

Monday, June 8, 2026

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

Re: Sierra Vista Section 10 – Water, Sanitary, Drainage and Paving Facilities
Recommendation for Final Approval of Facilities
City of Iowa Colony Project No. 4121 (WSD), 4555 (Paving)
Adico, LLC Project No. 16007-4-515 (WSD), 16007-4-529 (Paving)

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC reviewed the request for Final Approval of Sierra Vista Section 10 – Water, Sanitary, Drainage and Paving Facilities.


City Council approved the project into the One Year Maintenance Period on November 18, 2024. Adico attended a final reinspection on January 15, 2026, with all outstanding punch list items addressed on May 11, 2026. Therefore, Adico, LLC recommends final approval 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: 16007-4-515, 529



May 11, 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, Sanitary, Drainage, and Paving Facilities for Sierra Vista Section 10
for Brazoria County Municipal Utility District No. 32

Mr. Ho,

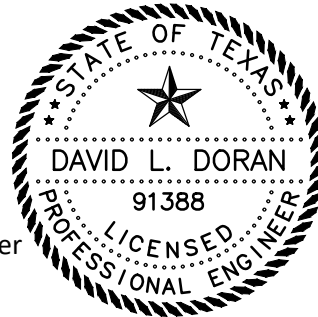
This letter is to serve as a statement that the above referenced project has completed the one-year maintenance period. A final inspection for the referenced project occurred on January 15, 2026, with the appropriate municipal authority representatives present. The results of this inspection were recorded and are available for your reference upon request.

As of April 16, 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

Thursday, October 31, 2024

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

Re: Sierra Vista Section 10 – Water, Sanitary, Drainage and Paving Facilities
Recommendation for Conditional Approval into One-Year Maintenance Period
City of Iowa Colony Project No. 4121 (WSD), 4555 (Paving)
Adico, LLC Project No. 16007-4-515 (WSD), 16007-4-529 (Paving)

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sierra Vista Section 10 – Water, Sanitary, Drainage and Paving Facilities. The final inspection was completed on October 10, 2024, with all outstanding punch list items addressed on October 11, 2024.

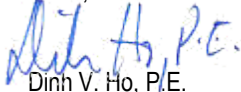
Based on our review of the closeout documents provided, Adico, LLC recommends approval of Sierra Vista Section 10 – Water, Sanitary, Storm and Paving Facilities into the One-Year Maintenance Period. The approval is subject to project approval by Brazoria County Commissioner's Court. The maintenance period 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. Brazoria County Warranty 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 Hemming
File: 16007-4-515, 529

CITY OF IOWA COLONY Certification of Infrastructure

CERTIFICATION OF INFRASTRUCTURE FOR:

Sierra Vista Section 10

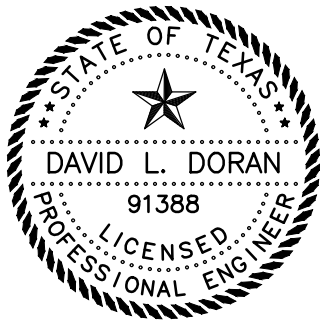
(Project Name)

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



October 14, 2024

TBPELS Firm Registration 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.

WARRANTY BOND

Bond No. GS24800143

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF Brazoria §

Rodriguez Construction Group on Behalf of Brazoria County

That we, Municipal Utility District No. 32 (*Principal*), whose address and phone number is 2647 Jo Ann Street, Stafford, TX 77477 | 832.539.6130, hereinafter called the Principal, and The Gray Casualty & Surety Company (*Surety*), a corporation existing under and by virtue of the laws of the State of Lousiana, and authorized to do an indemnifying business in the State of Texas, and whose principal office is located at 3601 N. I-10 Service Road West, Metairie, LA 70002 and phone number is (504) 888-7790, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought within said State is Michael Kremheller (*name/office*), and whose address and phone number is 3601 N. I-10 Service Road West, Metairie, LA 70002 | (504) 888-7790, 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 Three Hundred Eighty Seven Thousand Two Hundred Forty Nine Dollars & 55/100 Dollars (\$ 387,249.55) 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 owner of the following Subdivision(s): Sierra Vista Section 10 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 owner of a Subdivision 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.

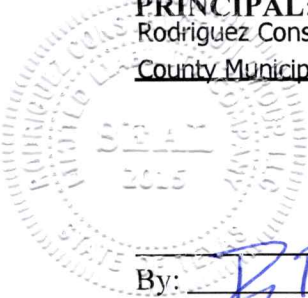
In the event of suit hereunder, such suit shall be brought in Brazoria County, Texas.

(Signature Page Follows)

EXECUTED this the 17th day of October, 2024.

PRINCIPAL:

Rodriguez Construction Group on Behalf of Brazoria
County Municipal Utility District No. 32

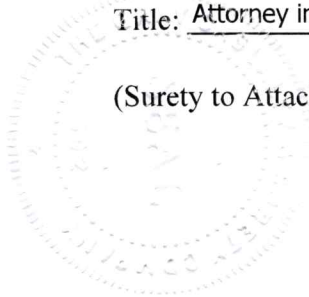


By: [Signature]
Name: Roy Rodriguez
Title: President

SURETY:

The Gray Casualty & Surety Company

By: [Signature]
Name: William O'Neal
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

**THE GRAY INSURANCE COMPANY
THE GRAY CASUALTY & SURETY COMPANY**

GENERAL POWER OF ATTORNEY

Bond Number: GS24800143 **Principal:** Rodriguez Construction Group, LLC on behalf of Brazoria County Municipal Utility District 32
Project: Sierra Vista Section 10

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Edward Arens, Phillip Baker, Hannah Montagne, Michele Bonnin, Rebecca Garza, Jillian O'Neal, and Erica Anne Cox of The Woodlands, Texas jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4th day of November, 2022.



By:

Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske
President
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



Leigh Anne Henican
Notary Public
Notary ID No. 92653
Orleans Parish, Louisiana

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 17th day of October, 2024

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 17th day of October, 2024





The Gray Insurance Company
The Gray Casualty & Surety Company

Statutory Complaint Notice

To obtain information or to make a complaint:

You may contact the Surety via telephone for information or to make a complaint at: 1-504-754-6711.

You may also write to the Surety at:

Gray Surety
P.O. Box 6202
Metairie, LA 70009-6202

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

P.O. Box 149104
Austin, TX 78714-9104
Fax: 512-475-1771

PREMIUM OR CLAIM 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.

ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become part of condition of the attached document. This notice is written under a complete reservation of rights. Nothing herein shall be deemed to be an estoppel, waiver or modification of any of Gray's rights or defenses, and Gray hereby reserves all of its rights and defenses under any general agreement of indemnity, contracts, agreements, bonds, or applicable law.

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

SIERRA VISTA SEC. 10

BRAZORIA COUNTY M.U.D. NO. 32
BRAZORIA COUNTY, TX
PROJECT NO. 615.011027.00



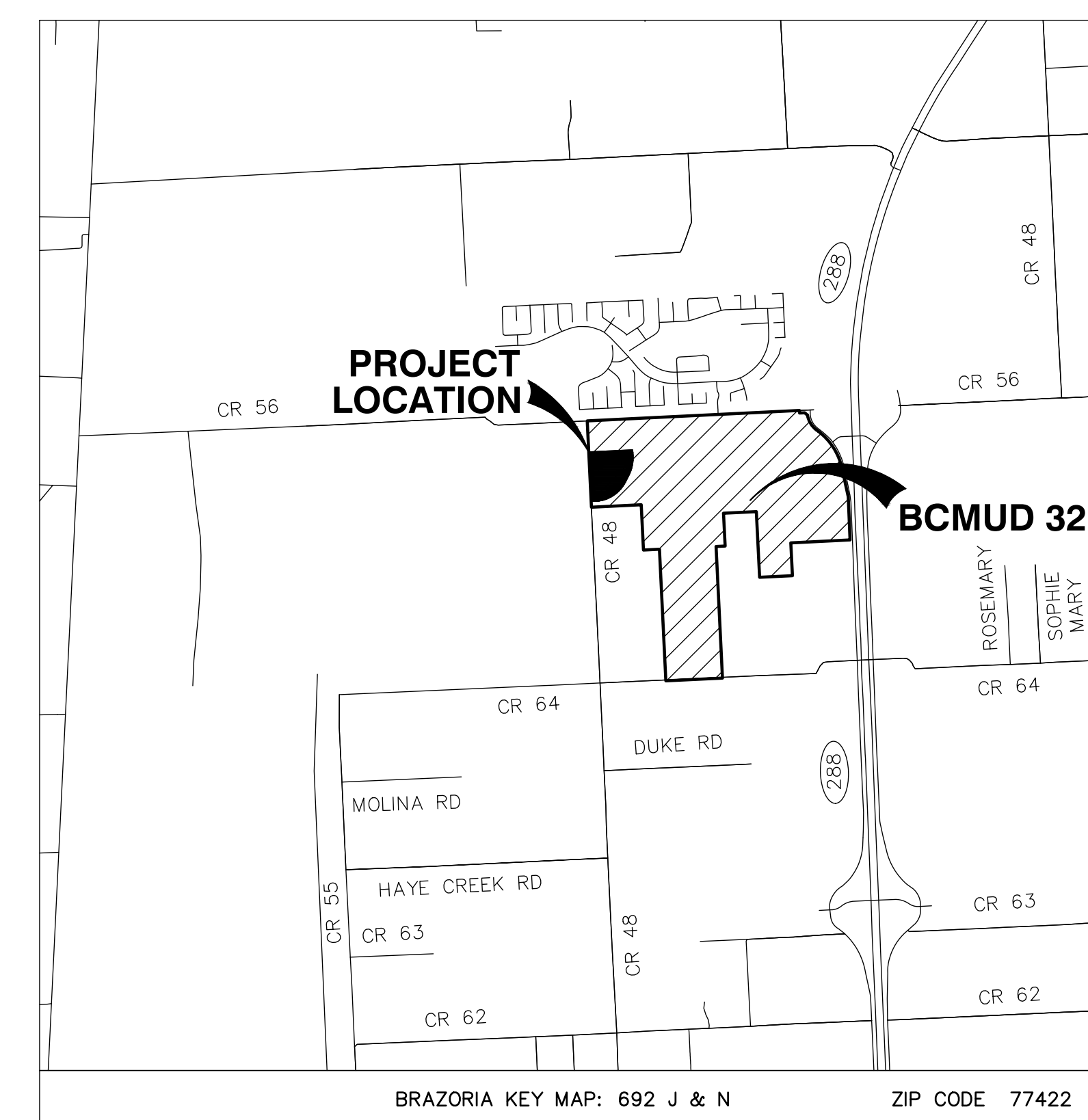
1120 S Capital of TX Hwy, Building 1, Suite 210, Austin, TX 78746 ph: 737.377.0500 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers and Land Surveyors Registration No. F-22053



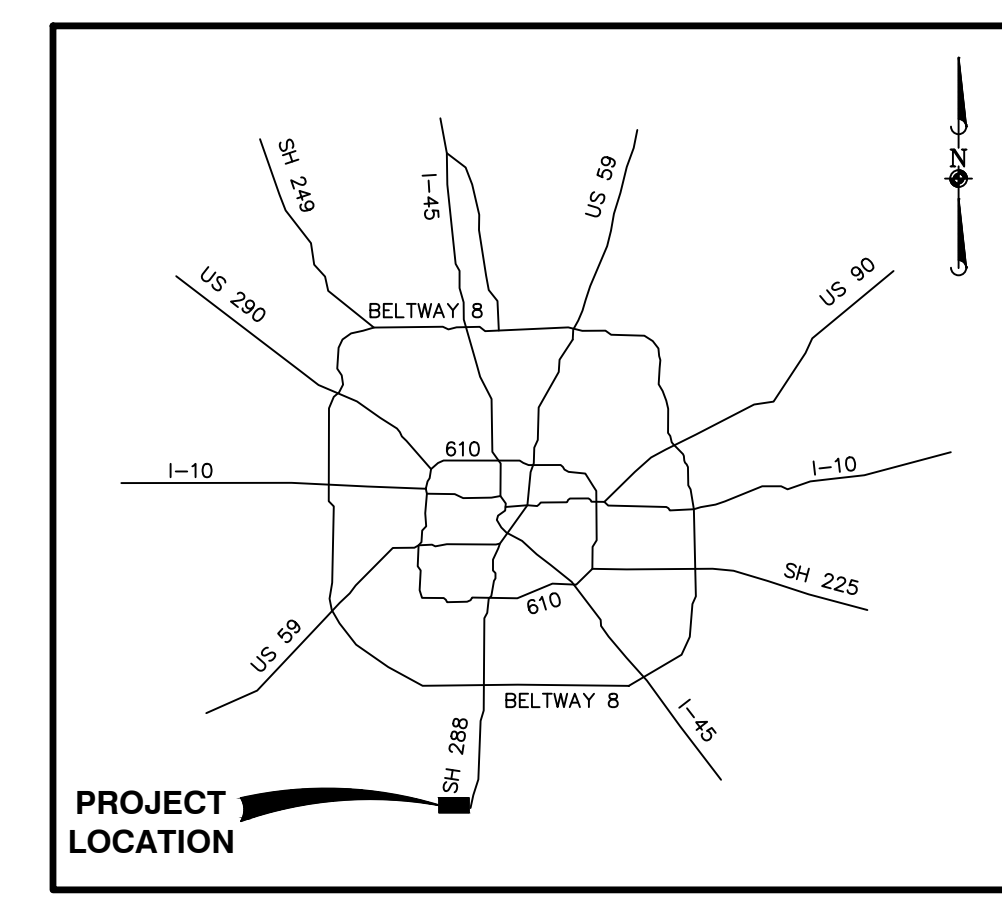
DEVELOPER:
MR. JOSH WADLEY
ASTRO SIERRA VISTA LP
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77067
(281) 875-1552

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
1	TITLE & INDEX SHEET
2	GENERAL NOTES
3	DEMOLITION PLAN
4	WATER & SANITARY OVERALL
5	DRAINAGE OVERALL
6	DRAINAGE CALCULATIONS
7	GRADING PLAN OVERALL
8	STORM WATER POLLUTION PREVENTION PLAN
9	TRAFFIC SIGNAGE & PAVEMENT MARKINGS
10	MOLINA DRIVE
11	THUNDERBOLT PEAK DRIVE
12	SALINAS DRIVE [STA 0+00 TO 4+00]
13	SALINAS DRIVE [STA 4+00 TO END]
14	SAN PIETRO DRIVE [STA 0+00 TO 3+50]
15	SAN PIETRO DRIVE [STA 3+50 TO END]
16	VIA TORINO DRIVE [STA 0+00 TO 3+50]
17	VIA TORINO DRIVE [STA 3+50 TO END]
18	VISALIA VILLA DRIVE [STA 0+00 TO 4+50]
19	VISALIA VILLA DRIVE [STA 4+50 TO END]
20	WATER DETAILS - 1
21	WATER DETAILS - 2
22	SANITARY DETAILS - 1
23	SANITARY DETAILS - 2
24	SANITARY DETAILS - 3
25	STORM DETAILS - 1
26	STORM DETAILS - 2
27	STORM DETAILS - 3
28	STORM DETAILS - 4
29	PAVING DETAILS - 1
30	PAVING DETAILS - 2
31	PAVING DETAILS - 3
32	PAVING DETAILS - 4
33	PAVING DETAILS - 5
34	PAVING DETAILS - 6
35	SWPPP DETAILS - 1
36	SWPPP DETAILS - 2



LOCATION MAP
1" = 1/2 MILE



HOUSTON AREA VICINITY MAP
N.T.S.

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 SET "PK" NAIL IN ASPHALT LOCATED AT THE CENTERLINE INTERSECTION OF COUNTY ROAD 48 AND COUNTY ROAD 64.

ELEVATION = 54.34 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:

ACCORDING TO MAP Nos. 48039C0115K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, DATED DECEMBER 30, 2023, 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.

DATE	REVISION	APP.
06/11/2024	REVISION TO FINAL-INDEX OF SHEETS UPDATED	
06/27/2024	REMOVE 8" GV & 12" GV	
07/22/2024	REVISION TO FINAL-LOWERING SITE	
08/02/2024	UPDATED MINIMUM ELEVATION SLAB TABLE	
08/28/2024	ADDED IRRIGATION SLEEVES	

TITLE & INDEX SHEET

ENGINEER'S SEAL
ROBERT HULBERT
1120 S CAPITAL OF TX HWY
BLDG 1, SUITE 210
AUSTIN, TX 78746
(737) 377-0500

TBPE No. F-22053 08/09/2024

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	5/20/2024
DATE	05/21/2024
DINH HO, P.E., CITY ENGINEER	DATE

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

48 HOUR NOTICE:
CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY, ADICO, LLC, (DINH HO, P.E. AT 832-895-1093, INSPECTIONS@ADICO-LLC.COM) 48 HOURS BEFORE STARTING WORK ON THIS PROJECT.

48 HOUR NOTICE:
CONTRACTOR SHALL NOTIFY BRAZORIA COUNTY PRIOR TO COMMENCING CONSTRUCTION AND/OR BACKFILLING ANY UTILITIES. CONTRACTOR(S) TO CONTACT ENGINEER-CONSTRUCTION@BRAZORIA-COUNTY.COM 48 HOURS BEFORE COMMENCING WORK

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.

RECORD DRAWING
10/15/2024
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

ISSUED FOR CONSTRUCTION
Issue Date - 08/28/2024

811
Know what's below.
Call before you dig.

ISSUED FOR CONSTRUCTION - 08/28/2024
MANHARD CONSULTING - SIERRA VISTA SEC. 10 - PROJECT NO. 615.011027.00