

Monday, June 8, 2026

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

Re: Cedar Rapids Parkway Phase II – Water, Drainage and Paving Facilities
Recommendation for Final Acceptance
City of Iowa Colony Project No. 2899
Adico, LLC Project No. 16007-4-457

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC reviewed the request for Final Acceptance of Cedar Rapids Parkway Phase II – Water, Drainage and Paving Facilities.

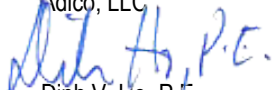
City Council approved the project into the One Year Maintenance Period on November 11, 2024. Adico attended a final reinspection on January 28, 2026, with all outstanding punch list items addressed on May 12, 2026. Therefore, Adico, LLC recommends final acceptance of facilities, effective June 15, 2026, 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


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

Cc: Kayleen Rosser
File: 16007-4-457



May 12, 2026

Mr. Dinh Ho, P.E.
City of Iowa Colony
c/o Adico, LLC
205 E. Edgewood Drive
Friendswood, Texas 77546

Re: Final Inspection – Punchlist Completion
Construction of Water, Drainage, and Paving Facilities for Cedar Rapids Parkway Phase II
for Brazoria County Municipal Utility District No. 31

Mr. Dinh Ho,

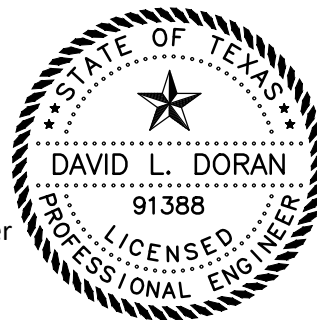
This letter is to serve as a statement that the above referenced project has completed the one-year maintenance period. A final inspection for the referenced project occurred on January 28, 2026, with the appropriate municipal authority representatives present. The results of this inspection were recorded and are available for your reference upon request.

As of May 7, 2026, 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
Senior Construction Management Director, Partner



DLD/js

P:\610.002 Sterling Lakes - BCMUD 31\013 Cedar Rapids Pwky Ph 2\Construction\WD&P\Acceptance Packages - Folder Template\City of Iowa Colony\1 Year Acceptance\Cedar Rapids Pkwy Ph II - 1-Year Punchlist Completion Letter.docx

Friday, November 1, 2024

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

Re: Cedar Rapids Parkway Phase II – Water, Drainage and Paving Facilities
Recommendation for Acceptance into One-Year Maintenance Period
City of Iowa Colony Project No. 2899
Adico, LLC Project No. 16007-4-457

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Cedar Rapids Parkway Phase II – Water, Drainage, and Paving Facilities. The final inspection was completed on August 7, 2024, with all outstanding punch list items addressed on September 6, 2024.

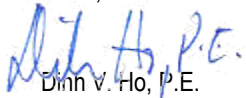
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Cedar Rapids Parkway Phase II – Water, Drainage and Paving Facilities into the One-Year Maintenance Period. The date of acceptance shall be November 11, 2024, if approved by City Council.

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


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-457

CITY OF IOWA COLONY Certification of Infrastructure

CERTIFICATION OF INFRASTRUCTURE FOR:

Cedar Rapids Pkwy Ph II

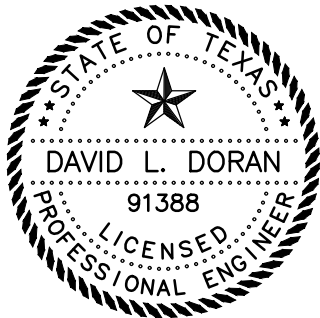
(Project Name)

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



September 13, 2024

TBPELS Firm Reg. No. F-22671

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.

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

a. Bond Number: 4475031

b. Principal: Principal Services, Ltd.

c. Surety:

Name: SureTec Insurance Company

State Where Surety is Incorporated: Texas

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 Municipal Utility District No.31

Subdivision involved: _____

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Construction of Water, Drainage and Paving Facilities
for Cedar Rapids Parkway Phase II

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: \$ 1,365,285.63

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: SureTec Insurance Compnay

PRINCIPAL: Principal Services, Ltd.

By: 
Signature

By: 
Signature

Kelly J. Brooks
Print or Type Signer's Name

Kevin Burns
Print or Type Signer's Name

Attorney in Fact
Signer's Title

COO
Signer's Title

ATTACH POWER OF ATTORNEY

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:

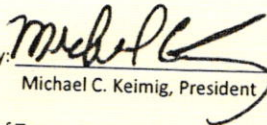
Fifty Million and 00/100 Dollars (\$50,000,000.00)

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."

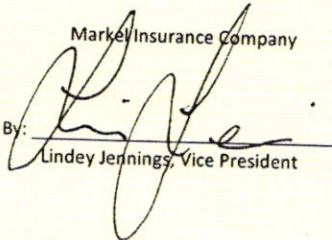
IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 12th day of March, 2024.

SureTec Insurance Company

By: 
Michael C. Keimig, President



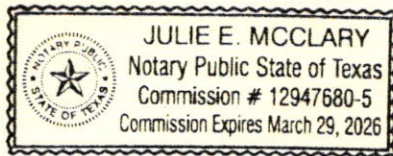
Markel Insurance Company

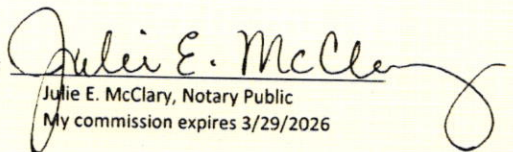
By: 
Lindey Jennings, Vice President

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.

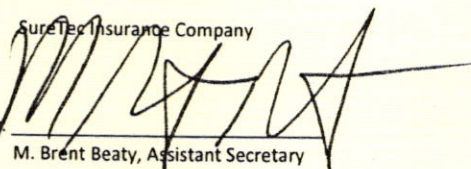


By: 
Julie E. McClary, Notary Public
My commission expires 3/29/2026

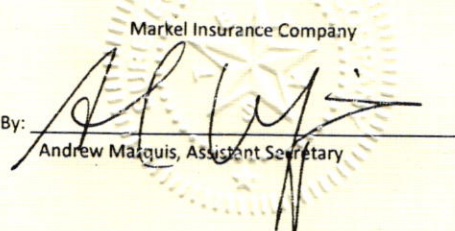
We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

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

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

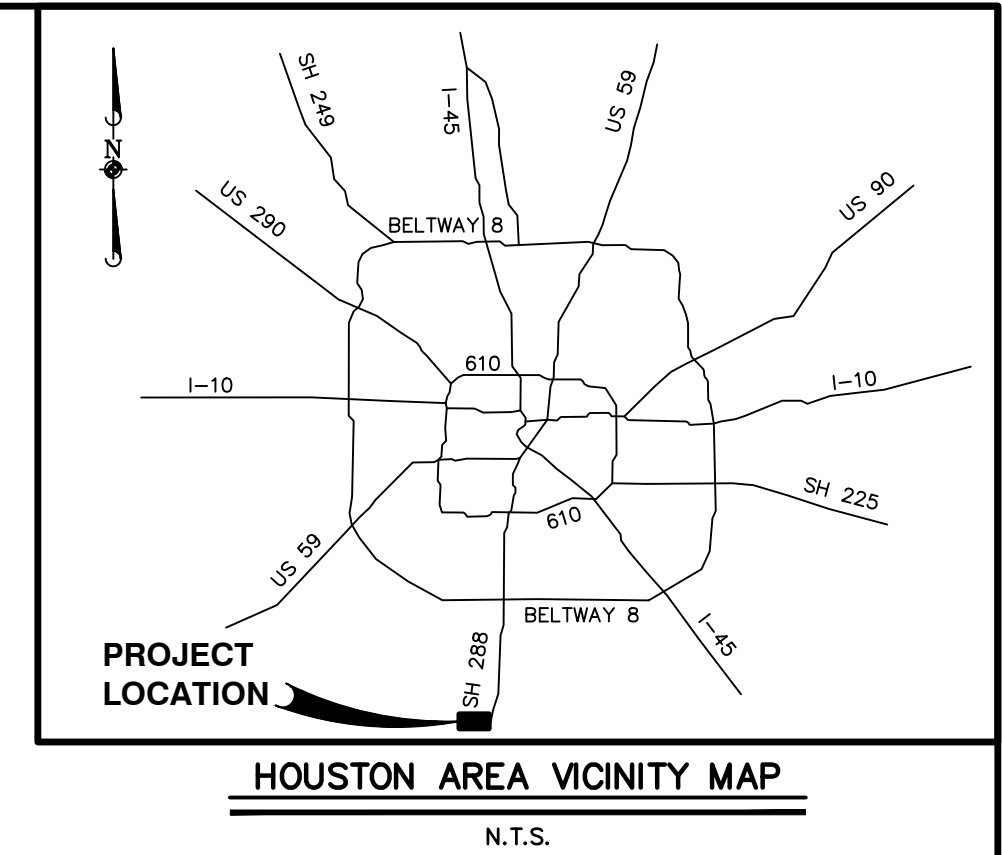
PREMIUM OR CLAIMS DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

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

CONSTRUCTION OF WATER, DRAINAGE, AND PAVING FACILITIES FOR

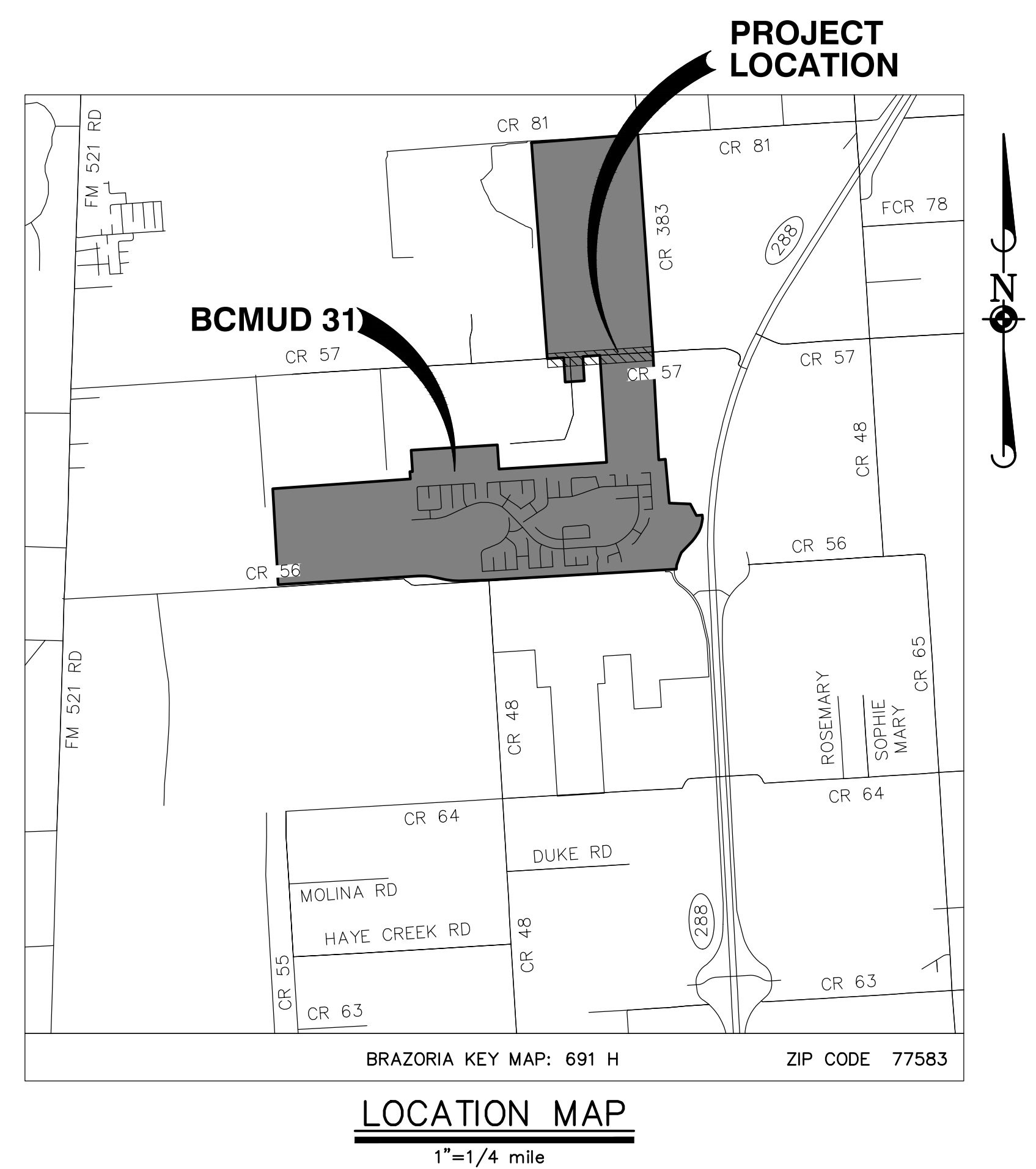
CEDAR RAPIDS PARKWAY - PH II

BRAZORIA COUNTY M.U.D. NO. 31 PROJECT NO. 610.002.013.00



INDEX OF SHEETS

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	WATER OVERALL
5	DRAINAGE OVERALL & DRAINAGE CALCULATIONS
6	GRADING OVERALL
7	STORM WATER POLLUTION PREVENTION PLAN
8	TRAFFIC SIGNAGE & PAVEMENT MARKINGS
9	CEDAR RAPIDS PARKWAY (STA 0+00 TO 4+00)
10	CEDAR RAPIDS PARKWAY (STA 4+00 TO 8+50)
11	CEDAR RAPIDS PARKWAY (STA 8+50 TO 12+00)
12	CEDAR RAPIDS PARKWAY (STA 12+00 TO 16+00)
13	CEDAR RAPIDS PARKWAY (STA 16+00 TO 20+00)
14	CEDAR RAPIDS PARKWAY (STA 20+00 TO 24+00)
15	CEDAR RAPIDS PARKWAY (STA 24+00 TO 29+00)
16	OUTFALL 1 & BASELINE 1
17	WATERLINE EXTENSION
18	WATER DETAILS (1 OF 2)
19	WATER DETAILS (2 OF 2)
20	STORM WATER POLLUTION PREVENTION PLAN DETAILS (1 OF 2)
21	STORM WATER POLLUTION PREVENTION PLAN DETAILS (2 OF 2)
22	STORM DETAILS (1 OF 4)
23	STORM DETAILS (2 OF 4)
24	STORM DETAILS (3 OF 4)
25	STORM DETAILS (4 OF 4)
26	SLOPE PAVING DETAIL
27	PAVING DETAILS (1 OF 4)
28	PAVING DETAILS (2 OF 4)
29	PAVING DETAILS (3 OF 4)
30	PAVING DETAILS (4 OF 4)
31	TXDOT SAFETY END TREATMENT DETAILS
32	RUTH ROAD TRAFFIC CONTROL PLAN
33	TRAFFIC CONTROL PLAN



RECORD DRAWING
08/14/2024
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

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. "A" BEING A 3/4" 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:
SUBDIVISION IS LOCATED PARTIALLY IN ZONE "X" WITH NO BASE FLOOD BASE ELEVATION REQUIRED AND PARTIALLY LOCATED IN "AE" WITH A BASE FLOOD ELEVATION OF 53.0. THIS INFORMATION IS BASED ON BRAZORIA COUNTY MAP 48039, PANEL 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.

DATE	REVISION	APP.
08/07/2023	UPDATED WATERLINE AND SWPPP DETAILS	TH
08/08/2023	REVISE KARSTEN TIE-IN GRADIES	
09/26/2023	REVISE STERLING LAKES NORTH DRIVE WIDTH	
11/02/2023	REVISE STRIPING AND STOP SIGN AT KARSTEN	
02/09/2024	REVISED SIDEWALK AND RAMP LOCATION	

ENGINEER'S SEAL
DE H. NGU
2445 TECHNOLOGY
BLVD, SUITE 200
THE WOODS
(832) 823-8888

ISSUED FOR CONSTRUCTION
Issue Date: 09/07/2023

TPBE No. F-22671

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) 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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, P.E. Date 4/3/23 President
Kerry L. Osburn Date 4/3/23 Vice President
Brandon Middleton Date 4/3/23 Secretary/Treasurer
Nazar Sobti, PhD, P.E. Date 4/3/23 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. #B220056

PM: TH DFT: NR
DSN: NR/CBJ DATE: 04/04/2023

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, Mayor Date 04242023
Dinh Ho, P.E., City Engineer Date 04242023

CITY OF IOWA COLONY

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

ISSUED FOR CONSTRUCTION - 09/07/2023
ELEVATION LAND SOLUTIONS - CEDAR RAPIDS PARKWAY - PH II - PROJECT NO. 610.002.013.00