

Thursday, April 2, 2026

Mayor Wil Kennedy
City Council
City of Iowa Colony
3144 Merdiana Pkwy
Iowa Colony, TX 77583

Re: Sterling Lakes North Mass Grading & Detention Phase II
Brazoria County Municipal Utility District No. 31
Recommendation for Approval into One Year Maintenance Period
City of Iowa Colony Project No. 7868
Adico, LLC Project No. 710-26-004-009

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed the final inspection for Sterling Lakes North Mass Grading & Detention Phase II. The final inspection was held June 27, 2025, with all punch list items completed on or about July 21, 2025.

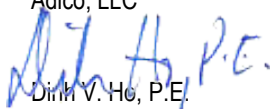
Based on our review of the closeout documents provided, Adico, LLC recommends approval of Sterling Lakes North Mass Grading & Detention Phase II into the One Year Maintenance Period. The maintenance period shall be effective April 20, 2026, if approved by city council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the 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


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

Cc: Kayleen Rosser
File: 710-26-004-009

CITY OF IOWA COLONY Certification of Infrastructure

CERTIFICATION OF INFRASTRUCTURE FOR:

Mass Grading & Detention Phase 1 & 2 for Sterling Lakes North

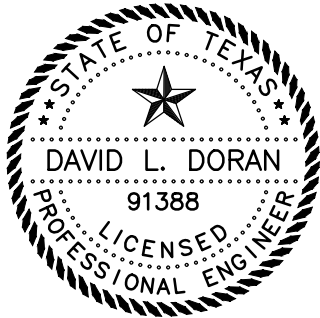
(Project Name)

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



March 19, 2026

TBPE 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, Texas, 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: 2301422

b. Principal: Anchor Excavators, Inc

c. Surety:

Name: West Bend Insurance Company

State Where Surety is Incorporated: Wisconsin

d. Oblige(e)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 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. 31

Subdivision involved: Mass Grading & Detention Phase 1 & 2 for Sterling Lakes North

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Drainage, excavation, grading, detention, ect.

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: \$ 2,181,739.22

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: 4/1/2026

SURETY: West Bend Insurance Company

PRINCIPAL: Ancho Excavators, Inc

By: 
Signature

By: 
Signature

Kenneth L. Meyer
Print or Type Signer's Name

Tim Meaux
Print or Type Signer's Name

Attorney In Fact
Signer's Title

President
Signer's Title

ATTACH POWER OF ATTORNEY



Bond No. 2301422

POWER OF ATTORNEY

Know all men by these Presents, that West Bend Insurance Company (formerly known as West Bend Mutual Insurance Company prior to 1/1/2024), a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

Kelly Brooks, Charles McClure, Kenneth Meyer

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of: Thirty Million Dollars (\$30,000,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Insurance Company by unanimous consent resolution effective the 1st day of January 2024.

Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.

Any reference to West Bend Mutual Insurance Company in any Bond and all continuations thereof shall be considered a reference to West Bend Insurance Company.

In witness whereof, West Bend Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 1st day of January 2024.

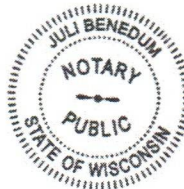
Attest Christopher C. Zwygart
Christopher C. Zwygart
Secretary



Robert J. Jacques
Robert J. Jacques
President

State of Wisconsin
County of Washington

On the 1st day of January 2024, before me personally came Robert Jacques, to me known being by duly sworn, did depose and say that he is the President of West Bend Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that is was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.



Juli Benedum
Lead Corporate Attorney
Notary Public, Washington Co., WI
My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this ____ day of _____, _____.



Christopher C. Zwygart
Christopher C. Zwygart
Secretary



While a bond(s) is active, a bonded principal is a member of West Bend Mutual Holding Company. Please visit <https://www.thesilverlining.com/annual-meeting> for details regarding the annual membership meeting and your voting rights.



IMPORTANT NOTICE

AVISO IMPORTANTE

To obtain information or make a complaint:

Para obtener información o para presentar una queja:

You may contact West Bend Insurance Company:

Usted puede comunicarse con su West Bend Insurance Company:

1-800-760-9250

1-800-760-9250

You may also write to West Bend Insurance Company at:

Usted también puede escribir a West Bend Insurance Company at:

Attn: Claims/Surety Department
1900 S. 18th Avenue
West Bend, WI 53095
1-800-252-3439

Attn: Claims/Surety Department
1900 S. 18th Avenue
West Bend, WI 53095
1-800-252-3439

You may write the Texas Department of Insurance:

Puede escribir al Departamento de Seguros de Texas:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

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 or the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o la compañía primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

ATTACH THIS NOTICE TO YOUR BOND:

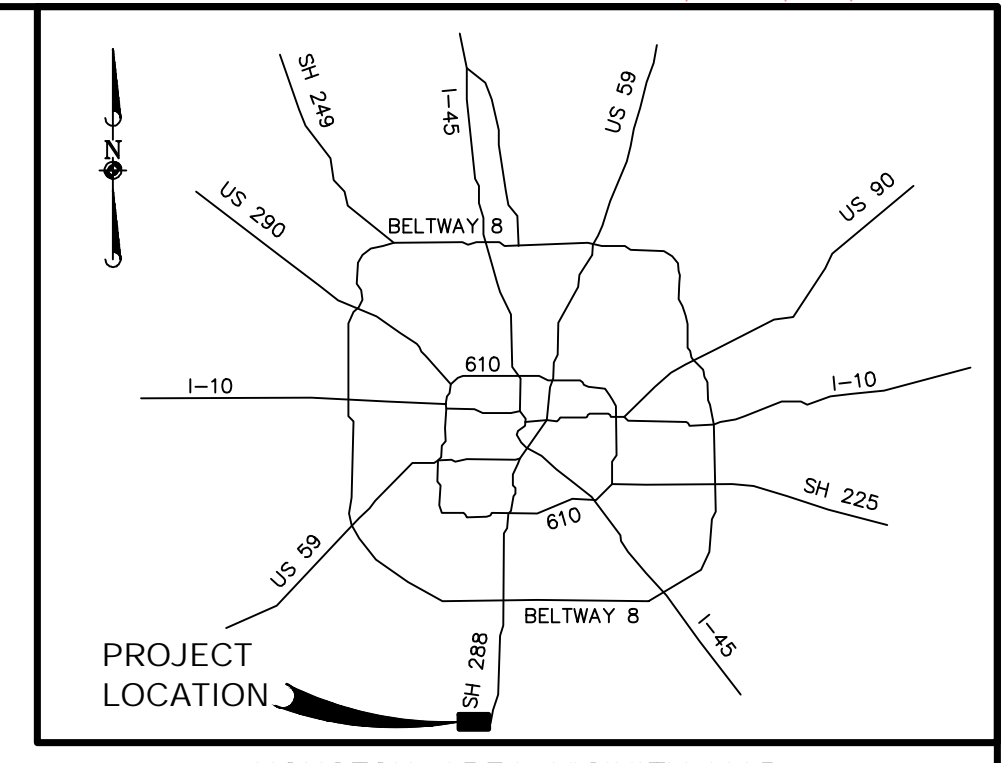
This notice is for information only and does not become a part or condition of the attached document.

UNA ESTE AVISO A SU FIANZA DE GARANTIA:

Este aviso es solo para propósito de información y no se convierte en parte o condición del documento adjunto.

CONSTRUCTION OF STERLING LAKES NORTH MASS GRADING & DETENTION PH II

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

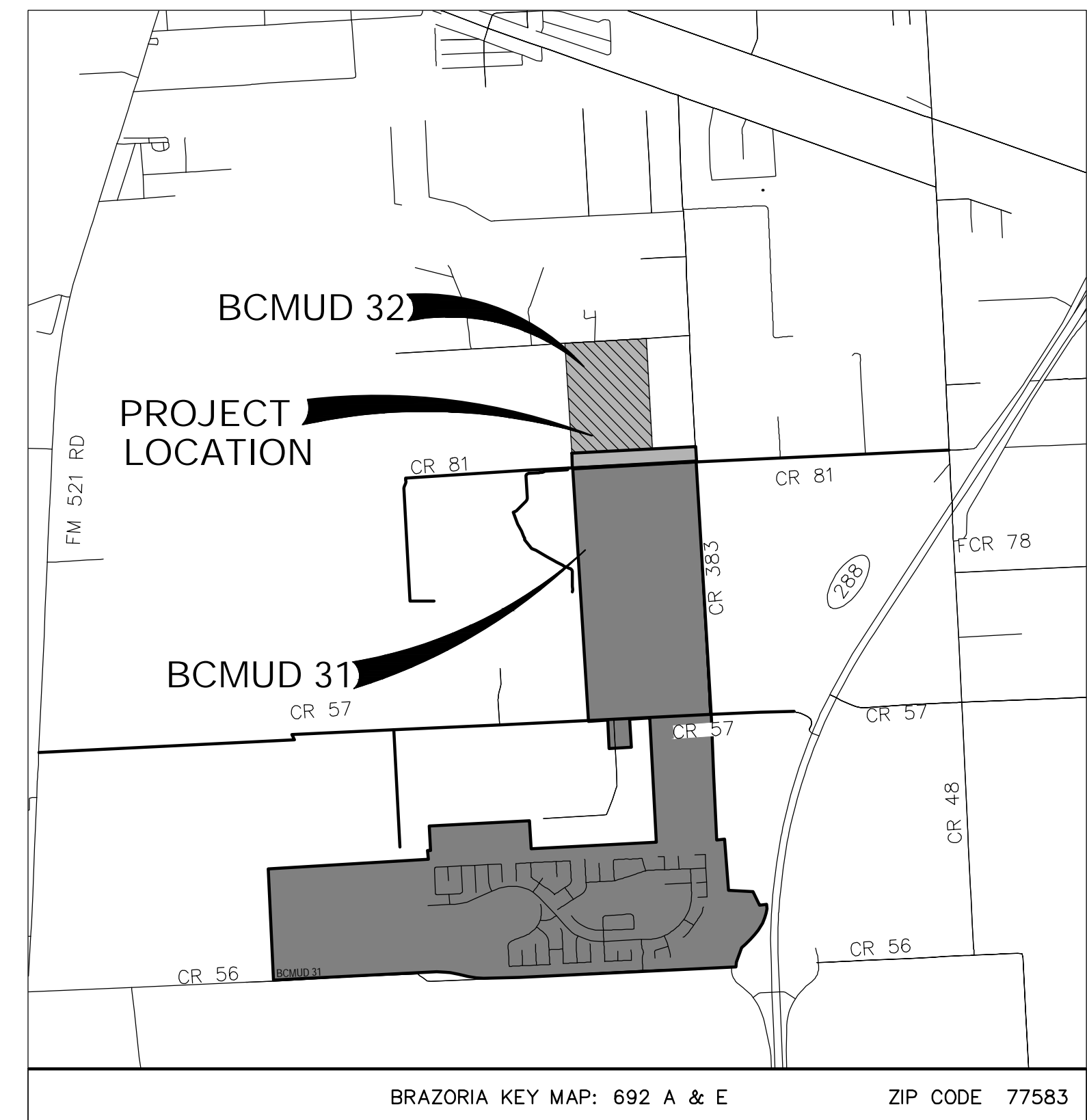


HOUSTON AREA VICINITY MAP
N.T.S.

SHEET LIST TABLE

SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	GENERAL NOTES
3	PROJECT OVERALL
4	CUT & FILL OVERALL
5	DRAINAGE AREA OVERALL
6	GRADING OVERALL (1 OF 2)
7	GRADING OVERALL (2 OF 2)
8	CHANNEL OVERALL
9	STORM WATER POLLUTION PREVENTION PLAN
10	OUTFALL & CULVERT
11	STORM WATER POLLUTION PREVENTION PLAN DETAILS I
12	STORM WATER POLLUTION PREVENTION PLAN DETAILS II
13	STORM SEWER DETAILS I
14	STORM SEWER DETAILS II
15	STORM SEWER DETAILS III
16	STORM SEWER DETAILS IV

FOR
BRAZORIA COUNTY M.U.D. NO. 32
BRAZORIA COUNTY, TX
PROJECT NO. 610.002.022.00



BRAZORIA KEY MAP: 692 A & E ZIP CODE 77583
LOCATION MAP
1"=1/4 mile

AS-BUILT

Tom Harrison
Anchor Excavators, Inc.



RECORD DRAWING
03/17/2026
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 1/2" 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 ROAD 383.
ELEVATION = 55.05 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:
ACCORDING TO MAP Nos. 48038C0105K AND 48039C0110K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, REVISED DECEMBER 30, 2020, THE SUBJECT TRACT LOCATED PARTIALLY WITHIN SHADED ZONE "X" DEFINED AS AREAS INUNDATED BY THE 0.2% ANNUAL CHANCE (500 YEAR) FLOOD AND LOCATED PARTIALLY WITHIN SHADED ZONE "AE", DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE (100 YEAR) FLOOD WITH A BASE FLOOD ELEVATION DETERMINED AS 53.0

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.
10/24/2023	Culvert and junction box size revised, E-inlet added.	
12/05/2023	Revised grading plan	
01/26/2024	Revised boundary channel	
02/27/2024	Removed backslope interceptor and revised backslope swale.	

ENGINEER'S SEAL
TRAVIS H. HARRISON
2445 TECHNOLOGY FOREST
BLVD, SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200
08/15/2023

ISSUED FOR CONSTRUCTION
Issue Date - 12/05/2023

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.



APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5
Lee Walden, P.E. 11/6/23 President
Kerry L. Osburn 11/6/23 Vice President
Brandon Middleton 11/6/23 Secretary/Treasurer
Nazar Sahi, PhD, P.E. 10/27/2023 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. #B220052

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 9/13/2023
DINH HO, P.E., CITY ENGINEER 09132023
CITY OF IOWA COLONY
NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

24303
E:\010.002 Sterling Lakes - BCMUD 31\022 Sterling Lakes N. D&MG Ph2\Drawn\Plan Set Drawings\1 - TITLE SHEET & GENERAL NOTES.dwg

ISSUED FOR CONSTRUCTION - 12/05/2023
ELEVATION LAND SOLUTIONS - STERLING LAKES NORTH DETENTION & MASS GRADING PH II - PROJECT NO. 610.002.022.00