

FORM LETTER FOR ARCHITECT COMPLETION REPORT

DATE: 5-11-2026

Mr. Eliud De Los Santos, P.E.,
Director, City Engineering Dept.
1110 Houston Street
Laredo, Texas 78040

Re: WORLD TRADE BRIDGE ADMINISTRATION BUILDING IMPROVEMENTS

Dear Mr. De Los Santos:

In accordance with the contracts between Sepulveda Associates Architects, Inc. and The City of Laredo, Webb County, Texas, and pursuant to the specifications in the contract documents, I take this opportunity to file this Completion Report with reference to the above-mentioned project as follows:

STATE OF TEXAS

COUNTY OF WEBB

This is to certify that I, Roberto J. Sepulveda AIA Tx 13181, registered Professional Architect, have inspected the work accomplished by and, under contract with The City of Laredo, Webb County, Texas, found that workmanship and materials supplied are in accordance with plans and specifications (to the best of my knowledge) for said project, and as amended by the "AS-BUILT" drawings provided by the general contractor.

SIGNED THIS THE 11th DAY OF MAY 2026.



SEAL

Roberto J. Sepulveda, AIA Tx. 13181



SIMA CONTRACTORS, LLC
2710 ZACATECAS ST., LAREDO, TX. 78046

AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS & RELEASE OF LIENS

PROJECT: FY24-ENG-55 World Tarde Bridge Building Renovations

TO: CITY OF LAREDO

By this instrument the undersigned contractor engaged in the construction of the above project certifies that on this date, or anytime prior thereto, except listed below, contractor has paid in full or has otherwise satisfied all obligations for all materials and for all known indebtedness and claims against the project, its land, improvements, and equipment of every kind.

The undersigned hereby certifies that he/she has received all payments currently due under his/her contract for work on the project referenced above. Therefore, the undersigned does hereby waive and/or release any and all liens against the property/project, as of the 14 day of May, 2026.

SIMA CONTRACTORS, LLC

Company Name

STATE OF TEXAS

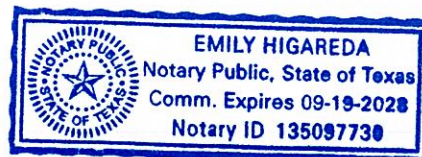
COUNTY OF Webb:

Before me, the undersigned authority on this day personally appeared Patricia Contreras. Known to me to be the person whose name is subscribed to the foregoing instrument, and being first duly sworn, acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and declared to me that the statements therein are true.

SWORN AND SUBSCRIBED to before me this 14 day of May, 2026.

NOTARY PUBLIC: [Signature]

MY COMMISSION EXPIRES: 09-19-2028





Sima Contractors, LLC
2710 Zacatecas St
Laredo, TX 78046
PH: (956)625-8259

Warranty Letter

Substantial Completion Date: April 13, 2026

Owner: City of Laredo, Bridge Dept.

Project Name: World Trade Bridge Improvements

Project Location: 11601 FM 1472

The undersigned hereby certifies that all work under this contract including work required under change order or modifications has been performed in accordance with the terms thereof, and that the work will be guaranteed for ONE year from date of substantial completion as noted above.

PLEASE NOTE: This guarantee does not cover any damages due to architectural deficiencies in design, vandalism, improper maintenance, and damage caused by adverse weather conditions. Sima Contractors, LLC will warrant against defects in material and workmanship for twelve months.

Guarantee By: _____


Patricia Contreras
Managing Member

Date: _____

4/14/25

STATE OF TEXAS

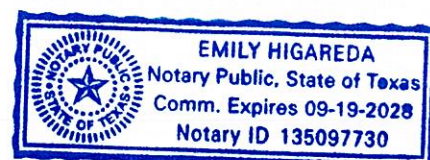
COUNTY OF WEBB

BEFORE ME, the undersigned authority, on this day personally appeared Patricia Contreras, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that she is a Managing Member of Sima Contractors, LLC. and that she executed this instrument on behalf of said corporation as its act and deed, for purposes and consideration therein expressed.

GIVEN under my hand and seal office, this is the 14 day of April, 2026.



Notary Public, State of Texas



FORM LETTER FOR CERTIFICATE OF WARRANTY

DATE:

Mr. Eliud De los Santos, P.E., City Engineer City Engineer
City of Laredo 1110 Houston St.
Laredo, Texas 78040

Re:

Dear Mr. De los Santos:

Sima Contractors guarantees all materials and workmanship on the above referred project to be free of defects for a period of one (1) year from the date of acceptance by the owner. Upon notice, any defective materials or faulty workmanship developing within this period, will be replace at no cost to the owner.

Sincerely,

Sima Contractors

Company Name

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF Webb

Before me, Notary Public for and in Webb County, State of Texas on this personally appeared Patricia Contreras known to me to be person(s) whose name(s) subscribed to the foregoing affidavit and acknowledge to me that he executed the same for the purpose and consideration expressed therein.

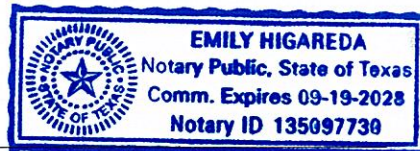
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14 DAY OF

May, 2026

2f

Notary Public in and for

webb County, State of Texas My Commission Expires: 09-19-2028



City of Laredo
Warranty Statement Form

Project Information

Name: World Trade Bridge Improvements Location: 11601 FM 1472
Cost: \$2,845,000 State Date: May 22, 2025
Contract/P.O. #: FY24-ENG-55 Council Acceptance: _____
Completion Date: April 14, 2026

Contractor/Sub-Contractor/Vendor Information

Name: Sima Contractors, LLC Address: 2710 Zacatecas St.
Contact Number: 956-625-8259 Email Address: patty@simacontractors.com

Warranty Information

Coverage Type (Detail): _____

Required Maintenance
(Detail): _____

Manuals Received (if applicable): _____ Expiration Date: _____

Copies Provided To: _____

Warranty Statement

We are the General contractor for the above indicated project. We guarantee our workmanship, equipment and materials to be free from defects for a period of one year from the completion date.

Signature: Patty Date: May 14, 2026

For Warranty Management Office Use Only:

Entered into Warranty Management Tracker? _____ Entered By _____

Date Entered: _____ Warranty Management Acct # Assigned: _____