

Friday, September 8, 2023

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

**Re: Merdiana Parkway Phase VI – Storm and Paving Facilities  
Recommendation for Final Acceptance of Facilities  
City of Iowa Colony Project No. CSW 190820-0688  
Adico, LLC Project No. 16007-4-230**

Dear Mayor Wil Kennedy and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final reinspection of the **Merdiana Parkway Phase VI – Storm and Paving Facilities**. The final reinspection inspection was completed on April 28, 2023, with all outstanding punch list items addressed August 28, 2023.

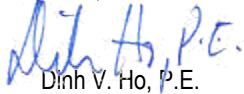
City Council approved the project into the One Year Maintenance Period on April 18, 2022. Adico, LLC recommends final acceptance of facilities, effective September 18, 2023, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included 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, COIC  
Robert Hemminger, COIC  
File: 16007-4-230



September 7, 2023

Mr. Dinh Ho, P.E  
City of Iowa Colony  
c/o Adico, LLC  
2114 El Dorado Boulevard, Suite 400  
Friendswood, Texas 77546

Re: 1-Year Inspection – Punchlist Completion Letter  
Construction of Meridiana Parkway – Phase V & Phase VI

Mr. Ho,

This letter is to serve as a statement that the above referenced project has completed the one-year maintenance period. A final inspection for the referenced project occurred on April 28, 2023, with the appropriate municipal authority representatives present. The results of this inspection were recorded and are available for your reference upon request.

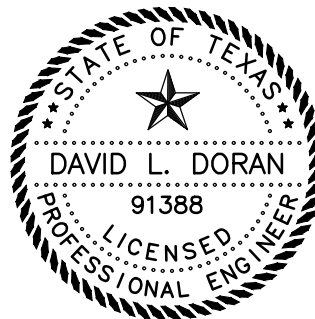
As of August 28, 2023, the aforementioned results have been addressed, and the project has since been verified as complete after a final walk was held with the appropriate representatives. The referenced project has reached completion per the City of Iowa Colony requirements.

Sincerely,

A handwritten signature in blue ink that reads "David L. Doran".

David L. Doran, P.E., CCM  
Partner, Construction Management

DLD/jb



September 7, 2023

P:\001 Sierra Vista - BCMUD 32\012 Meridiana Parkway Phase 5 WSD\Documents\Construction\Acceptance Package - Ph V & Ph VI\Drafts\Meridiana Parkway Ph V & VI - CoIC - 1-Year Punchlist Completion Letter.docx

Tuesday, April 12, 2022

Mayor Michael Byrum-Bratsen  
City Council  
City of Iowa Colony  
12003 Iowa Colony Blvd.  
Iowa Colony, TX 77553

**Re: Merdiana Parkway Phase VI – Storm and Paving Facilities  
Recommendation for Acceptance into One-Year Maintenance Period  
City of Iowa Colony Project No. CSW 190820-0688  
Adico, LLC Project No. 16007-4-230**

Dear Mayor and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of Meridiana Parkway Phase VI – Storm and Paving Facilities. The final inspection was completed on December 23, 2021, with all outstanding punch list items addressed on March 2, 2022.

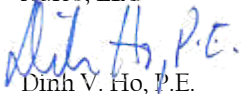
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Storm and Paving facilities into the One-Year Maintenance Period. The effective date of maintenance period shall be April 18, 2022, if approved by City Council.

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  
Robert Hemminger  
File: 16007-4-230



**Engineer's Certificate of Substantial Completion**

OWNER: Brazoria County Municipal Utility District No. 32  
3200 Southwest Freeway, Suite 2600  
Houston, Texas 77027

CONTRACT: Construction of Water, Drainage, and Paving Facilities for  
Meridiana Parkway Phase V & Phase VI

CONTRACTOR: Clearwater Utilities, Inc.  
22803 Schiel Rd.  
Cypress, Texas 77433

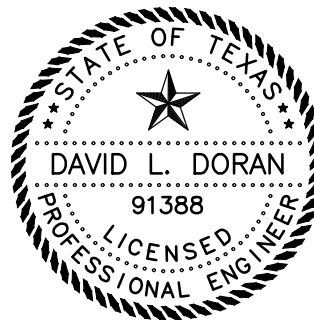
ENGINEER: Elevation Land Solutions  
2445 Technology Forest Boulevard, Suite  
200 The Woodlands, Texas 77381

I hereby certify that this project is substantially complete as of December 23, 2021; that the project was under periodic observation during construction; that all observation of the work was performed by or under my supervision; that to the best of my knowledge, the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and "Record Drawings" will be furnished to the Owner.

Sincerely,

A handwritten signature in blue ink that reads "David L. Doran".

David L Doran, P.E., CCM  
Director of Construction Management



March 18, 2022

DLD/mm

**CITY OF IOWA COLONY  
MAINTENANCE BOND**

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

a. Bond Number: SUR0072055

b. Principal: Clearwater Utilities, Inc.

c. Surety:

Name: Argonaut Insurance Company

State Where Surety is Incorporated: ILLINOIS

d. Obligee(s): \_\_\_\_\_; 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 MUD No. 53

Subdivision involved: Meridiana Parkway Phase VI

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Drainage and Paving Facilities

\_\_\_\_\_

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: \$ 806,355.19

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

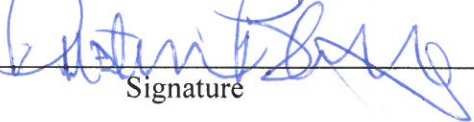
- h. Covered Defect: Any defect in the work or materials provided or required to be provided by Contractor under the Contract, provided that such defect develops during or before the Maintenance Period, and provided that such defect is caused by defective or inferior materials or workmanship.
2. Principal 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: \_\_\_\_\_

SURETY: Argonaut Insurance Company

PRINCIPAL: Clearwater Utilities, Inc.

By:   
Signature

By:   
Signature

Michael Maddux  
Print or Type Signer's Name

Dustin Berry  
Print or Type Signer's Name

Attorney-in-Fact  
Signer's Title

President  
Signer's Title

**ATTACH POWER OF ATTORNEY**

**Argonaut Insurance Company**  
**Deliveries Only: 225 W. Washington, 24th Floor**  
**Chicago, IL 60606**

**United States Postal Service: P.O. Box 469011, San Antonio, TX 78246**  
**POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the Argonaut Insurance Company, a Corporation duly organized and existing under the laws of the State of Illinois and having its principal office in the County of Cook, Illinois does hereby nominate, constitute and appoint:

Christopher Kolkhorst, Michael Maddux, Denise Raker, Dudley Ray, Sandra Villegas, Tricia Balolong

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$97,550,000.00

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the Company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 19th day of November, 2021.



Argonaut Insurance Company

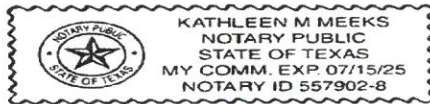
by: \_\_\_\_\_

Gary E. Grose, President

STATE OF TEXAS  
COUNTY OF HARRIS SS:

On this 19th day of November, 2021 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

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



(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.



Austin W. King, Secretary

## IMPORTANT NOTICE

To obtain information or make a complaint:

You may call Argonaut Insurance Company and its affiliates by telephone for information or to make a complaint:

### ARGONAUT INSURANCE COMPANY

Please send all notices of claim on this bond to:

Argonaut Insurance Company  
Argo Surety Claims  
225 W. Washington St., 24th Floor  
Chicago, IL 60606

(833) 820-9137 (toll-free)

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

(512) 490-1007

You may write the Texas Department of Insurance:

P. O. Box 149104  
Austin, TX 78714-9104  
Fax: (512) 475-1771  
Web: <http://www.tdi.state.tx.us>  
E-mail: [ConsumerProtection@tdi.state.tx.us](mailto:ConsumerProtection@tdi.state.tx.us)

#### PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact your agent or Argo Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

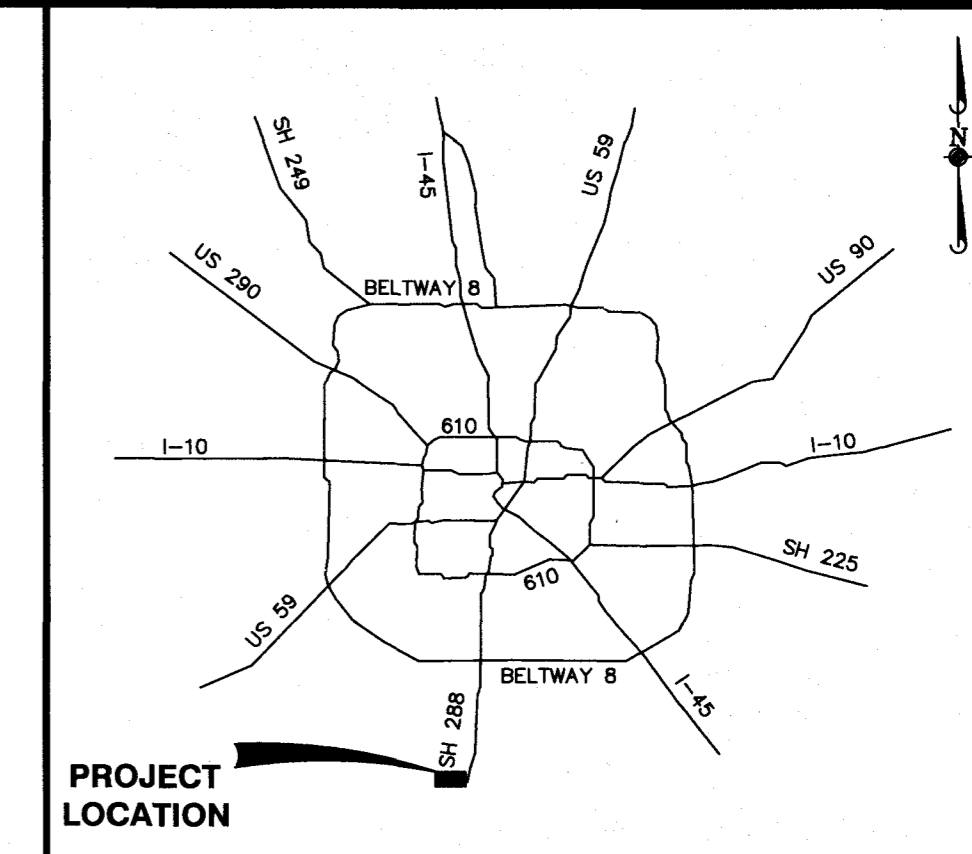
#### ATTACH THIS NOTICE TO YOUR BOND:

This notice is for information only and does not become a part or condition of the attached document and is given to comply with Texas legal and regulatory requirements.



DEVELOPER: LAND TEJAS  
STERLING LAKES SOUTH, L.L.C.  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713)783-6702

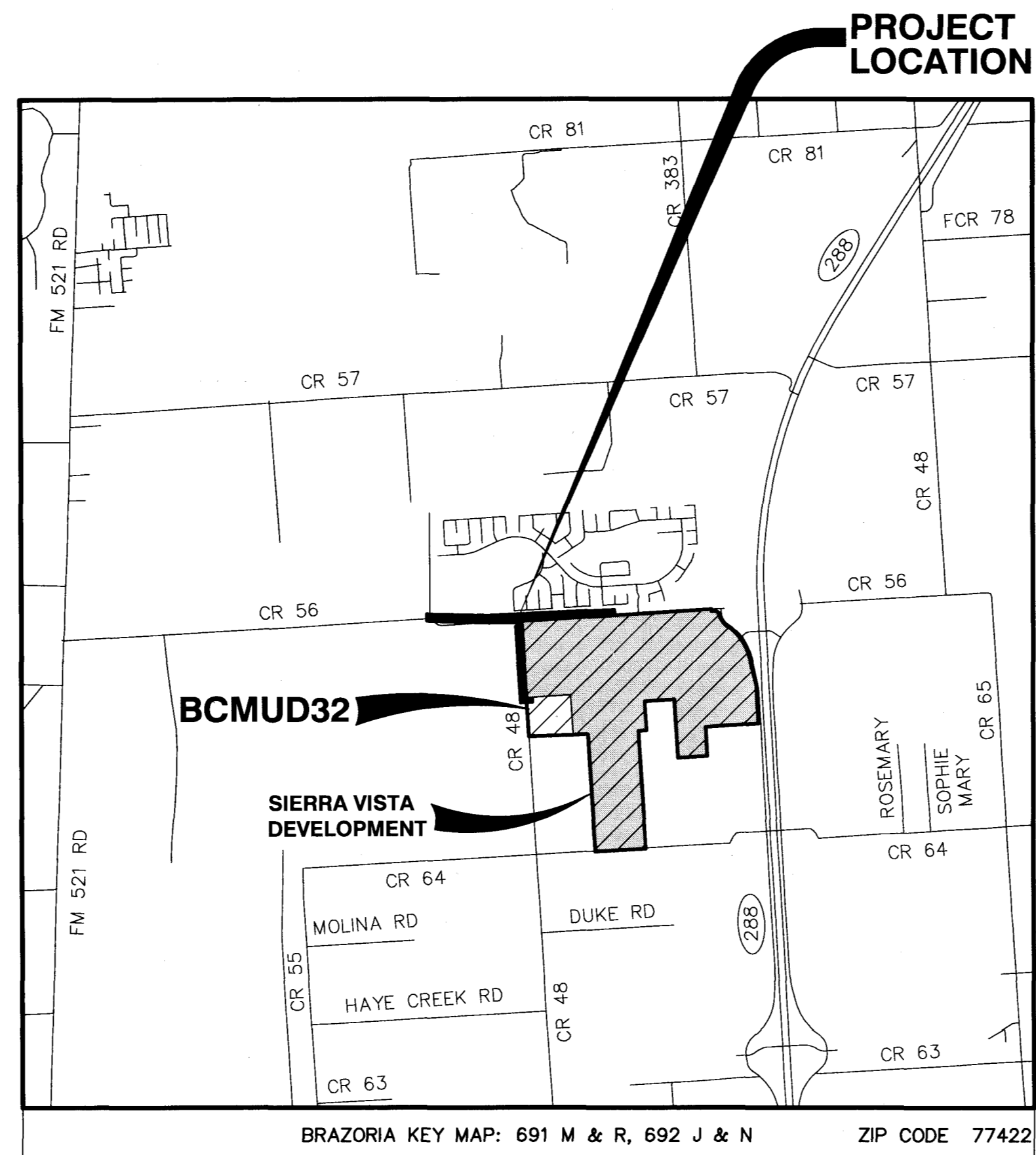
# CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES FOR MERIDIANA PARKWAY - PHASE V & PHASE VI BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32 BRAZORIA COUNTY, TX PROJECT NO. 610.001012.00



HOUSTON AREA VICINITY MAP  
N.T.S.

## INDEX OF SHEETS

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6	DRAINAGE OVERALL I
7	DRAINAGE OVERALL II
8	DRAINAGE CALCULATIONS
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10	STORM WATER POLLUTION PREVENTION PLAN II
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12	PHASE V P&P - MERIDIANA PKWY (STA 25+00 TO STA 29+50)
13	PHASE V P&P - MERIDIANA PKWY (STA 29+50 TO STA 34+00)
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17	PHASE V P&P - MERIDIANA PKWY (STA 47+00 TO STA 51+00)
18	COUNTY ROAD 48 CUL-DE-SAC (PH V SCOPE)
19	PHASE VI P&P - MERIDIANA PKWY (STA 3+00 TO STA 7+00)
20	PHASE VI P&P - MERIDIANA PKWY (STA 7+00 TO STA 11+50)
21	PHASE VI P&P - MERIDIANA PKWY (STA 11+50 TO STA 16+00)
22	PHASE VI P&P - MERIDIANA PKWY (STA 16+00 TO STA 20+50)
23	PHASE VI P&P - MERIDIANA PKWY (STA 20+50 TO STA 25+00)
24	P&P - CRYSTAL VIEW DRIVE (PH V SCOPE)
25	MERIDIANA PKWY PH5 ST1 PHASE PLAN
26	MERIDIANA PKWY PH5 ST2 PHASE PLAN
27	MERIDIANA PKWY PH5 ST3 PHASE PLAN
28	MERIDIANA PKWY PH6 ST1 PHASE PLAN
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30	PERMANENT TRAFFIC SIGNAGE & PAVEMENTS MARKINGS PHASE VI
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32	DETOUR PLAN
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39	CITY OF IOWA COLONY STANDARD DETAILS-STRM SEW (SHEET 7 OF 12)
40	CITY OF IOWA COLONY STANDARD DETAILS-SWPPP (SHEET 8 OF 12)
41	CITY OF IOWA COLONY STANDARD DETAILS-PAVING (SHEET 9 OF 12)
42	CITY OF IOWA COLONY STANDARD DETAILS-PAVING (SHEET 10 OF 12)
43	CITY OF IOWA COLONY STANDARD DETAILS-PAVING (SHEET 11 OF 12)
44	CITY OF IOWA COLONY STANDARD DETAILS-PAVING (SHEET 12 OF 12)
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47	HARRIS COUNTY PAVEMENT MARKINGS - HCPM-2
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49	PAVEMENT MARKING DETAILS - TxDOT - BC(11)-14
50	TRAFFIC MARKING DETAILS - TxDOT - BC(12)-14



LOCATION MAP  
SCALE: 1"=2,800'

**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 V. HO, P.E., 832-895-1093 OR INSPECTIONS@ADICO-LLC.COM) AND BRAZORIA COUNTY ENGINEER - CONSTRUCTION@BRAZORIA-COUNTY.COM 48 HOURS BEFORE COMMENCING WORK.

INTERIM DRAINAGE - CONTRACTOR TO ENSURE CONTINUOUS FUNCTION OF CR 56 ROADSIDE DITCH THROUGHOUT CONSTRUCTION.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, P.E. Date 5/6/19  
Kerry L. Osburn Date 5/6/19  
Vice President

Mark Roller Date 5/6/19  
Jarrod D. Aden, P.E., C.F.M. Date 5/6/19  
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.

BCDD 5 I.D. # B180030

**Record Drawings**

*Manhard Consulting*

**BOUNDARY & TOPOGRAPHIC SURVEY:**  
THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY BASELINE CORPORATION. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING IN WRITING OF ANY DIFFERING CONDITIONS.

**BENCHMARKS:**  
SOURCE BENCHMARK:  
ELEVATIONS SHOWN HEREON ARE BASED ON TxDOT MONUMENT HV-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. "B" BEING A SET 100-D NAIL IN A POWER POLE LOCATED EAST OF THE ENTRANCE TO STERLING LAKES SUBDIVISION.  
ELEVATION = 57.63 FEET, NAVD 88 (1991 ADJUSTMENT)

**FLOODPLAIN INFORMATION:**  
ACCORDING TO MAP Nos. 48039C0105H, & 48039C0110H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, DATED JUNE 15, 1989, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.  
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.

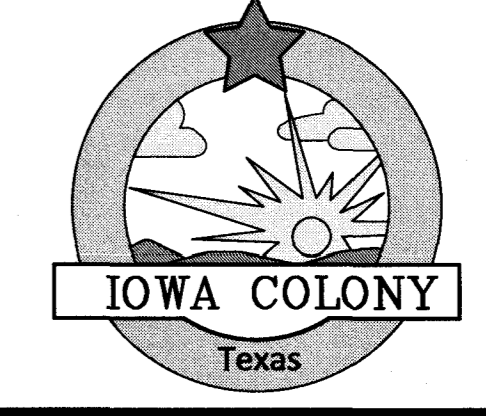
BRAZORIA COUNTY ENGINEERING DEPARTMENT  
REVIEWED FOR CONSTRUCTION:

MATT HANKS, P.E., COUNTY ENGINEER Date 06/19/2019  
JORGE REYNA, DEVELOPMENT COORDINATOR Date 6-13-2019

ENGINEER'S SEAL  
MICHAEL W. CHRISTOPHER  
2445 TECHNOLOGY FOREST BLVD. SUITE 200  
THE WOODLANDS, TX 77381  
(832) 823-2200  
115574  
STATE OF TEXAS  
LICENSED PROFESSIONAL ENGINEER  
TBP# No. F-18141 04/16/2019

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

MICHAEL BYRUM-BRATSEN, MAYOR Date 6/4/19  
DINH HO, P.E., CITY ENGINEER Date 6/4/19



**Manhard CONSULTING**  
 2445 Technology Forest Blvd, Suite 200, The Woodlands, TX 77381  
 (832) 823-2200  
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners  
 Texas Board of Professional Engineers Registration No. F-18141

MERIDIANA PARKWAY - PHASE V & PHASE VI  
 BRAZORIA COUNTY M.U.D. NO. 32  
 TITLE & SHEET INDEX

PROJ. MGR.: MWC  
 PROJ. ASSOC.: WHF  
 DRAWN BY: SW/HFL  
 DATE: 4/12/2019  
 SCALE: N.T.S.  
 SHEET 1 OF 50  
 610.001012.00

FINAL APPROVAL



2445 Technology Forest Blvd, Suite 200, The Woodlands, TX 77381 ph:832.823.2200 fx:832.823.2201 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners  
Texas Board of Professional Engineers Registration No. F-18141

April 12, 2019 - 12:55 - Plan Update - P.001 - Storm Water - BROWD 33/012 Meridianas Parkway Phase 5 - WSP/Mark/Edna - Plan Set - BROWD33/012 - GENERAL NOTES (2) - Auto - Unlocked - B. Swicker

MANHARD CONSULTING, LTD. 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.