

Thursday, December 4, 2025

Mayor Wil Kennedy City Council City of Iowa Colony 3144 Meridiana Pkwy Iowa Colony, TX 77553

Re: Sierra Vista West Section 11 – Water, Sanitary, Drainage Improvements

Recommendation for Acceptance into One-Year Maintenance Period

City of Iowa Colony Project No. 5441 Adico, LLC Project No. 710-25-004-033

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sierra Vista West Section 11 – Water, Sanitary, and Drainage Improvements. The final inspection was completed on November 14, 2025, with all outstanding punch list items addressed on November 25, 2025.

Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Sierra Vista West Section 11 – Water, Sanitary and Drainage Improvements into the One-Year Maintenance Period. The maintenance period shall be effective December 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,

TBPE Firm No. 16423

Cc: Kayleen Rosser

Natasha Brooks File: 710-25-004-033

CERTIFICATION	OF INFRASTRUCTURE FOR:	
	Sierra Vista West Section 11	
	(Project Name)	
I,	David 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



November 25, 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, Texas 77357

City, State and Zip Code

(832) 823-2243

Phone No.

CITY OF IOWA COLONY MAINTENANCE BOND

1.	ollowing terms shall have the following meanings in this document:	
	a.	Bond Number: 61BCSJL0071
	b.	Principal: Dimas Bros. Construction, L.L.C.
	c.	Surety:
		Name: Hartford Casualty Insurance Company
		State Where Surety is Incorporated: Connecticut
	d.	Obligee(s): <u>Brazoria County Municipal Utility District No. 53</u> ; 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:
		General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water, Sanitary and Drainage
		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.
	C	
	f.	Bond Amount: \$_953,715.25
	g.	Maintenance Period:
		Starting Date of Maintenance Period: One (1) Year (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: December 4, 2025	
SURETY: Hartford Casualty Insurance Company	PRINCIPAL: Dimas Bros. Construction, L.L.C.
By: Mortae le	By:
Signature	Signature
Hannah Montagne	Ivan Dimas
Print or Type Signer's Name	Print or Type Signer's Name
	Vict President
Attorney-In-Fact	
Signer's Title	Signer's Title

ATTACH POWER OF ATTORNEY

POWER OF ATTORNEY

Direct Inquiries, Bond Authenticity and Claims to:

THE HARTFORD BOND, T-14

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 Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana

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, Edward Arens, Michele Bonnin, Erica Anne Cox, Hannah Montagne, Jillian O'Neal, Samantha Olson 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 \boxtimes , 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.









Hyllis A. Clark, Assistant Secretary

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

ss. Lake Mary

On this 1st day of March, 2024, before me personally came Joelle L. 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.

Mariluz Arce My Commission HH 287363 Expires July 13, 2026

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 tollfree telephone number for information or to make gratuito de The Hartford's Consumer Affairs 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

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) (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 para obtener información o para presentar una queia 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

You may write the Texas Department of Insurance: 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

E-mail: 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.

BRAZORIA COUNTY M.U.D. NO. 53 BRAZORIA COUNTY, TX PROJECT NO. 610.020.036.00

HOUSTON AREA VICINITY MAP

APPROVED ADICO LLC 03242025

INDEX OF SHEETS

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CR 81 CR 81 CR 57 CR 57 CR 57 PROJECT LOCATION 1 CR 56 CR 56 BCMUD 53 CR 64 **SIERRA** DUKE RD VISTA WEST DEVELOPMENT HAYE CREEK RD CR 63 BRAZORIA KEY MAP: 692 J & N ZIP CODE 77583

RECORD DRAWING

THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS

BY BRAZORIA COUNTY DRAINAGE DISTRICT #5 Lee Walden, P.E President Secretary/Treasurer startup will start within 365 calendar days ntinuous and reasonable field site work is expecte

11/24/2025

CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

ONE-CALL NOTIFICATION SYSTEM

CALL BEFORE YOU DIG!!! (713) 223-4567 (In Houston) (New Statewide Number Outside Houston) 1-800-545-6005

CITY OF IOWA COLONY PLAN REVIEW NOTES: CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY C/O ADICO, LLC (DINH V. HO, P.E. @ 832-895-1093 OR inspections@adico-Ilc.com) 48 HOURS BEFORE COMMENCING WORK.

PAVING DETAILS - 3

PAVING DETAILS - 4

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

LOCATION MAP 1"=1/4 mile

ELEVATION land solutions TBPE REGISTRATION NUMBER F-22671

Contractor: Dimas Bros. Date: 11-20-2025 Nestor Hurtado

BOUNDARY:

As-Builts

THE BOUNDARAY LINES FOR THIS PROJECT ARE BASED ON A SURVEY 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

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 AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. 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

06/13/2025 ADDED STORM SEWER DETAILS 09/22/2025 ADDED HIGH POINT AT MIDDLE OF CURB RETURN ENGINEER'S SEAL JENNIFER L. CARLINE 9709 LAKESIDE BLVD. SUITE 200 THE WOODLANDS, TX 77381 JENNIFER L. CARLINE (832) 823-2200 TBPE NO. F-22671

CITY OF IOWA COLONY HIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL THE CITY OF IOWA COLONY ROBERT HEMMINGER, CITY MANAGER 03242025 DINH HO, P.E., CITY ENGINEER

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

PM: JLC DFT: BNJ OF 4SN: AG DATE: SEP-2024