

Monday, October 5, 2026

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

Re: Sterling Lakes North Section 7 – Water, Sanitary, Drainage and Paving
Recommendation for Final Approval of Facilities
City of Iowa Colony Project No. 3794 (WSD), 4036 (Paving)
Adico, LLC Project No. 16007-4-501 (WSD), 16007-4-513 (Paving)

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC reviewed the request for Final Approval of Sterling Lakes North Section 7, Water, Sanitary, Drainage and Paving Facilities.

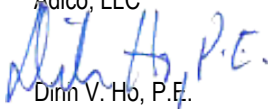
City Council approved the project into the One Year Maintenance Period on September 9, 2024. Adico attended a final reinspection on December 15, 2025, with all outstanding punch list items addressed on August 6, 2026. Therefore, Adico, LLC recommends Final Approval of Facilities, effective October 19, 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 following items:

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


Dim V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Dr. Tarron Richardson
File: 16007-4-501, 513

Tuesday, September 3, 2024

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

Re: Sterling Lakes North Section 7 – Water, Sanitary, Drainage and Paving
Recommendation for Conditional Approval into One-Year Maintenance Period
City of Iowa Colony Project No. 3794 (WSD), 4036 (Paving)
Adico, LLC Project No. 16007-4-501 (WSD), 16007-4-513 (Paving)

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sterling Lakes North Section 7 – Water, Sanitary, Drainage and Paving Facilities. The final inspection was completed on August 15, 2024, with all outstanding punch list items addressed on August 15, 2024.

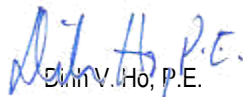
Based on our review of the closeout documents provided, Adico, LLC recommends approval of Sterling Lakes North Section 7 – Water, Sanitary, Storm and Paving Facilities into the One-Year Maintenance Period. The approval is subject to project approval by Brazoria County Commissioner's Court. The maintenance 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


Dim V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-501, 513

CITY OF IOWA COLONY Certification of Infrastructure

CERTIFICATION OF INFRASTRUCTURE FOR:

STERLING LAKES NORTH SECTION 7

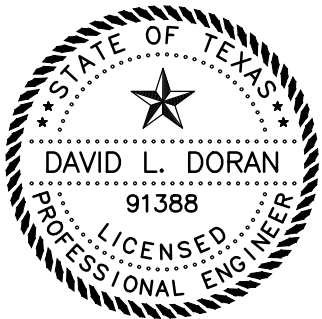
(Project Name)

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

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.

Bond No. 4475045

That we, Principal Paving Contractors, Ltd. on behalf of Astro Sterling Lakes North, LP (Principal), whose address and phone number is 27080 Mandell Road Cleveland, Tx 77328 / 832-480-5447, hereinafter called the Principal, and SureTec Insurance Company (*Surety*), a corporation existing under and by virtue of the laws of the State of Texas, and authorized to do an indemnifying business in the State of Texas, and whose principal office is located at 2103 CityWest Boulevard Suite 1300 Houston, TX, 77042 and phone number is 866-732-0099, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought within said State is Steve D. Nelson (*name/office*), and whose address and phone number is 2103 CityWest Blvd. Suite 1300 Houston, Texas 77042 / 713-812-0800, 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 Five Hundred Seventeen Thousand Ninety Two and 59/100 Dollars (\$ 517,092.59) 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, said Principal is the Contractor who completed the roads, streets, and drainage improvements of the following Subdivision(s):
Sterling Lakes North Section 7 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 the Brazoria County Subdivision Regulations, Brazoria County Roadway Design Criteria Manual, and Brazoria County Drainage Criteria Manual, 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 Principal will maintain the roads, streets, and drainage (the “Improvements”) to serve said Subdivision, in accordance with the approved plans and specifications submitted to the County Engineer, for at least one year from the completion, inspection, and approval of said Improvements and until said Improvements have been accepted into the County Road System by the Commissioners Court of Brazoria County, Texas.

NOW, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the above bounded Principal, its heirs, executors, administrators, successors, assigns and legal representatives, and each and every one of them 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 Improvements in the above named Subdivision, and that upon approval of the construction of said Improvements by the County Engineer, and upon the approval of such maintenance by the County Engineer, and upon acceptance of such Improvements for maintenance 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, Texas, or his successors in office, for the use and benefit of Brazoria County, all losses 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 Improvements in the above named Subdivision.

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 word “Improvements” is used herein to mean each and every road, street, bridge and each and every ditch, culvert, channel, inlet, pond or other drainage improvement in the rights-of-way and easements in said Subdivision.

The word Maintenance as used herein means all needful, necessary and proper care and repair from completion of the Improvements and approval thereof by the County Engineer until final acceptance of the Improvements for maintenance 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.

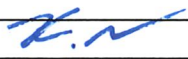
In the event of suit hereunder, such suit shall be brought in Brazoria County, Texas.

(Signature Page Follows)

EXECUTED this the 22nd day of August, 2024.

PRINCIPAL:

Principal Paving Contractors, Ltd. on behalf of Astro Sterling Lakes North, LP

By: 
Name: Kevin Burns
Title: COO

SURETY:

SureTec Insurance Company

By: 
Name: Kelly J. Brooks
Title: Attorney in Fact

(Surety to Attach Power of Attorney)

BRAZORIA COUNTY

L.M. "Matt" Sebesta, Jr.
County Judge of Brazoria County, Texas

ATTEST:

Joyce Hudman
Brazoria County Clerk

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

C. A. McClure, Kelly J. Brooks, Kenneth L. Meyer, Michelle Ulery

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 their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Fifty Million and 00/100 Dollars (\$50,000,000.00)

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

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant 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 SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

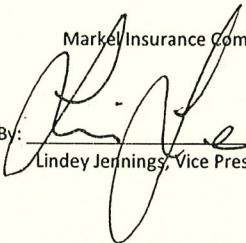
IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 12th day of March, 2024.

SureTec Insurance Company

By: 
Michael C. Keimig, President



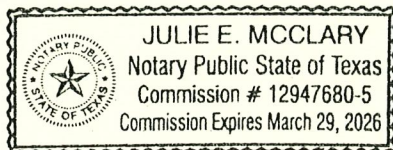
Markel Insurance Company

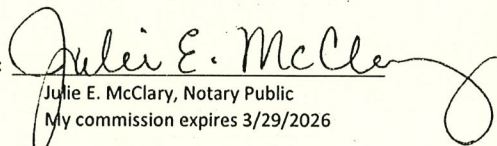
By: 
Lindey Jennings, Vice President

State of Texas
County of Harris:

On this 12th day of March, 2024 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 OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies 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.

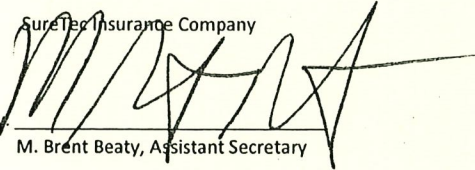


By: 
Julie E. McClary, Notary Public
My commission expires 3/29/2026

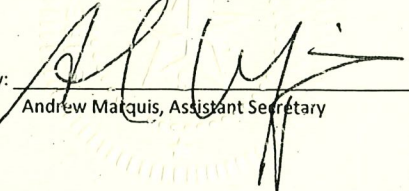
We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 22nd day of August, 2024.

SureTec Insurance Company

By: 
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: 
Andrew Marquis, Assistant Secretary

SureTec Insurance Company

IMPORTANT NOTICE Statutory Complaint Notice/Filing of Claims

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9737 Great Hills Trail, Suite 320
Austin, TX 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write the Texas Department of Insurance at:

PO Box 149104
Austin, TX 78714-9104
Fax#: 512-490-1007
Web: <http://www.tdi.texas.gov>
Email: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIMS 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.

24-30
B:\010.002 Sterling Lakes - BCMUD 31\023 Sterling Lakes N. Sec 7\Drawings\01 Title Sheet & General Notes.dwg
P:\010.002 Sterling Lakes - BCMUD 31\023 Sterling Lakes N. Sec 7\Drawings\01 Title Sheet & General Notes.dwg

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

CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES
FOR

STERLING LAKES NORTH SEC. 7

BRAZORIA COUNTY, TX M.U.D. NO.32

BRAZORIA COUNTY, TX

PROJECT NO. 610.002.023.00

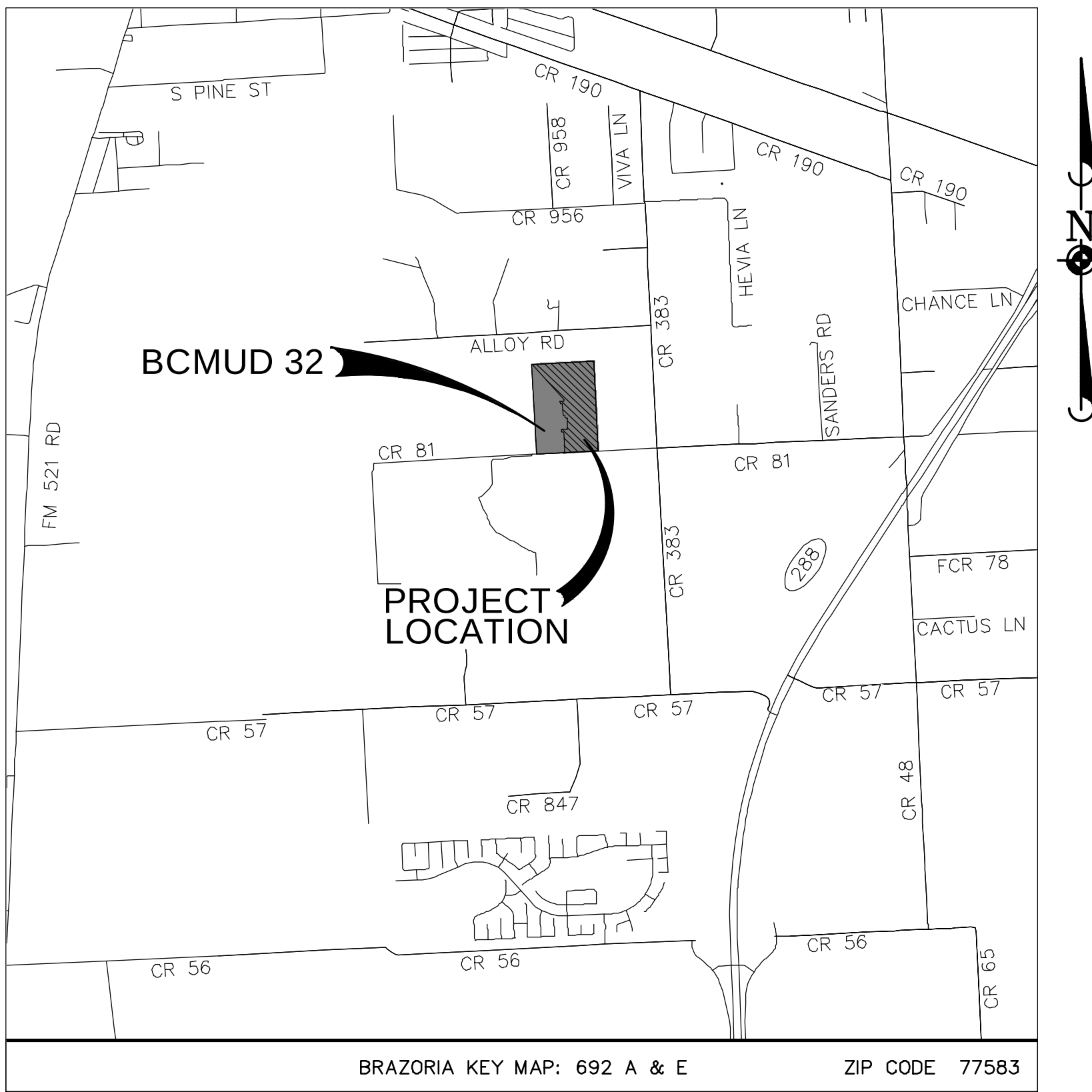
INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	GENERAL NOTES
3	PROJECT OVERALL
4	WATER & SANITARY OVERALL (1 OF 2)
5	WATER & SANITARY OVERALL (2 OF 2)
6	DRAINAGE SERVICE AREA MAP
7	DRAINAGE OVERALL (1 OF 2)
8	DRAINAGE OVERALL (2 OF 2)
9	DRAINAGE CALCULATIONS
10	GRADING OVERALL (1 OF 2)
11	GRADING OVERALL (2 OF 2) △
12	STORM WATER POLLUTION PREVENTION PLAN
13	TRAFFIC SIGNAGE & PAVEMENT MARKINGS △
14	CAPE RUBY DRIVE △
15	ROSE GOLD DRIVE △
16	JASPER BREEZE DRIVE △
17	PEACOCK ORE DRIVE
18	EVENING EMERALD DRIVE (STA 0+00 TO 6+50)
19	EVENING EMERALD DRIVE (STA 6+50 TO 13+50)
20	OCEAN JASPER DRIVE
21	MONTANA RUBY DRIVE (STA 0+00 TO 5+50)
22	MONTANA RUBY DRIVE (STA 5+50 TO 9+50)
23	RUBY COPPER DRIVE
24	OUTFALL A & B
25	WATERLINE DETAILS - 1
26	WATERLINE DETAILS - 2
27	SANITARY SEWER DETAILS - 1
28	SANITARY SEWER DETAILS - 2
29	SANITARY SEWER DETAILS - 3
30	STORM SEWER DETAILS - 1
31	STORM SEWER DETAILS - 2
32	STORM SEWER DETAILS - 3
33	STORM SEWER DETAILS - 4
34	STORM WATER POLLUTION PREVENTION DETAILS - 1
35	STORM WATER POLLUTION PREVENTION DETAILS - 2
36	PAVING DETAILS - 1
37	PAVING DETAILS - 2
38	PAVING DETAILS - 3
39	PAVING DETAILS - 4
40	BRAZORIA DRAINAGE DISTRICT No 4 STANDARD DETAILS (1 OF 3)
41	BRAZORIA DRAINAGE DISTRICT No 4 STANDARD DETAILS (2 OF 3)
42	BRAZORIA DRAINAGE DISTRICT No 4 STANDARD DETAILS (3 OF 3)

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@BRAZORIACOUNTYTX.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.



LOCATION MAP
1"=1/4 mile

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671



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.

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.

ISSUED FOR
CONSTRUCTION
Issue Date - 08/15/2024

BRAZORIA DRAINAGE DISTRICT NO. 4 SIGNATURE BLOCK
APPROVED BY BOARD OF COMMISSIONERS ON March 6, 2024

Brazoria Drainage District No. 4
District Engineer

THE SIGNATURES ABOVE ARE EVIDENCE THAT THE DISTRICT'S BOARD OF COMMISSIONERS APPROVED THIS SUBMISSION ON THE DATE PROVIDED ABOVE BASED UPON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED THE SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THE APPROVAL OF A FINAL DRAINAGE PLAN OR REQUEST FOR VARIANCE WILL TYPICALLY EXPIRE ONE YEAR AFTER THE DATE OF BOARD APPROVAL. THE APPROVAL OF A DRAINAGE IMPACT ANALYSIS, MASTER DEVELOPMENT PLAN, OR FINAL PLAT WILL TYPICALLY EXPIRE TWO YEARS AFTER THE DATE OF APPROVAL. SEE SECTION 12 IN THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES FOR ADDITIONAL INFORMATION REGARDING THE EXPIRATION OF APPROVALS. AFTER EXPIRATION, RE-APPROVAL IS REQUIRED. PLEASE NOTE THAT THE DISTRICT APPROVAL DOES NOT NECESSARILY MEAN THAT ALL INFORMATION IN THE SUBMITTAL HAS BEEN CHECKED AND VERIFIED. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES" AND THIS APPROVED SUBMITTAL, THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES SHALL PREVAIL. ANY BOARD APPROVED DEVIATIONS FROM DISTRICT CRITERIA SHALL BE ITEMIZED ON THE COVER PAGE AND OTHER APPROPRIATE SHEETS. ANY SUBMITTAL PREPARED BY A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR HAS TYPICALLY BEEN SIGNED AND SEALED BY THAT LICENSED PROFESSIONAL. THAT SIGNATURE AND SEAL CONVEYS RESPONSIBILITY AND ACCOUNTABILITY TO THAT ENGINEER OR SURVEYOR.

BDD4 REF ID#: 24-000022

