

Friday, September 5, 2025

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

Re: Sterling Lakes Drive Extension – Water, Drainage and Paving Facilities

Brazoria County Municipal Utility District No. 31

Recommendation for Acceptance into One Year Maintenance Period

City of Iowa Colony Project No. 6265 Adico, LLC Project No. 710-25-004-020

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed the final inspection of Sterling Lakes Drive Extension – Water, Drainage and Paving Facilities. The final inspection was held August 29, 2025, with all punch list items completed on or about August 29, 2025.

Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Sterling Lakes Drive Extension – Water, Drainage and Paving Facilities into the One-Year Maintenance Period. The maintenance period shall be effective September 15, 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

TBPE Firm No. 16423

Cc: Kayleen Rosser File: 710-25-004-020

	CERTIFICATION	OF INFRAS	STRUCTURE	FOR:
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Sterling Lakes Drive Extension

(Project Name)

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



August 29, 2025 TBPE Firm Registration No. F-22671 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 f	following terms shall have the following meanings in this document:
a.	Bond Number: GS24800164
b.	Principal: Rodriguez Construction Group, LLC
c.	Surety:
	Name: The Gray Casualty & Surety Company
	State Where Surety is Incorporated: Louisiana
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 Drive Extension
	General subject matter (e.g. drainage, excavation, grading, paving, utilities, e.c.): Construction of Water, Drainage and 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: \$696,009.70
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: September 3, 2025	STRUCZ.	111,
SURETY: The Gray Casualty & Surety Company	PRINCIPAL: Rodriguez Construction. Group, LL	Con
By: Mal	By: Signature Signature	
Jillian O'Neal	Roy Rodriguez 2015.	11,4
Print or Type Signer's Name	Print or Type Signer's Name	
Attorney-in-Fact	President	
Signer's Title	Signer's Title	

ATTACH POWER OF ATTORNEY

#### THE GRAY INSURANCE COMPANY THE GRAY CASUALTY & SURETY COMPANY

#### GENERAL POWER OF ATTORNEY

Bond Number: GS24800164

Principal:

Rodriguez Construction Group, LLC

Project: Construction of Water. Drainage and Paving Facilities for Sterling Lakes Drive Extension

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations date 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 gained and is igned 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 26° 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 Congang; and his

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 fassimile, 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.

The Gray Insurance Company

Cullen S. Piske President The Gray Casualty & Surety Company

State of Louisiana

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. reigh frime Henrican



eigh Anne Henicar 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 3rd day of September . 2025

Mark Manguns

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and cornect 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 3rd day of September , 2025

L'Aime Henicai







### 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.

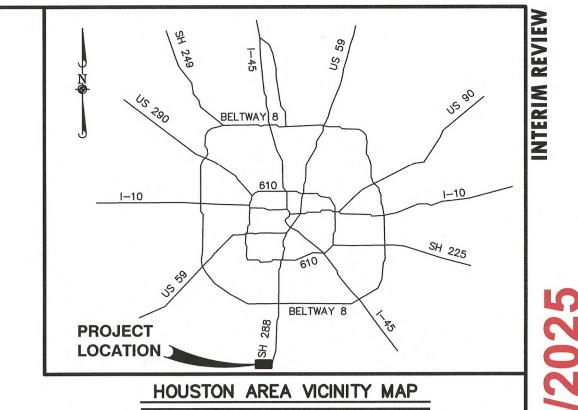
DEVELOPER:
STERLING MERIDIANA 35 GP LLC
5851 SAN FELIPE, SUITE 800
HOUSTON, TEXAS 77057
(713)783-6702

SHEET NO. SHEET INDEX

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

# STERLING LAKES DRIVE EXTENSION

BRAZORIA COUNTY M.U.D. NO. 31 BRAZORIA COUNTY, TX PROJECT NO. 610.002.034.00



PROJECT LOCATION BCMUD 31
CR 57
CR 64
DUKE RD
MOLINA RD
HAYE CREEK RD
99
80
CR 63
CR 63

BRAZORIA KEY MAP: 692 J & N

LOCATION MAP

1''=1/4 mile

ZIP CODE 77422

· AS · BUILT DRAWINGS

ROPRIGUEZ CONSTRUCTION GROUP LLC

ROPRIGUEZ/PRESIDENT

08/28/2025

BENCHMARKS:

SOURCE BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTOF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.

TEMPORARY BENCHMARK

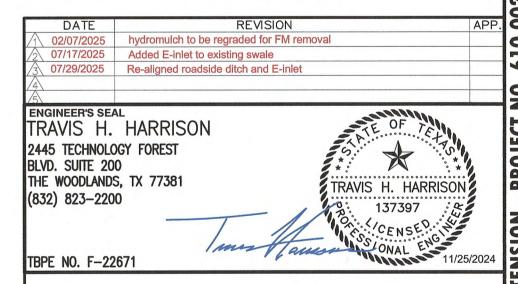
T.B.M. "A" BEING A SET "PK" NAIL IN ASPHALT LOCATED AT THE CENTERLINE INTERSECTION OF COUNTY ROAD 48 AND COUNTY ROAD 64.

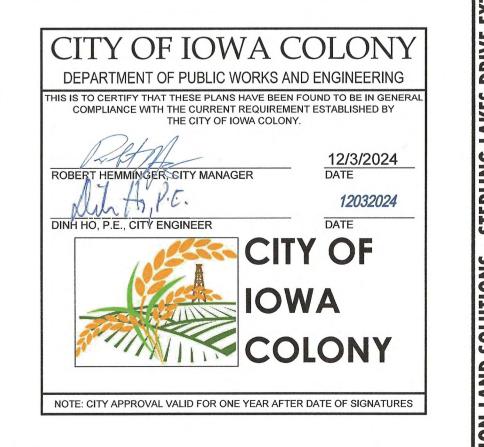
ELEVATION = 54.34 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:

ACCORDING TO MAP Nos. 48039C0115K 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.





of **26** 

PM: THH DFT: SC

DSN: AK DATE: OCT 2024

STORM SEWER DETAILS — 4

STORM WATER POLLUTION PREVENTION DETAILS — 1

STORM WATER POLLUTION PREVENTION DETAILS — 2

PAVING DETAILS—1

PAVING DETAILS—2

PAVING DETAILS — 3

PAVING DETAILS—4

SLOPE PAVING & TRAFFIC PAVEMENT MARKING DETAILS

INDEX OF SHEETS

STORM WATER POLLUTION PREVENTION PLAN A

STERLING LAKES DRIVE (STA 8+50 TO 12+50) A

TRAFFIC SIGNAGE & PAVEMENT MARKINGS

STERLING LAKES DRIVE (STA 0+00 TO 4+50)

STERLING LAKES DRIVE (STA 4+50 TO 8+50)

TITLE SHEET & SHEET INDEX ! ^

WATER & SANITARY OVERALL

DRAINAGE OVERALL 3 A

GRADING OVERALL A

CEDAR RAPIDS PARKWAY

SANITARY SEWER DETAILS - 1

SANITARY SEWER DETAILS - 2

SANITARY SEWER DETAILS - 3

STORM SEWER DETAILS - 1

STORM SEWER DETAILS - 2

STORM SEWER DETAILS - 3

OUTFALL 1 & 2

GENERAL NOTES

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.



# ISSUED FOR CONSTRUCTION

Issue Date - 02/07/2025

ee Walden, P.E. Date	Kerry L. Osburn	Date
resident	Vice President	
Brandon Middletown Do	ate Dinh V. Ho, P.E.	Date