

Tuesday, August 4, 2026

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

Re: Caldwell Crossing Section 2 – Water, Sanitary Sewer, Drainage and Paving Facilities
Brazoria County Municipal Utility District No. 87
Recommendation for Final Acceptance of Facilities
City of Iowa Colony Project No. 3441
Adico, LLC Project No. 16007-4-489

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC reviewed the request for Final Acceptance of Caldwell Crossing Section 1 – Water, Sanitary Sewer, 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 September 19, 2025, with all outstanding punch list items completed as of July 15, 2026. Therefore, Adico, LLC recommends Final Acceptance of Facilities, effective August 17, 2026, subject to City Council approval.

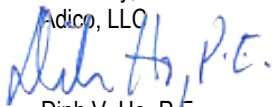
In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, the following items are included:

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: 16007-4-489

Tuesday, September 3, 2024

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

Re: Caldwell Crossing Section 2 – Water, Sanitary Sewer, Drainage and Paving Facilities
Brazoria County Municipal Utility District No. 87
Recommendation for Acceptance into One Year Maintenance Period
City of Iowa Colony Project No. 3441
Adico, LLC Project No. 16007-4-489

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of Caldwell Crossing Section 2 – Water, Sanitary Sewer, Storm Water and Paving Facilities. The final inspection was held August 19, 2024, and all punch list items completed on or about August 27, 2024.

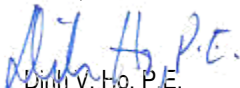
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Caldwell Crossing Section 2 – Water, Sanitary Sewer, Storm Water and Paving Facilities into the One-Year Maintenance Period. The maintenance period shall be effective September 9, 2024, if approved by city council.

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: 16007-4-489

CERTIFICATION OF INFRASTRUCTURE FOR:

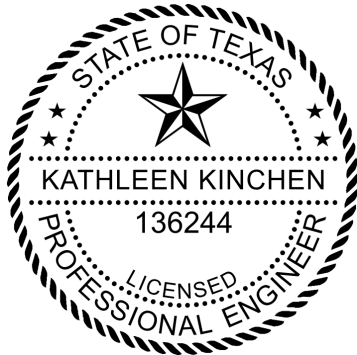
Caldwell Crossing Section 2

(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.

Engineer's SealKathleen 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: 61BCSJF6002

b. Principal: Dimas Bros. Construction, L.L.C.

c. Surety:

Name: Hartford Fire Insurance Company

State Where Surety is Incorporated: Connecticut

d. Obligee(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 Brazoria County Municipal Utility District No. 87

Subdivision involved: Caldwell Crossing Section 2

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): WATER, SANITARY SEWER, DRAINAGE FACILITIES & 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: \$ 1,751,949.70

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 Oblige, 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 Oblige 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 Oblige under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obliges.

DATED: August 28, 2024

SURETY: Hartford Fire Insurance Company

By: _____

Signature

Rebecca Garza

Print or Type Signer's Name

Attorney-In-Fact

Signer's Title

PRINCIPAL: Dimas Bros. Construction, L.L.C.

By: _____

Signature

Juan Dimas

Print or Type Signer's Name

Vice President

Signer's Title

ATTACH POWER OF ATTORNEY

POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD

BOND, T-11

One Hartford Plaza

Hartford, Connecticut 06155

Bond.Claims@thehartford.com

call: 888-266-3488 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 Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut |
| ☐ | Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana |
| ☐ | Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois |
| ☐ | Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana |
| ☐ | Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida |

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, Rebecca Garza, 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.



Shelby Wiggins

Shelby Wiggins, Assistant Secretary

Joelle L. LaPierre

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

ss. Lake Mary

On this 20th day of May, 2021, before me personally came Joelle 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.



Jessica Ciccone

Jessica Ciccone
My Commission HH 122280
Expires June 20, 2025

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 August 28, 2024.

Signed and sealed in Lake Mary, Florida.



Keith D. Dozois

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

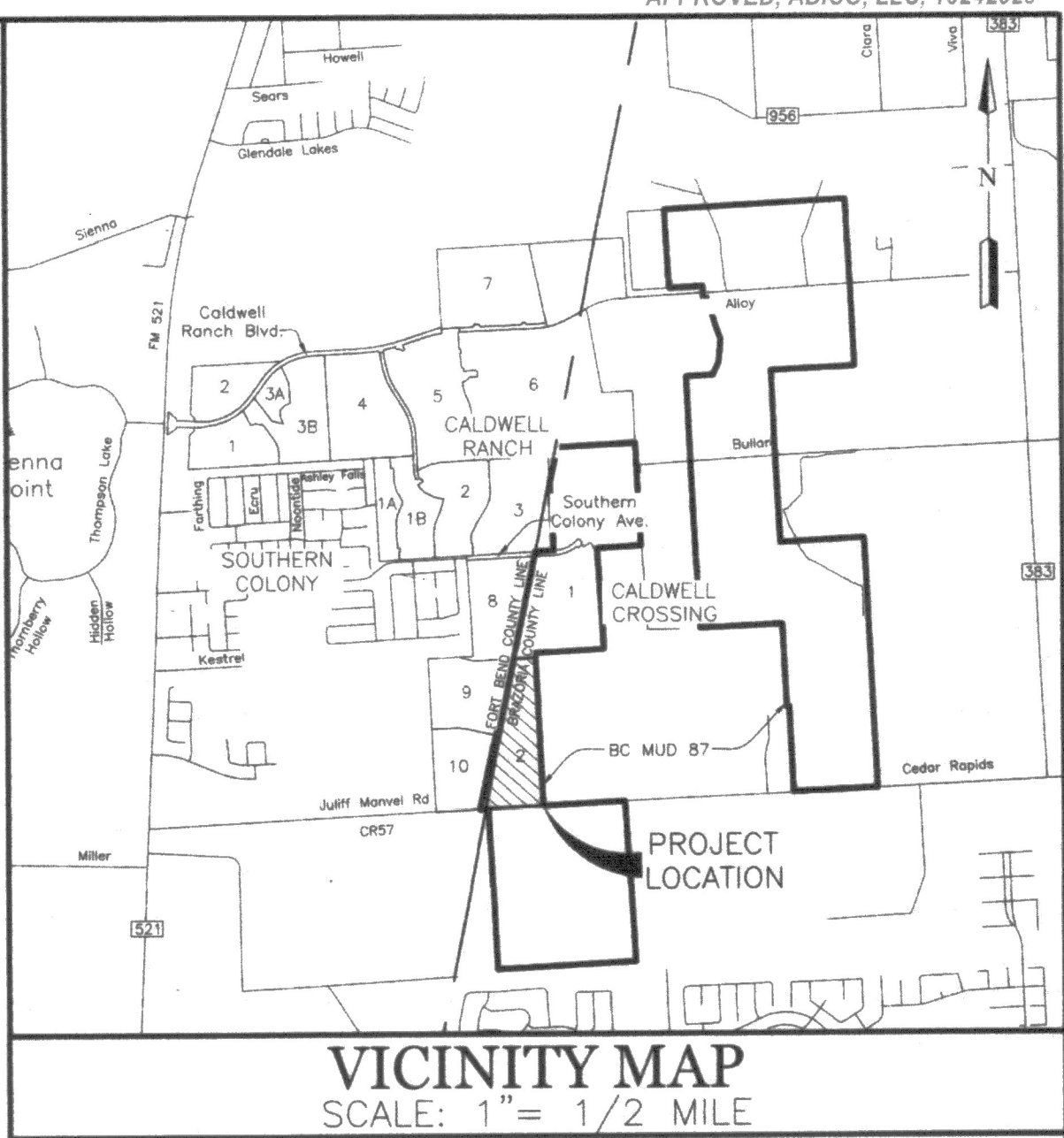
DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

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.

CONSTRUCTION PLANS FOR
WATER, SANITARY SEWER, DRAINAGE
FACILITIES &
PAVING AND APPURTENANCES
TO SERVE

CALDWELL CROSSING SECTION 2
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 87
CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS



SHEET INDEX

1. COVER SHEET
2. GENERAL CONSTRUCTION NOTES
- 3A. FINAL PLAT SHEET 1 OF 3
- 3B. FINAL PLAT SHEET 2 OF 3
- 3C. FINAL PLAT SHEET 3 OF 3
4. WATER AND SANITARY SEWER LAYOUT
5. PAVING AND DRAINAGE LAYOUT
6. DRAINAGE AREA MAP
7. 5 YR DRAINAGE CALCULATIONS
8. 100 YR DRAINAGE CALCULATIONS
9. EXTREME EVENT SHEET FLOW & PONDING LAYOUT
10. EROSION CONTROL PLAN LAYOUT
11. GRADING PLAN LAYOUT
12. TRAFFIC CONTROL PLAN SIGNAGE AND STREET LIGHT LAYOUT

PLAN & PROFILE

13. MAUI DRIVE
14. YALPON DRIVE & MYSTIC ISLAND WAY
15. GUAVA WAY & BREEZY ISLAND WAY
16. SEA BREEZE WAY & SAILBOAT WAY
17. STAR GRASS LANE
18. BAYBERRY DRIVE
19. CORAL REEF LANE & PALM TREE LANE
20. OUTFALL A & OUTFALL B & OUTFALL C
21. 12 - INCH SANITARY SEWER

DETAILS

22. WATER LINE DETAILS SHEET 1
23. WATER LINE DETAILS SHEET 2
24. SANITARY SEWER DETAILS SHEET 1
25. SANITARY SEWER DETAILS SHEET 2
26. SANITARY SEWER DETAILS SHEET 3
27. STORM SEWER DETAILS SHEET 1
28. STORM SEWER DETAILS SHEET 2
29. STORM SEWER DETAILS SHEET 3
30. STORM SEWER DETAILS SHEET 4
31. PAVING DETAILS SHEET 1
32. PAVING DETAILS SHEET 2
33. PAVING DETAILS SHEET 3
34. PAVING DETAILS SHEET 4
35. STORM WATER POLLUTION PREVENTION DETAILS SHEET 1
36. STORM WATER POLLUTION PREVENTION DETAILS SHEET 2
37. BDD4 STANDARD DETAILS SHEET 1
38. BDD4 STANDARD DETAILS SHEET 2
39. BDD4 STANDARD DETAILS SHEET 3

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
DATE: 10/23/2023
DIPLOMA, P.E., CITY ENGINEER
DATE: 10/24/2023
CITY OF IOWA COLONY
NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

ENGINEER:
LJA Engineering, Inc.

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

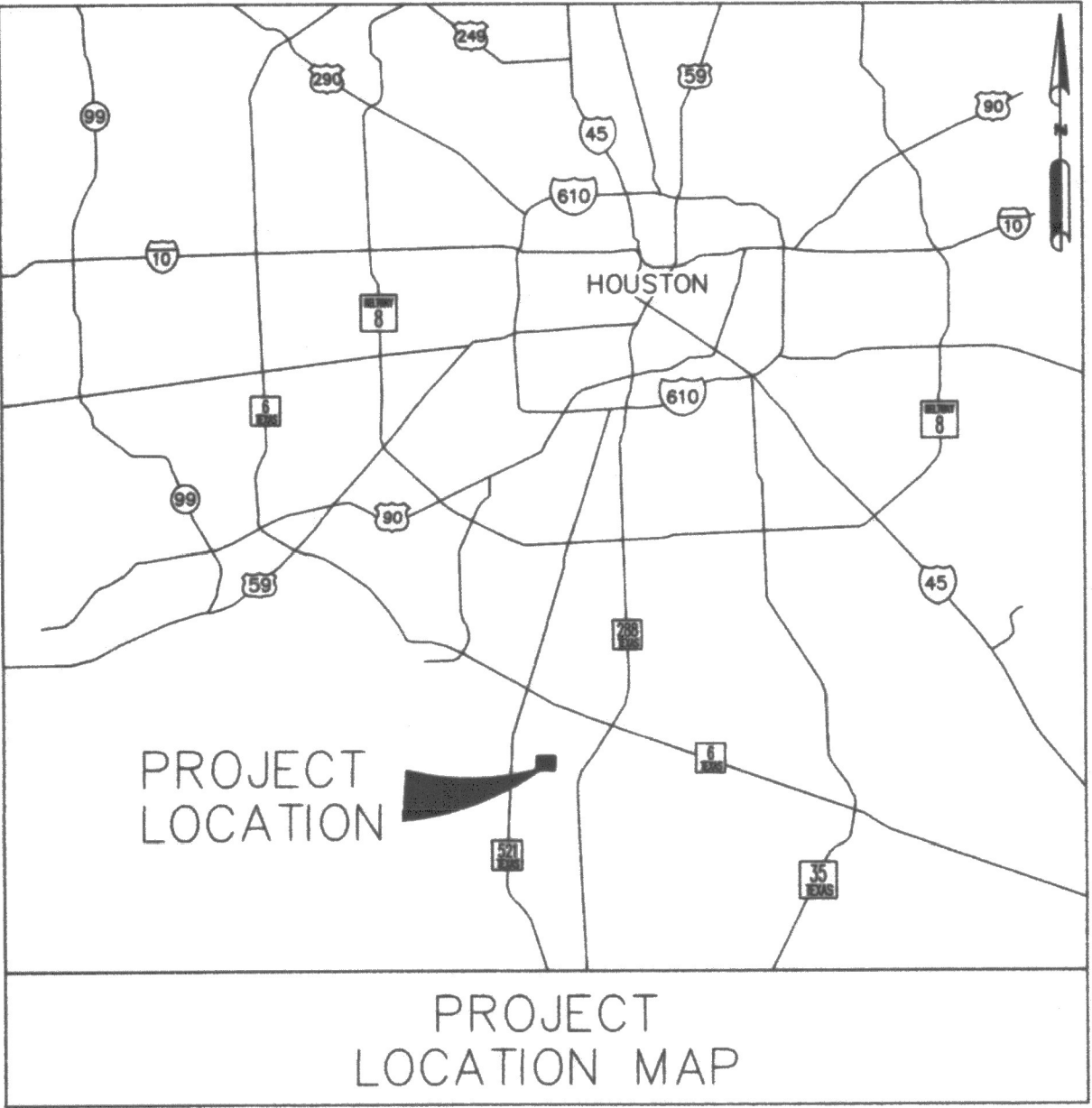
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

JOB NO. 1931-8152A (WS&D)
1931-8152B (PAVING)

DATE: September 19, 2023

NOTES

1. THESE PLANS WERE PREPARED TO MEET OR EXCEED CITY OF IOWA COLONY AND BRAZORIA DRAINAGE DISTRICT NO. 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.



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.

Commissioner's signature for final approval:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

Lee Walden, P.E. 10/2/23 Kerry Osburn 10/2/23
President Vice President
Brandon Middleton 10/2/23 Nazar Said, P.E. 10/2/23
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 #: B230012

The signatures above are evidence of approval only for the portion of the proposed project that are within the jurisdiction of Brazoria Drainage District No. 5



APPROVED FOR CONSTRUCTION

BY S.P. DATE 10/24/2023

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, P.E. 136244
DATE: 8/15/24
ABEL GALLEGOS, P.E. 150373

WS&D 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: DIMAS BRIS DATE: 8/15/24
TITLE: S.U.P.T. Paul Hulse

PAVING 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: DIMAS BRIS DATE: 8/15/24
TITLE: S.U.P.T. Paul Hulse

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

OWNER / DEVELOPER:
608 COLONY INVESTMENTS, LTD.
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
PHONE: (281) 566-2100