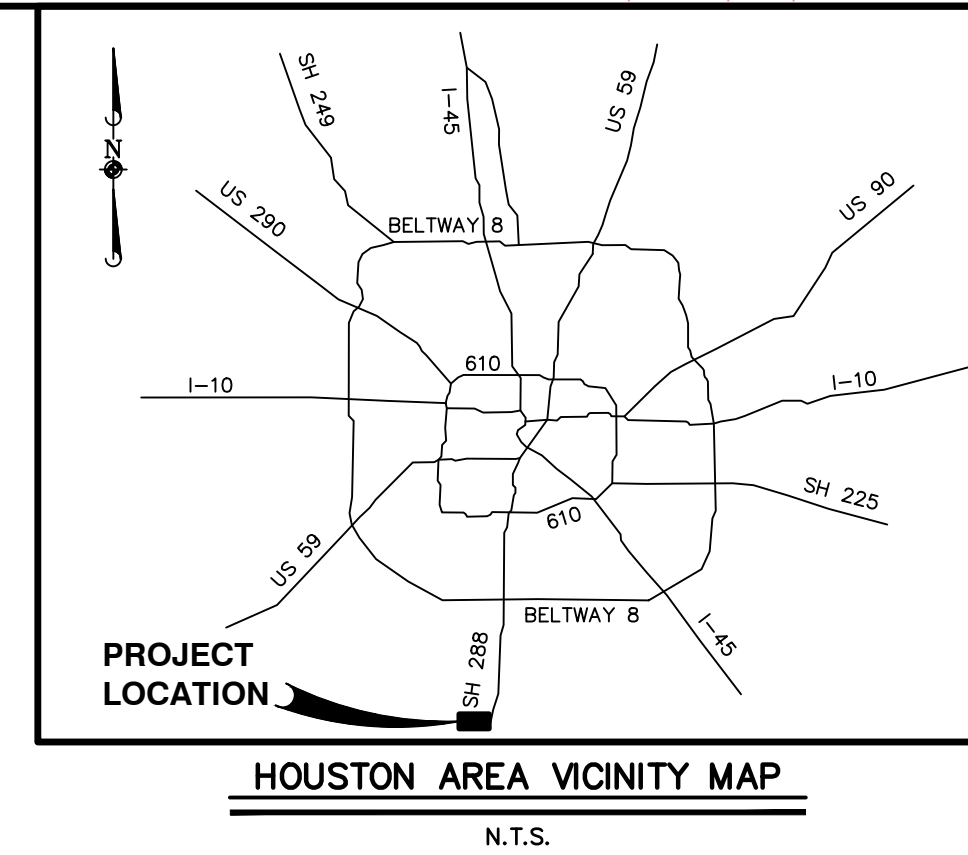
**ATTACH THIS NOTICE TO YOUR POLICY:** This notice is for information only and does not become part of condition of the attached document. This notice is written under a complete reservation of rights. Nothing herein shall be deemed to be an estoppel, waiver or modification of any of Gray's rights or defenses, and Gray hereby reserves all of its rights and defenses under any general agreement of indemnity, contracts, agreements, bonds, or applicable law.



DEVELOPER:  
ASTRO STERLING LAKES NORTH, L.P.  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713)783-6702

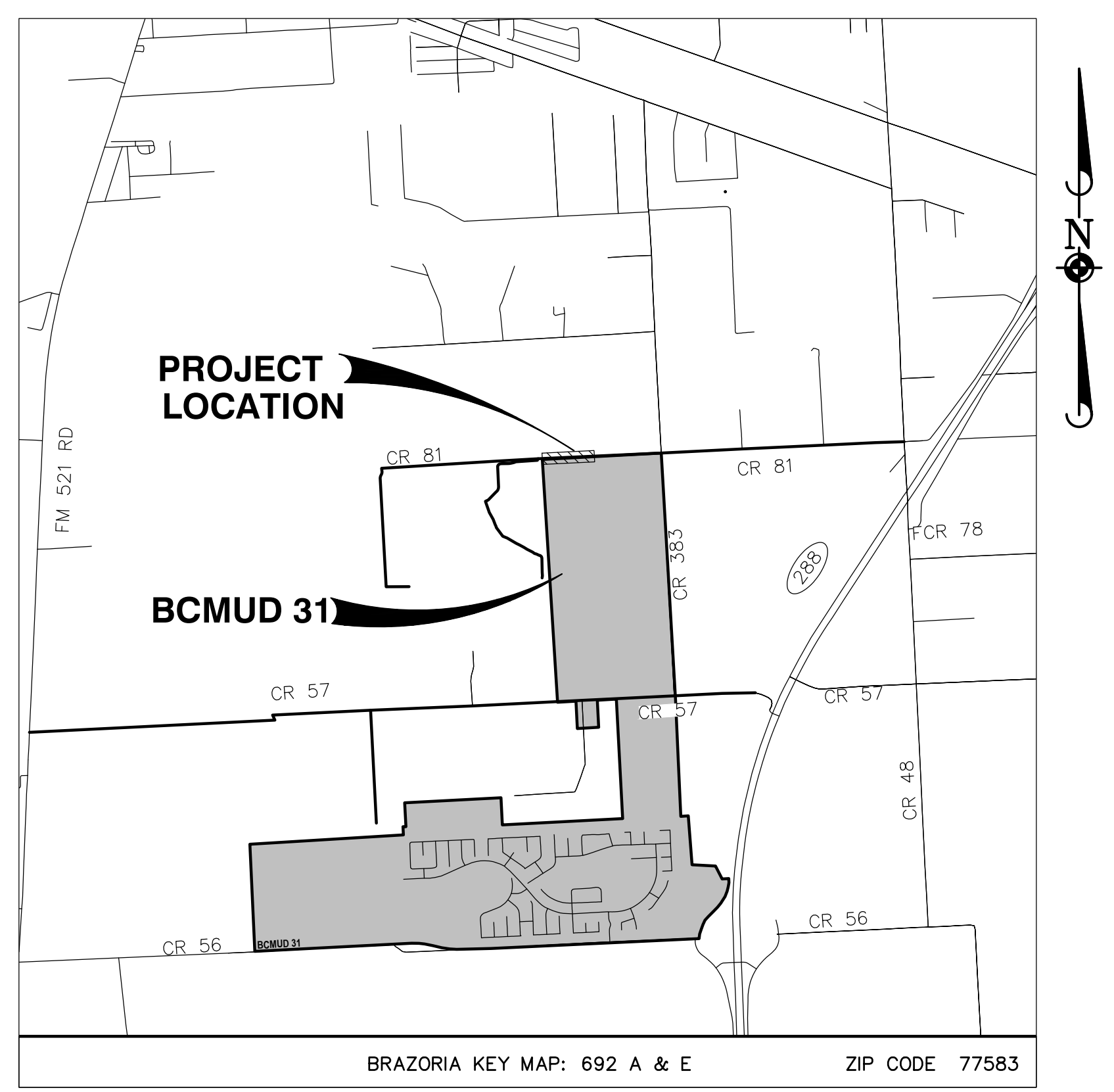
# CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES FOR BULLARD PARKWAY - PH II

BRAZORIA COUNTY, TX M.U.D. NO.31  
BRAZORIA COUNTY, TX  
PROJECT NO. 610.002.021.00



### SHEET LIST TABLE

SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	GENERAL NOTES
3	WATER & SANITARY OVERALL
4	DRAINAGE OVERALL & DRAINAGE CALCULATIONS
5	GRADING OVERALL
6	STORM WATER POLLUTION PREVENTION PLAN
7	TRAFFIC SIGNAGE & PAVEMENT MARKINGS
8	BULLARD PARKWAY (STA 0+00 TO 4+50)
9	BULLARD PARKWAY (STA 4+50 TO 9+00)
10	BULLARD PARKWAY (STA 9+00 TO 13+50)
11	BULLARD PARKWAY (STA 13+50 TO 18+00)
12	BASELINE A & B
13	CULVERT CROSSING
13	WATER DETAILS - 1
14	WATER DETAILS - 2
15	SANITARY SEWER DETAILS - 1
16	SANITARY SEWER DETAILS - 2
17	SANITARY SEWER DETAILS - 3
18	STORM WATER POLLUTION PREVENTION PLAN DETAILS - 1
19	STORM WATER POLLUTION PREVENTION PLAN DETAILS - 2
20	STORM DETAILS - 1
21	STORM DETAILS - 2
22	STORM DETAILS - 3
23	STORM DETAILS - 4
24	PAVING DETAILS - 1
25	PAVING DETAILS - 2
26	PAVING DETAILS - 3
27	PAVING DETAILS - 4
28	SLOPE PAVING DETAIL



**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 3/4" IRON ROAD WITH CAP SET ON THE EAST SIDE OF COUNTY ROAD 383, LOCATED APPROXIMATELY 0.4 MILES NORTH OF THE INTERSECTION OF COUNTY ROAD 57 AND COUNTY ROAD 383.  
ELEVATION = 55.05 FEET, NAVD 88 (1991 ADJUSTMENT)

**FLOODPLAIN INFORMATION:**  
SUBJECT TRACT IS LOCATED IN UNSHADED ZONE "X"; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS INFORMATION IS BASED ON BRAZORIA COUNTY MAP 48039, PANEL 105K AND 110K, DATED DECEMBER 30, 2020.  
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.

DATE	REVISION	APP.
2023/08/07	UPDATED WATERLINE & SWPPP DETAILS	TH
2023/09/15	REVISE TOP OF PAVEMENT ELEVATION	
2023/09/29	REVISE GRADES AND SANITARY MANHOLES	
11/01/2023	ADDED IRRIGATION SLEEVES	NB

**ISSUED FOR CONSTRUCTION**  
Issue Date: 11/01/2023

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

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

ELEVATION LAND SOLUTIONS 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.

**ELEVATION**  
land solutions  
TBPE REGISTRATION NUMBER F-22671

**RECORD DRAWING**  
02/21/2024  
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

PM: DHN DFT: JW  
DSN: BJ DATE: 07/11/2023

**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 7/31/2023 DATE  
DINH HO, P.E., CITY ENGINEER 07312023 DATE

**CITY OF IOWA COLONY**

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

ISSUED FOR CONSTRUCTION - 11/01/2023  
ELEVATION LAND SOLUTIONS - BULLARD PARKWAY - PH II - PROJECT NO. 610.002.021.00