

Monday, June 2, 2025

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

Re: Ellwood Section 1A and Karsten Boulevard – Water Distribution, Wastewater Collection, Storm Water and Paving Facilities
Brazoria County Municipal Utility District No. 57
Recommendation for Acceptance into One Year Maintenance Period
City of Iowa Colony Project No. 5124, 5157
Adico, LLC Project No. 16007-4-552, 16007-4-553

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed the final inspection for Ellwood Section 1A and Karsten Boulevard– Water Distribution, Wastewater Collection, Storm Water and Paving Facilities. The final inspection was held May 21, 2025, with all punch list items completed on or about May 23, 2025.

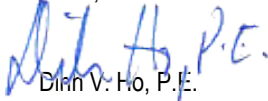
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Ellwood Section 1A and Karsten Boulevard – Water Distribution, Wastewater Collection, Storm Water and Paving Facilities into the One-Year Maintenance Period. The maintenance period shall be effective June 16, 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: 16007-4-552, 553

Engineers Certificate of Completion

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ENGINEER'S CERTIFICATE OF COMPLETION OF WATER DISTRICT PROJECT

Name of District:

Brazoria County Municipal Utility District No. 57

Owner of property, if other than District:

Beazer Homes Texas, LP

Kind of project, contract identification:

Water Distribution, Wastewater Collection, Storm Water Facilities and Paving to serve Ellwood Section One-A and Karsten Boulevard

Name of contractor:

Northtex Construction, LLC

Name of consulting engineer:

Edminster, Hinshaw, Russ & Associates, Inc.

Address of consulting engineer:

10011 Meadowglen Lane, Houston, Texas 77042

I certify this project was at least 95% complete on May 21, 2025; that the project was under continual observation; that all observation of the work was performed by or under the supervision of Luis Sanabria, P.E., a Licensed Professional Engineer; that to the best of my knowledge the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and "record drawings" will be furnished to the District.

Signed and Sealed,



Luis Sanabria, P.E.

Registration No. 122007



 05/21/2025

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

a. Bond Number: GSB9800331

b. Principal: Blazey Construction Services, LLC

c. Surety:

Name: The Gray Casualty and Surety Company

State Where Surety is Incorporated: Louisiana

d. Oblige(s): Brazoria County Municipal Utility District No. 57 and the City of Iowa Colony; 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: Blazey Construction Services, LLC and the City of Iowa Colony

Subdivision involved: Ellwood Section One-A and Karsten Boulevard

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.):
Water Distribution, Wastewater Collection, Storm Water Facilities and Paving to serve Ellwood Section One-A and Karsten Boulevard

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: \$2,064,978.35

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: two years 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:

The Gray Casualty & Surety Company
1225 West Causeway Approach
Mandeville, LA 70471

By: _____

Signature

Kenneth L. Meyer

Print or Type Signer's Name

Attorney in Fact

Signer's Title

PRINCIPAL:

Blazey Construction Services, LLC
333 North Sam Houston Parkway East, #350
Houston, Texas 77060

By: _____

Signature

James Moheet

Print or Type Signer's Name

President

Signer's Title

ATTACH POWER OF ATTORNEY

**THE GRAY INSURANCE COMPANY
THE GRAY CASUALTY & SURETY COMPANY**

GENERAL POWER OF ATTORNEY

Bond Number:

Principal:

Project:

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Kenneth L. Meyer, Michelle Ulery, Kelly J. Brooks, and Charles A. McClure of Cypress, 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 granted and is signed 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 26th 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 Company; and it is

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 facsimile, 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.



By:

Michael T. Gray

Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske

Cullen S. Piske
President
The Gray Casualty & Surety Company



State of Louisiana

ss:

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.



Leigh Anne Henican
Notary Public
Notary ID No. 92653
Orleans Parish, Louisiana

Leigh Anne Henican

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 day of , .

Mark S. Manguno

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety 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 day of , .

Leigh Anne Henican





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:

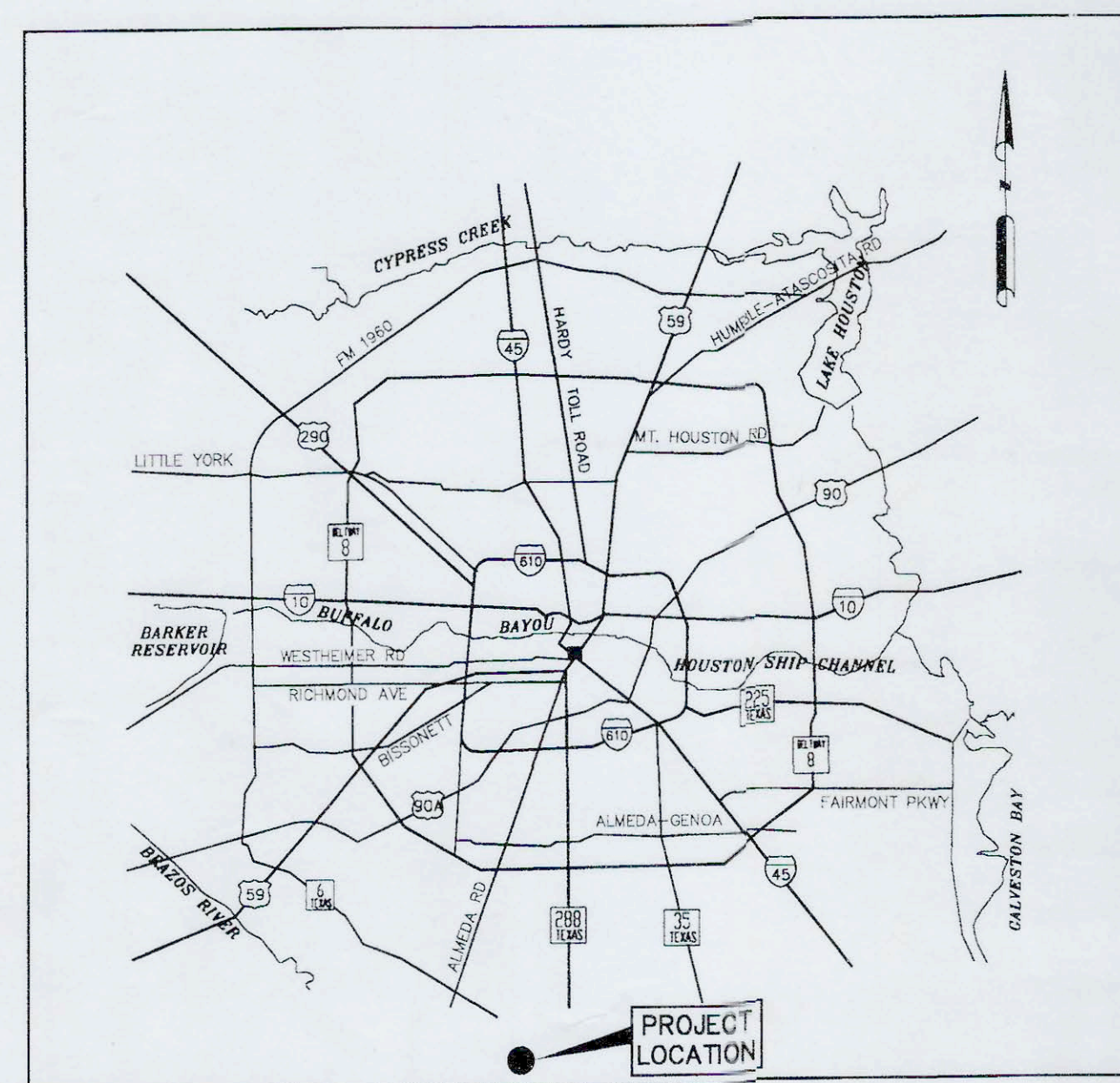
P.O. Box 149104
Austin, TX 78714-9104
Fax: 512-475-1771

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.

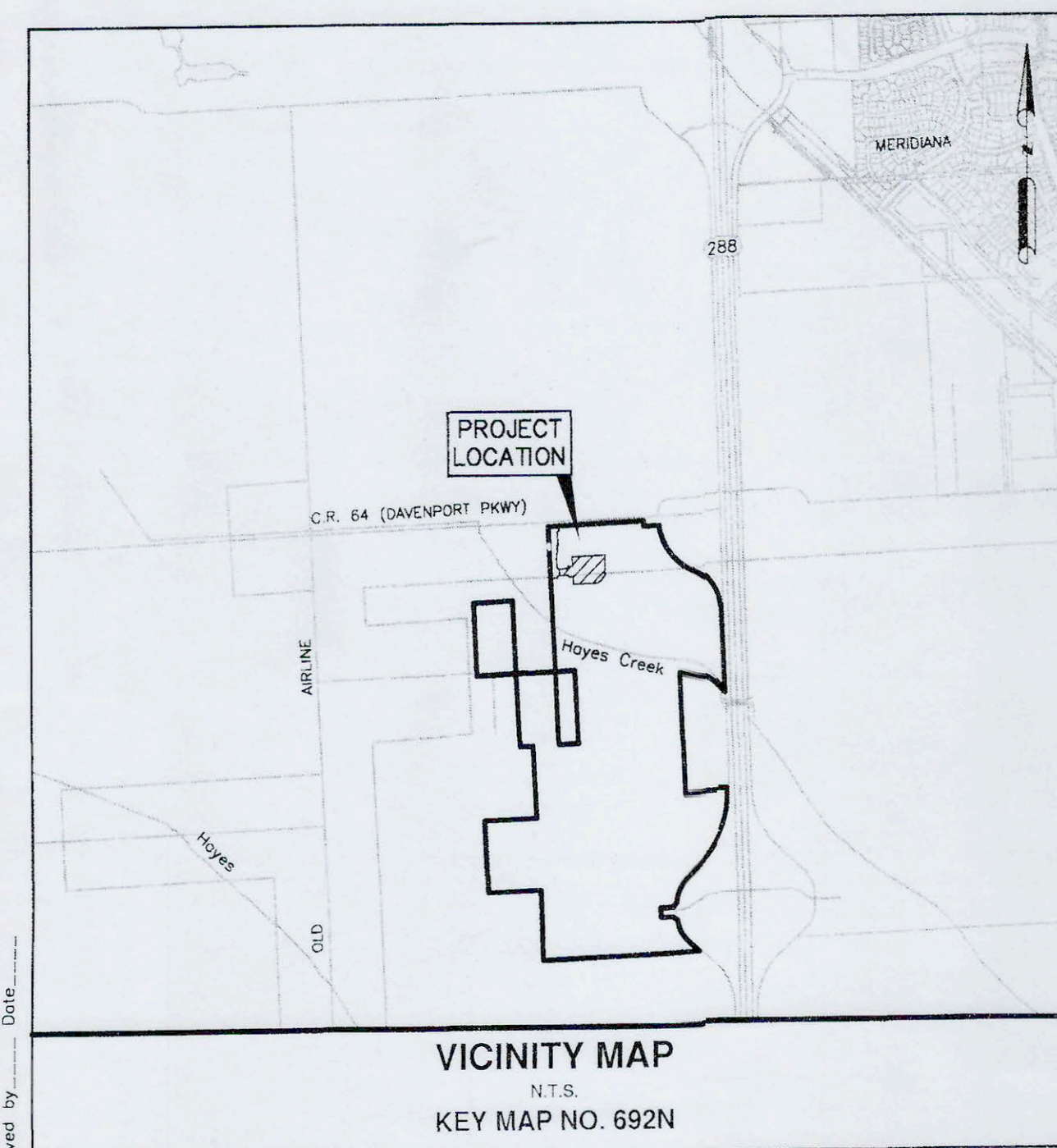
ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become part of condition of the attached document. This notice is written under a complete reservation of rights. Nothing herein shall be deemed to be an estoppel, waiver or modification of any of Gray's rights or defenses, and Gray hereby reserves all of its rights and defenses under any general agreement of indemnity, contracts, agreements, bonds, or applicable law.

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57

PLANS FOR CONSTRUCTION OF WATER DISTRIBUTION, WASTEWATER COLLECTION, PAVING AND STORM WATER FACILITIES TO SERVE ELLWOOD SECTION 1A & KARSTEN BLVD IOWA COLONY, TEXAS



LOCATION MAP
N.T.S.



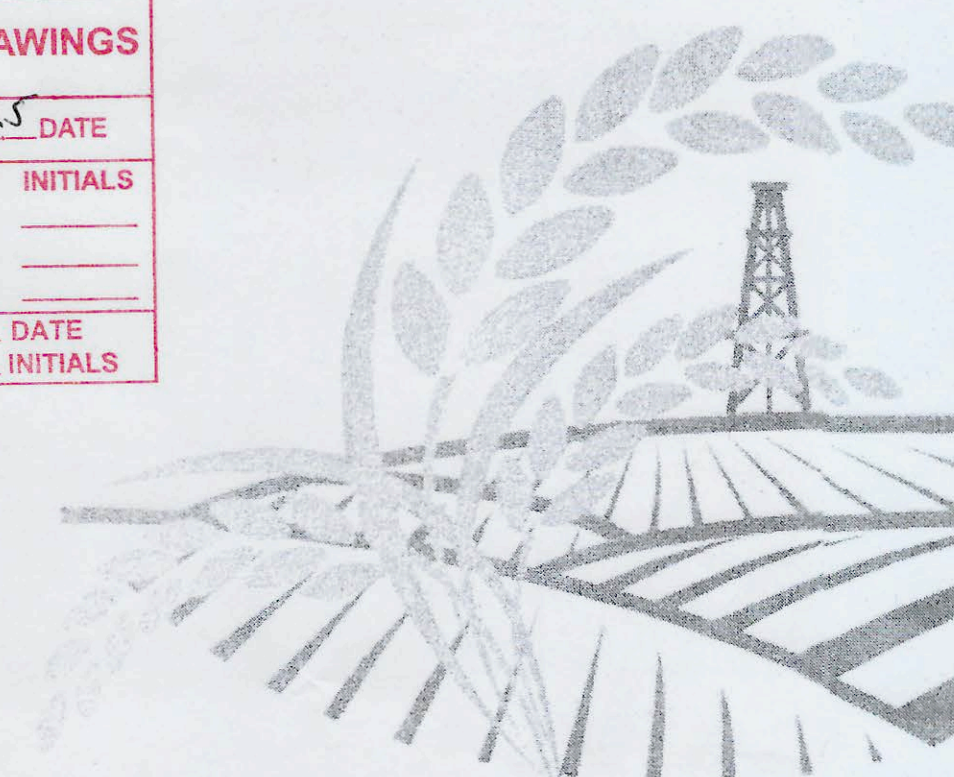
VICINITY MAP
N.T.S.
KEY MAP NO. 692N

Sheet List Table	
Sheet Number	Sheet Title
GENERAL	
1	COVER SHEET (P-4470)
2	GENERAL NOTES
LAYOUTS	
3	PAVING AND DRAINAGE (SHEET 1 OF 2)
4	PAVING AND DRAINAGE (SHEET 2 OF 2)
5	STORM SEWER CALCULATIONS
6	WATER WASTEWATER & SIGNAGE LAYOUT (SHEET 1 OF 2)
7	WATER WASTEWATER & SIGNAGE LAYOUT (SHEET 2 OF 2)
8	SWPPP LAYOUT (SHEET 1 OF 2)
9	SWPPP LAYOUT (SHEET 2 OF 2)
10	LOT GRADING LAYOUT
11	CROSS SECTIONS
PLAN AND PROFILES	
12	KARSTEN BOULEVARD STA 36+50 TO 44+00 PLAN AND PROFILE
13	KARSTEN BOULEVARD STA 44+00 TO 53+50 PLAN AND PROFILE
14	CEDAR BRANCH DRIVE STA 0+00 TO 6+50 PLAN AND PROFILE
15	BLUEBONNET PRAIRIE LANE STA 0+00 TO 5+50 AND 60-INCH STM PIPE B STA 0+00 TO END PLAN AND PROFILE
16	BLUEBONNET PRAIRIE LANE STA 5+50 TO END PLAN AND PROFILE
17	60-INCH STORM PIPE A AND 12-INCH WATER LINE A PLAN AND PROFILE
DETAILS	
18	
19	WATER LINE DETAILS (SHEET 1 OF 2)
20	WATER LINE DETAILS (SHEET 2 OF 2)
21	SANITARY SEWER DETAILS (SHEET 1 OF 3)
22	SANITARY SEWER DETAILS (SHEET 2 OF 3)
23	SANITARY SEWER DETAILS (SHEET 3 OF 3)
24	STORM SEWER DETAILS (SHEET 1 OF 4)
25	STORM SEWER DETAILS (SHEET 2 OF 4)
26	STORM SEWER DETAILS (SHEET 3 OF 4)
27	STORM SEWER DETAILS (SHEET 4 OF 4)
28	PAVING DETAILS (SHEET 1 OF 4)
29	PAVING DETAILS (SHEET 2 OF 4)

PRINTED
MAY 02 2025

EHRA RECORD DRAWINGS		
ENGINEERING THE FUTURE SINCE 1936		
PRELIMINARY (UNDER REVIEW)	DATE	INITIALS
INTERNAL REVIEW	DATE	INITIALS
<input type="checkbox"/> SURVEY	DATE	INITIALS
<input type="checkbox"/> CPS	DATE	INITIALS
<input type="checkbox"/> ENGINEER	DATE	INITIALS
<input type="checkbox"/> FINAL	DATE	INITIALS

30	PAVING DETAILS (SHEET 3 OF 4)
31	PAVING DETAILS (SHEET 4 OF 4)
32	PAVEMENT MARKING DETAIL (SHEET 1 OF 2)
33	PAVEMENT MARKING DETAIL (SHEET 2 OF 2)
34	SWPPP DETAILS (SHEET 1 OF 2)
35	SWPPP DETAILS (SHEET 2 OF 2)
36	TXDOT TRAFFIC CONTROL DETAILS



CITY OF IOWA COLONY

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	8/19/2024
DATE	08/19/2024
DATE	DATE
CITY OF IOWA COLONY	
NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES	



1 July 2024

10011 Meadowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300



CIOC Project No. 3549
Adico, LLC Project No. 16007-3-521

P-4470

SHEET 1 OF 36 SHEETS

ELLWOOD SECTION 1A & KARSTEN BLVD P-4470

P:\221-022-01\Drawings\Ellwood Section 1A & Karsten Boulevard\01 COVER SHEET (P-4470).dwg Jul 01 2024-2:26pm Edited by: Suong