

Wednesday, April 3, 2024

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

Re: Sterling Lakes North Section 6 – Water and Sanitary Facilities  
Recommendation for Approval into One-Year Maintenance Period  
City of Iowa Colony Project No. 3007 (WSD), 3254 (Paving)  
Adico, LLC Project No. 16007-4-462 (WSD), 16007-4-479 (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 6 – Water and Sanitary Facilities. The final inspection was completed on March 20, 2024, with all outstanding punch list items addressed on March 20, 2024.

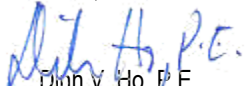
Based on our review of the closeout documents provided, Adico, LLC recommends approval of Sterling Lakes North Section 6 – Water and Sanitary Facilities into the One-Year Maintenance Period. The maintenance period shall be effective April 8, 2024, if approved by City Council.

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: 16007-4-462, 479

CITY OF IOWA COLONY Certification of Infrastructure

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CERTIFICATION OF INFRASTRUCTURE FOR:

Sterling Lakes North Section 6

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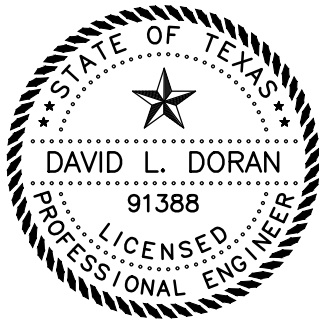
(Project Name)

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  
March 20, 2024

*David L. Doran*

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*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.*



**Engineer's Certificate of Substantial Completion**

OWNER: Brazoria County Municipal Utility District No. 31  
3200 Southwest Freeway, Suite 2600  
Houston, Texas 77027

CONTRACT: Construction of Water, Sanitary, Drainage, and Paving Facilities  
for Sterling Lakes North Section 6

CONTRACTOR: Dimas Bros. Construction and Rodriguez Construction Group, LLC  
2003 Center St. 2647 Jo Ann St.  
Richmond, Texas 77469 Stafford, Texas 77477

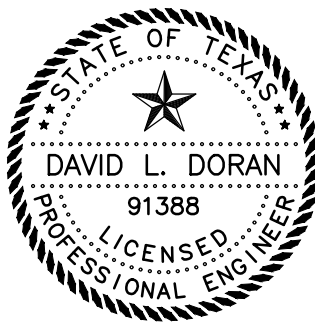
ENGINEER: Elevation Land Solutions  
9709 Lakeside Boulevard, Suite 200  
The Woodlands, Texas 77381

I hereby certify that this project is substantially complete as of March 20, 2024; 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  
Partner, Construction Management



March 20, 2024

**CITY OF IOWA COLONY  
MAINTENANCE BOND**

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

a. Bond Number: 61BSBJC7807

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

c. Surety:

Name: Hartford Casualty Insurance Company

State Where Surety is Incorporated: Connecticut

d. Obligee(s): Brazoria County Municipal Utility District No. 31; 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: Sterling Lakes North Section 6

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water, Sanitary and Drainage 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: \$ \$404,202.95

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: Hartford Casualty Insurance Company

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

By:  \_\_\_\_\_  
Signature

By:  \_\_\_\_\_  
Signature

Rebecca Garza  
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/Claims to:  
**THE HARTFORD**  
 BOND, T-11  
 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 Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois
- Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

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, Rebecca Garza, Edward Arens, Michele Bonnin, Erica Anne Cox, Hannah Montagne, Jillian O'Neal 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.



*Shelby Wiggins*

Shelby Wiggins, Assistant Secretary

*Joelle LaPierre*

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

ss. Lake Mary

On this 20th day of May, 2021, before me personally came Joelle 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.



*Jessica Ciccone*

Jessica Ciccone  
 My Commission HH 122280  
 Expires June 20, 2025

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 \_\_\_\_\_

Signed and sealed in Lake Mary, Florida.



*Keith 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](http://www.tdi.texas.gov)

E-mail: [ConsumerProtection@tdi.texas.gov](mailto: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](http://www.tdi.texas.gov)

E-mail: [ConsumerProtection@tdi.texas.gov](mailto: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.

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

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

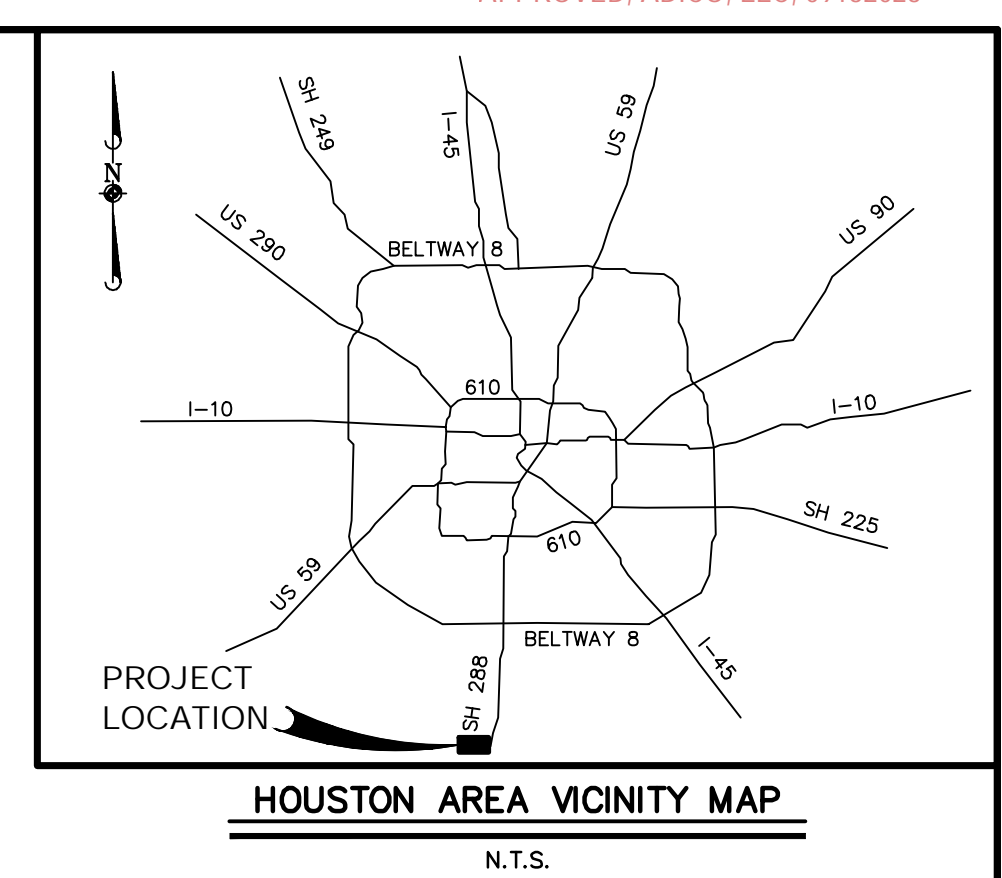
## FOR

# STERLING LAKES NORTH SEC. 6

### BRAZORIA COUNTY, TX M.U.D. NO. 31

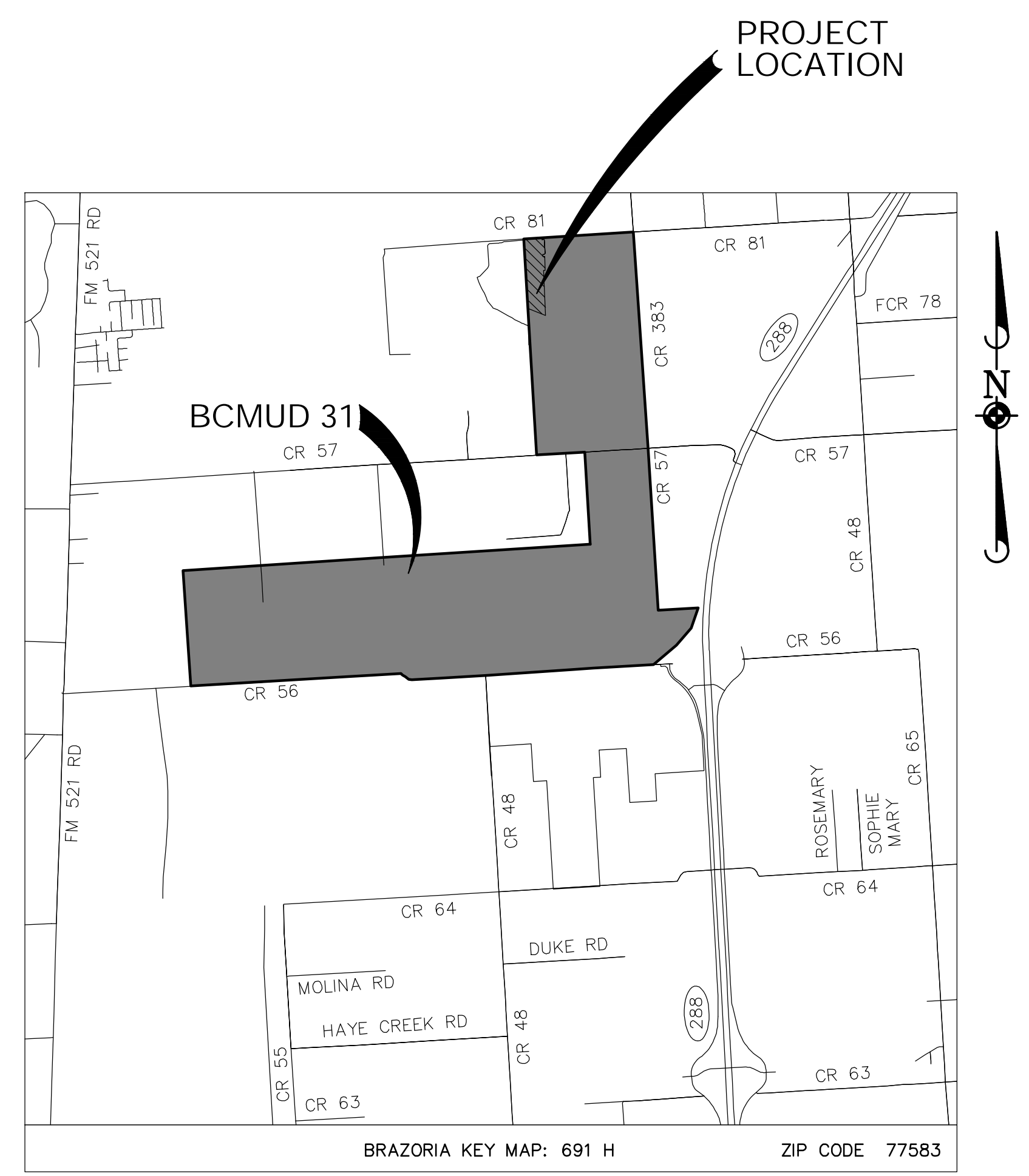
### BRAZORIA COUNTY, TX

### PROJECT NO. 610.002.019.00



### SHEET LIST TABLE

SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	GENERAL NOTES
3	WATER & SANITARY OVERALL
4	DRAINAGE SERVICE AREA MAP
5	DRAINAGE OVERALL
6	DRAINAGE CALCULATIONS
7	GRADING OVERALL
8	STORM WATER POLLUTION PREVENTION PLAN
9	TRAFFIC SIGNAGE & PAVEMENT MARKINGS
10	VALLEY OPAL DRIVE & AQUAMARINE LANE
11	TEMPEST STONE DRIVE STA (0+00 TO 7+50)
12	PHANTOM QUARTZ LANE STA (7+50 TO 11+50)
13	INDIAN JADE LANE
14	OUTFALL 1
15	WATERLINE DETAILS - 1
16	WATERLINE DETAILS - 2
17	SANITARY SEWER DETAILS - 1
18	SANITARY SEWER DETAILS - 2
19	SANITARY SEWER DETAILS - 3
20	STORM SEWER DETAILS - 1
21	STORM SEWER DETAILS - 2
22	STORM SEWER DETAILS - 3
23	STORM SEWER DETAILS - 4
24	STORM WATER POLLUTION PREVENTION DETAILS - 1
25	STORM WATER POLLUTION PREVENTION DETAILS - 2
26	PAVING DETAILS - 1
27	PAVING DETAILS - 2
28	PAVING DETAILS - 3
29	PAVING DETAILS - 4
30	SLOPE PAVING DETAIL



LOCATION MAP  
1"=1/4 mile

**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 3/8" IRON ROD 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 393.  
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.
9/20/2023	REVISED LOT GRADING	NB

## TITLE SHEET

ENGINEER'S SEAL  
DE H. NGUYEN, P.E.  
9709 LAKESIDE BLVD.  
SUITE 200  
THE WOODLANDS, TX 77381  
(832) 823-2200

STATE OF TEXAS  
DE H. NGUYEN  
129536  
LICENSED PROFESSIONAL ENGINEER

8/9/2023  
*De H. Nguyen*

TBPE No. F-22671

**RECORD DRAWING**  
03/15/2024

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 - 09/13/2023

**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.



**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: 09/13/2023

DINH HO, P.E., CITY ENGINEER  
DATE: 09/13/2023

**CITY OF IOWA COLONY**

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

ISSUED FOR CONSTRUCTION - 09/13/2023  
ELEVATION LAND SOLUTIONS - STERLING LAKES NORTH SEC. 6 - PROJECT NO. 610.002.019.00