

Monday, June 2, 2025

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

Re: Creekhaven Phase I TxDOT Improvements – Driveway (Formerly called Fite Tract Phase I TxDOT Improvements)  
Brazoria County Municipal Utility District No. 92  
Recommendation for Acceptance into One Year Maintenance Period  
City of Iowa Colony Project No. 3862  
Adico, LLC Project No. 16007-4-505

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed the final inspection for Creekhaven Phase I TxDOT Improvements - Driveway, formerly called (Fite Tract Phase I TxDOT Improvements - Driveway). The final inspection was held February 7, 2025, with all punch list items completed on or about May 6, 2025.

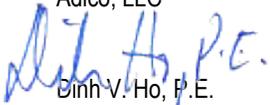
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Creekhaven Phase I TxDOT Improvements into the One Year Maintenance Period. The maintenance period shall be effective June 16, 2025, if approved by city council.

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

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

Cc: Kayleen Rosser  
File: 16007-4-505

CITY OF IOWA COLONY Certification of Infrastructure

CERTIFICATION OF INFRASTRUCTURE FOR:

CREEKHAVEN PHASE I - CREEKHAVEN BLVD & KARSTEN BLVD PH I, TXDOT DRIVEWAY & SECTION 1

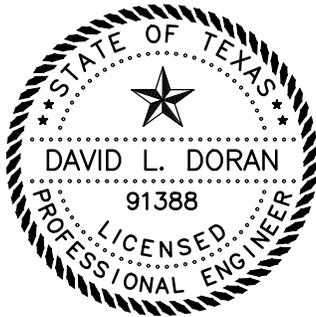
(Project Name)

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



TBPE Firm Registration No. F-22671  
May 7, 2025

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: 602-206044-3

b. Principal: R Construction Civil, LLC

c. Surety:

Name: United States Fire Insurance Company

State Where Surety is Incorporated: Delaware

d. Oblige(e)s: Brazoria County Municipal Utility District No. 92; 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. 92

Subdivision involved: Creekhaven Phase I - Creekhaven Blvd & Karsten Blvd Ph 1, TxDOT Road Improvements & Section 1

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water, Sanitary, 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: \$ 3,710,479.03

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: April 24, 2025

SURETY: United States Fire Insurance Company

PRINCIPAL: R Construction Civil, LLC

By:   
Signature

By:   
Signature

Michael Maddux  
Print or Type Signer's Name

Brody Maedgen  
Print or Type Signer's Name

Attorney-in-Fact  
Signer's Title

EVP/COO  
Signer's Title



**ATTACH POWER OF ATTORNEY**

**POWER OF ATTORNEY  
UNITED STATES FIRE INSURANCE COMPANY  
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

85906

**KNOW ALL MEN BY THESE PRESENTS:** That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Christopher Kolkhorst, Denise Raker, Sandra Villegas, Michael Maddux

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **Fifty Million Dollars (\$50,000,000)**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

- (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
- (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

**IN WITNESS WHEREOF**, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 28th day of September, 2021.

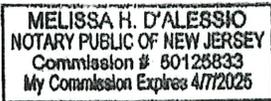
**UNITED STATES FIRE INSURANCE COMPANY**



State of New Jersey }  
County of Morris }

Matthew E. Lubin, President

On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.



Melissa H. D'Alessio (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 24 day of April 2025

**UNITED STATES FIRE INSURANCE COMPANY**



Michael C. Fay, Senior Vice President

## IMPORTANT NOTICE

To obtain information or make a complaint:

You may call Crum & Forster Insurance Group toll-free telephone number for information or to make a complaint at:

**1-800-690-5520**

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:

P. O. Box 149104  
Austin, TX 78714-9104  
Fax: (512) 475-1771  
Web: <http://www.tdi.state.tx.us>  
E-mail: [ConsumerProtection@tdi.state.tx.us](mailto:ConsumerProtection@tdi.state.tx.us)

### **PREMIUM OR CLAIM DISPUTES:**

Should you have a dispute concerning your premium or about a claim you should contact your Agent or Crum & Forster Insurance Group first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

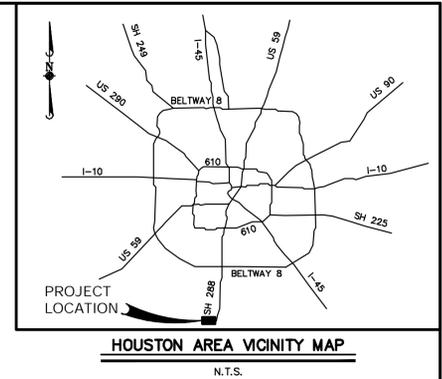
### **ATTACH THIS NOTICE TO YOUR BOND:**

This notice is for information only and does not become a part or condition of the attached document and is given to comply with Texas legal and regulatory requirements.

OWNER: SANDY POINT DEV OWNER LP  
845 TEXAS STREET  
HOUSTON, TEXAS 77002

# CONSTRUCTION OF DRIVEWAY FOR FITE TRACT PH I TX DOT IMPROVEMENTS

BRAZORIA COUNTY MUD NO. 92  
BRAZORIA COUNTY, TX  
PROJECT NO. 610.118.005.00



**BENCHMARKS:**  
SOURCE BENCHMARK:  
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCS D 75, PID No. AWS683 HAVING PUBLISHED INFORMATION AS FOLLOWS:  
ELEVATION 48.1 FEET, NAVD88  
TEMPORARY BENCHMARKS:  
TEMPORARY BENCHMARK A BEING A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'ELS CONTROL' LOCATED ON THE WEST SIDE OF THE STATE HIGHWAY 288 SOUTHBOUND FRONTAGE ROAD, APPROXIMATELY 0.5 MILES NORTH OF THE INTERSECTION OF STATE HIGHWAY 288 AND COUNTY ROAD 50, HAVING THE FOLLOWING INFORMATION BASED ON HORIZONTAL DATUM NAD83 AND VERTICAL DATUM NAVD88: NORTHING: 13,705,385.12 FEET (GRID), EASTING: 3,105,915.61 FEET (GRID), ELEVATION: 48.20 FEET  
TEMPORARY BENCHMARK B BEING A SET 5/8-INCH IRON ROD WITH CAP STAMPED 'ELS CONTROL' LOCATED ON THE WEST SIDE OF THE STATE HIGHWAY 288 SOUTHBOUND FRONTAGE ROAD AND ON THE NORTH SIDE OF A DRAINAGE CHANNEL, APPROXIMATELY 0.4 MILES NORTH OF THE INTERSECTION OF STATE HIGHWAY 288 AND COUNTY ROAD 60, HAVING THE FOLLOWING INFORMATION BASED ON HORIZONTAL DATUM NAD83 AND VERTICAL DATUM NAVD88: NORTHING: 13,705,673.98 FEET (GRID), EASTING: 3,105,941.78 FEET (GRID), ELEVATION: 50.61 FEET

**FLOODPLAIN INFORMATION:**  
ACCORDING TO MAP NO. 48059C02Z0K 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.

## INDEX OF SHEETS

SHEET NO.	SHEET TITLE
1	TITLE SHEET & SHEET INDEX
2	GENERAL NOTES
3	SITE, SIGNAGE & PAVEMENT MARKINGS
4	TX DOT DRIVEWAY GRADING PLAN
5	TxDOT SITE DRAINAGE PLAN
6	TRAFFIC CONTROL PLAN
7	STORM WATER POLLUTION PREVENTION PLAN DETAILS
8	TXDOT DRIVEWAY DETAILS
9	TXDOT DETAILS PM (1) - 20
10	TXDOT DETAILS PM (2) - 20
11	TXDOT DETAILS PM (3) - 20
12	INLET TYPE AZ DETAIL
13	TXDOT DETAILS SAFETY END TREATMENT
14	EXCAVATION AND BACKFILL (SHEET 1 OF 2)
15	EXCAVATION AND BACKFILL (SHEET 2 OF 2)
16	STOP SIGN & STRIPING DETAILS



**LOCATION MAP**  
1"=1/4 mile

**RECORD DRAWING**  
I HEREBY CERTIFY THAT THIS DRAWING REFLECTS THE IMPROVEMENTS CONSTRUCTED AS TO SIZE, LOCATION, AND GRADE; AND THAT THE CONSTRUCTION WAS IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

CONTRACTOR: *[Signature]* DATE: 5-5-25  
TITLE: EVP/COO

**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)

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.



**RECORD DRAWING**  
05/07/2025  
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

## TITLE SHEET & SHEET INDEX

ENGINEER'S SEAL  
JENNIFER L. CARLINE, P.E.  
9709 LAKESIDE BLVD.  
SUITE 200  
THE WOODLANDS, TX 77381  
(832) 823-2200  
07/18/2024  
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.  
ROBERT HEMMINGER, CITY MANAGER DATE: 9/11/2024  
DINH HO, P.E., CITY ENGINEER DATE: 09/11/2024  
CITY OF IOWA COLONY  
NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

PM: JC DFT: DO  
DSN: JL DATE: AUG 2023

ELEVATION LAND SOLUTIONS - FITE TRACT PH I TXDOT IMPROVEMENTS - PROJECT NO. 610.118.005.00  
ISSUED FOR CONSTRUCTION - 09/11/2024