

Tuesday, August 4, 2026

Mayor Wil Kennedy
City Council
City of Iowa Colony
3144 Meridiana Pkwy.
Iowa Colony, TX 77553

Re: Bullard Parkway Phase III – Drainage and Paving Facilities
Recommendation for Final Acceptance of Facilities
City of Iowa Colony Project No. 3967
Adico, LLC Project No. 16007-4-509

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC reviewed the request for Final Acceptance of Bullard Parkway Phase III – Drainage and Paving Facilities.

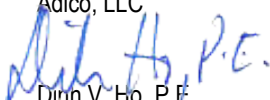
City Council approved the project into the One Year Maintenance Period on September 9, 2024. Adico attended a final acceptance inspection on January 15, 2026, with all outstanding punch list items completed as of June 9, 2026. Therefore, Adico, LLC recommends Final Acceptance of Facilities, effective August 17, 2026, subject to City Council approval.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, the following items are included:

1. Letter of Recommendation for Placement into the One Year Maintenance Period
2. Engineer of Record Certification Letter
3. Maintenance Bond
4. 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
Dr. Tarron Richardson
File: 16007-4-509

Tuesday, September 3, 2024

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

Re: Bullard Parkway Phase III – Drainage and Paving Facilities
Recommendation for Conditional Approval into One-Year Maintenance Period
City of Iowa Colony Project No. 3967
Adico, LLC Project No. 16007-4-509

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Bullard Parkway Phase III - Drainage and Paving Facilities. The final inspection was completed on August 15, 2024, with all outstanding punch list items addressed on August 15, 2024.

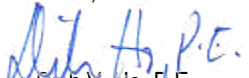
Based on our review of the closeout documents provided, Adico, LLC recommends approval of Bullard Parkway Phase III - Drainage and Paving Facilities into the One-Year Maintenance Period. The approval is subject to project approval by Brazoria County Commissioner's Court. The maintenance period shall be effective the date the project is approved by Brazoria County Commissioner's Court, if approved by City Council. The Engineer of Record shall provide approval from Commissioner's Court.

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, F.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-509

CITY OF IOWA COLONY Certification of Infrastructure

CERTIFICATION OF INFRASTRUCTURE FOR:

Bullard Parkway Phase III

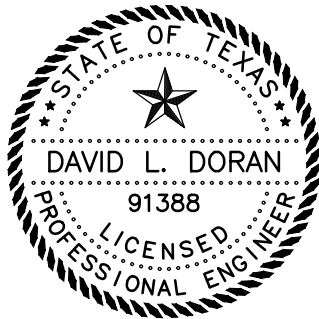
(Project Name)

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
August 15, 2024

David L. Doran

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.

BOND

NO. GS24800134

THE STATE OF TEXAS
COUNTY OF BRAZORIA

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Rodriguez Construction Group, LLC and Astro Sterling Lakes North, LP, whose (street address/phone) is 2647 Jo Ann Street, Stafford, TX 77477 281-808-5882, hereinafter called the Principal, and (surety) The Gray Casualty & Surety Company, a Corporation existing under and by virtue of the laws of the State of LA, and authorized to do an indemnifying business in the State of Texas, and whose principal office is located at (street address/phone) P.O. Box 6202, Metairie, LA 70009-6202, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought within said State is (name/office) The Gray Casualty & Surety Company, and whose (street address/phone) P.O. Box 6202, Metairie, LA 70009-6202,

hereinafter called the Surety; are 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 One Hundred Fifty Four Thousand Six Hundred Fifty Nine Dollars and 55/100 Dollars (\$ 154,659.55) 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):

Bullard Parkway Phase 3 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.

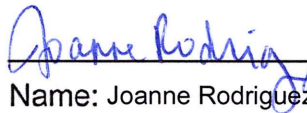
NOW THE CONDITION OF THIS OBLIGATION IS SUCH, that if the above bounded Principal, his, her, their, or its heirs, executors, administrators, successors, assigns, and legal representatives, and each and every one of them to do in all things well and truly observe, perform, fulfill, keep and comply with 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.

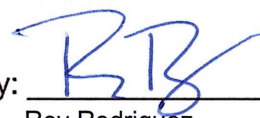
In the event of suit hereunder, such suit shall be brought in Brazoria County, Texas. EXECUTED this 20th day of August, 2024.

ATTEST:


Name: Joanne Rodriguez

Title: Secretary

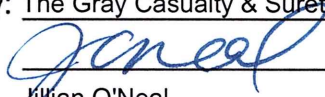
Principal: Rodriguez Construction Group, LLC and Astro Sterling Lakes North, LP

By: 
Roy Rodriguez President

By: 
Name: Brian Spohn
Title: Authorized Signer



Surety: The Gray Casualty & Surety Company

By: 
Name: Jillian O'Neal

Title: Attorney-in-Fact

(Surety to Attach Power of Attorney)



THE GRAY INSURANCE COMPANY
THE GRAY CASUALTY & SURETY COMPANY

GENERAL POWER OF ATTORNEY

Bond Number: GS24800134

Principal: Rodriguez Construction Group, LLC and Astro Sterling Lakes North, LP

Obligee: L.M. Matt Sebesta, Jr.

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: Jillian O'Neal

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 26th 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 28th day of October, 2021.



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 28th day of October, 2021, 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 20th day of August, 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 20th day of August, 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

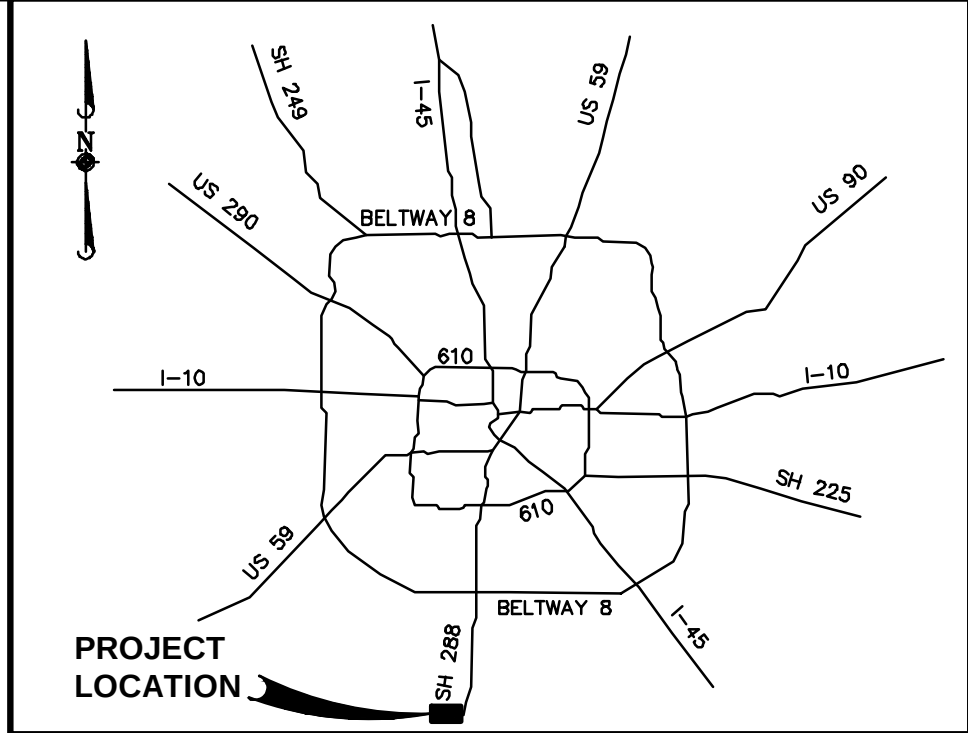
PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

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.

24-33

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

CONSTRUCTION OF DRAINAGE AND PAVING FACILITIES FOR
BULLARD PARKWAY - PH III
BRAZORIA COUNTY, TX
BRAZORIA COUNTY, TX M.U.D. NO.31
PROJECT NO. 610.002.028.00

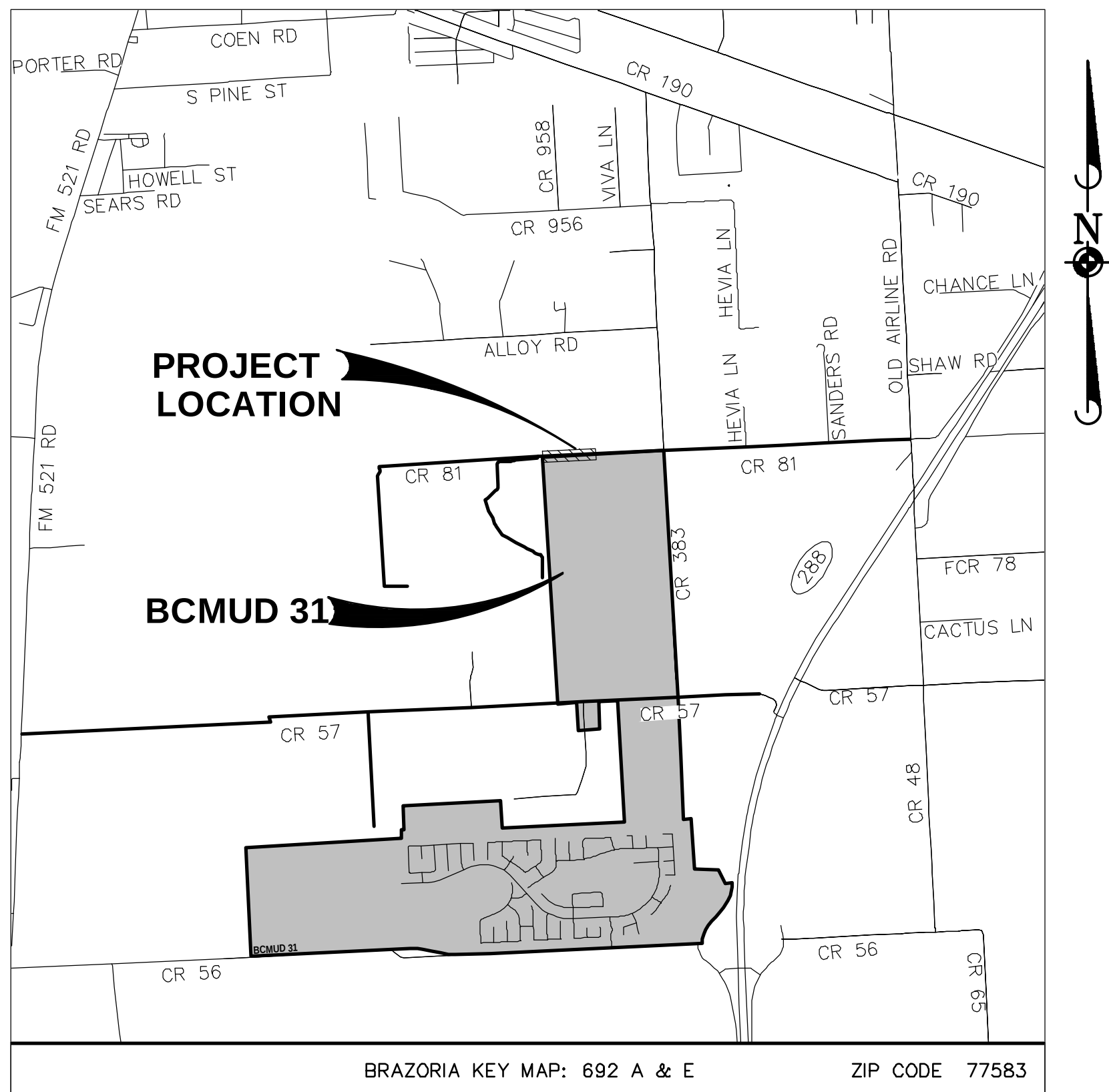


HOUSTON AREA VICINITY MAP

N.T.S.

INDEX OF SHEETS

Sheet Number	Sheet Title
1	TITLE SHEET
2	GENERAL NOTES
3	PROJECT OVERALL
4	DRAINAGE OVERALL & 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	STORM WATER POLLUTION PREVENTION PLAN DETAILS - 1
13	STORM WATER POLLUTION PREVENTION PLAN DETAILS - 2
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16	STORM DETAILS - 3
17	STORM DETAILS - 4
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22	CROSSWALK DETAILS



LOCATION MAP

1"=1/4 mile

ISSUED FOR
CONSTRUCTION

Issue Date - 04/17/2024

BENCHMARKS:

SOURCE BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON TYPICAL MONUMENT HY-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 5/8" 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:

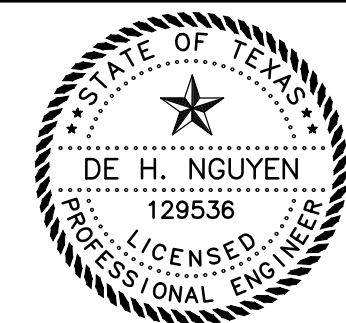
SUBJECT TRACT IS LOCATED IN UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS INFORMATION IS BASED ON BRAZORIA COUNTY MAP 48039, PANEL 105K AND 110K, DATED DECEMBER 30, 2020.

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.

BRAZORIA COUNTY ENGINEERING DEPARTMENT REVIEWED FOR CONSTRUCTION:		
MATT HANIS, P.E., COUNTY ENGINEER	DATE	4/16/24
KAREN MCKINNON, P.E., ASSISTANT COUNTY ENGINEER	DATE	4/16/24
DATE	REVISION	APP.
5/10/2024	IRRIGATION SLEEVES ADDED	

TITLE SHEET

ENGINEER'S SEAL
DE H. NGUYEN
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200



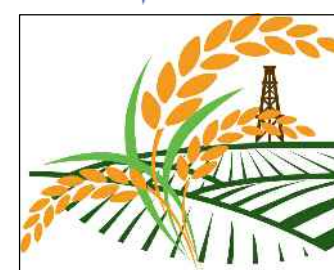
TBPE NO. F-22671

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	2/5/2024
DATE	
DINH HO, P.E., CITY ENGINEER	02052024
DATE	



CITY OF
IOWA
COLONY

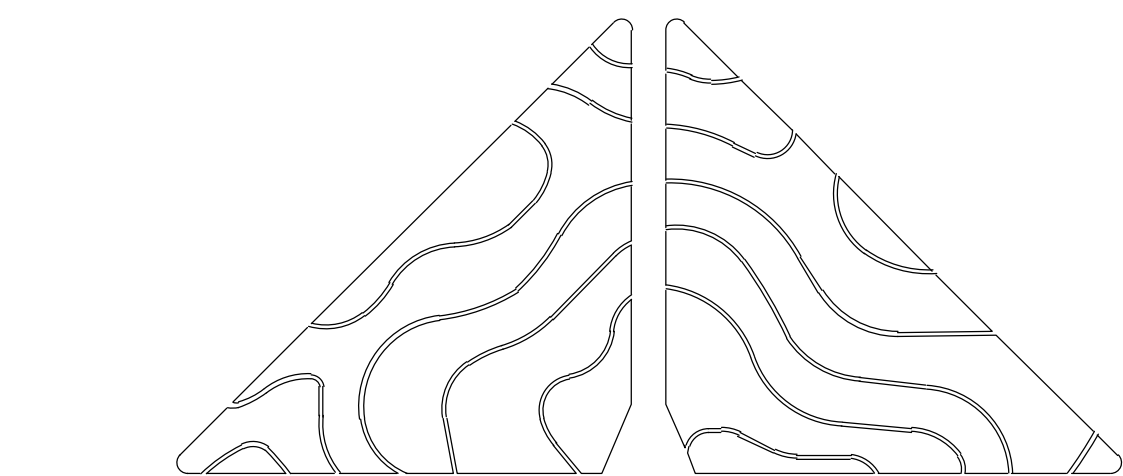
NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

SHEET 1 OF 22

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) AND BRAZORIA COUNTY
AT ENGINEER-CONSTRUCTION@BRAZORIANCOUNTYTX.GOV
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

PM: DHN DFT: CG
DSN: RL DATE: SEPTEMBER 2023

ISSUED FOR CONSTRUCTION - 04/17/2024