

Monday, July 7, 2025

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

Re: Caldwell Crossing Section 3 – Water, Sanitary Sewer, Drainage and Paving Facilities
Brazoria County Municipal Utility District No. 87
Recommendation for Acceptance into One Year Maintenance Period
City of Iowa Colony Project No. 4316
Adico, LLC Project No. 16007-4-521

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of Caldwell Crossing Section 3 – Water, Sanitary Sewer, Storm Water and Paving Facilities. The final inspection was held May 23, 2025, and all punch list items completed on or about June 18, 2025.

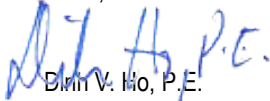
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Caldwell Crossing Section 3 – Water, Sanitary Sewer, Storm Water and Paving Facilities into the One-Year Maintenance Period. The maintenance period shall be effective July 21, 2025, if approved by city council.

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. 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
File: 16007-4-521

CERTIFICATION OF INFRASTRUCTURE FOR:

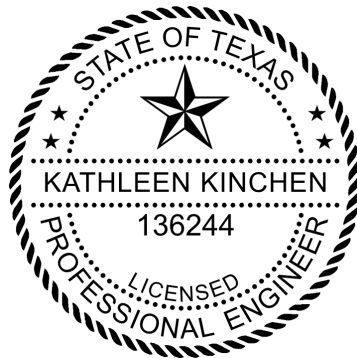
CALDWELL CROSSING SECTION 3

(Project Name)

I, KATHLEEN KINCHEN,

(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 SealKathleen Kinchen*Engineer's Signature*LJA Engineering, Inc.*Licensed Engineering Firm Name*1904 W. Grand Parkway N. Suite 100*Address*Katy, TX 77449*City, State and Zip Code*713-358-8816*Phone No.*

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

a. Bond Number: 61BCSJJ1287

b. Principal: Dimas Bros. Construction, L.L.C.

c. Surety:

Name: Hartford Casualty Insurance Company

State Where Surety is Incorporated: Connecticut

d. Oblige(e)s: Brazoria County Municipal Utility District No. 87; 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 Oblige(e), so leave this line blank.)

If there is more than one Oblige(e), then the terms "Oblige(e)" 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. 87

Subdivision involved: Caldwell Crossing Section 3

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

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: \$ 1,825,173.00

g. Maintenance Period:

Starting Date of Maintenance Period: One (1) Year

(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 Obligees, 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 Obligees 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 Obligees under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obligees.

DATED: May 27, 2025

SURETY: Hartford Casualty Insurance Company

PRINCIPAL: Dimas Bros. Construction, L.L.C.

By: 
Signature

By: 
Signature

Hannah Montagne
Print or Type Signer's Name

Ivan Dimas
Print or Type Signer's Name

Attorney-In-Fact
Signer's Title

Vice President
Signer's Title

ATTACH POWER OF ATTORNEY

POWER OF ATTORNEY

Direct Inquiries, Bond Authenticity
and Claims to:
THE HARTFORD
BOND, T-14
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: BOWEN MICLETTE & BRITT INS AGY LLC
Agency Code: 61-615323

- ☒ **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- ☒ **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- ☐ **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- ☐ **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of** Unlimited :

Philip Baker, Edward Arens, Michele Bonnin, Erica Anne Cox, Hannah Montagne,
Jillian O'Neal, Samantha Olson of THE WOODLANDS, Texas

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



Phyllis A. Clark

Phyllis A. Clark, Assistant Secretary

Joelle L. LaPierre

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

ss. Lake Mary

On this 1st day of March, 2024, before me personally came Joelle L. LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.



Mariuz Arce

Mariuz Arce
My Commission HH 287363
Expires July 13, 2026

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of May 27, 2025.

Signed and sealed in Lake Mary, Florida.



Keith D. Dozois

Keith D. Dozois, Assistant Vice President

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your Agent.

You may call The Hartford's Consumer Affairs toll-free telephone number for information or to make a complaint at:

1-800-451-6944

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) 490-1007

Web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the (agent) (company) (agent or the company) 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 a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede comunicarse con su Agente.

Usted puede llamar al número de teléfono gratuito de The Hartford's Consumer Affairs para obtener información o para presentar una queja al:

1-800-451-6944

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:

P.O. Box 149104

Austin, TX 78714-9104

Fax: (512) 490-1007

Sitio web: www.tdi.texas.gov

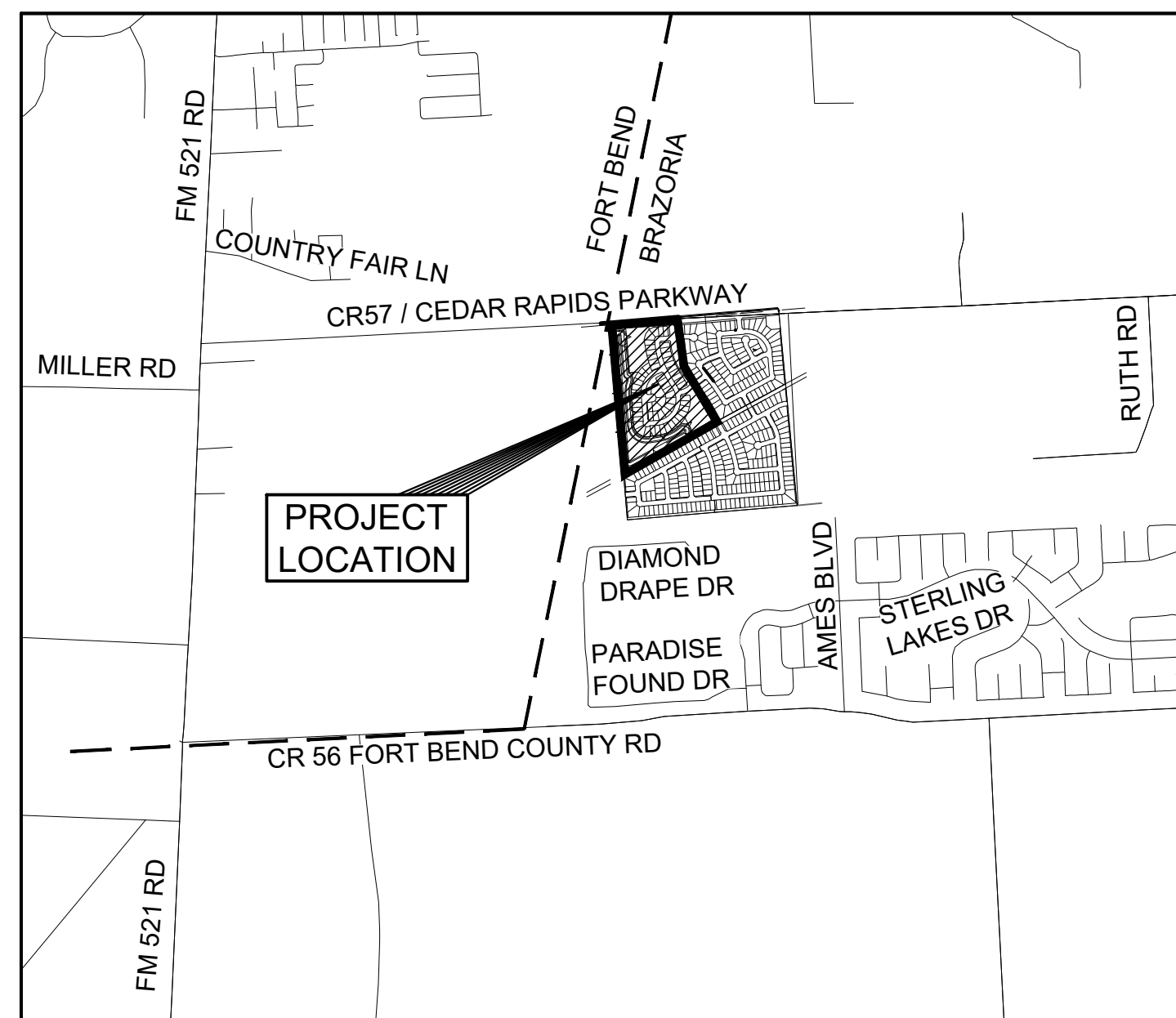
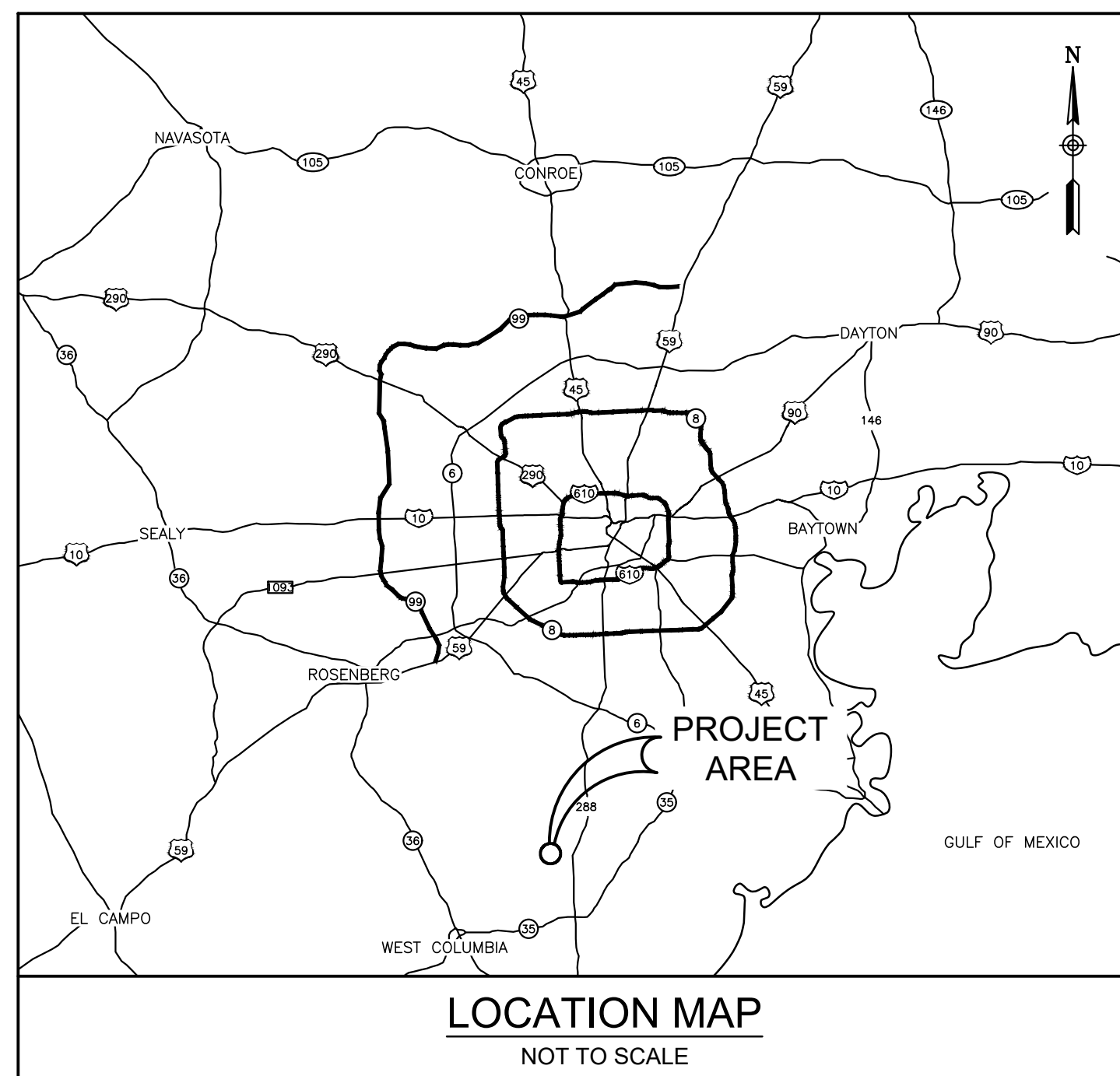
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con (el agente) (la compañía) (el agente o la compañía) primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

ADJUNTE ESTE AVISO A SU PÓLIZA: Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.

DR HORTON-TEXAS, LTD.
CONSTRUCTION PLANS FOR
WATER, SANITARY SEWER, DRAINAGE AND PAVING FACILITIES
TO SERVE
CALDWELL CROSSING SECTION 3
WITHIN
BRAZORIA COUNTY M.U.D. NO. 87
CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS



VICINITY MAP

SCALE: 1" = 2000'
KEY MAP REF: 691G, 691H
ZIP CODE: 77583
LAMBERT TILE: 5244

Sheet List Table

Sheet Number	Sheet Title
GENERAL	
1	COVER
2	CONSTRUCTION NOTES
3	PLAT SHEET 1 OF 3
4	PLAT SHEET 2 OF 3
5	PLAT SHEET 3 OF 3
6	WATER AND SANITARY SEWER LAYOUT
7	DRAINAGE AREA, EXTREME EVENT, SHEET FLOW, AND PONDING LAYOUT
8	DRAINAGE CALCULATIONS
9	PAVING AND TRAFFIC CONTROL LAYOUT
10	STORM WATER POLLUTION PREVENTION PLAN
11	LOT GRADING LAYOUT
12	LOT GRADING TYPICAL SECTIONS
PLAN AND PROFILE	
13	SUNSET MARINA WAY
14	SANDY SHORE LANE
15	ROSE WATER TRAIL
16	ANGELFISH DRIVE
17	BAYBERRY DRIVE 1 OF 2
18	BAYBERRY DRIVE 2 OF 2
19	SALTY BREEZE COURT & DAILY CROSSING
20	OUTFALL A & OUTFALL B
CONSTRUCTION DETAILS	
21	STORM WATER POLLUTION PREVENTION DETAILS
22	WATER LINE DETAIL
23	SANITARY SEWER DETAILS
24	STORM SEWER DETAILS 1 OF 2
25	STORM SEWER DETAILS 2 OF 2
26	PAVEMENT DETAILS
27	MISCELLANEOUS DETAILS
28	TXDOT MISCELLANEOUS DETAILS

OWNER:

DR HORTON-TEXAS, LTD.
6744 HORTON VISTA DR.
RICHMOND, TX 77407
DANIEL ROSE 281-566-2100

PREPARED BY:



DHI Engineering, LLC

6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBPE REG. NO. F-19561

DECEMBER 2023

PROJECT NO. 029323-03, CONTRACT NO. 2 (PAV)
PROJECT NO. 029323-03, CONTRACT NO. 1 (WS&D)
COIC PROJECT NO. 2639
BCDD5 REF ID# B230049

RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED USING INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR AND/OR OWNER. THE SIGNATURE BELOW ONLY SIGNIFIES THAT THE PLANS HAVE BEEN REVISED IN ACCORDANCE WITH THE INFORMATION PROVIDED AND DO NOT GUARANTEE THAT THESE PLANS ACCURATELY SHOW EVERY DETAIL OF THE CONSTRUCTED PROJECT.

ABBY E. SCHILDHAMMER
DATE

3-6-2025

WS&D RECORD DRAWINGS

I HEREBY CERTIFY THAT THESE DRAWINGS REFLECT THE IMPROVEMENTS CONSTRUCTED AS TO SIZE, LOCATION, AND GRADE; AND THAT THE CONSTRUCTION WAS IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

CONTRACTOR: Dimas Bros., DATE: 3/6/2025
TITLE: General Supt.

PAVING RECORD DRAWINGS

I HEREBY CERTIFY THAT THESE DRAWINGS REFLECT THE IMPROVEMENTS CONSTRUCTED AS TO SIZE, LOCATION, AND GRADE; AND THAT THE CONSTRUCTION WAS IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

CONTRACTOR: Dimas Bros., DATE: 3/6/2025
TITLE: General Supt.

COMMISSIONER'S SIGNATURE FOR FINAL APPROVAL:

BCDD 5 REF ID# B230049

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

LEE WALDEN, P.E.
PRESIDENT
DATE: 1/8/24

KERRY OSBURN
VICE PRESIDENT
DATE: 1/8/24

BRANDON MIDDLETON
SECRETARY/TREASURER
DATE: 1/8/24

HAZAR SANTI, P.E.
DISTRICT ENGINEER
DATE: 1/8/24

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

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

SUBMITTAL #1	06/27/2023
SUBMITTAL #2	11/16/2023

FIRM FLOOD INSURANCE RATE MAP
PANEL (105) OF (925)
MAP # 48039C0105K (12/30/2020)
BFE ELEVATION (53')
ZONE (X)

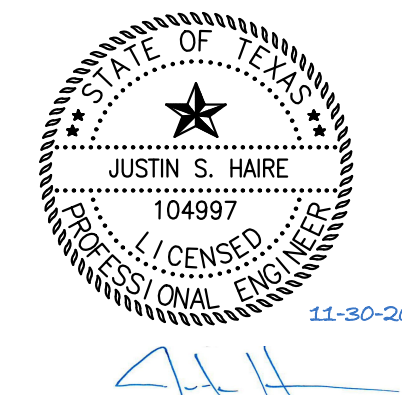
I, ABBY E. SCHILDHAMMER, P.E., HEREBY ACKNOWLEDGE THAT I HAVE REVIEWED THE NEW FLOOD HAZARD RECOVERY DATA AND USED THE MOST RESTRICTIVE INFORMATION FOR THE DESIGN OF THIS PROJECT.

CALDWELL CROSSING SECTION 3 IS INCLUDED IN THE CALDWELL CROSSING DETENTION PHASE II B SERVICE AREA OF 123.2 ACRES IDENTIFIED AND DESCRIBED IN THE APPROVED DRAINAGE ANALYSIS OUTLINED BELOW:

TITLE: "SCHERER - DOBSON TRACTS DRAINAGE IMPACT ANALYSIS"
REPORT DATE: NOVEMBER 8, 2022
BRAZORIA DRAINAGE DISTRICT NO. 4 - REF ID# 2100094 - APPROVAL DATE: 08/02/2022
BRAZORIA DRAINAGE DISTRICT NO. 5 - REF ID# B220025 - APPROVAL DATE: 09/12/2022
CITY OF IOWA COLONY, TX - PROJECT NO. 444 - APPROVAL DATE: 11/28/2022

- THESE PLANS WERE PREPARED TO MEET OR EXCEED CITY OF IOWA COLONY SUBDIVISION RULES AND REGULATIONS (AS APPLICABLE) AS CURRENTLY AMENDED.
- CONSTRUCTION WILL BE MONITORED BY A PROFESSIONAL ENGINEER TO INSURE COMPLIANCE WITH THE CONSTRUCTION PLANS AND SPECIFICATIONS.
- CONTRACTORS SHALL NOTIFY THE FOLLOWING ENTITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION
CITY OF IOWA COLONY ENGINEERING DEPARTMENT (832) 895-1093 (INSPECTIONS@ADICO-LLC.COM)
BRAZORIA COUNTY DRAINAGE DISTRICT 5 (281) 595-3199 (BCDRAINAGEDISTRICTS@GMAIL.COM)
ENERGY TRANSFER (JOHNNY MARTINEZ) (281) 850-1462 (JOHNNY.MARTINEZ@ENERGYTRANSFER.COM)
- PRE-CONSTRUCTION MEETINGS WITH THE CITY WILL BE REQUIRED TO START ALL CONSTRUCTION PROJECTS.
- CONTRACTOR SHALL CONTACT ANY PERTINENT UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION OR CONSTRUCTION IN THE VICINITY OF THEIR EASEMENTS AND/OR RIGHT-OF-WAYS.
- ALL CONCRETE POURS ON DETENTION SYSTEMS AND DISTRICT FACILITIES REQUIRE A MINIMUM OF 48 HOURS (TWO WORKING DAYS) WRITTEN NOTICE TO BCDD5 AND AN INSPECTION APPOINTMENT BEFORE THE POUR BEGINS.

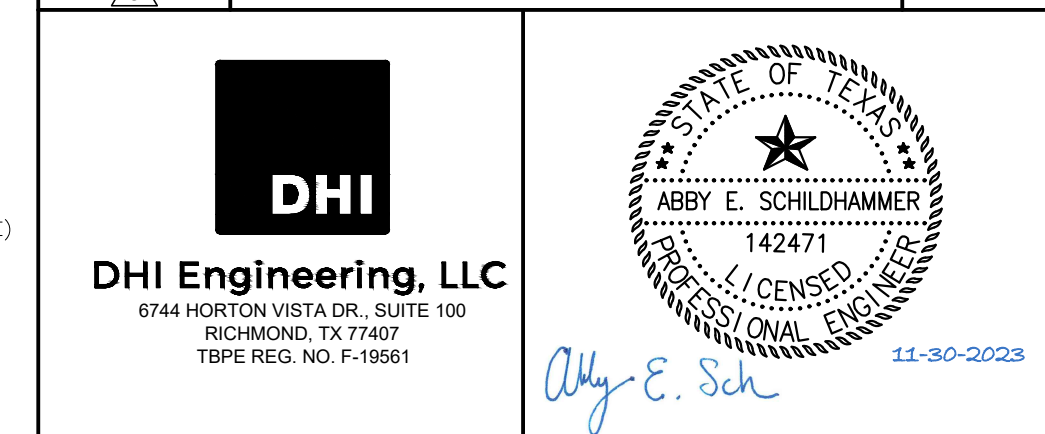
ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713)223-4567 (in Houston)
(New Statewide Number Outside Houston)
1-800-344-8377



SPECIAL GEOTECHNICAL NOTE FOR UTILITIES
UNDER CUL-DE-SAC AND/OR KNUCKLES

ALL UTILITIES LEADS UNDER PAVEMENT IN CUL-DE-SAC AND/OR KNUCKLES TO BE BACKFILLED WITH CEMENT STABILIZED SAND UP TO PAVEMENT SUBGRADE.

APP.	REVISIONS	DATE
1	7-INCH CONC. PWT WAS ADDED FOR COLLECTOR PORTION (SEE MATCH) AS PER CITY REQUIREMENT. AES	10/17/2024
2		
3		

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
DATE: 6/25/2024
DINH HO, P.E., CITY ENGINEER
DATE: 06262024



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

SHEET NO. 1 OF 28