

Wednesday, February 4, 2026

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

Re: Detention and Grading Phase 3 to serve Caldwell Lakes and Brazoria County Municipal Utility District No. 87
Recommendation for Acceptance into One Year Maintenance Period
City of Iowa Colony Project No. Iworq 3547
Adico, LLC Project No. 16007-4-497

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of Detention and Grading Phase 3 to serve Caldwell Lakes and Brazoria County Municipal Utility District No. 87. The final inspection was held October 9, 2025, and all punch list items complete on February 2, 2026.

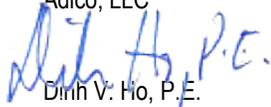
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Detention and Grading Phase 3 to serve Caldwell Lakes and Brazoria County Municipal Utility District No. 87 into the One-Year Maintenance Period. The maintenance period shall be effective February 16, 2026, if 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: 16007-4-497

CERTIFICATION OF INFRASTRUCTURE FOR:

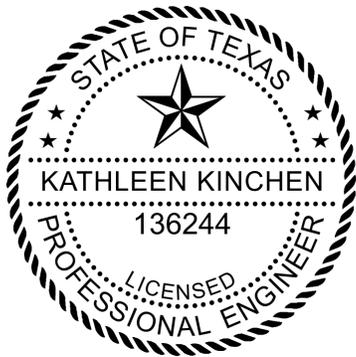
Brazoria County MUD No. 87 Detention & Grading Phase 3

(Project Name)

I, Kathleen Kinchen,

(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.



Kathleen Kinchen

Engineer's Signature

LJA Engineering, Inc.

Licensed Engineering Firm Name

1904 W. Grand Parkway N, Suite 100

Address

Katy, TX 77449

City, State and Zip Code

713-358-8816

Phone No.

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

a. Bond Number: 30209006

b. Principal: Longhorn Excavators, Inc.

c. Surety:

Name: Continental Casualty Company

State Where Surety is Incorporated: Illinois

d. Oblige(e)s: Brazoria County Municipal Utility District No. 87; 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 D. R. Horton - Texas, Ltd. on behalf of Brazoria County Municipal Utility District No. 87

Subdivision involved: _____

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Detention and Grading

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: \$Seven Million Eight Hundred Ninety-Eight Thousand Three Hundred Thirty-Five and 02/100 Dollars (\$7,898,335.02)

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: December 16, 2025

SURETY:

By: 
Signature

Hannah Montagne
Print or Type Signer's Name

Attorney-In-Fact
Signer's Title

PRINCIPAL:

By: 
Signature

Joshua Holden
Print or Type Signer's Name

CEO
Signer's Title

ATTACH POWER OF ATTORNEY



POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That Continental Casualty Company, an Illinois insurance company, National Fire Insurance Company of Hartford, an Illinois insurance company, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania insurance company (herein called "the CNA Companies"), are duly organized and existing insurance companies having their principal offices in the City of Chicago, and State of Illinois, and that they do by virtue of the signatures and seals herein affixed hereby make, constitute and appoint

Philip Wayne Baker, Edward Donald Arens, Michele Marie Bonnin, Jillian O'Neal, Hannah Montagne, Erica Anne Cox, Samantha Olson, Individually

of The Woodlands, TX, their true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on their behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of their insurance companies and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Laws and Resolutions, printed below, duly adopted, as indicated, by the Boards of Directors of the insurance companies.

In Witness Whereof, the CNA Companies have caused these presents to be signed by their Vice President and their corporate seals to be hereto affixed on this 4th day of April, 2025.



Continental Casualty Company
National Fire Insurance Company of Hartford
American Casualty Company of Reading, Pennsylvania

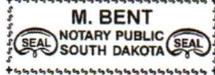
Larry Kasten
Larry Kasten Vice President

State of South Dakota, County of Minnehaha, ss:

On this 4th day of April, 2025, before me personally came Larry Kasten to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of Continental Casualty Company, an Illinois insurance company, National Fire Insurance Company of Hartford, an Illinois insurance company, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania insurance company described in and which executed the above instrument; that he knows the seals of said insurance companies; that the seals affixed to the said instrument are such corporate seals; that they were so affixed pursuant to authority given by the Boards of Directors of said insurance companies and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance companies.

My commission expires

March 2, 2026



M. Bent
M. Bent Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of Continental Casualty Company, an Illinois insurance company, National Fire Insurance Company of Hartford, an Illinois insurance company, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania insurance company do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Laws and Resolutions of the Board of Directors of the insurance companies printed below are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance companies this 16th day of December, 2025.

Continental Casualty Company
National Fire Insurance Company of Hartford
American Casualty Company of Reading, Pennsylvania



Paula Kolsrud
Paula Kolsrud Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE BOARD OF DIRECTORS OF EACH OF CONTINENTAL CASUALTY COMPANY, NATIONAL FIRE INSURANCE COMPANY OF HARTFORD, and AMERICAN CASUALTY COMPANY OF READING, PENNSYLVANIA (as defined above, the "CNA Companies"):

This Power of Attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the Board of Directors of each of the above CNA Companies at a meeting held on May 12, 1995:

"RESOLVED: That any Senior or Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Senior or Group Vice President to the Secretary of the Company prior to such execution becoming effective."

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above resolution to execute power of attorneys on behalf of each of the CNA Companies.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of each of the above Companies by unanimous written consent dated the 25th day of April, 2012:

"Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the "Authorized Officers") to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and

Whereas, from time to time, the signature of the Authorized Officers, in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"); Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company."

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of each of the above CNA Companies by unanimous written consent dated the day of :

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Figure: 28 TAC §1.601(a)(2)(B)

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.

Continental Casualty Company, National Fire Insurance Company of Hartford, American Casualty Company of Reading, PA and Continental Insurance Company

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

Call: Customer Service at **1-312-822-5000**

Toll-free: **1-877-672-6115**

Email: legclm@cnasurety.com

Mail: CNA Surety, 151 North Franklin, 17th Floor, Chicago, IL 60606

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, P.O. Box 12030, Austin, TX 78711-2030

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.

Continental Casualty Company, National Fire Insurance Company of Hartford, American Casualty Company of Reading, PA and Continental Insurance Company

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

Llame a: Servicio al Cliente al **1-312-822-5000**

Teléfono gratuito: **1-877-672-6115**

Correo electrónico: legclm@cnasurety.com

Dirección postal: CNA Surety, 151 North Franklin, 17th Floor, Chicago, IL 60606

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

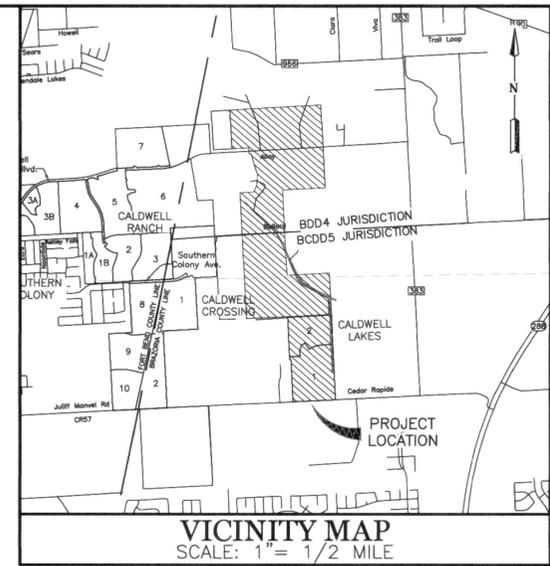
Dirección postal: Consumer Protection, MC: CO-CP, Texas Department of Insurance, P.O. Box 12030, Austin, TX 78711-2030

CONSTRUCTION PLANS FOR DETENTION & GRADING PHASE 3

TO SERVE

CALDWELL LAKES AND BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 87

CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS



BRAZORIA COUNTY
KEY MAP NO. 651V&Z & 691D & 692A

SHEET INDEX

1. COVER SHEET
2. GENERAL CONSTRUCTION NOTES
- 3A. OVERALL LAYOUT SHEET 1 OF 2
- 3B. OVERALL LAYOUT SHEET 2 OF 2
- 4A. CLEARING AND GRUBBING LAYOUT SHEET 1 OF 2
- 4B. CLEARING AND GRUBBING LAYOUT SHEET 2 OF 2
- 5A. FILL PLAN LAYOUT SHEET 1 OF 2
- 5B. FILL PLAN LAYOUT SHEET 2 OF 2
- 6A. EROSION CONTROL PLAN LAYOUT SHEET 1 OF 2
- 6B. EROSION CONTROL PLAN LAYOUT SHEET 2 OF 2
- 7A. DETENTION AREA SERVICE MAP SHEET 1 OF 2
- 7B. DETENTION AREA SERVICE MAP SHEET 2 OF 2
- 8A. HORIZONTAL CONTROL LAYOUT LAKE A & B SHEET 1 OF 2
- 8B. HORIZONTAL CONTROL LAYOUT LAKE C & D SHEET 2 OF 2
9. OUTFALLS FOR LAKE A & B & E-INLET FOR LAKE B & E-INLET FOR LAKE C
10. OUTFALLS FOR LAKE C & D

DETAILS

11. STORM SEWER DETAIL SHEET 1 OF 4
12. STORM SEWER DETAIL SHEET 2 OF 4
13. STORM SEWER DETAIL SHEET 3 OF 4
14. STORM SEWER DETAIL SHEET 4 OF 4
15. STORM WATER POLLUTION PREVENTION DETAILS SHEET 1 OF 2
16. STORM WATER POLLUTION PREVENTION DETAILS SHEET 2 OF 2
17. BDD4 STANDARD DETAILS SHEET 1 OF 3
18. BDD4 STANDARD DETAILS SHEET 2 OF 3
19. BDD4 STANDARD DETAILS SHEET 3 OF 3

THE SIGNATURES BELOW ARE EVIDENCE OF APPROVAL ONLY FOR THE PORTION OF THE PROPOSED PROJECT THAT IS WITHIN THE JURISDICTION OF BRAZORIA DRAINAGE DISTRICT NO. 4.

APPROVED BY THE BOARD OF COMMISSIONERS ON January 9, 2024

[Signature]
Brazoria Drainage District No. 4
District Engineer

The above have signed these plans and/or plat based on the recommendation of the DISTRICT'S Engineer who has reviewed all sheets provided and found them to be in general compliance with the DISTRICT'S "Rules, Regulations, and Guidelines". This approval is only valid for three hundred sixty-five (365) calendar days. After that time re-approval is required. Please note, this does not necessarily mean that all the calculations provided in these plans and/or plats have been completely checked and verified. In the event of any conflict or inconsistency between the DISTRICT'S "Rules, Regulations and Guidelines" and these approved drainage plans and/or plat, the DISTRICT'S "Rules, Regulations & Guidelines" shall govern and prevail. Any approved variances shall be itemized on the cover sheet and placed on the appropriate sheet where applicable. Plans submitted have been prepared, signed and sealed by a Professional Engineer licensed to practice engineering in the State of Texas and plat has been signed and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability.

BDD4 Ref. ID #: 23-000270

APPROVED BDD4 VARIANCES
REF ID #: #22-000152
DATE APPROVED: 07/12/2022
DESCRIPTION: 3:1 SIDE SLOPES FOR GUN RANGE DITCH CROSSING.

APPROVED BDD4 VARIANCES
REF ID #: #22-000203
DATE APPROVED: 10/04/2022
DESCRIPTION: 3:1 SIDE SLOPES FOR AMENITY PORTION OF THE LAKES.

THE APPROVALS FOR THIS FINAL DRAINAGE PLAN AS EVIDENCE BY THE SIGNATURES ABOVE ARE LIMITED TO THE PORTIONS OF THE PROJECT WHICH ARE WITHIN THE JURISDICTION OF BRAZORIA DRAINAGE DISTRICT NO. 4.

THE CONTRACTOR MUST OBTAIN A PERMIT FROM BRAZORIA DRAINAGE DISTRICT NO. 4 PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON AN APPROVED DRAINAGE PLAN. THE PERMIT APPLICATION FORM IS AVAILABLE ON THE DISTRICT WEBSITE OR IN PERSON AT THE DISTRICT OFFICE.

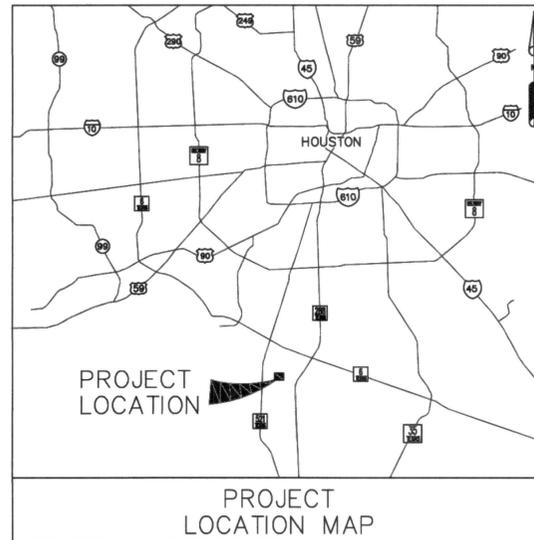
THE MASTER DEVELOPMENT PLAN (REF ID# 23-000297) FOR THE OVERALL DEVELOPMENT TITLES CALDWELL LAKES WAS APPROVED BY THE DISTRICTS BOARD OF COMMISSIONERS ON 12/05/2023.

JOB NO. 1931-8111

DATE: October, 2023

NOTES

1. THESE PLANS WERE PREPARED TO MEET OR EXCEED CITY OF IOWA COLONY AND BRAZORIA DRAINAGE DISTRICT NO. 4 & 5 DESIGN STANDARDS AS CURRENTLY AMENDED.
2. CONSTRUCTION WILL BE MONITORED BY A PROFESSIONAL ENGINEER TO INSURE COMPLIANCE WITH THE CONSTRUCTION PLANS AND SPECIFICATIONS.
3. CONTRACTOR SHALL NOTIFY THE FOLLOWING ENTITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION
CITY OF IOWA COLONY ENGINEERING DEPARTMENT c/o ADICO, LLC (832) 895-1093 (DINH@ADICO-LLC.COM) OR (INSPECTIONS@ADICO-LLC.COM)
4. ONLY AUTHORIZED INDIVIDUALS FROM EITHER THE TESTING COMPANY OR A REPRESENTATIVE OF LJA ENGINEERING, INC. HAVE THE AUTHORITY TO ADD WATER TO A CONCRETE TRUCK
5. CONTRACTOR SHALL CONTACT ANY PERTINENT UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION OR CONSTRUCTION IN THE VICINITY OF THEIR EASEMENTS AND/OR RIGHT-OF-WAYS
6. THE OPENING AND CLOSING OF ALL VALVES ON EXISTING WATER LINES MUST BE PERFORMED EXCLUSIVELY BY THE DISTRICT OPERATOR
7. THE DISTRICT OPERATOR MUST PERFORM ALL WATER LINE BACTERIOLOGICAL TESTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE DISTRICT
8. PRIOR TO CONSTRUCTION OF THIS FACILITY WITHIN OR BY THE DISTRICT, THE DISTRICT OR THE ENGINEER WILL GIVE A WRITTEN NOTICE BY REGISTERED OR CERTIFIED MAIL TO THE CITY ENGINEER OF THE CITY OF IOWA COLONY STATING THE DATE SUCH CONSTRUCTION WILL COMMENCE.



CONTRACTOR SHALL NOTIFY BRAZORIA DRAINAGE DISTRICT NO. 4 AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES. FAILURE TO PROPERLY COORDINATE AN ON-SITE INSPECTION BEFORE CONCRETE IS Poured WILL CAUSE PORTIONS OF THE CONCRETE TO BE BROKEN OUT AT THE APPLICANT'S EXPENSE IN ORDER TO PROVE TO THE DISTRICT'S INSPECTOR THAT CONSTRUCTION COMPLIES WITH DISTRICT RULES, REGULATIONS & GUIDELINES

Notify Brazoria Drainage District No. 5 at least forty-eight (48) hours before placing any concrete for drainage structures. Failure to properly coordinate an on-site inspection before concrete is poured will cause portions of the concrete to be broken out at the applicant's expense in order to prove to the DISTRICT'S inspector that construction complies with DISTRICT Rules, Regulations & Guidelines.

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (IN HOUSTON)
(NEW STATEWIDE NUMBER OUTSIDE HOUSTON)
1-800-545-6005

I HEREBY CERTIFY THAT THESE RECORD DRAWINGS SUBSTANTIALLY REPRESENT THE CONSTRUCTED CONDITION. THE PLANS WERE PREPARED AND THE CONSTRUCTION WAS PERFORMED IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

Kathleen Kinchen 01/10/2025
KATHLEEN KINCHEN, P.E. 136244 DATE

RECORD DRAWING

I HEREBY CERTIFY THAT THIS DRAWING REFLECTS THE IMPROVEMENTS CONSTRUCTED AS TO SIZE, LOCATION, AND GRADE; AND THAT THE CONSTRUCTION WAS IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

CONTRACTOR: *[Signature]* DATE: 1/10/25
TITLE: *VP*



Plan/Plan approvals expire after 365 days

Commissioner's signature for final approval:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

Lee Walden P.E. 11/6/23 *Kerry Osburn* 11/6/23
Lee Walden, P.E. Date Kerry Osburn
President Vice President

Brandon Middleton 11/6/23 *Nazar Sabti* 11/6/23
Brandon Middleton Date Nazar Sabti, P.E. Date
Secretary/Treasurer District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.
BDD5 Ref. ID #: B230063

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.

[Signature] 1/22/2024
ROBERT HEMMINGER, CITY MANAGER DATE

[Signature] 01222024
CITY ENGINEER DATE

CITY OF IOWA COLONY

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



APPROVED FOR CONSTRUCTION
BY S.P. DATE 01/25/2024

ENGINEER:
LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

Drawn: 14 Dec 2023 11:11 AM
Title: 1931-8111-SHEET FILES 01 COVER SHEET.dwg

DETENTION & GRADING PHASE 3 TO SERVE BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 87 - JOB NO. 1931-8111