

Thursday, April 3, 2025

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

Re: Karsten Boulevard North Phase 2 – Water, Drainage and Paving Facilities
Recommendation for Acceptance into One-Year Maintenance Period
City of Iowa Colony Project No. 4814
Adico, LLC Project No. 16007-4-540

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Karsten Boulevard North Phase II – Water, Drainage and Paving Facilities. The final inspection was completed on January 29, 2025, with all outstanding punch list items addressed on February 14, 2025.

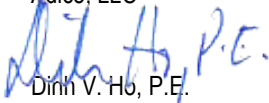
Based on our review of the closeout documents provided, Adico, LLC recommends Acceptance of Karsten Boulevard North Phase II – Water, Drainage and Paving Facilities into the One-Year Maintenance Period. The maintenance period shall be effective April 14, 2025, if approved by City Council.

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. COIC 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: 16007-4-540

CITY OF IOWA COLONY Certification of Infrastructure

CERTIFICATION OF INFRASTRUCTURE FOR:

Karsten Blvd North Phase II

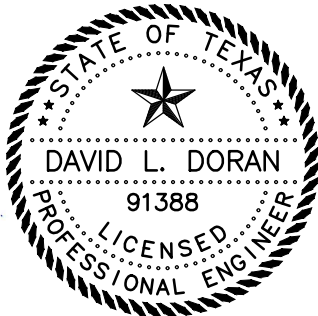
(Project Name)

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



February 21,2025

TBPELS Firm Registration No. F-22671

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

18811 Megan Way, Suite 1A

Address

New Caney, TX 77357

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: GS24800136

b. Principal: Rodriguez Construction Group, LLC

c. Surety:

Name: The Gray Casualty & Surety Company

State Where Surety is Incorporated: Louisiana

Brazoria County Municipal Utility District No 31 and

- d. Obligee(s): Sterling Meridiana 35 GP, LLC; 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: September 25, 2024

Parties: Principal and Brazoria County Municipal Utility District No 31 and Sterling Meridiana 35 GP, LLC

Subdivision involved: Karsten Blvd North Ph II

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water, Sanitary, Drainage & Paving 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: \$ 1,094,160.00

- 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 Oblige, 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 Oblige 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 Oblige under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obliges.

DATED: September 25, 2024

SURETY: The Gray Casualty & Surety Company

PRINCIPAL: Rodriguez Construction Group, LLC

By: J O'Neal
Signature

By: R Rodriguez
Signature

Jillian O'Neal
Print or Type Signer's Name

Roy Rodriguez
Print or Type Signer's Name

Attorney-in-Fact
Signer's Title

President
Signer's Title

ATTACH POWER OF ATTORNEY

THE GRAY INSURANCE COMPANY
THE GRAY CASUALTY & SURETY COMPANY

GENERAL POWER OF ATTORNEY

Bond Number: GS24800136 Principal: Rodriguez Construction Group, LLC

Project: Construction of Water, Sanitary, Drainage & Paving Facilities for Karsten Blvd North Ph II for Brazoria County
Municipal Utility District No. 31, Brazoria County, Texas

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 25th day of September 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 25th day of September, 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.

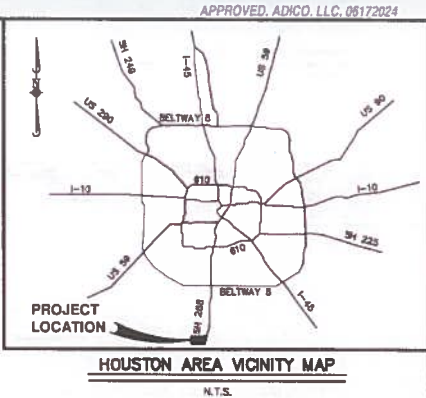
ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become part of condition of the attached document. This notice is written under a complete reservation of rights. Nothing herein shall be deemed to be an estoppel, waiver or modification of any of Gray's rights or defenses,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

DEVELOPER:
STERLING MERIDIANA 35 GP LLC
5851 SAN FELIPE, SUITE 800
HOUSTON, TEXAS 77057
(713)783-6702

CONSTRUCTION OF WATER, DRAINAGE, AND PAVING FACILITIES
FOR

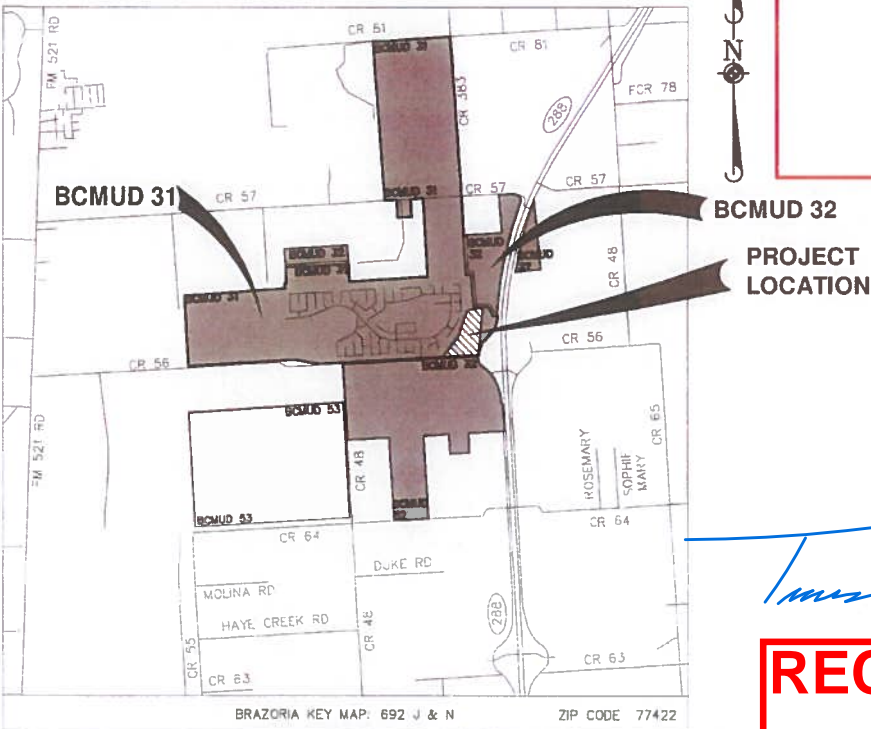
KARSTEN BLVD NORTH PHASE 2

BRAZORIA COUNTY, TX M.U.D. NO. 31
BRAZORIA COUNTY, TX
PROJECT NO. 610.002.020.00



SHEET LIST TABLE

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	WATER & SANITARY OVERALL
4	DRAINAGE OVERALL
5	DRAINAGE CALCULATIONS
6	GRADING OVERALL
7	STORM WATER POLLUTION PREVENTION PLAN
8	TRAFFIC SIGNAGE & PAVING MARKING OVERALL
9	KARSTEN BLVD NORTH (STA 4+50.00 TO 13+50)
10	KARSTEN BLVD NORTH (STA 13+50.00 TO 20+00)
11	SANITARY FORCEMAIN
12	STORM OUTFALL & EXTREME EVENT SWALE
13	WATERLINE DETAILS - 1
14	WATERLINE DETAILS - 2
15	SANITARY SEWER DETAILS - 1
16	SANITARY SEWER DETAILS - 2
17	SANITARY SEWER DETAILS - 3
18	STORM SEWER DETAILS - 1
19	STORM SEWER DETAILS - 2
20	STORM SEWER DETAILS - 3
21	STORM SEWER DETAILS - 4
22	STORM WATER POLLUTION PREVENTION DETAILS - 1
23	STORM WATER POLLUTION PREVENTION DETAILS - 2
24	PAVING DETAILS - 1
25	PAVING DETAILS - 2
26	PAVING DETAILS - 3
27	PAVING DETAILS - 4
28	SLOPE PAVING & TRAFFIC PAVEMENT MARKING DETAILS

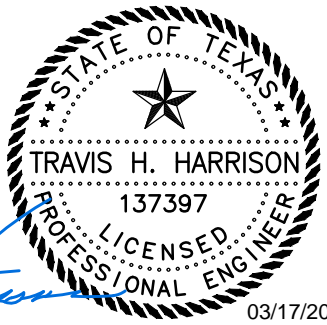


AS-BUILT DRAWINGS

RODRIGUEZ CONSTRUCTION GROUP

SIGNATURE: *[Signature]*

DATE: 03/17/2025



RECORD DRAWING
03/17/2025
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 - 07/17/2024

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

[Signature] Date 7/1/24
Lee Walden, P.E. President

[Signature] Date 7/1/24
Kerry A. Osburn Vice President

[Signature] Date 7/1/24
Brandon Middleton Secretary/Treasurer

[Signature] Date 7/1/24
Dinh V. Ho, P.E. 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. # B230064

BENCHMARKS:

SOURCE BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON TIDOT MONUMENT HY-78C LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET 47" SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 48.31 FEET, NAVD 83, 1981 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 83 (1981 ADJUSTMENT)

FLOODPLAIN INFORMATION:

ACCORDING TO MAP No. 48039C0112K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, DATED DECEMBER 30, 2020, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X", DEFINED

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.
ENGINEER'S SEAL TRAVIS H. HARRISON 2445 TECHNOLOGY FOREST BLVD, SUITE 200 THE WOODLANDS, TX 77381 (832) 823-2200		
<i>[Signature]</i> TRAVIS H. HARRISON 137397 LICENSED PROFESSIONAL ENGINEER		
TBPE NO. F-22671		
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.		
DATE	DATE	DATE
6/17/2024	06/17/2024	06/17/2024
ROBERT HARRINGTON, C.E. CITY MANAGER		
CITY OF IOWA COLONY		
NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES		
PM: THH	DFT: JW	
DSN:SMW	DATE: DATE	

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (In Houston)
(New Statewide Number Outside Houston)
1-800-545-8005

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 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

ISSUED FOR CONSTRUCTION - 07/17/2024
ELEVATION LAND SOLUTIONS - KARSTEN BLVD NORTH PHASE 2 - PROJECT NO. 610.002.020.00