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 3 – 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. 7941
Adico, LLC Project No. 710-26-004-012

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 3 – 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 3 – 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: 710-26-004-012

CERTIFICATION OF INFRASTRUCTURE FOR:

BCMUD No. 57 Karsten Boulevard Phase 3

(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



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: 61BCSJL0062

   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: Water Distribution, Wastewater Collection and Storm Water Facilities to serve Karsten Boulevard Phase Three
      General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water Distribution, Wastewater Collection and Storm Water Facilities to serve Karsten Boulevard Phase Three

      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: $2,622,000.00

   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:	PRINCIPAL:
Hartford Fire Insurance Company	Dimas Bros. Construction, LLC
By: _____ Signature	By: _____ Signature
Jillian O'Neal	Ivan Dimas
Print or Type Signer's Name	Print or Type Signer's Name
Attorney-in-Fact	Vice President
Signer's Title	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: 888-266-3483 *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, Assistant Secretary

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 Aree
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, 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.

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BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57

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

KARSTEN BLVD PHASE 3

IOWA COLONY, TEXAS

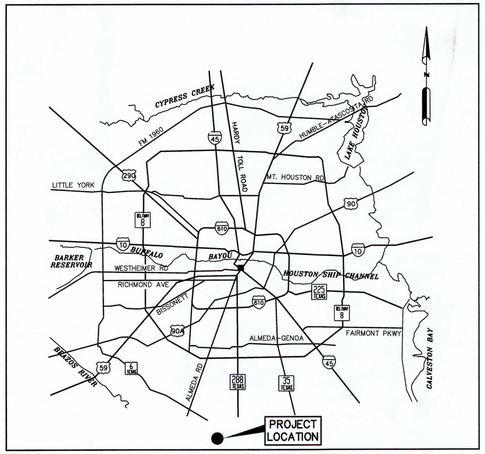
KARSTEN BLVD PHASE 3 P-4748

PRINTED
OCT 15 2026

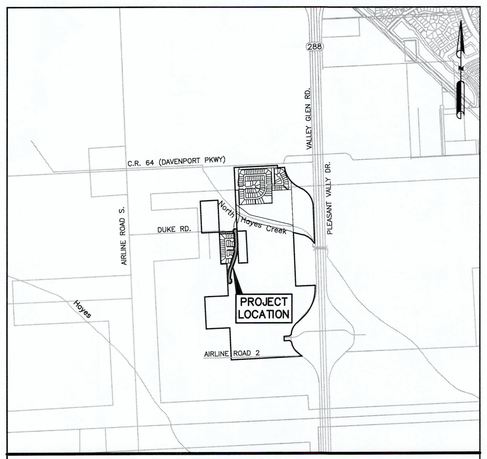
EHRA ENGINEERING THE FUTURE SINCE 1936 — RECORD DRAWINGS

PRELIMINARY (UNDER REVIEW)	10-19-26 DATE	
INTERNAL REVIEW	DATE	INITIALS
☐ SURVEY		
☐ CPS		
☐ ENGINEER		
☐ FINAL	DATE	INITIALS

APP.	REVISION	DATE
1	UPDATED LABEL CALLOUTS/NOTES, & REVISED STM. SWR. LAYOUT AND SAN. SWR. DESIGN.	3/2026
2	REVISED TC, PC, AND HP LABELS	3/2026
3	REVISED PVMT. ELEVATIONS, GRADES AND LAYOUT DESIGN ALONG DUKE ROAD	8/2026



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-4748)
2	GENERAL NOTES
	LAYOUTS
3	DRAINAGE AREA MAP
4	STORM CALCULATIONS
5	WATER AND WASTEWATER LAYOUT
3 6	PAVEMENT AND SIGNAGE LAYOUT
7	STORM WATER POLLUTION PREVENTION PLAN
8	GRADING LAYOUT
9	CROSS SECTION LAYOUT
	PLAN AND PROFILES
10	KARSTEN BOULEVARD STA 20+00 TO 25+00 PLAN VIEW
11	KARSTEN BOULEVARD STA 20+00 TO 25+00 PROFILE VIEW
12	KARSTEN BOULEVARD STA 25+00 TO 30+00 PLAN VIEW
13	KARSTEN BOULEVARD STA 25+00 TO 30+00 PROFILE VIEW
3 14	KARSTEN BOULEVARD STA 30+00 TO 35+00 PLAN VIEW
15	KARSTEN BOULEVARD STA 30+00 TO 35+00 PROFILE VIEW
16	KARSTEN BOULEVARD STA 35+00 TO 40+00 PLAN VIEW
17	KARSTEN BOULEVARD STA 35+00 TO 40+00 PROFILE VIEW
18	CLAY RIDGE DRIVE STA 0+00 TO 7+00
19	CLAY RIDGE DRIVE – LIVE OAK WAY STA 7+00 TO END
3 20	BLUEGRASS DRIVE STA 0+00 TO END
	OFF-SITE STORM LATERAL STA 0+00 TO END
21	DUKE ROAD STA 4+00 TO END
	DETAILS
22	WATER LINE DETAILS (SHEET 1 OF 2)
23	WATER LINE DETAILS (SHEET 2 OF 2)
24	SANITARY SEWER DETAILS (SHEET 1 OF 3)
25	SANITARY SEWER DETAILS (SHEET 2 OF 3)
26	SANITARY SEWER DETAILS (SHEET 3 OF 3)
27	STORM SEWER DETAILS (SHEET 1 OF 4)
28	STORM SEWER DETAILS (SHEET 2 OF 4)
29	STORM SEWER DETAILS (SHEET 3 OF 4)
30	STORM SEWER DETAILS (SHEET 4 OF 4)
31	PAVING DETAILS (SHEET 1 OF 4)
32	PAVING DETAILS (SHEET 2 OF 4)
33	PAVING DETAILS (SHEET 3 OF 4)
34	PAVING DETAILS (SHEET 4 OF 4)
35	PAVEMENT MARKING DETAIL (SHEET 1 OF 2)
36	PAVEMENT MARKING DETAIL (SHEET 2 OF 2)
37	SWPPP DETAILS (SHEET 1 OF 2)
38	SWPPP DETAILS (SHEET 2 OF 2)
39	TXDOT TRAFFIC CONTROL DETAILS

CITY OF IOWA COLONY

STATE OF TEXAS
LUIS P. SANABRIA
122007
LICENSED PROFESSIONAL ENGINEER
08/30/2026

G.TORRES
S.DELAGARZA
O.CONTRERAS
-10/16-17/26

R:\GPS DL\2022\221-022-102\PH3 PCTS
10/16-17/26 GT

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.

TARRON RICHARDSON, Ph.D., CITY MANAGER — DATE
DINH HO, P.E., CITY ENGINEER — DATE 4/8/2026

CITY OF IOWA COLONY

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

EHRA
ENGINEERING THE FUTURE SINCE 1936

August 2026
10011 Meadowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300

JOB NO. 221-022-102

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.

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)

Design Completed by DDC Date_____
Model Completed by DDC Date_____
Plans Printed by DDC & SJ Date_____
Drafter Checklist Completed by SJ Date_____
Engineer Checklist Completed by DDC Date_____
Corrections Reviewed and Plans Printed by DDC Date_____
Review Comments (agency and internal) completed/checked by DDC and SJ Date_____
Plans Approved by_____ Date_____

CIOC Project No. 6441
Adico, LLC Project No. 710-25-003A-027

P-4748

P:\221-022-102\Drawings_Karsten Blvd. Phase 3\01 COVER SHEET (P-4748).dwg Aug 30, 2026-4:35pm Edited by: cwoodson