

Tuesday, August 4, 2026

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

Re: Brazoria County Municipal Utility District No. 53 Water System Expansion
Recommendation for Final Acceptance
City of Iowa Colony Project No. 1979
Adico, LLC Project No. 16007-4-423

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC reviewed the request for Final Acceptance of Brazoria County Municipal Utility District No. 53 Water System Expansion.

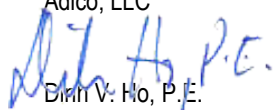
City Council approved the project into the One Year Maintenance Period on April 14, 2025. Adico attended a final acceptance inspection on April 29, 2026, with all outstanding punch list items completed as of June 9, 2026. Therefore, Adico, LLC recommends Final Acceptance of Facilities, effective August 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: 16007-4-423

Thursday, April 3, 2025

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

Re: Brazoria County Municipal Utility District No. 53 Water System Expansion
Recommendation for Acceptance into One-Year Maintenance Period
City of Iowa Colony Project No. 1979
Adico, LLC Project No. 16007-4-423

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Brazoria County Municipal Utility District No. 53 Water System Expansion. The final inspection was completed on October 28, 2024, with all outstanding punch list items addressed on January 6, 2025.

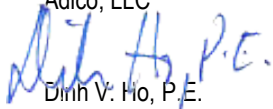
Based on our review of the closeout documents provided, Adico, LLC recommends Brazoria County Municipal Utility District No. 53 Water System Expansion into the One-Year Maintenance Period. The maintenance period shall be effective April 14, 2025, if approved by City Council.

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. COIC 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
Robert Hemminger
File: 16007-4-423

CITY OF IOWA COLONY Certification of Infrastructure

CERTIFICATION OF INFRASTRUCTURE FOR:

Brazoria County MUD No. 53 Water System Expansion

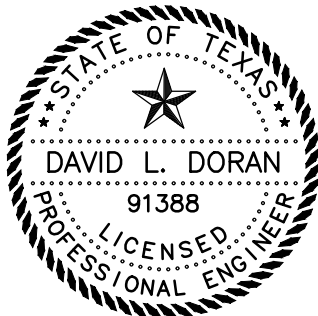
(Project Name)

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



TBPLES Firm Registration No. F-22671
January 14, 2025

A handwritten signature in blue ink that reads "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.

MAINTENANCE BOND

STATE OF TEXAS

Contract Date 1/12/2023

COUNTY OF BRAZORIA

Date Bond Executed 1/12/2023

PRINCIPAL Gilleland Smith Construction, Inc.

SURETY Colonial American Casualty and Surety Company

OWNER Brazoria County Municipal Utility District No. 53

PENAL SUM OF BOND (in words and figures) **One Million Six Hundred Forty-Eight**

Thousand Seven Hundred Five Dollars and Zero Cents (\$1,648,705.00), being 100 percent of the Contract Price.

CONTRACT for Construction of Brazoria County Municipal Utility District No. 53 Water System Expansion for Brazoria County Municipal Utility District No. 53, Brazoria County, Texas (the "Contract").

KNOW ALL PERSONS BY THESE PRESENTS, that we, Principal and Surety above named, are held and firmly bound unto Owner, its successors and assigns, in the penal sum of the amount stated above, for the payment of which sum well and truly to be made, we bind ourselves and our respective heirs, executors, administrators, officers, directors, shareholders, partners, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal entered into that certain Contract with Owner, which Contract is expressly incorporated herein for all purposes.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH, that if Principal well and truly repair any and all defects in the work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work covered by the Contract, including any guaranty or warranty required under the Contract, then this obligation is void; otherwise it is to remain in full force and effect. Should the Principal fail to well and truly repair any and all defects in the work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work as required by the Contract in all its terms, the Surety will be liable for all damages, losses, expenses and liabilities that the Owner may suffer in consequence thereof.

The parties intend this maintenance bond to be a common law bond to be constructed in accordance with Texas law.

Surety hereby agrees, for value received, that no change, extension of time, alteration or addition to the terms of the Contract or to work performed under the Contract, or to the plans, specifications or drawings accompanying the Contract, will in any way affect its obligations on this Bond and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work to be performed thereunder.

*****This is a One Year Maintenance Obligation*****

The bound parties have executed this instrument pursuant to authority of their respective governing body, to be effective on the same date of the Contract.

Gilleland Smith Construction, Inc.

PRINCIPAL

By [Signature]

Name Damon P. Gilleland

Title President

Address 19840 FM 1093, Suite 10

Richmond, TX 77407

ATTEST

By [Signature]

Name Wade H. Smith

Title Secretary

(SEAL)

Colonial American Casualty and Surety Company

SURETY

By [Signature]

Name Gloria M. Villa

Title Attorney-in-Fact

ATTEST

By [Signature]

Name Kourtney Reece

Title Account Manager

(SEAL)

Physical Address:

2000 W. Sam Houston Parkway, S., Suite 900
Houston, TX 77042

Mailing Address:

2000 W. Sam Houston Parkway, S., Suite 900
Houston, TX 77042

Telephone: 713-787-5937

Local Recording Agent Personal Identification Number:

1615998

Agency Name: Marsh & McLennan Agency, LLC

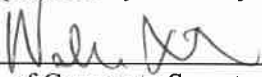
Agency Address 2500 City West Blvd., Ste. 2400, Houston, TX 77042

Agency Telephone 713-780-6100

Surety must attach its original Power of Attorney to this Bond.

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, Wade H. Smith, certify that I am the secretary of the corporation named as Principal in the Bond; that Damon P. Gilleland, who signed the Bond on behalf of Principal, was then President of the corporation; that I know his or her signature, and his or her signature is genuine; and that the Bond was duly signed for and on behalf of the corporation by authority of its governing body.

 (Corporate Seal)
Signature of Corporate Secretary

ATTACH POWER OF ATTORNEY

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **Robert D. Murray, Vice President**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint Beverly A. IRELAND, Gloria M. VILLA, Kurt A. RISK, Francine HAY, Roxanne G. BRUNE, Sharon CAVANAUGH, Sharen GROPPPELL, Kourtney REECE of Houston, Texas, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 18th day of October, A.D. 2022.



ATTEST:
**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**


By: **Robert D. Murray**
Vice President


By: **Dawn E. Brown**
Secretary

**State of Maryland
County of Baltimore**

On this 18th day of October, A.D. 2022, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.





Constance A. Dunn, Notary Public
My Commission Expires: July 9, 2023

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 12th day of January 2023.



MJ Pethick

By: Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
Ph: 800-626-4577

If your jurisdiction allows for electronic reporting of surety claims, please submit to:
reportsfclaims@zurichna.com

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790



Fidelity and Deposit Companies

Home Office: 3910 Keswick Road Baltimore, MD 21211

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call the Fidelity and Deposit Company of Maryland, Colonial American Casualty and Surety Company, and/or Zurich American Insurance Company's toll-free telephone number for information or to make a complaint at:

1-800-654-5155

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) 475-1771**

PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning the premium or about a claim, you should first contact Fidelity and Deposit Company of Maryland or Colonial American Casualty and Surety Company. 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.

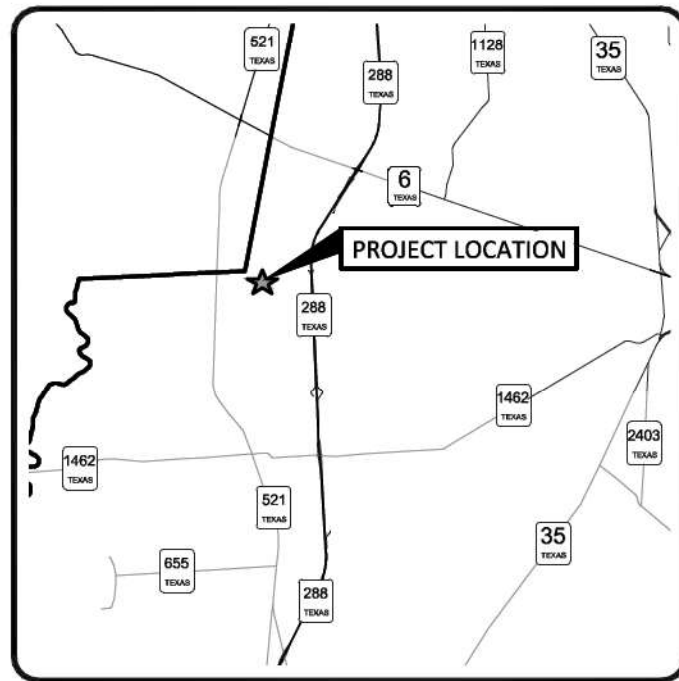
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 53 WATER SYSTEM EXPANSION

DEVELOPER INFORMATION:

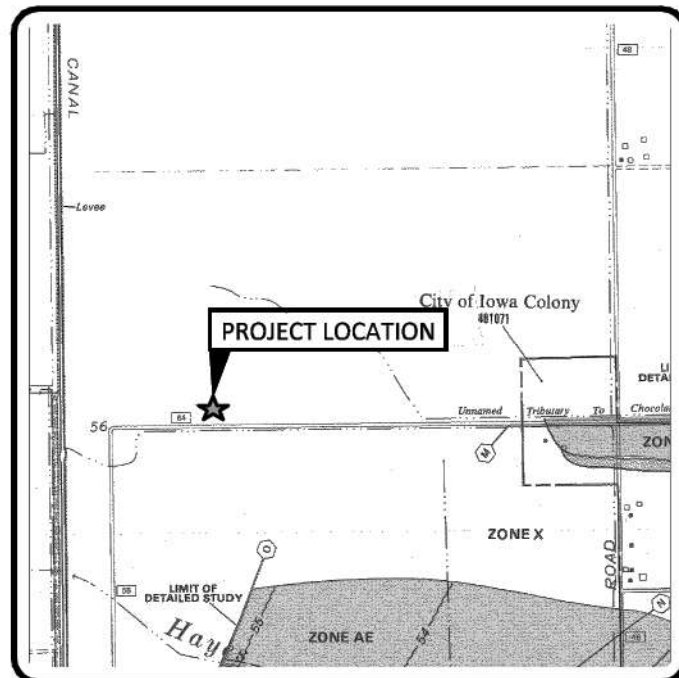
BRAZORIA COUNTY MUD 53
C/O: ALLEN, BOONE, HUMPHRIES, ROBINSON, LLP
3200 SOUTHWEST FREEWAY, SUITE 2600
HOUSTON, TEXAS 77027
CONTACT: TIMOTHY AUSTIN
CONTACT PHONE: 713-860-6465

PROJECT LOCATION:

COUNTY ROAD 64 @ COUNTY ROAD 48
ROSHARON, TEXAS 77583



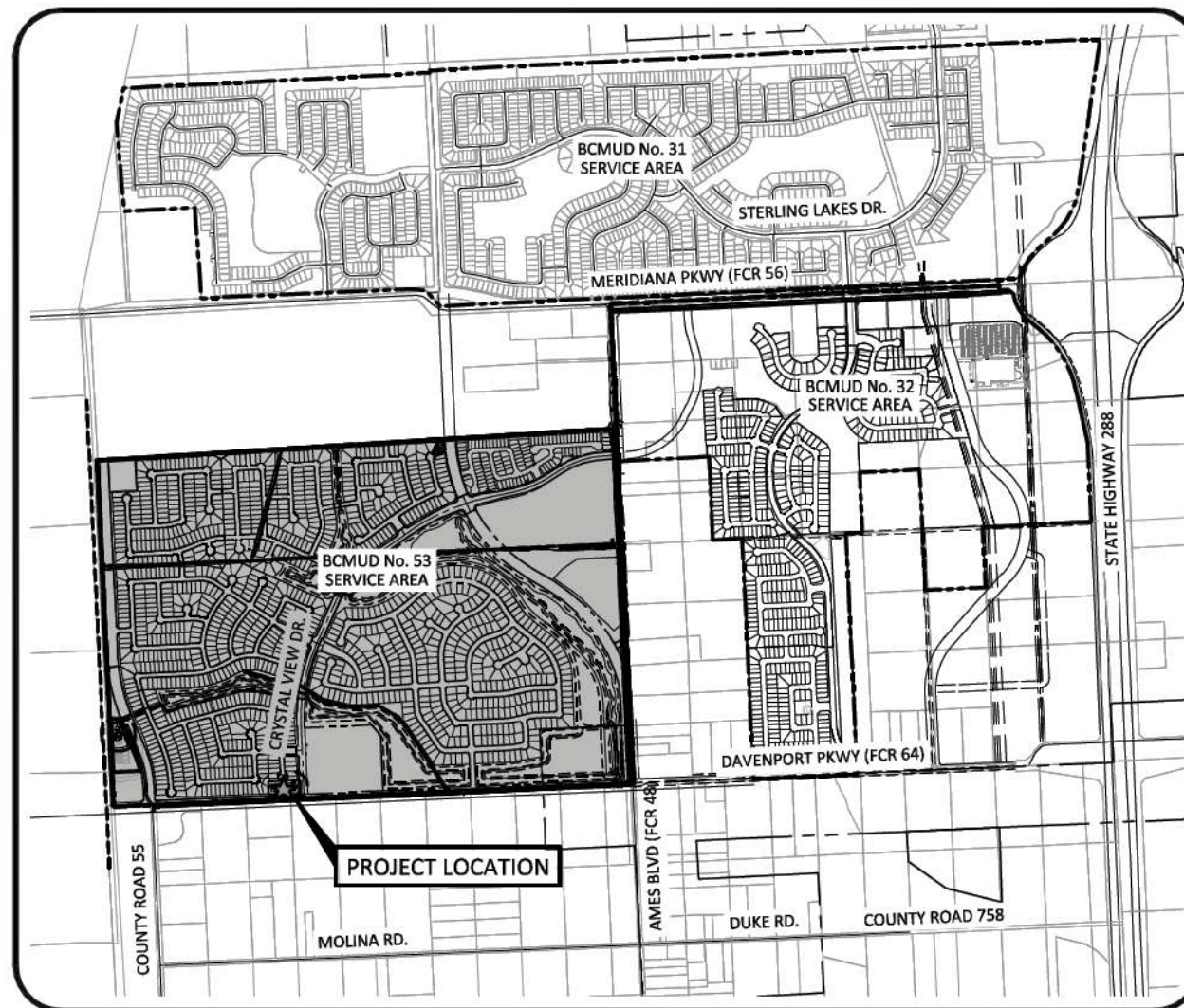
LOCATION MAP
NTS



FLOOD PLAIN MAP

0 2000 4000
SCALE: 1" = 2000'-0" (24"x36")
1" = 4000'-0" (11"x17" 8.5"x11")

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP COMMUNITY
PANEL No. 48039C0115H DATED: 06/05/1989
THIS TRACT LIES WITHIN ZONE "X", AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN
THE BASE FLOOD ELEVATION IS: 55.00'±



VICINITY MAP

BRAZORIA COUNTY, TEXAS
KEY MAP: 691 Q

NOTES:

- 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 & inspections@adico-llc.com) AND BRAZORIA COUNTY ENGINEER - construction@brazoria-county.com 48 HOURS BEFORE COMMENCING WORK.
- DRAINAGE AND DETENTION ANALYSIS FOR SIERRA VISTA WEST AMENDMENT NO. 1" PREPARED BY JONES & CARTER, INC. DATED DECEMBER 2018. APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 ON DECEMBER 20, 2018 AND CITY OF IOWA COLONY ON DECEMBER 18, 2018.

SHEET INDEX

SHEET No.	SHEET NAME
01	COVERSHEET
02	SERVICE AREA
03	SITE PLAN
04	GRADING & DRAINAGE PLAN
05	WATER PLANT PLAN
06	WATER WELL PLAN & DETAILS
07	GROUND STORAGE TANK PLAN
08	GROUND STORAGE TANK DETAILS
09	EXISTING BOOSTER PUMP BUILDING MODIFICATIONS
10	HYDROPNEUMATIC TANK PLAN & DETAILS
11	WATER PLANT DETAILS 1
12	WATER PLANT DETAILS 2
13	WATER PLANT DETAILS 3
14	CONTROL SCHEMATIC
15	ELECTRICAL SITE PLAN
16	ELECTRICAL ONE LINE
17	ELECTRICAL DETAILS 1
18	ELECTRICAL DETAILS 2
19	ELECTRICAL ABBREVIATIONS & LEGENDS
20	STORM WATER POLLUTION PREVENTION PLAN
21	STORM WATER POLLUTION PREVENTION DETAILS
22	GENERAL NOTES

CITY OF IOWA COLONY

DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

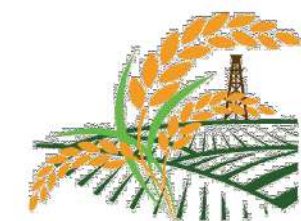
THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.

Michael Byrum-Bratsen
MICHAEL BYRUM-BRATSEN, MAYOR

11042022
DATE

Dan J. P. E.
DAN J. P. E., CITY ENGINEER

11042022
DATE



CITY OF
IOWA
COLONY

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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

LEE WALDEN, P.E.
PRESIDENT

DATE

KERRY L. OSBURN
VICE PRESIDENT

DATE

MARK ROLLER
SECRETARY/TREASURER

DATE

JARROD D. ADEN P.E., C.F.M.
DISTRICT ENGINEER

DATE

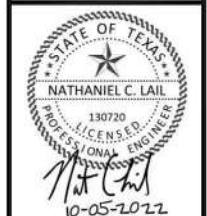
NOTE: PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM DATE HERE SHOWN. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED.

BCDD 5 I.D. # B190012

REVISION	DATE
ISSUE FOR BID	9/16/22
HPT CABINET	9/29/22

WATERENGINEERS, INC.
Water & Wastewater Treatment Consultants
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NO. 2066
17230 HUFFMEISTER ROAD
CYPRESS, TEXAS 77429
TEL: 281-373-0500
FAX: 281-373-1113
THIS DRAWING CONTAINS CONFIDENTIAL PROPRIETARY INFORMATION AND MAY NOT BE TRANSFERRED, REPRODUCED, OR USED TO CONSTRUCT ANY PROJECT OTHER THAN THAT FOR WHICH IT WAS ISSUED WITHOUT PRIOR PERMISSION FROM WATERENGINEERS, INC.

**BRAZORIA COUNTY
MUNICIPAL UTILITY DISTRICT 53
WATER SYSTEM EXPANSION**
COUNTY ROAD 64 @ COUNTY ROAD 48
ROSHARON, TEXAS 77583



SHEET NAME:

COVERSHEET

DRAWN BY: JLW

CHECKED BY: NCL

PROJ. No.: 5824-22203

DATE: 10/05/2022

SHEET No.:

01 OF 22