ADICO
CONSULTING ENGINEERS

Wednesday, November 4, 2026

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

Re: Karsten Boulevard Phase 2 – 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. 7972
Adico, LLC Project No. 710-26-004-013

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed the final inspection for Karsten Boulevard Phase 2 – Water Distribution, and Wastewater Collection. The final inspection was held October 15, 2026, with all punch list items completed on or about November 3, 2026.

Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Karsten Boulevard Phase 2 – Water Distribution, Wastewater Collection, Storm Water and Paving Facilities into the One-Year Maintenance Period. The maintenance period shall be effective November 16, 2026, 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
File: 710-26-004-013

CERTIFICATION OF INFRASTRUCTURE FOR:

Karsten Boulevard Phase Two

(Project Name)

I, Luis 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***




10/15/2026

*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: 101621775

   b. Principal: Rodriguez Construction Group, LLC

   c. Surety:

      Name: Merchants Bonding Company (Mutual)

      State Where Surety is Incorporated: Iowa

   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: Rodriguez Construction Group, LLC and the City of Iowa Colony
      Subdivision involved: Water Distribution, Wastewater Collection and Storm Water Facilities to serve Karsten Boulevard Phase Two
      General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water Distribution, Wastewater Collection and Storm Water Facilities to serve Karsten Boulevard Phase Two

      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: **$126,900.00**

   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: _____

| | |
|---|---|
| Merchants Bonding Company (Mutual) | Rodriguez Construction Group, LLC |
| SURETY: | PRINCIPAL: |
| By: _____ Signature | By: _____ Signature |
| Jillian O'Neal | Roy Rodriguez |
| Print or Type Signer's Name | Print or Type Signer's Name |
| Attorney-in-Fact | President |
| Signer's Title | Signer's Title |

RODRIGUEZ CONSTRUCTION GROUP, LLC LIMITED LIABILITY COMPANY SEAL 2015 STATE OF TEXAS

**ATTACH POWER OF ATTORNEY**

MERCHANTS BONDING COMPANY™

# POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Edward Arens; Erica Anne Cox; Hannah Montagne; Jillian O'Neal; Michele Bonnin; Philip Baker; Samantha Olson

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) 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.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 28th day of March , 2025 .

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

**MERCHANTS BONDING COMPANY (MUTUAL)**
**MERCHANTS NATIONAL BONDING, INC.**
**d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY**

By Larry Taylor

*President*

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 28th day of March 2025 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA

**Penni Miller**
Commission Number 787952
My Commission Expires
January 20, 2027

*Notary Public*

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., 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 and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this day of .

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

*Secretary*

MERCHANTS BONDING COMPANY (MUTUAL) • P.O. BOX 14498 • DES MOINES, IOWA 50306-3498
PHONE: (800) 678-8171 • FAX: (515) 243-3854

**NOTICE TO BOND HOLDER – RETAIN THIS PAGE FOR YOUR RECORDS**

## Have a complaint or need help?

If you have a problem with a claim or your premium, call your insurance company or HMO first. If you can't work out the issue, the Texas Department of Insurance may be able to help.

Even if you file a complaint with the Texas Department of Insurance, you should also file a complaint or appeal through your insurance company or HMO. If you don't, you may lose your right to appeal.

To get information or file a complaint with your insurance company or HMO:

Merchants Bonding Company (Mutual)

Call: Compliance Officer at (800) 671-8171
Toll-free: (800) 671-8171
Email: regulatory@merchantsbonding.com
Mail: P.O. Box 14498, Des Moines, Iowa 50306-3498

To get insurance information, you may also contact your agent:
Bowen, Miclette, & Britt Insurance Agency, L.L.C.

Call: (713) 880-7100

Mail: 2800 N Loop W Suite 1100, Houston, TX 77092

The Texas Department of Insurance

To get help with an insurance question or file a complaint with the state:

Call with a question: 1-800-252-3439
File a complaint: www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov
Mail: Consumer Protection, MC: CO-CP, Texas Department of Insurance,

## ¿Tiene una queja o necesita ayuda?

Si tiene un problema con una reclamación o con su prima de seguro, llame primero a su compañía de seguros o HMO. Si no puede resolver el problema, es posible que el Departamento de Seguros de Texas (Texas Department of Insurance, por su nombre en inglés) pueda ayudar.

Aun si usted presenta una queja ante el Departamento de Seguros de Texas, también debe presentar una queja a través del proceso de quejas o de apelaciones de su compañía de seguros o HMO. Si no lo hace, podría perder su derecho para apelar.

Para obtener información o para presentar una queja ante su compañía de seguros o HMO:

Merchants Bonding Company (Mutual)
Llame a: Compliance Officer al (800) 671-8171
Teléfono gratuito: (800) 678-8171
Correo electrónico: regulatory@merchantsbonding.com
Dirección postal: P.O. Box 14498 , Des Moines, Iowa, 50306-3498

El Departamento de Seguros de Texas
Para obtener ayuda con una pregunta relacionada con los seguros o para presentar una queja ante el estado:

Llame con sus preguntas al: 1-800-252-3439
Presente una queja en: www.tdi.texas.gov
Correo electrónico: ConsumerProtection@tdi.texas.gov
Dirección postal: Consumer Protection, MC: CO-CP, Texas Department of Insurance, PO Box 12030, Austin, TX 78711-2030

Docusign Envelope ID: FAC11DC8-C90F-4A69-89D8-E4B93081E5D0

APPROVED, ADICO, LLC, 09222026

# BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57

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

# KARSTEN BOULEVARD PHASE TWO

## IOWA COLONY, TEXAS

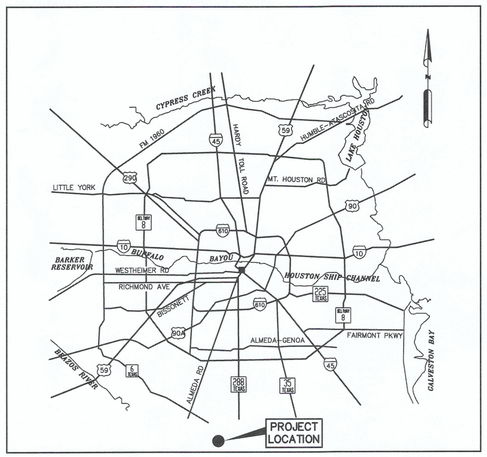
KARSTEN BOULEVARD PHASE TWO P-4712

PRINTED
OCT 06 2026

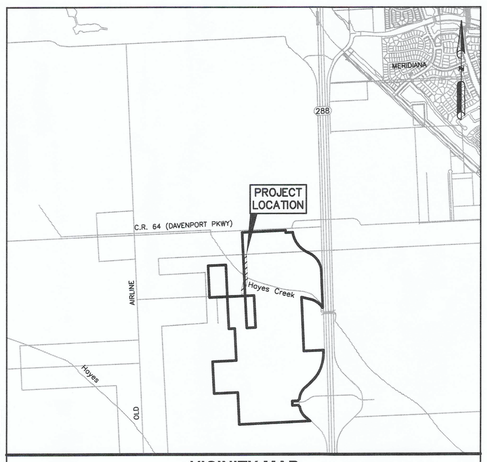
EHRA ENGINEERING THE FUTURE SINCE 1936 — RECORD DRAWINGS

| | | |
|---|---|---|
| PRELIMINARY (UNDER REVIEW) | 10-13-26 DATE | |
| INTERNAL REVIEW | DATE | INITIALS |
| ☐ SURVEY | | |
| ☐ CPS | | |
| ☐ ENGINEER | | |
| ☐ FINAL | DATE | |
| | INITIALS | |

R:\GPS DL\2022\221-022-101\PCTS 10-12-26 EM




LOCATION MAP
N.T.S.




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

## Sheet List Table

| Sheet Number | Sheet Title |
|---|---|
| | **GENERAL** |
| 1 | COVER SHEET (P-4712) |
| 2 | GENERAL NOTES |
| | **LAYOUTS** |
| 3 | PAVING AND DRAINAGE LAYOUT |
| 4 | STORM SEWER CALCULATIONS |
| 5 | WATER, WASTERWATER AND SIGNAGE LAYOUT |
| 6 | STORM WATER POLLUTION PREVENTION PLAN LAYOUT |
| 7 | GRADING LAYOUT |
| | **PLAN AND PROFILES** |
| 8 | KARSTEN BOULEVARD STA 36+00 TO 40+00 PLAN AND PROFILE |
| 9 | KARSTEN BOULEVARD STA 40+00 TO 47+50 PLAN AND PROFILE |
| | **DETAILS** |
| 10 | WATER LINE DETAILS (SHEET 1 OF 2) |
| 11 | WATER LINE DETAILS (SHEET 2 OF 2) |
| 12 | SANITARY SEWER DETAILS (SHEET 1 OF 3) |
| 13 | SANITARY SEWER DETAILS (SHEET 2 OF 3) |
| 14 | SANITARY SEWER DETAILS (SHEET 3 OF 3) |
| 15 | STORM SEWER DETAILS (SHEET 1 OF 4) |
| 16 | STORM SEWER DETAILS (SHEET 2 OF 4) |
| 17 | STORM SEWER DETAILS (SHEET 3 OF 4) |
| 18 | STORM SEWER DETAILS (SHEET 4 OF 4) |
| 19 | PAVING DETAILS (SHEET 1 OF 4) |
| 20 | PAVING DETAILS (SHEET 2 OF 4) |
| 21 | PAVING DETAILS (SHEET 3 OF 4) |
| 22 | PAVING DETAILS (SHEET 4 OF 4) |
| 23 | PAVEMENT MARKING DETAIL (SHEET 1 OF 2) |
| 24 | PAVEMENT MARKING DETAIL (SHEET 2 OF 2) |
| 25 | SWPPP DETAILS (SHEET 1 OF 2) |
| 26 | SWPPP DETAILS (SHEET 2 OF 2) |
| 27 | TXDOT TRAFFIC CONTROL 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.

Signed by:
Natasha Brooks — 9/22/2025
NATASHA BROOKS-ANDERSON, INTERIM CITY MANAGER — DATE

Dinh Ho, P.E. — 9/22/2025
DINH HO, P.E. | CITY ENGINEER — 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.

Design Completed by CC Date_____
Model Completed by CC Date_____
Plans Developed by JP & SJ Date_____
Drafter Checklist Completed by JP Date_____
Engineer Checklist Completed by CC Date_____
Plans Checked by DDC Date_____
Review Comments (agency and internal) completed/checked by DDC and SJ Date_____
Plans Approved by_____ Date_____

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)

EHRA
ENGINEERING THE FUTURE SINCE 1936
8 September 2025
10011 Meadowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300

JOB NO. 221-022-101

STATE OF TEXAS
LUIS P. SANABRIA
122007
LICENSED PROFESSIONAL ENGINEER
09/17/2025

CIOC Project No. 6438
Adico, LLC Project No. 710-25-003A-026

P-4712



221-022-101\Drawings_Karsten Blvd Phase 2\1 COVER SHEET (P-4712).dwg Sep 17, 2025-2:48pm Edited by: ccampbell