

Tuesday, September 2, 2025

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

Re: Sterling Lakes North Lift Station  
Brazoria County Municipal Utility District No. 31  
Recommendation for Acceptance into One-Year Maintenance Period  
City of Iowa Colony Project No. 1861  
Adico, LLC Project No. 16007-4-422

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 Lift Station. The final inspection was completed on April 1, 2025, with all outstanding punch list items addressed on August 13, 2025.

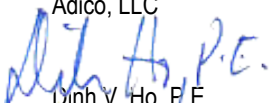
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Sterling Lakes North Lift Station into the One-Year Maintenance Period. The maintenance period shall be effective September 15, if approved by City Council.

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: 16007-4-422



July 16, 2025

Re: Engineer's Certification of Completion  
Sterling Lakes North Lift Station

Ladies and Gentlemen:

In accordance with the City of Iowa Colony acceptance process, I, Jordan C. Konesheck, P.E., as Engineer, on behalf of LGI Homes – Texas, LLC (Developer), certify that the project has been constructed as designed, according to the approved plans and specifications and to the standards of the City of Iowa Colony. I further certify that the required improvements are substantially complete and currently functioning (or capable of functioning.)

I have provided (or will provide as noted) the following required items and respectfully request Acceptance of the subject subdivision.

1. Digital Copy and hard copy of As-Built drawings
2. Engineer's Certification of Completion

Sincerely,  
Pape-Dawson Engineers, Inc.

Jordan C. Konesheck, P.E.  
Associate Vice President

K:\Projects\406\71\18\2-0 Design\2-5 Deliverables\240102 - Acceptance Package to City\Engineer of Record Letter

**CITY OF IOWA COLONY  
MAINTENANCE BOND**

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

a. Bond Number: 58S218715

b. Principal: 5J Services, LLC.

c. Surety:

Name: Liberty Mutual Insurance Company

State Where Surety is Incorporated: Massachusetts

d. Oblige(e)s: LGI Homes - Texas, LLC for 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 LGI Homes - Texas, LLC for Brazoria County Municipal Utility District No. 31

Subdivision involved: Lift Station Facilities for Sterling Lakes North

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Lift Station 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: \$ 680,102.00

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 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: Liberty Mutual Insurance Company

By:   
Signature

Michelle Ulery  
Print or Type Signer's Name

Attorney in Fact  
Signer's Title

PRINCIPAL: 5J Services, LLC.

By:   
Signature

Everett Johnson  
Print or Type Signer's Name

President  
Signer's Title

**ATTACH POWER OF ATTORNEY**



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company  
The Ohio Casualty Insurance Company  
West American Insurance Company

Certificate No: **8200515**

## POWER OF ATTORNEY

**KNOWN ALL PERSONS BY THESE PRESENTS:** That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Michelle Ulery, Kelly J. Brooks, C.A. McClure, Kenneth L. Meyer

all of the city of Cypress state of TX each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

**IN WITNESS WHEREOF**, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 13th day of February, 2019.



Liberty Mutual Insurance Company  
The Ohio Casualty Insurance Company  
West American Insurance Company

By:

*David M. Carey*  
David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss  
County of MONTGOMERY

On this 13th day of February, 2019 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

**IN WITNESS WHEREOF**, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Teresa Pastella, Notary Public  
Upper Merion Twp., Montgomery County  
My Commission Expires March 28, 2021  
Member, Pennsylvania Association of Notaries

By:

*Teresa Pastella*  
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

### ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

### ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

**Certificate of Designation** - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

**Authorization** - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed the seals of said Companies this \_\_\_\_\_ day of \_\_\_\_\_.



By:

*Renee C. Llewellyn*  
Renee C. Llewellyn, Assistant Secretary



## TEXAS IMPORTANT NOTICE

To obtain information or make a complaint:

You may call toll-free for information or to make a complaint at  
1-877-751-2640

You may also write to:

2200 Renaissance Blvd., Ste. 400  
King of Prussia, PA 19406-2755

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  
Consumer Protection (111-1A)  
P. O. Box 149091  
Austin, TX 78714-9091  
FAX: (512) 490-1007  
Web: <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 first contact the agent or call 1-800-843-6446. 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.

## TEXAS AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis para informacion o para someter una queja al  
1-877-751-2640

Usted tambien puede escribir a:

2200 Renaissance Blvd., Ste. 400  
King of Prussia, PA 19406-2755

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al  
1-800-252-3439

Puede escribir al Departamento de Seguros de Texas Consumer Protection (111-1A)  
P. O. Box 149091  
Austin, TX 78714-9091  
FAX # (512) 490-1007  
Web: <http://www.tdi.texas.gov>  
E-mail: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

### DISPUTAS SOBRE PRIMAS O RECLAMOS:

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

### UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.



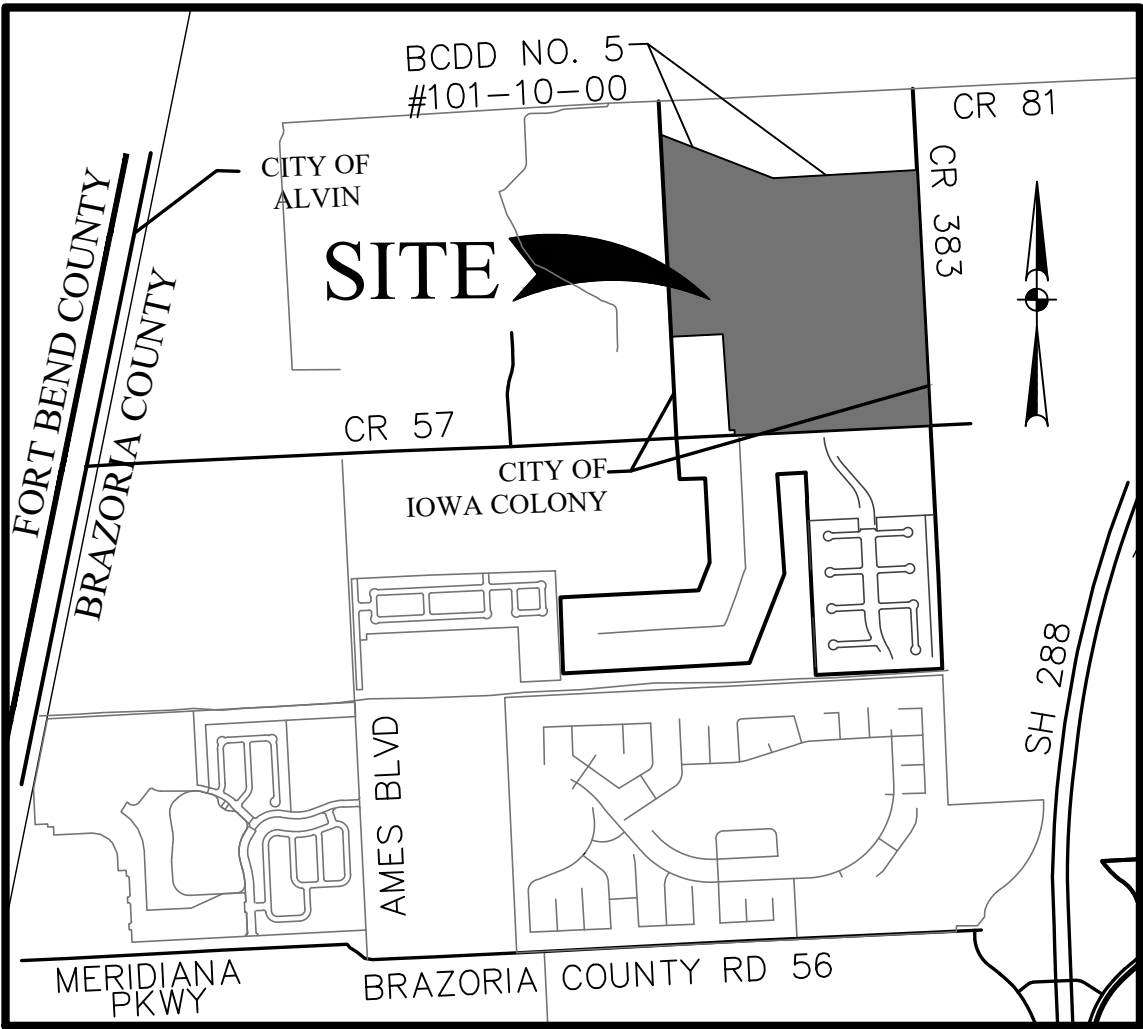
RECORD DRAWINGS

This project is constructed in general conformance with these plans and elevations on these drawings represent what was constructed within engineering tolerances

CONSTRUCTION PLANS FOR  
STERLING LAKES NORTH  
LIFT STATION

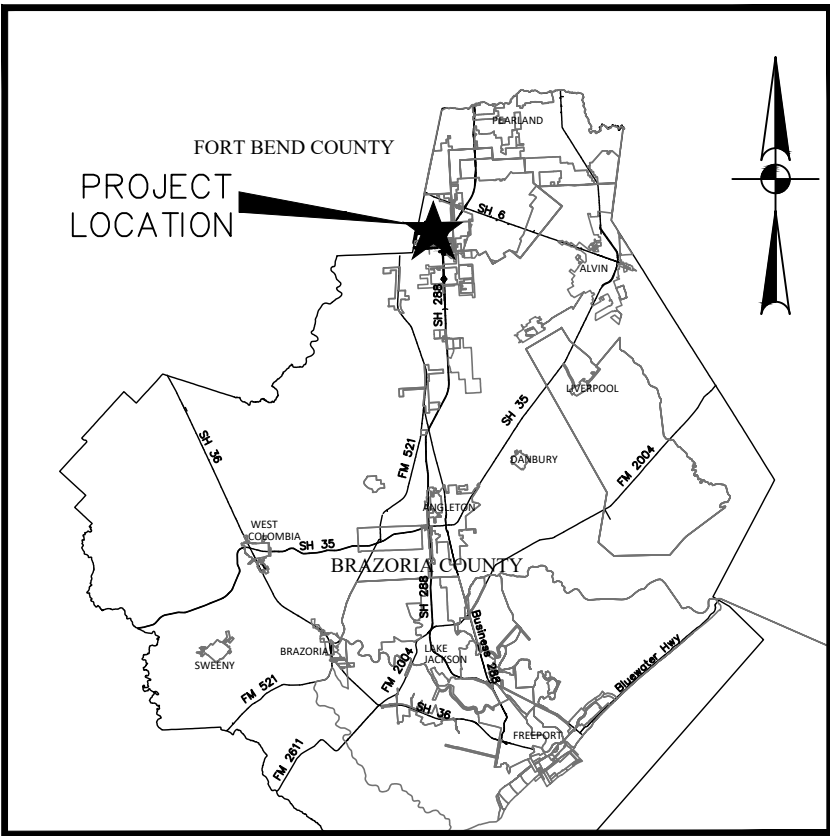
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31;  
WITHIN THE CITY LIMITS OF IOWA COLONY, TEXAS;  
BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5  
BRAZORIA COUNTY, TEXAS

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	CONSTRUCTION NOTES
3	TCEQ NOTES
4	SERVICE AREA
5	SITE PLAN
6	ENLARGED SITE PLAN
7	MECHANICAL PLAN & SECTIONS
8	WATER DETAILS SHEET 1
9	SANITARY SEWER DETAILS SHEET 1
10A	SANITARY SEWER DETAILS SHEET 2
10B	SANITARY SEWER DETAILS SHEET 3
11	PAVING DETAILS SHEET 1
12	PAVING DETAILS SHEET 2
13	PAVING DETAILS SHEET 3
14	STORM WATER POLLUTION PREVENTION DETAILS SHEET 1
15	STORM WATER POLLUTION PREVENTION DETAILS SHEET 2
16	MISCELLANEOUS CONSTRUCTION DETAILS 1
17	MISCELLANEOUS CONSTRUCTION DETAILS 2
S1	STRUCTURAL GENERAL NOTES
S2	WET WELL PLAN AND SECTION
S3	TYPICAL DETAILS
S4	RCP DETAILS
S5	SECURITY WALL
E1.0	ELECTRICAL NOTES, SYMBOLS AND ABBREVIATIONS
E1.1	ELECTRICAL SPECIFICATIONS
E1.2	ELECTRICAL GENERATOR SPECIFICATIONS - NATURAL GAS
E1.3	ELECTRICAL GENERATOR AND ATS SPECIFICATIONS - NATURAL GAS
E1.4	ELECTRICAL GENERATOR SPECIFICATIONS - DIESEL (ALTERNATE)
E1.5	ELECTRICAL GENERAL AND ATS SPECIFICATIONS - DIESEL (ALTERNATIVE)
E2.0	ELECTRICAL SITE PLAN
E3.0	ELECTRICAL ONE-LINE DIAGRAM AND SCHEDULES
E3.1	ELECTRICAL ONE-LINE DIAGRAM AND SCHEDULES - ALTERNATE
E4.0	ELECTRICAL DETAILS
E4.1	ELECTRICAL DETAILS
E4.2	ELECTRICAL DETAILS
E5.0	ELECTRICAL CONTROLS
E5.1	ELECTRICAL CONTROLS



LOCATION MAP

1"=2000'  
MAP REF: KEY MAP 692E & 692A  
BCAD MAP: 289  
ZIP CODE: 77583



LOCATION MAP

NOT-TO-SCALE

BENCH MARK REFERENCE

- THESE PLANS AND THE SURVEYS UPON WHICH THEY ARE BASED ARE TIED INTO THE NATIONAL GEODETIC SURVEY BENCHMARKS. THE BENCHMARKS USED FOR THE TIES ARE NOTED ON THE PLANS.
- WHERE NEW CONSTRUCTION WILL DAMAGE, DESTROY, OR ALTER AN EXISTING SURVEY MARKER, CONTRACTOR TO INSTALL A SURVEY MARKER RESURVEYED TO CITY SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.

THE PROPERTY LIES WITHIN THE FOLLOWING FLOOD ZONES AS DEPICTED ON THE FLOOD INSURANCE RATE MAP BRAZORIA COUNTY MAP NUMBER 48039C0110K PANEL 110 OF 925 DATED DECEMBER 30, 2020.

ZONES: PARTIALLY X (SHADED) AND X (UNSHADED)

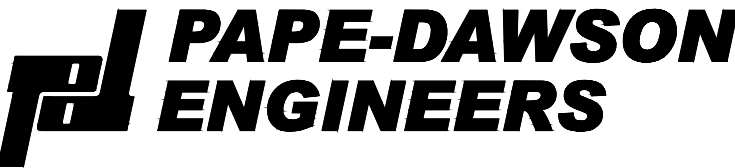
THE NEAREST APPLICABLE BASE FLOOD ELEVATION IS ESTABLISHED AS 53.00. NAVD88 DATUM.



PREPARED FOR:

LGI HOMES - TEXAS, LLC  
1450 LAKE ROBBING DRIVE, SUITE 430  
THE WOODLANDS, TEXAS 77380

APRIL 2022



HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS  
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

PLAN APPROVAL IS VALID FOR ONE YEAR FROM DATE OF SIGNATURES.

CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY C/O ADICO, LLC (DINH V. HO, P.E. @ 832-895-1093 OR DINH@ADICO-LLC.COM) AND BRAZORIA COUNTY ENGINEER - CONSTRUCTION@BRAZORIA-COUNTY.COM, 48 HOURS BEFORE COMMENCING WORK.

CONCRETE POURS SHALL BE LIMITED TO NORMAL WORKING HOURS FROM 7 AM - 7 PM MONDAY THROUGH FRIDAY (NO HOLIDAYS).

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31 ENGINEER SIGNATURE  
DATE  
VALID FOR ONE (1) YEAR

COMMISSIONER'S SIGNATURE FOR FINAL APPROVAL:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5  
BCDD5 REFERENCE ID # B190018

LEE WALDEN, P.E.  
PRESIDENT

DATE

KERRY L. OSBURN  
VICE PRESIDENT

DATE

MARK ROLLER  
SECRETARY/TREASURER

DATE

JARROD ADEN  
DISTRICT ENGINEER

DATE

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

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.

MICHAEL BYRUM-BRATSEN, MAYOR

DATE

DINH HO, P.E., CITY ENGINEER

DATE



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