CITY COUNCIL MEETING

Monday, August 18, 2025
7:00 PM

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583
Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE **CITY COUNCIL** OF IOWA COLONY WILL HOLD A **COUNCIL MEETING** AT **7:00 PM** ON **MONDAY, AUGUST 18, 2025** AT **IOWA COLONY CITY HALL**, 3144 MERIDIANA PARKWAY, IOWA COLONY, TEXAS 77583 FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-369-2471.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS & ANNOUNCEMENTS
Reserved for formal presentations and proclamations.

1. Presentation of Fourth of July Sponsorship Awards

CITIZEN COMMENTS
An opportunity for the public to address City Council on agenda items or concerns not on the agenda. To comply with Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must identify themselves and observe a three-minute time limit.

COUNCIL COMMENTS

STAFF REPORTS

2. Building Official/Fire Marshal Monthly Report
3. Police Department Monthly Report
4. Municipal Court Monthly Report
5. Public Works Monthly Report
6. City Engineer's Report
7. Finance Monthly Report
8. Technology Department Monthly Report
9. Water/Wastewater Utility Monthly Report

PUBLIC HEARINGS

10. Hold a public hearing to consider annexing the following property:

    A tract of land containing approximately 39.83 acres, situated in Brazoria County, Texas, Lots 1-9, in Block 1, of Colony Estates Phase 1 as recorded in Clerk's File No. 2005044763 of Official Public Records of Brazoria County, Texas. Located in the Northwest ¼ of Section 57, of the H.T. & B.R.R. Co. Survey, Abstract No. 289.

ITEMS FOR CONSIDERATION

11. Consideration and possible action on an ordinance granting a variance to the build to line requirements in the City's Unified Development Code for the Primrose School located at 9828 Karsten Boulevard.
12. Consideration and possible action on a resolution authorizing the publication of Notice of Intention to Issue Certificates of Obligation; Approving the Preparation of a Preliminary Official Statement and Notice of Sale; and Approving Other Matters Incidental thereto.

EXECUTIVE SESSION

Executive session in accordance with 551.071 and 551.074 of the Texas Gov't Code to deliberate and consult with attorney on the following:

13. Discussion of the qualifications and selection of City Manager candidates.
14. Discussion on annual performance appraisal and contract for the City Attorney.
15. Discuss appointments to the Crime Control and Prevention District Board of Directors.
16. Discuss appointments to the Planning and Zoning Commission.
17. Discuss appointments to the Charter Review Commission.

POST EXECUTIVE SESSION

ITEMS FOR CONSIDERATION

18. Consideration and possible action on Executive Session matters.
19. Consideration and possible action to appoint members to the Crime Control and Prevention District Board of Directors.
20. Consideration and possible action to appoint members to the Planning and Zoning Commission.
21. Consideration and possible action to appoint members to the Charter Review Commission.

CONSENT AGENDA

Consideration and possible action to approve the following consent agenda items:

22. Consider approval of the July 21, 2025 City Council worksession minutes.
23. Consider approval of the July 21, 2025 City Council meeting minutes.
24. Consider approval of the July 29, 2025 City Council meeting minutes.
25. Consider approval of the August 11, 2025 City Council meeting minutes.
26. Consider approval of the Creekhaven Section 4 Preliminary Plat.
27. Consider approval of the Creekhaven Section 5 Preliminary Plat.
28. Consider approval of the Creekhaven Section 6 Preliminary Plat.

29. Consider approval of the Sierra Vista West Section 11 Final Plat.
30. Consider approval of the Sunset Prairie Subdivision Preliminary Plat.
31. Consider approval of the TMS Estates Abbreviated Plat.
32. Consider approval of the Parkway KIA Preliminary Plat.
33. Consider approval of Caldwell Crossing Section 4 - Water, Sanitary Sewer, Drainage and Paving Facilities into the One Year Maintenance Period.
34. Consider approval of Ellwood Section 1B - Water, Sanitary Sewer, Drainage and Paving Facilities into the One Year Maintenance Period.
35. Consider Final Approval of Sierra Vista Section 1 - Water, Sanitary Sewer, Drainage and Paving Facilities.
36. Consider Final Approval of Sierra Vista Section 2 - Water, Sanitary Sewer, Drainage and Paving Facilities.
37. Consider Final Approval of Sierra Vista West Section 8 - Water, Sanitary Sewer, Drainage and Paving Facilities.
38. Consider Final Approval of Sierra Vista West Section 9 - Water, Sanitary Sewer, Drainage and Paving Facilities.

ADJOURNMENT

I, Kayleen Rosser, hereby certify that the above notice of meeting of the Iowa Colony City Council was posted pursuant to the Texas Open Meeting Act (Chapter 551 of the Texas Government Code) on August 15, 2025.

Kayleen Rosser

Kayleen Rosser, City Secretary

I hereby certify that the foregoing agenda remained posted at the entrance to the Iowa Colony City Hall where it was visible to the public at all times and on the City's website for at least 72 hours preceding the scheduled time of the meeting therein described.

Kayleen Rosser

Kayleen Rosser, City Secretary

Date Signed:_____

IOWA COLONY FIRE MARSHAL'S OFFICE

3144 Meridiana Parkway
Iowa Colony, TX 77583

Albert Cantu, CFM

Office Phone: (346) 395-4551
Cell Phone: (346) 278-9218
Email: acantu@iowacolonytx.gov
Website: iowacolonytx.gov

August 12, 2025

Mayor and Council,

See July 2025, monthly report for Building Department, Code Enforcement/Animal Control, Community Development, and Fire Marshal Offices below.

Community Development

Inspections conducted by Safe Built-

Building Inspections-	430
Electrical Inspections-	412
Plumbing Inspections-	593
Mechanical Inspections-	146
Total-	**1581**

Total Paid to Safe Built for July 2025, for a total of 1581 Inspections- $35,572.50

Total Paid to Safe Built for July 2024, for a total of 1062 Inspections- $23,895.00

July 2024 Plan Reviews- 61

Building- 2	Commercial Buildout- 0	Electrical- 2	New Residential- 56	Swimming Pools- 1	New Addition- 0

July 2025 Plan Reviews- 107

Building- 4	Commercial Buildout- 0	Electrical- 7	New Residential- 92	Swimming Pools- 2	New Addition- 2

Permits Issued

2024- 114

Engineer Projects- 14	Other Permits- 39	New Home Permits- 61

2025- 180

Engineer Projects- 26	Other Permits- 70	New Home Permits- 84

Fees Collected

2024- $345,628.78

Engineer Projects- $127,448.25	Other Permit Fees- $10,873.53	New Home Permit Fees- $207,307.00

2025- $536,585.24

Engineer Projects- $117,153.40	Other Permit Fees- $37,192.72	New Home Permit Fees- $382,239.12

Animal Control- 12 Calls for service

10- Animal at Large	1- Deceased Animals	1- Lose Livestock
Taken to SPCA	Properly disposed of	Returned to owner

Bryant attended 1 Class, Advanced Animal Control Course. Bryant successfully passed the course he attended. He is doing a great job by being pro-active and visual to the community.

Code Compliance

124- Calls for service

Tall Grass & Weeds- 13	Junked Vehicles- 4	Debris and Unsanitary Conditions- 8	No Address- 1	Rubbish/Trash- 7
Sign Removal- 59	Violation Notices- 28	Notice of Compliance Letters- 4		

Fire Marshal's Report

1. All finals for 10203 Karsten Blvd Building 2 and Clubhouse were completed. This building was given Certificates of Occupancy to allow them to start occupying.
2. I attended 6 DRC Meeting for new projects.
3. On July 15, 2025, I investigated a structure fire at 5106 Sistine Drive. Fire was found to be accidental.
4. On July 24, 2025, I investigated a vehicle fire on 288 North @ Davenport. Vehicle was found to be abandoned. Still under investigation.

Thanks,

Albert Cantu, CFM

Fire Marshal/Building Official

IOWA COLONY
POLICE DEPARTMENT

3144 Meridiana Pkwy
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

Phone: (281) 369-3444
Fax: (281) 406-3722

Monthly Report
Julu 2025

Offense	June 2025	July 2025
Burglary	3	2
Theft	2	3
Robbery	1	0
Total Index Crimes Reported	6	5
Reports Taken		
Misdemeanor	24	31
Felony	10	11
Charges Filed/Arrests		
Misdemeanor	20	21
Felony	4	1
Outside Agency Warrant Arrest	2	0
Traffic Enforcement		
Number of Violations	713	755
Crash Investigations		
Minor Crashes	13	16
Major Crashes	6	3
Fatality Crashes	0	0
Calls for Service		
Alarms	39	38
Assist Other Agency	24	38
Disturbance	21	10
Other	260	288
Security Checks	627	812
Suspicious Activity/Persons	33	35

Significant Events

- July 3 – Officers were dispatched to the 2100 block of Platinum Mist Dr in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- July 5 – Officers conducted a traffic stop in the area of SH 288/Davenport Pkwy. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- July 6 – Officers were dispatched to the 9900 block of Hubble Dr in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.

IOWA COLONY
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- July 6 – Officers were dispatched to the 3700 block of Allegro Dr in reference to an on-going harassment. An arrest was made and a report was generated.
- July 6 – Officers conducted a traffic stop in the area of Cape Ruby Dr/Bullard Pkwy. During the traffic stop illegal narcotics and a weapon were found in the vehicle. An arrest was made and a report was generated.
- July 6 – Officers conducted a traffic stop in the area of SH 288/Meridiana Pkwy. During the stop it was found the driver of the vehicle had a suspended driver license. An arrest was made and a report was generated.
- July 8 – Officers were dispatched to the Sterling Lakes West Pool, located in the 1400 block of Paradise Found Dr, in reference to juveniles smoking marijuana in the bathroom. Upon arrival contact was made with the juveniles, citations were issued, and a report was generated.
- July 11 – Officers conducted a traffic stop in the area of Crystal View Dr/Meridiana Pkwy. During the traffic stop drug paraphernalia was located in the vehicle. The driver of the vehicle was issued citations and a report was generated.
- July 12 – Officers were dispatched to the 1200 block of Diamond Drape Dr in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- July 15 – Officers were dispatched to the 2600 block of Nickel Canyon Dr in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- July 18 – Officers were dispatched to the 4700 block of Franklin Way in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- July 19 – Officers were dispatched to the 5200 block of Getty Ln in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- July 26 – Officers conducted a traffic stop in the 3100 block of Meridiana Pkwy. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- July 27 – Officers conducted a traffic stop in the area of Crystal View Dr/Taft Point Ln. During the traffic stop drug paraphernalia was located in the vehicle. The driver of the vehicle was issued citations and a report was generated.
- July 28 – Officers were dispatched to the 2500 block of Davenport Pkwy in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.

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- July 29 – Officers were dispatched to the 2500 block of Davenport Pkwy in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- July 31 – Officers conducted a traffic stop in the area of Green Valley Dr/Meridiana Pkwy. During the traffic stop drug paraphernalia was located in the vehicle. The driver of the vehicle was issued citations and a report was generated.

Office of Emergency Management Update

OEM staff have been working with FEMA and Texas Division of Emergency Management regarding reimbursement of funds expended during Hurricane Beryl. OEM staff have completed the FEMA portion of the project and are currently working with TDEM to complete the remainder of the project. Most funds have been directly received from FEMA and the remainder will be disbursed through TDEM soon.

We are proud to announce that Sergeant King has successfully completed FEMA's National Emergency Management Basic Academy (NEMBA), a rigorous and comprehensive 157-hour program designed to build foundational knowledge in emergency management. The Academy includes 37 hours of independent study and 120 hours of intensive classroom instruction covering key topics such as emergency management principles, threat and hazard analysis, emergency operations planning, public information, and training and exercise evaluation.

Sergeant King's achievement was formally recognized by FEMA staff during a graduation ceremony held at the conclusion of the program. He will soon receive an official Certificate of Completion from FEMA, marking a significant milestone in his professional development and his commitment to excellence in public safety and emergency management.

Please join us in congratulating Sergeant King on this outstanding accomplishment!

City of Iowa Colony
Municipal Court Council Report
From 7/1/2025 to 7/31/2025

Violations by Type

Traffic	Penal	City Ordinance	Parking	Other	Total
275	0	1	0	5	281

Financial

State Fees	Court Costs	Fines	Tech Fund	Building Security	Total
$19,050.90	$31,936.25	$9,115.80	$737.24	$903.11	$61,743.30

Warrants

Issued	Served	Closed	Total
0	0	0	0

FTAs/VPTAs

FTAs	VPTAs	Total
0	0	0

Dispositions

Paid	Non-Cash Credit	Dismissed	Driver Safety	Deferred	Total
62	0	62	21	168	313

Trials & Hearings

Jury	Bench	Appeal	Total
0	0	0	0

Omni/Scofflaw/Collection

Omni	Scofflaw	Collections	Total
7	0	7	14

Street SIGNAGE	Descritption		Complete	Dates
Iowa Colony & Bullard	turn stop sign correct direction		Complete	7/1/2025
Iowa Colony & Cedar Rapids	turn stop sign correct direction		Complete	7/3/2025
Cedar Rapids & Cedar Rapids dead end sign	remove pole w/ curve & 25 mph sign		Complete	7/9/2025
Public Works	picked up no trucks signs from Smith's Municipal		Complete	7/28/2025
Cedar Rapids & Hwy 288 to Cedar Rapids city limits	install no thru truck & no trucks signs		Complete	7/29/2025
Meridiana & Sierra Vista Blvd	install fire station traffic light base		incomplete	7/30/2025

DEBRIS REMOVAL	Descritption		Complete	Dates
Oak & Iowa Colony to City limits sign	pickup trash in ditch line		Complete	7/10/2025
Louisiana & Kiowa Ct	remove trashed couch & bed from right away		Complete	7/16/2025
Iowa Colony & CR 78	remove trash bags from side of road		Complete	7/17/2025
Meridiana & Harper Dr	remove tree debris from dead end		Complete	7/25/2025
Valley Glen Rd & Dubuque	remove trash bag from side of road		Complete	7/30/2025

MOWING/TREE TRIMMING	Descritption		Complete	Dates
CR 62 & Ames to CR 62 city limits	mow ditch line & weed eat culvert		Complete	7/1/2025
CR 62 & Ames to CR 62 & Duke Rd	mow ditch line & weed eat culvert		Complete	7/1/2025
CR 53 & Ames to CR 53 road construction	mow ditch line & weed eat culvert		Complete	7/1/2025
CR 62 & Frontage Rd Hwy 288 to CR 62 & Ames	mow ditch line		Complete	7/1/2025
CR 62 & Ames to CR 62 city limits	weed eat & weed eat culvert		Complete	7/2/2025
Cedar Rapids & CR 79 to CR 79 & Bullard	mow ditch line & weed eat culvert		Complete	7/2/2025
Pursley & Bullard to Bullard & Frontage rd Hwy 288	mow ditch line & weed eat culvert		Complete	7/2/2025
Pursley & Dubuque to Pursley & Davenport	mow right away & ditch line		Complete	7/2/2025
Ruth & Cedar Rapids to Ruth dead end	mow ditch line & weed eat culvert		Complete	7/2/2025
Iowa Colony & Oak to Oak & Iowa Colony City limits	mow ditch line		Complete	7/9/2025
Cedar Rapids & Hwy 288 to Cedar Rapids & Karsten	mow ditch line		Complete	7/9/2025
Cedar Rapids & Karsten to Cedar Rapids & Cedar Rapids dead en	mow ditch line		Complete	7/9/2025
Oak & Iowa Colony to City limit sign	weed eat & weed eat culvert		Complete	7/10/2025
Hwy 288 & Cedar Rapids to Cedar Rapids & Ruth	mow right away & ditch line		Complete	7/10/2025
Cedar Rapids & Ruth to Cedar Rapids & Praire Iris Ln	mow right away & ditch line		Complete	7/10/2025
Oak & Iowa Colony to City limit sign	mow right away & ditch line		Complete	7/10/2025
Hwy 288 ramp north bound & Meridiana	mow right away		Complete	7/14/2025
City Hall	mow property		Complete	7/14/2025
Meridiana & Karsten (north bound median)	mow median		Complete	7/14/2025
Meridiana & CR 48 to Meridiana city limits	mow right away		Complete	7/14/2025
Meridiana (overpass)	mow right away		Complete	7/14/2025
Meridiana (overpass)	spray weed killer between curve & sidewalk		Complete	7/15/2025
Meridiana & CR 48 to Meridiana city limits	mow right away		Complete	7/15/2025
City Hall	mow property		Complete	7/15/2025
Iowa Colony & Hwy 288 to Iowa Colony & Oak	weed eat & weed eat culvert		Complete	7/16/2025
CR 62 & Ames to CR 62 & Valley Vista Dr	mow ditch line		Complete	7/16/2025
Louisiana & Hwy 6 to Louisiana & Des Moines Ct	mow right away		Complete	7/16/2025
CR 62 & Ames to CR 62 & Valley Vista Dr	mow ditch line & weed eat culvert		Complete	7/17/2025
CR 78 & Iowa Colony to CR 78 & CR 79	mow ditch line & weed eat culvert		Complete	7/17/2025
Public Works	mow property		Complete	7/17/2025
Public Works	mow property		Complete	7/18/2025
Cactus Ln & Iowa Colony to Cactus Ln dead end	mow ditch line		Complete	7/18/2025
Pursley & Dubuque to Pursley & Davenport	mow right away		Complete	7/21/2025
Public Works	mow property		Complete	7/21/2025
Public Works	spray weed killer in flower beds		Complete	7/21/2025
City Property (1 acre)	mow property		Complete	7/21/2025
City Property (1 acre)	spray weed killer on rock road		Complete	7/21/2025
Public Works	mow property		Complete	7/22/2025
Iowa Colony & Dubuque to Dubuque & Magnolia Bend dr	mow right away & ditch line		Complete	7/22/2025
Dubuque & Magnolia Bend Dr to Dubuque & Pursley	mow right away & ditch line		Complete	7/23/2025
Pursley & Dubuque to Pursley & Brister	mow right away & ditch line		Complete	7/23/2025
Brister & Pursley to Brister & Iowa Colony	mow right away & ditch line		Complete	7/23/2025
Brister & Pursley to Brister & Iowa Colony	mow right away & ditch line		Complete	7/24/2025
Iowa Colony & Brister to Iowa Colony & Dubuque	mow right away & ditch line		Complete	7/24/2025
Iowa Colony & Dubuque to Iowa Colony & road construction	mow right away & ditch line		Complete	7/28/2025
Davenport & Hwy 288 to Davenport & Pursley	mow right away & ditch line		Complete	7/28/2025
Iowa Colony & Davenport to Iowa Colony & Cartier St	mow right away & ditch line		Complete	7/29/2025
Iowa Colony & Meridiana to Iowa Colony & Cedar Rapids	mow right away & ditch line		Complete	7/30/2025
Iowa Colony & Hwy 288 to Iowa Colony & Oak	mow right away & ditch line		Complete	7/30/2025

STREET REPAIRS	Descritption		Complete	Dates
Meridiana & Green Valley Dr to Meridiana & Exploration Trl	collect damaged delineators (5)		Complete	7/8/2025
Meridiana & Karsten	remove barricade out of street		Complete	7/9/2025
Discovery & Davenport	1 year inspection / traffic lights pedestrian crossing		Complete	7/11/2025
Iowa Colony & Davenport	1 year inspection / traffic lights pedestrian crossing		Complete	7/11/2025
Davenport & Sophie Mary	1 year inspection / traffic lights pedestrian crossing		Complete	7/11/2025
Bayberry & Cedar Rapids to Mount Fuji & Cedar Rapids	road survey (pot holes)		Complete	7/22/2025
Mount Fuji & Cedar Rapids to Cedar Rapids & Ruth	road survey (pot holes)		Complete	7/22/2025
Karsten & Cedar Rapids to Cedar Rapids & Hwy 288 service rd	road survey (pot holes)		Complete	7/22/2025

Ditch Drainage issue	Descritption		Complete	Dates

Parks	Descritption		Complete	Dates
City Park	collect trash bags(7)		complete	7/8/2025
City Park	collect trash bags(1)		complete	7/9/2025
City Park	collect trash bags (2)		complete	7/11/2025
City Park	collect tree branches off basketball court		complete	7/11/2025
City Park	collect trash bags (2)		complete	7/15/2025
City Park	colect trash bags (2)		complete	7/21/2025

Miscellaneous Works	Descritption		Complete	Dates
Public Works	load scrap water meters/ take to Cameron Recycling		Complete	7/1/2025
Cedar Rapids (200ft west of gun range)	dig out culvert for Israel		Complete	7/3/2025
Public Works	set up 4th of July @ stadium		Complete	7/3/2025
Public Works	emailed Shanna for resident recycle bin		Complete	7/3/2025
Public Works	water station & trash duty @ 4th of July		Complete	7/4/2025
Public Works	water station & trash duty @ 4th of July		Complete	7/5/2025
Public Works	construction on door for coucil dais		Complete	7/8/2025
Public Works	clean & organize shop		Complete	7/8/2025
City Hall	construction on door for coucil dais		Complete	7/9/2025
City Hall	collect trash bags (2)		Complete	7/11/2025
City Hall	hard reset a/c units		Complete	7/13/2025
City Hall	hard reset a/c units		Complete	7/14/2025
Public Works	purchase belt(2) for zero-turn @ John Deere		Complete	7/14/2025
Public Works	replace middle blade on zero-turn & grease rollers		Complete	7/15/2025
Bus barn	use blowers to clean parking lot of fireworks from 4th of July		Complete	7/15/2025
Public Works	puchase fuel for weed eats / DEF for tractors from Home Depot		Complete	7/17/2025
City Hall	Lions Ball Baseball Park Meeting		Complete	7/23/2025

ADICO
CONSULTING ENGINEERS

MEMORANDIUM

Date: August 4, 2025

To: Mayor Wil Kennedy

City Council Members

From: Dinh V. Ho, P.E.

RE: COIC Council Meeting – August 2025 Engineer's Report

cc: Kayleen Rosser, Natasha Brooks

The following is a status report of various engineering items:

1. TxDOT Overpasses:
   - Staff has a standing monthly construction meeting with TxDOT for updates.
   - Landscape planning to be determined by City Council.
   - Eastbound lanes at Meridiana Bridge is open for vehicular traffic. Traffic Signal synchronization still required.
   - Davenport Parkway Bridge is open for vehicular traffic.
   - Cedar Rapids overpass is expected by 3rd Qtr 2025.

2. GRANTS UPDATE
   - GLO MIT MOD – ICB DRAINAGE IMPROVEMENTS
     i. Contractor is approximately 90% complete.
     ii. Expected closure until August 2025.
     iii. Substantial Completion expected this month.

3. Capital Improvement Projects
   - 2021 Waterline Extension - ARPA
     i. Project is substantially complete. Contractor is completing punchlist items.
   - 2023 Ames Blvd Extension
     i. Working with the County on ROW acquisition.
     ii. Currently under design at 80%, pending ROW acquisition.
   - Water Plant No. 1 – Filtration System for the removal of Iron and Manganese
     i. On hold until financing for this project is determined.
   - NW WWTP 0.75 MGD
     i. Construction Documents approximately 70% complete.

4. CONSTRUCTION PROJECT STATUS:
   A. MERIDIANA SUBDIVISION – RISE COMMUNITIES
   - Active construction projects
     - Detention Pond O & P – Hardscape – 90% Complete
     - BCMUD 55 WWTP Expansion Ph 4 – 60% complete

   B. STERLING LAKES – LAND TEJAS
   - Active construction projects.
     - BCMUD 31 WWTP Expansion Ph IV – 99% Complete. Awaiting punch list items to be addressed. Awaiting final closeout documents.

- BCMUD 31 Water Well 1 and 2 Rework – Waiting of close-out docs Well No.2
- BCMUD 31 Waterplant No. 2 Phase I – 10% complete

C. SIERRA VISTA - LAND TEJAS

- Active construction projects

D. SIERRA VISTA WEST - LAND TEJAS

- Active construction projects:
  - BCMUD 53 Wastewater Treatment Plant Expansion – Awaiting on punchlist Items
  - Sierra Vista West Mass Grading and Detention Phase II – Awaiting punchlist
  - Sierra Vista West Ph II B Excavation and Grading – Awaiting punchlist items.
  - Sierra Vista West Section 11 – 45% utilities completed

E. STERLING LAKES NORTH

- Active construction projects:
  - Sterling Lakes North Detention – Awaiting punch list items.
  - Karsten Blvd North Phase IV – 65% complete
  - Sterling Lakes Dr. Extension – 40% complete
  - Sterling Lakes North Lift Station No. 1 – Awaiting closeout documents.
  - Sterling Lakes North Lift Station No. 2 – On agenda for acceptance into OYMP.

F. CALDWELL CROSSING

- Active construction projects
  - BCMUD 87 Detention and Grading Phase 2 – 90% Complete.
  - BCMUD 87 Water Plant No. 1 – 85% Complete. Awaiting power.
  - BCMUD 87 Offsite 8" Force Main & Waterline – 75% utilities.
  - BCMUD 87 Lift Station No. 2 – 90% complete, awaiting final walk
  - BCMUD 87 WWTP Expansion and Onsite Lift Station No. 1 – 80% complete
  - Caldwell Ranch Crossing Detention Ph IIB – 90%
  - Caldwell Crossing Section 3 – On agenda for acceptance into OYMP
  - Caldwell Crossing Section 4 – Awaiting closeout and punch list completion.

G. CALDWELL LAKES

- Active construction projects
  - BCMUD 87 Detention and Grading Ph 3 – Awaiting Final Walk.
  - Caldwell Lakes Section 1 – 80% Utilities, 80% Paving.
  - Caldwell Lakes Section 2 – 80% Utilities, 80% Paving.
  - Caldwell Ranch Blvd Ph IIIB – permit pulled.
  - BCMUD 87 Detention and Mass Grading Ph IV -25%

H. CREEKHAVEN – MUD 92

- Active construction projects:
  - Mass Grading and Detention Ph 1 – 80% complete
  - BCMUD 92 Water Plant No. 1 – On agenda for acceptance into OYMP.
  - BCMUD 92 WWTP No. 1- 5% complete
  - BCMUD 92 Offsite lift station. – 15% complete.
  - Creekhaven Mass Grading Phase II – permit pulled

I. ELLWOOD

- Ellwood Offsite Force main and Water Line- Awaiting punchlist items
- BCMUD 57 Lift Station No. 3 – 70% complete.
- Ellwood Water Supply and Storage Closet- 50% complete.
- Ellwood Section 1B- Awaiting closeout documents

J. OTHER CONSTRUCTION PROJECTS

- Prose Sierra Vista – Awaiting punchlist.

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Assets				
	10-1000	Cash / Due From Consolidated Cash	10,759,391.10	
	10-1002	Retainer Account	0.00	
	10-1003	First State Bank - Manvel	0.00	
	10-1004	Petty Cash	300.00	
	10-1005	Texas Advantage - CD	0.00	
	10-1006	TexStar CD	2,787,297.41	
	10-1007	Veritex - CD 5471	0.00	
	10-1008	Veritex - CD 7818	145,000.00	
	10-1009	Texas First Bank - TWDB	0.00	
	10-1100	Accounts Receivable	0.00	
	10-1110	Due from IRS	0.00	
	10-1111	Sales Tax Receivable	0.00	
	10-1112	Allowance for Fines Receivable	(298,310.04)	
	10-1113	Fines Receivable	314,011.00	
	10-1114	Property Taxes Receivable	30,119.00	
	10-1115	Property Tax Receivable - P & I	11,937.00	
	10-1302	Due from Retainer Fund	0.00	
	10-1303	Due from Project Fund Series 2022	0.00	
	10-4915	Investment Fair Value Adjustment	52.21	
	Total Assets		13,749,797.68	
				13,749,797.68

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Liabilities				
	10-2000	Due To Consolidated Cash / Accounts Payable	127,952.27	
	10-2001	Accounts Payble at Year End	0.00	
	10-2101	Due to Other Funds - CCPD	0.00	
	10-2200	Wages Payable	34,236.99	
	10-2201	Employee Dental Insurance	1,537.70	
	10-2202	Employee Vision Insurance	0.00	
	10-2203	Federal Tax Payable	5,015.00	
	10-2204	Social Security/Medicare Payable	0.00	
	10-2205	TMRS Payable	4,322.25	
	10-2206	Texas Workforce Commission Payable	(593.41)	
	10-2207	Health & Life Insurance Payable	(15,232.60)	
	10-2208	Child Support Payable	(1,256.04)	
	10-2209	457(b) Payable	0.00	
	10-2300	State Fees	30,126.62	
	10-2301	Collections	0.00	
	10-2302	Bond Liability Account	0.00	
	10-2303	Refunds Payable	0.00	
	10-2304	Credit Card Fee	1,957.57	
	10-2305	Deferred Revenues - Fines	15,701.00	
	10-2400	Road Damage Deposit	0.00	
	10-2405	Deferred Inflows-Prop taxes	42,056.00	
	10-2410	Bond 1 - Series 2020	0.00	
	10-2500	American Rescue Plan Fund	1,284.00	
	10-2501	Baseball Field Reserve	16,383.50	
	10-2502	Baymark Pipeline LLC	0.00	
	10-2503	Baymark Pipeline LLC: Baymark P - Engr/Inspctn/Legal	0.00	
	10-2504	Cherry Crushed Concrete	0.00	
	10-2505	DR Horton/MUD 87	0.00	
	10-2506	Early Plat - Sierra V W Sec 5	0.01	
	10-2507	Early Plat SVW Crystal V Dr-Ph3	0.00	
	10-2508	Early Plat SVW Sub Sec 4	0.00	
	10-2509	Formosa/Lav Pipeline-TRC	0.00	
	10-2511	Meridiana Escrow	(770.00)	
	10-2512	Old Airline Market-Axis Dev	0.00	
	10-2513	Sierra Vista - Land Tejas	0.00	

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Liabilities				
	10-2514	Sierra Vista West - Land Tejas	0.00	
	10-2515	South Texas NGL Pipeline, LLC	0.00	
	10-2516	South Texas NGL Pipeline, LLC: South TX NGL-Engr/Inspct/Legal	0.00	
	10-2517	Sterling Lakes - Land Tejas	0.00	
	10-2518	Capital Contribution - CR 64	1,731,000.00	
	10-2519	Earlt Platting Escrow Sec 12	0.00	
	10-2520	Early Plat Escrow - SVW Sec 6	0.00	
	10-2522	Property Delq Tax - TIF 100%	0.00	
	10-2523	Property Tax TIF - 100%	0.00	
	10-2524	Meritage Homes of Texas, LLC	0.00	
	10-2525	Corona Virus Relief Fund	0.00	
	10-2526	Public Safety Building Reserve	0.00	
	10-2527	Public Park Reserves	0.00	
	10-2528	Early Plat - Sierra VW Sec 7	0.00	
	10-2530	Early Plat - Sierra VW Sec 8	0.00	
	10-2531	Early Plat - Sierra VW Sec 9	0.00	
	10-2533	Police Training Fund	0.00	
	10-2534	Unearned Revenue (Merid Sec 58)	0.00	
	10-2535	Unearned Revenue (Merid Sec 57)	0.00	
	10-2540	Early Plat - Sierra VW Sec 10	0.00	
	10-2542	Early Plat - Sterling Lakes North Sec 2, 3	158,278.98	
	10-2543	Early Plat - Sterling Lakes North Sec 1	158,279.00	
	10-2544	Early Plat - Sterling Lakes North Sec 4 & Force Main	0.00	
	10-2548	Early Plat - Sterling Lakes North Sec 8	0.00	
	10-2550	Early Plat - Creekhaven Sec 1	1,965,546.29	
	10-2551	Early Plat - Creekhaven Sec 2	0.00	
	10-2552	Early Plat - Creekhaven Sec 3	0.00	
	10-2602	Due to Retainer Fund	797,940.00	
	10-2603	Due to Crime Prevention	(3,993.13)	
	10-2604	Due to CIP (Local)	0.00	
	10-2605	Due to State & Federal Grants	0.00	
	10-2606	Due to ARPA Fund	0.00	
	10-2607	Due to ICDA	0.00	
	10-2608	Due to Court Tech Fund	(79.00)	
	10-7001	Transfer to Vehicle Replacement	(112,000.00)	

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Liabilities				
	10-7012	Inactive Account	0.00	
	Total Liabilities		4,957,693.00	
Fund Balance				
	10-3000	Fund Balance	5,119,888.44	
	10-3001	Fund Balance Committed	0.00	
	10-3002	Fund Balance Assigned	1,625,000.00	
	Total Fund Balance		6,744,888.44	
		Total Revenue	11,892,822.53	
		Total Expenses	9,218,838.29	
		Current Year Increase (Decrease)	2,047,216.24	
		Fund Balance Total	6,744,888.44	
		Current Year Increase (Decrease)	2,047,216.24	
		Total Fund Balance/Equity	8,792,104.68	
	Total Liabilities & Fund Balance			13,749,797.68

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Assets				
	11-1000	Cash / Due From Consolidated Cash	(131,557.50)	
	11-1002	Retainer Account	527,428.74	
	11-1015	Ames Blvd Ret - TX Class	1,614,589.37	
	11-1301	Due from General Fund	0.00	
	Total Assets		2,010,460.61	
				2,010,460.61

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Liabilities				
	11-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	11-2001	Accounts Payble at Year End	0.00	
	11-2010	Accounts Payable	3,325.00	
	11-2200	Wages Payable	0.00	
	11-2400	Road Damage Deposit	342,183.65	
	11-2502	Baymark Pipeline LLC	1.00	
	11-2503	Baymark Pipeline LLC: Baymark P - Engr/Inspctn/Legal	0.00	
	11-2504	Cherry Crushed Concrete	23,200.00	
	11-2505	DR Horton/MUD 87	6,963.63	
	11-2509	Formosa/Lav Pipeline-TRC	10,826.04	
	11-2510	M2E3/Enterprise Pipeline	(47,206.15)	
	11-2511	Meridiana Escrow	4,345.00	
	11-2512	Old Airline Market-Axis Dev	207.50	
	11-2513	Sierra Vista - Land Tejas	1,048.10	
	11-2514	Sierra Vista West - Land Tejas	21,609.33	
	11-2515	South Texas NGL Pipeline, LLC	1.00	
	11-2516	South Texas NGL Pipeline, LLC: South TX NGL-Engr/Inspct/Legal	0.00	
	11-2517	Sterling Lakes - Land Tejas	6,296.59	
	11-2521	Meritage/Rise- BCMUD 57	3,838.10	
	11-2529	Meridiana PUD Amendment	1,812.88	
	11-2536	Rally 288 West PUD	3,989.33	
	11-2537	Southern Star PUD	5,686.21	
	11-2538	PUD Hines Investments	7,745.00	
	11-2539	SVW Entertainment Dist PUD	6,689.56	
	11-2541	Extension of Ames Blvd Project	1,452,492.50	
	11-2545	Crystal Center Entertainment District	12,238.26	
	11-2546	Maple Farms Tract - Special District	1,024.72	
	11-2547	PUD - Caldwell, Active Adult Community	8,342.50	
	11-2549	PUD - Sunset Prairie: Majestic Developers	9,025.00	
	11-2553	PUD - Coogan Tract	8,732.50	
	11-2601	Due to General Fund	0.00	
	Total Liabilities			1,894,417.25

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Fund Balance				
	11-3000	Fund Balance	55,659.17	
	Total Fund Balance		55,659.17	
		Total Revenue	60,383.20	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	60,384.19	
		Fund Balance Total	55,659.17	
		Current Year Increase (Decrease)	60,384.19	
		Total Fund Balance/Equity	116,043.36	
	Total Liabilities & Fund Balance			2,010,460.61

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
12 - Project Fund Series 2022				
Assets				
	12-1000	Cash / Due From Consolidated Cash	(5,653,463.28)	
	12-1010	Project Fund Series 2022	1,608,084.16	
	12-1011	Proj Fund Series 2022 - Frost Investments	0.00	
	12-1012	Proj Fund Series 22 - Tx Class	4,694,568.36	
	12-1301	Due from General Fund	0.00	
	12-4915	Investment Fair Value Adjustment	0.00	
	12-4937	Interest Income - Investments	0.00	
	Total Assets		649,189.24	
				649,189.24

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
12 - Project Fund Series 2022				
Liabilities				
	12-2000	Due To Consolidated Cash / Accounts Payable	473,739.73	
	12-2001	Accounts Payble at Year End	0.00	
	12-2200	Wages Payable	0.00	
	12-2411	Project Fund Series 22 - Unearned Revenue	0.00	
	12-2601	Due to General Fund	0.00	
	Total Liabilities		473,739.73	
Fund Balance				
	12-3000	Fund Balance	(49,918.89)	
	Total Fund Balance		(49,918.89)	
		Total Revenue	175,569.77	
		Total Expenses	120.00	
		Current Year Increase (Decrease)	225,368.40	
		Fund Balance Total	(49,918.89)	
		Current Year Increase (Decrease)	225,368.40	
		Total Fund Balance/Equity	175,449.51	
	Total Liabilities & Fund Balance			649,189.24

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District Fund				
Assets				
	20-1000	Cash / Due From Consolidated Cash	209,396.10	
	20-1013	TexStar - Crime Control	467,555.80	
	20-1301	Due from General Fund	(3,993.13)	
	20-1302	Sales Tax Receivable Crime Prevention District	0.00	
	Total Assets		672,958.77	
				672,958.77

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District Fund				
Liabilities				
	20-2000	Due To Consolidated Cash / Accounts Payable	1,716.20	
	20-2001	Accounts Payble at Year End	0.00	
	20-2200	Wages Payable	0.00	
	20-2201	Employee Dental Insurance	0.00	
	20-2203	Federal Tax Payable	0.00	
	20-2204	Social Security/Medicare Payable	0.00	
	20-2205	TMRS Payable	0.00	
	20-2206	Texas Workforce Commission Payable	126.00	
	20-2207	Health & Life Insurance Payable	67.97	
	Total Liabilities		1,910.17	
Fund Balance				
	20-3000	Fund Balance	609,853.90	
	Total Fund Balance		609,853.90	
		Total Revenue	341,629.14	
		Total Expenses	280,049.00	
		Current Year Increase (Decrease)	61,194.70	
		Fund Balance Total	609,853.90	
		Current Year Increase (Decrease)	61,194.70	
		Total Fund Balance/Equity	671,048.60	
	Total Liabilities & Fund Balance			672,958.77

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
21 - Law Enforcement				
Assets				
	21-1000	Cash / Due From Consolidated Cash	1,585.50	
	Total Assets		1,585.50	
				1,585.50

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
21 - Law Enforcement				
Liabilities				
	21-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	21-2200	Wages Payable	0.00	
	Total Liabilities		0.00	
Fund Balance				
	21-3000	Fund Balance	1,585.50	
	Total Fund Balance		1,585.50	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	0.00	
		Fund Balance Total	1,585.50	
		Current Year Increase (Decrease)	0.00	
		Total Fund Balance/Equity	1,585.50	
	Total Liabilities & Fund Balance			1,585.50

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
30 - Capital Improvements Plan Fund (Debt Service)				
Assets				
	30-1000	Cash / Due From Consolidated Cash	1,196,851.58	
	30-1114	Property Taxes Receivable	16,704.00	
	30-1115	Property Tax Receivable - P & I	3,729.00	
	Total Assets		1,217,284.58	
				1,217,284.58

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
30 - Capital Improvements Plan Fund (Debt Service)				
Liabilities				
	30-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	30-2405	Deferred Inflows-Prop taxes	20,433.00	
	Total Liabilities		20,433.00	
Fund Balance				
	30-3000	Fund Balance	(105,990.09)	
	Total Fund Balance		(105,990.09)	
		Total Revenue	1,692,471.67	
		Total Expenses	989,630.00	
		Current Year Increase (Decrease)	1,302,841.67	
		Fund Balance Total	(105,990.09)	
		Current Year Increase (Decrease)	1,302,841.67	
		Total Fund Balance/Equity	1,196,851.58	
	Total Liabilities & Fund Balance			1,217,284.58

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
35 - Capital Improvements Plan Fund (Local)				
Assets				
	35-1000	Cash / Due From Consolidated Cash	(431,416.72)	
	35-1100	Accounts Receivable	5,588.00	
	35-1101	Grant / Funding Account	0.00	
	35-1301	Due from General Fund	0.00	
	Total Assets		(425,828.72)	
				(425,828.72)

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
35 - Capital Improvements Plan Fund (Local)				
Liabilities				
	35-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	35-2411	TWDB Unearned Revenue	0.00	
	35-2526	Public Safety Building Reserve	0.00	
	35-2532	Road Works Fund	99,999.56	
	Total Liabilities		99,999.56	
Fund Balance				
	35-3000	Fund Balance	(5,588.88)	
	Total Fund Balance		(5,588.88)	
		Total Revenue	791,051.00	
		Total Expenses	1,316,878.40	
		Current Year Increase (Decrease)	(520,239.40)	
		Fund Balance Total	(5,588.88)	
		Current Year Increase (Decrease)	(520,239.40)	
		Total Fund Balance/Equity	(525,828.28)	
	Total Liabilities & Fund Balance			(425,828.72)

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
36 - Public Safety Grants				
Assets				
	36-1000	Cash / Due From Consolidated Cash	(10,225.51)	
	36-1301	Due from General Fund	0.00	
	Total Assets		(10,225.51)	
				(10,225.51)

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
36 - Public Safety Grants				
Liabilities				
	36-2000	Due To Consolidated Cash / Accounts Payable	1,114.08	
	36-2200	Wages Payable	0.00	
	36-2201	Employee Dental Insurance	0.00	
	36-2203	Federal Tax Payable	0.00	
	36-2204	Social Security/Medicare Payable	0.00	
	36-2205	TMRS Payable	0.00	
	36-2206	Texas Workforce Commission Payable	2.64	
	36-2207	Health & Life Insurance Payable	240.00	
	Total Liabilities		1,356.72	
Fund Balance				
	36-3000	Fund Balance	22,521.72	
	Total Fund Balance		22,521.72	
		Total Revenue	3,035.62	
		Total Expenses	37,139.57	
		Current Year Increase (Decrease)	(34,103.95)	
		Fund Balance Total	22,521.72	
		Current Year Increase (Decrease)	(34,103.95)	
		Total Fund Balance/Equity	(11,582.23)	
	Total Liabilities & Fund Balance			(10,225.51)

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
37 - Parkland Fund				
Assets				
	37-1000	Cash / Due From Consolidated Cash	289,044.00	
	Total Assets		289,044.00	
				289,044.00

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
37 - Parkland Fund				
Liabilities				
	37-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	37-2200	Wages Payable	0.00	
	Total Liabilities		0.00	
Fund Balance				
	37-3000	Fund Balance	0.00	
	Total Fund Balance		0.00	
		Total Revenue	289,044.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	289,044.00	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	289,044.00	
		Total Fund Balance/Equity	289,044.00	
	Total Liabilities & Fund Balance			289,044.00

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Assets				
	40-1000	Cash / Due From Consolidated Cash	29,815.02	
	40-1301	Due from General Fund	(79.00)	
	Total Assets		29,736.02	
				29,736.02

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Liabilities				
	40-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	Total Liabilities		0.00	
Fund Balance				
	40-3000	Fund Balance	20,357.05	
	Total Fund Balance		20,357.05	
		Total Revenue	9,378.52	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	9,378.97	
		Fund Balance Total	20,357.05	
		Current Year Increase (Decrease)	9,378.97	
		Total Fund Balance/Equity	29,736.02	
	Total Liabilities & Fund Balance			29,736.02

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
41 - Court Security Fund				
Assets				
	41-1000	Cash / Due From Consolidated Cash	44,662.00	
	Total Assets		44,662.00	
				44,662.00

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
41 - Court Security Fund				
Liabilities				
	41-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	Total Liabilities		0.00	
Fund Balance				
	41-3000	Fund Balance	33,064.24	
	Total Fund Balance		33,064.24	
		Total Revenue	11,597.40	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	11,597.76	
		Fund Balance Total	33,064.24	
		Current Year Increase (Decrease)	11,597.76	
		Total Fund Balance/Equity	44,662.00	
	Total Liabilities & Fund Balance			44,662.00

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
42 - Consolidated Security and Technology Fund				
Assets				
	42-1000	Cash / Due From Consolidated Cash	297.14	
	Total Assets		297.14	
				297.14

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
42 - Consolidated Security and Technology Fund				
Liabilities				
	42-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	42-2200	Wages Payable	0.00	
	42-2999	Due To Other Funds	0.00	
	Total Liabilities		0.00	
Fund Balance				
	42-3000	Fund Balance	0.00	
	Total Fund Balance		0.00	
		Total Revenue	297.14	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	297.14	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	297.14	
		Total Fund Balance/Equity	297.14	
	Total Liabilities & Fund Balance			297.14

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
45 - American Rescue Plan Act (ARPA) Fund				
Assets				
	45-1000	Cash / Due From Consolidated Cash	900,751.00	
	45-1101	Grant / Funding Account	0.00	
	45-1301	Due from General Fund	0.00	
	Total Assets		900,751.00	
				900,751.00

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
45 - American Rescue Plan Act (ARPA) Fund				
Liabilities				
	45-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	45-2200	Wages Payable	0.00	
	45-2411	Coronavirus Unearned Revenue	900,750.99	
	Total Liabilities		900,750.99	
Fund Balance				
	45-3000	Fund Balance	0.00	
	Total Fund Balance		0.00	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	0.01	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	0.01	
		Total Fund Balance/Equity	0.01	
	Total Liabilities & Fund Balance			900,751.00

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
50 - Vehicle Replacement Fund				
Assets				
	50-1000	Cash / Due From Consolidated Cash	(261,855.67)	
	50-1014	TexStar - Veh Rep Fund	356,846.07	
	Total Assets		94,990.40	
				94,990.40

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
50 - Vehicle Replacement Fund				
Liabilities				
	50-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	Total Liabilities		0.00	
Fund Balance				
	50-3000	Fund Balance	214,671.86	
	Total Fund Balance		214,671.86	
		Total Revenue	12,945.03	
		Total Expenses	132,626.49	
		Current Year Increase (Decrease)	(119,681.46)	
		Fund Balance Total	214,671.86	
		Current Year Increase (Decrease)	(119,681.46)	
		Total Fund Balance/Equity	94,990.40	
	Total Liabilities & Fund Balance			94,990.40

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Assets				
	99-1000	Cash	4,660,553.50	
	99-1210	Due From General Fund	(39,343.73)	
	99-1220	Due From Crime Prevention District Fund	1,771.20	
	99-1230	Due From Debt Service Fund	0.00	
	99-1235	Due From Capital Improvement Projects Fund	0.00	
	99-1240	Due From Court Technology fund	0.00	
	99-1241	Due From Court Security Fund	0.00	
	99-1242	Due From Consolidated Security and Technology	0.00	
	99-1245	Due From American Rescue Plan Act (ARPA) Fund	0.00	
	99-1250	Due From Vehicle Replacement Fund	0.00	
	99-2110	Due to General Fund	0.00	
	Total Assets		4,622,980.97	
				4,622,980.97

City of Iowa Colony
Balance Sheet
As of July 31, 2025

Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Liabilities				
	99-2000	Accounts Payable	(37,572.53)	
	99-2110	Due To General Fund	12,516,012.00	
	99-2120	Due To Crime Prevention District Fund	0.00	
	99-2130	Due To Debt Service Fund	64,456.00	
	99-2135	Due To Capital Improvement Projects Fund	0.00	
	99-2140	Due To Court Technology fund	0.00	
	99-2141	Due To Court Security Fund	0.00	
	99-2145	Due To American Rescue Plan Act (ARPA) Fund	997,244.00	
	99-2150	Due To Vehicle Replacement Fund	0.00	
	99-2200	Wages Payable	0.00	
	99-2242	Due To Consolidated Security and Technology	0.00	
	99-2999	Due To Other Funds	(8,917,158.50)	
	Total Liabilities		4,622,980.97	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	0.00	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	0.00	
		Total Fund Balance/Equity	0.00	
	Total Liabilities & Fund Balance			4,622,980.97

City of Iowa Colony
Financial Statement
As of July 31, 2025

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales Tax	76,524.86	60,392.50	16,132.36	753,572.91	725,000.00	103.94%	(28,572.91)
Property Tax	(508,327.21)	351,291.50	(859,618.71)	4,881,179.25	4,216,800.00	115.76%	(664,379.25)
Miscellaneous	13,323.86	70,595.29	(57,271.43)	184,149.15	847,300.00	21.73%	663,150.85
Fines & Forfeitures	41,031.56	28,214.01	12,817.55	434,268.26	338,700.00	128.22%	(95,568.26)
License & Permits	437,473.24	247,385.28	190,087.96	4,942,347.39	2,969,800.00	166.42%	(1,972,547.39)
Business & Franchise	22,424.92	44,984.00	(22,559.08)	371,320.71	540,000.00	68.76%	168,679.29
Grant Income	0.00	0.00	0.00	325,984.86	0.00	0.00%	(325,984.86)
Investment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Not Categorized	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	82,451.23	802,862.58	(720,411.35)	11,892,822.53	9,637,600.00	123.40%	(2,255,222.53)
Expense Summary							
Debt Service	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Services	107,618.70	56,254.29	51,364.41	3,317,518.37	675,200.00	491.34%	(2,642,318.37)
Transfers	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Personnel Services	314,153.07	365,787.61	(51,634.54)	2,788,106.63	4,391,190.00	63.49%	1,603,083.37
Professional/Contract Services	233,475.13	168,327.29	65,147.84	2,185,784.07	2,020,600.00	108.18%	(165,184.07)
Materials & Supplies	(713,331.37)	50,228.53	(763,559.90)	(287,290.30)	602,900.00	(47.65%)	890,190.30
Capital Outlay	128,277.47	12,500.00	115,777.47	1,214,719.52	150,000.00	809.81%	(1,064,719.52)
Expense Totals	70,193.00	653,097.72	(582,904.72)	9,218,838.29	7,839,890.00	117.59%	(1,378,948.29)

City of Iowa Colony
Financial Statement
As of July 31, 2025

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Sales Tax							
10-4109 Mixed Beverage Tax	488.88	416.50	72.38	4,857.06	5,000.00	97.14%	142.94
10-4110 City Sales Tax	76,035.98	59,976.00	16,059.98	748,715.85	720,000.00	103.99%	(28,715.85)
Sales Tax Totals	76,524.86	60,392.50	16,132.36	753,572.91	725,000.00	103.94%	(28,572.91)
Property Tax							
10-4120 Property Tax	(1,410,406.01)	209,816.04	(1,620,222.05)	1,709,964.17	2,518,800.00	67.89%	808,835.83
10-4121 Delinquent Property Tax	(992.74)	0.00	(992.74)	431.91	0.00	0.00%	(431.91)
10-4130 Property Tax - TIF - 70%	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4131 Delinquent Tax - TIF - 70%	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4132 City Property Tax TIF 30%	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4133 City Property Delinquent TIF 30%	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4135 Property Tax MUD 31 - 70%	0.00	61,325.46	(61,325.46)	0.00	736,200.00	0.00%	736,200.00
10-4136 Delinquent Tax MUD 31 - 70%	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4137 Property Tax MUD 31 - 30%	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4138 Delinquent Tax MUD 31 - 30%	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4139 Admin Fee Revenue	0.00	80,150.00	(80,150.00)	0.00	961,800.00	0.00%	961,800.00
10-4143 Property Tax MUD 55 (100%)	903,071.54	0.00	903,071.54	3,170,783.17	0.00	0.00%	(3,170,783.17)
10-4144 Property Tax MUD 92	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Property Tax Totals	(508,327.21)	351,291.50	(859,618.71)	4,881,179.25	4,216,800.00	115.76%	(664,379.25)
Miscellaneous							
10-4124 Accident Reports	120.00	24.99	95.01	481.00	300.00	160.33%	(181.00)
10-4126 MUD 53- Pub Safety Contr	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4127 MUD 32 Pub Saf	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4134 Intermodel Ship Container	0.00	499.80	(499.80)	5,649.64	6,000.00	94.16%	350.36

City of Iowa Colony
Financial Statement
As of July 31, 2025

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous							
10-4140 Intergovernmental receipts from	0.00	4,000.00	(4,000.00)	8,000.00	48,000.00	16.67%	40,000.00
10-4141 Public Safety Debt Contribution	0.00	25,000.00	(25,000.00)	0.00	300,000.00	0.00%	300,000.00
10-4142 Land Acquistion Reimbursement	0.00	9,000.00	(9,000.00)	0.00	108,000.00	0.00%	108,000.00
10-4444 Prior Software Adjustment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4805 Park Reserves	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4910 Interest Income	10,130.64	12,495.00	(2,364.36)	106,651.61	150,000.00	71.10%	43,348.39
10-4911 Other Revenue	1,073.22	14,577.50	(13,504.28)	10,116.90	175,000.00	5.78%	164,883.10
10-4912 Donations/Sponsorships	2,000.00	4,998.00	(2,998.00)	53,250.00	60,000.00	88.75%	6,750.00
10-4913 Sale of land and capital assets	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Miscellaneous Totals	13,323.86	70,595.29	(57,271.43)	184,149.15	847,300.00	21.73%	663,150.85
Fines & Forfeitures							
10-4125 Arrest Fee	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4701 Citations/Warrants	9,115.80	6,664.00	2,451.80	114,995.00	80,000.00	143.74%	(34,995.00)
10-4702 Delinquent Court Collection	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4703 Municipal Jury Funds	21.77	16.67	5.10	119.77	200.00	59.89%	80.23
10-4704 Local Truancy Prevention	14.43	666.67	(652.24)	182.55	8,000.00	2.28%	7,817.45
10-4705 Time Payment Reimbursement	120.00	41.67	78.33	675.00	500.00	135.00%	(175.00)
10-4706 Omnibase Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4709 Court Costs	31,759.56	20,825.00	10,934.56	318,295.94	250,000.00	127.32%	(68,295.94)
Fines & Forfeitures Totals	41,031.56	28,214.01	12,817.55	434,268.26	338,700.00	128.22%	(95,568.26)
License & Permits							
10-4201 Building Construction Permits	167,554.72	124,950.00	42,604.72	1,847,893.04	1,500,000.00	123.19%	(347,893.04)
10-4202 Trade Fees	11,870.12	5,831.00	6,039.12	116,070.74	70,000.00	165.82%	(46,070.74)
10-4203 Reinspection Fees	14,350.00	5,414.50	8,935.50	130,400.00	65,000.00	200.62%	(65,400.00)

City of Iowa Colony
Financial Statement
As of July 31, 2025

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
License & Permits							
10-4204 Signs	0.00	41.65	(41.65)	3,250.00	500.00	650.00%	(2,750.00)
10-4205 Property Improvement Permits	0.00	333.20	(333.20)	2,273.06	4,000.00	56.83%	1,726.94
10-4206 Dirt Work Permits	500.00	83.33	416.67	3,000.00	1,000.00	300.00%	(2,000.00)
10-4207 Driveway Permits	0.00	83.30	(83.30)	300.00	1,000.00	30.00%	700.00
10-4208 Encroachment Permit	150.00	25.00	125.00	150.00	300.00	50.00%	150.00
10-4210 Culvert Permit	150.00	41.67	108.33	600.00	500.00	120.00%	(100.00)
10-4211 Commercial Vehicle Permit	0.00	166.60	(166.60)	950.00	2,000.00	47.50%	1,050.00
10-4212 Park Use Permit	0.00	249.90	(249.90)	1,400.00	3,000.00	46.67%	1,600.00
10-4213 Mobile Food Unit Permit	1,000.00	249.90	750.10	4,475.00	3,000.00	149.17%	(1,475.00)
10-4214 Solicitation Fees	0.00	0.00	0.00	50.00	0.00	0.00%	(50.00)
10-4301 Preliminary Plat Fees	14,050.00	6,247.50	7,802.50	62,220.00	75,000.00	82.96%	12,780.00
10-4302 Final Plat Fees	4,690.00	4,998.00	(308.00)	52,250.00	60,000.00	87.08%	7,750.00
10-4303 Abbreviated Plat Fees	0.00	2,083.33	(2,083.33)	7,540.00	25,000.00	30.16%	17,460.00
10-4305 Admin Fee - Early Plat Recording	0.00	6,664.00	(6,664.00)	265,757.14	80,000.00	332.20%	(185,757.14)
10-4401 Infrastructure Plan Review Fee	71,676.93	22,907.50	48,769.43	307,158.33	275,000.00	111.69%	(32,158.33)
10-4403 Civil Site Plan Review Fee	25,536.47	66,640.00	(41,103.53)	629,498.08	800,000.00	78.69%	170,501.92
10-4501 Rezoning Fees	0.00	249.90	(249.90)	4,000.00	3,000.00	133.33%	(1,000.00)
10-4502 ROW Plan Review Fee	0.00	41.67	(41.67)	1,500.00	500.00	300.00%	(1,000.00)
10-4503 Specific Use Permit	0.00	83.33	(83.33)	2,000.00	1,000.00	200.00%	(1,000.00)
10-4504 Water Meter Fees	125,945.00	0.00	125,945.00	1,487,564.00	0.00	0.00%	(1,487,564.00)
10-4809 Penalties and Other Fees	0.00	0.00	0.00	12,048.00	0.00	0.00%	(12,048.00)
License & Permits Totals	437,473.24	247,385.28	190,087.96	4,942,347.39	2,969,800.00	166.42%	(1,972,547.39)

City of Iowa Colony
Financial Statement
As of July 31, 2025

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Business & Franchise							
10-4601 Franchise Tax - Electric	22,424.92	33,320.00	(10,895.08)	210,343.48	400,000.00	52.59%	189,656.52
10-4602 Franchise Tax - Gas	0.00	4,998.00	(4,998.00)	57,610.38	60,000.00	96.02%	2,389.62
10-4603 Telecommunication Fee - Sales	0.00	1,666.00	(1,666.00)	25,772.19	20,000.00	128.86%	(5,772.19)
10-4604 Franchise Fees - Water/Wastewtr	0.00	5,000.00	(5,000.00)	77,594.66	60,000.00	129.32%	(17,594.66)
Business & Franchise Totals	22,424.92	44,984.00	(22,559.08)	371,320.71	540,000.00	68.76%	168,679.29
Grant Income							
10-4803 State & Federal Grants	0.00	0.00	0.00	325,984.86	0.00	0.00%	(325,984.86)
Grant Income Totals	0.00	0.00	0.00	325,984.86	0.00	0.00%	(325,984.86)
Investment							
10-4915 Investment Fair Value	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Investment Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Not Categorized							
10-7906 Other Financing Source - Leases	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Not Categorized Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	82,451.23	802,862.58	(720,411.35)	11,892,822.53	9,637,600.00	123.40%	(2,255,222.53)

10 - General Fund Transfer Department	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Debt Service	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Transfers	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Transfer Department Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	0.00	0.00	5,277.21	0.00	0.00%	(5,277.21)
Materials & Supplies	(747,375.58)	12,370.12	(759,745.70)	(632,979.00)	148,500.00	(426.25%)	781,479.00
Personnel Services	42,861.90	86,149.73	(43,287.83)	576,732.33	1,034,190.00	55.77%	457,457.67
Professional/Contract Services	98,030.57	37,660.22	60,370.35	388,271.49	452,100.00	85.88%	63,828.51
Services	23,895.63	12,020.36	11,875.27	125,317.70	144,300.00	86.85%	18,982.30
Administration Totals	(582,587.48)	148,200.43	(730,787.91)	462,619.73	1,779,090.00	26.00%	1,316,470.27

10 - General Fund Finance	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	196.54	2,682.28	(2,485.74)	20,138.52	32,200.00	62.54%	12,061.48
Personnel Services	37,535.52	26,448.54	11,086.98	228,585.52	317,510.00	71.99%	88,924.48
Professional/Contract Services	0.00	1,457.75	(1,457.75)	9,621.56	17,500.00	54.98%	7,878.44
Finance Totals	37,732.06	30,588.57	7,143.49	258,345.60	367,210.00	70.35%	108,864.40

10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	9,448.39	11,130.33	(1,681.94)	161,695.50	133,600.00	121.03%	(28,095.50)

Personnel Services	167,498.53	166,260.93	1,237.60	1,398,901.07	1,995,930.00	70.09%	597,028.93
Professional/Contract Services	6.38	958.33	(951.95)	13,126.79	11,500.00	114.15%	(1,626.79)
Services	7,110.41	11,328.80	(4,218.39)	42,030.40	136,000.00	30.90%	93,969.60
Police Totals	184,063.71	189,678.39	(5,614.68)	1,615,753.76	2,277,030.00	70.96%	661,276.24

10 - General Fund Animal Control	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	558.90	908.01	(349.11)	5,812.75	10,900.00	53.33%	5,087.25
Personnel Services	9,306.24	11,389.59	(2,083.35)	76,137.72	136,730.00	55.68%	60,592.28
Professional/Contract Services	4,035.00	649.75	3,385.25	12,500.49	7,800.00	160.26%	(4,700.49)
Services	426.64	1,965.88	(1,539.24)	2,312.48	23,600.00	9.80%	21,287.52
Animal Control Totals	14,326.78	14,913.23	(586.45)	96,763.44	179,030.00	54.05%	82,266.56

10 - General Fund Emergency Management	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	3,500.00	458.22	3,041.78	4,239.40	5,500.00	77.08%	1,260.60
Professional/Contract Services	7,683.55	833.24	6,850.31	28,744.19	10,000.00	287.44%	(18,744.19)
Emergency Management Totals	11,183.55	1,291.46	9,892.09	32,983.59	15,500.00	212.80%	(17,483.59)

10 - General Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	443.04	1,407.77	(964.73)	13,057.52	16,900.00	77.26%	3,842.48
Personnel Services	12,364.96	16,627.47	(4,262.51)	124,552.50	199,610.00	62.40%	75,057.50
Professional/Contract Services	7,508.35	8,596.56	(1,088.21)	68,412.50	103,200.00	66.29%	34,787.50
Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Municipal Court Totals	20,316.35	26,631.80	(6,315.45)	206,022.52	319,710.00	64.44%	113,687.48

10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	8,172.00	10,872.56	(2,700.56)	59,828.23	130,500.00	45.85%	70,671.77
Personnel Services	26,706.61	24,629.29	2,077.32	208,106.62	295,670.00	70.38%	87,563.38
Professional/Contract Services	0.00	22,491.07	(22,491.07)	115,131.65	270,000.00	42.64%	154,868.35
Services	75,762.76	26,932.49	48,830.27	199,484.48	323,200.00	61.72%	123,715.52
Public Works Totals	110,641.37	84,925.41	25,715.96	582,550.98	1,019,370.00	57.15%	436,819.02

10 - General Fund Parks & Recreation	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	10,480.67	7,791.25	2,689.42	48,524.49	93,500.00	51.90%	44,975.51
Professional/Contract Services	(5,594.45)	10,412.67	(16,007.12)	152,911.48	125,000.00	122.33%	(27,911.48)
Parks & Recreation Totals	4,886.22	18,203.92	(13,317.70)	201,435.97	218,500.00	92.19%	17,064.03

10 - General Fund Community Development	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	290.61	1,391.63	(1,101.02)	26,172.38	16,700.00	156.72%	(9,472.38)
Personnel Services	6,403.44	22,146.10	(15,742.66)	60,023.38	265,860.00	22.58%	205,836.62
Professional/Contract Services	85,278.23	59,611.20	25,667.03	1,055,159.24	715,500.00	147.47%	(339,659.24)
Services	0.00	3,023.79	(3,023.79)	2,946,238.94	36,300.00	8116.36%	(2,909,938.94)
Community Development Totals	91,972.28	86,172.72	5,799.56	4,087,593.94	1,034,360.00	395.18%	(3,053,233.94)

10 - General Fund Fire Marshal/Building Official	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	954.06	1,216.36	(262.30)	6,219.91	14,600.00	42.60%	8,380.09
Personnel Services	11,475.87	12,135.96	(660.09)	115,067.49	145,690.00	78.98%	30,622.51

Professional/Contract Services	36,527.50	25,656.50	10,871.00	341,904.68	308,000.00	111.01%	(33,904.68)
Services	423.26	982.97	(559.71)	2,134.37	11,800.00	18.09%	9,665.63
Fire Marshal/Building Official Totals	49,380.69	39,991.79	9,388.90	465,326.45	480,090.00	96.92%	14,763.55

10 - General Fund **Capital and Planning Projects**	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	128,277.47	12,500.00	115,777.47	1,209,442.31	150,000.00	806.29%	(1,059,442.31)
Capital and Planning Projects Totals	128,277.47	12,500.00	115,777.47	1,209,442.31	150,000.00	806.29%	(1,059,442.31)
Expense Total	70,193.00	653,097.72	(582,904.72)	9,218,838.29	7,839,890.00	117.59%	(1,378,948.29)

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10 - General Fund Transfer Department	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-00-7000 Transfer to Debt Service	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-00-7001 Transfer to Vehicle	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-00-7002 Transfer to Fund 12	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Transfer Department Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5101 Salaries - Full Time	33,432.00	61,476.23	(28,044.23)	439,372.00	738,010.00	59.53%	298,638.00
10-10-5102 Salaries - Part Time	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00
10-10-5103 Salaries - Temp	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
10-10-5104 Salaries - Overtime	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5106 Social Security/Medicare	2,532.09	4,703.11	(2,171.02)	31,068.78	56,460.00	55.03%	25,391.22
10-10-5107 TMRS	3,707.98	6,763.12	(3,055.14)	50,034.41	81,190.00	61.63%	31,155.59
10-10-5108 Health & Life Insurance	2,725.30	6,997.20	(4,271.90)	40,653.51	84,000.00	48.40%	43,346.49
10-10-5109 Worker's Comp	187.61	478.14	(290.53)	814.92	5,740.00	14.20%	4,925.08
10-10-5110 Texas Workforce Commission	0.00	68.30	(68.30)	252.00	820.00	30.73%	568.00
10-10-5111 Vehicle Allowance	276.92	600.00	(323.08)	4,984.56	7,200.00	69.23%	2,215.44
10-10-5112 457(b) Reimbursement	0.00	1,221.17	(1,221.17)	8,217.15	14,660.00	56.05%	6,442.85
10-10-5114 Benefits Admin Fees	0.00	42.48	(42.48)	675.00	510.00	132.35%	(165.00)
10-10-5115 Longevity Pay	0.00	49.98	(49.98)	660.00	600.00	110.00%	(60.00)
10-10-5117 Certificate Pay	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5121 Payroll Expense/Direct	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5201 Legal Services	24,456.00	3,332.00	21,124.00	40,609.97	40,000.00	101.52%	(609.97)
10-10-5202 Audit Services	20,551.00	5,831.00	14,720.00	35,810.00	70,000.00	51.16%	34,190.00
10-10-5206 Professional Services	24,681.73	10,829.00	13,852.73	182,171.21	130,000.00	140.13%	(52,171.21)
10-10-5207 Building Inspector	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5208 Engineering Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5210 Election Expenses	7,844.31	666.67	7,177.64	13,807.20	8,000.00	172.59%	(5,807.20)
10-10-5211 Bank Fees	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
10-10-5212 Credit Card Processing Fees	0.00	83.30	(83.30)	25.00	1,000.00	2.50%	975.00
10-10-5213 Legal Notices Expense	403.73	583.10	(179.37)	2,820.41	7,000.00	40.29%	4,179.59
10-10-5214 Advertising/Printing Expense	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5215 BCAD Fee	11,554.25	3,873.45	7,680.80	36,591.91	46,500.00	78.69%	9,908.09

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10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5216 Pest Control Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5217 Professional Cleaning Services	5,450.00	2,332.40	3,117.60	26,100.00	28,000.00	93.21%	1,900.00
10-10-5218 Lawn Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5221 Website Adminstration	0.00	416.50	(416.50)	2,185.00	5,000.00	43.70%	2,815.00
10-10-5223 Training & Travel	300.00	4,998.00	(4,698.00)	16,486.93	60,000.00	27.48%	43,513.07
10-10-5224 Dues & Subscriptions	50.00	1,832.60	(1,782.60)	12,908.55	22,000.00	58.68%	9,091.45
10-10-5225 Seminars & Meetings	2,739.55	2,332.40	407.15	16,005.49	28,000.00	57.16%	11,994.51
10-10-5227 Legislative Affairs	0.00	499.80	(499.80)	441.44	6,000.00	7.36%	5,558.56
10-10-5228 Tax Appraisal & Collection	0.00	41.67	(41.67)	2,308.38	500.00	461.68%	(1,808.38)
10-10-5301 Office Supplies	465.66	1,666.00	(1,200.34)	5,718.66	20,000.00	28.59%	14,281.34
10-10-5302 Janitorial Supplies	0.00	249.90	(249.90)	1,915.38	3,000.00	63.85%	1,084.62
10-10-5303 Public Education & Training	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5309 Uniforms	0.00	416.50	(416.50)	496.75	5,000.00	9.94%	4,503.25
10-10-5310 Postage	655.71	208.25	447.46	1,283.24	2,500.00	51.33%	1,216.76
10-10-5311 Building Repairs &	2,669.88	1,499.40	1,170.48	41,607.59	18,000.00	231.15%	(23,607.59)
10-10-5312 Recognition,	874.57	416.50	458.07	6,455.00	5,000.00	129.10%	(1,455.00)
10-10-5314 Computer & Technology	864.35	1,666.00	(801.65)	3,692.02	20,000.00	18.46%	16,307.98
10-10-5315 Computer Software/License	1,336.99	5,414.50	(4,077.51)	53,537.68	65,000.00	82.37%	11,462.32
10-10-5317 Equipment & Other Rentals	488.27	499.80	(11.53)	4,781.88	6,000.00	79.70%	1,218.12
10-10-5329 Mayor's Special Expense	69.24	166.60	(97.36)	1,546.24	2,000.00	77.31%	453.76
10-10-5330 Miscellaneous	(754,800.25)	166.67	(754,966.92)	(754,800.25)	2,000.00	(37740.01 %)	756,800.25
10-10-5331 Signs & Postings	0.00	0.00	0.00	786.81	0.00	0.00%	(786.81)
10-10-5401 Utilities - Electricity	9,047.81	3,748.50	5,299.31	44,489.82	45,000.00	98.87%	510.18
10-10-5402 Utilities - Traffic Signals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5403 Utilities - Telephone	1,793.70	1,832.60	(38.90)	17,969.19	22,000.00	81.68%	4,030.81
10-10-5404 Mobile Technology Expense	293.29	149.94	143.35	2,035.40	1,800.00	113.08%	(235.40)

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10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5405 Insurance - Liability & Prop	12,094.50	1,666.00	10,428.50	56,451.28	20,000.00	282.26%	(36,451.28)
10-10-5406 Insurance - Windstorm	0.00	4,165.00	(4,165.00)	0.00	50,000.00	0.00%	50,000.00
10-10-5407 Insurance - Vehicles	0.00	24.99	(24.99)	0.00	300.00	0.00%	300.00
10-10-5409 Utilities - Water/Sewer	599.18	333.33	265.85	3,639.11	4,000.00	90.98%	360.89
10-10-5412 Utilities - Gas	67.15	100.00	(32.85)	732.90	1,200.00	61.08%	467.10
10-10-5505 Lease Principal	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5518 Lease Interest	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5630 Furniture & Equipment	0.00	0.00	0.00	5,277.21	0.00	0.00%	(5,277.21)
Administration Totals	(582,587.48)	148,200.43	(730,787.91)	462,619.73	1,779,090.00	26.00%	1,316,470.27

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10 - General Fund Finance	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-15-5101 Salaries - Full Time	32,819.50	19,149.00	13,670.50	172,834.67	229,880.00	75.18%	57,045.33
10-15-5104 Salaries - Overtime	454.41	0.00	454.41	5,004.94	0.00	0.00%	(5,004.94)
10-15-5106 Social Security/Medicare	870.59	1,465.24	(594.65)	10,128.93	17,590.00	57.58%	7,461.07
10-15-5107 TMRS	1,272.71	2,106.65	(833.94)	14,970.55	25,290.00	59.20%	10,319.45
10-15-5108 Health & Life Insurance	1,979.71	3,207.05	(1,227.34)	23,566.02	38,500.00	61.21%	14,933.98
10-15-5109 Worker's Comp	92.44	77.46	14.98	401.97	930.00	43.22%	528.03
10-15-5110 Texas Workforce Commission	0.00	29.98	(29.98)	423.00	360.00	117.50%	(63.00)
10-15-5114 Benefits Admin Fees	0.00	18.32	(18.32)	0.00	220.00	0.00%	220.00
10-15-5115 Longevity Pay	0.00	19.99	(19.99)	240.00	240.00	100.00%	0.00
10-15-5117 Certificate/Education Pay	46.16	374.85	(328.69)	1,015.44	4,500.00	22.57%	3,484.56
10-15-5223 Training & Travel	0.00	1,332.80	(1,332.80)	9,581.56	16,000.00	59.88%	6,418.44
10-15-5224 Dues & Subscriptions	0.00	124.95	(124.95)	40.00	1,500.00	2.67%	1,460.00
10-15-5301 Office Supplies	148.34	208.25	(59.91)	3,159.10	2,500.00	126.36%	(659.10)
10-15-5309 Uniforms	0.00	41.65	(41.65)	466.62	500.00	93.32%	33.38
10-15-5310 Postage	0.00	58.31	(58.31)	425.71	700.00	60.82%	274.29
10-15-5314 Computer & Technology	0.00	416.50	(416.50)	4,134.77	5,000.00	82.70%	865.23
10-15-5315 Computer Software/License	0.00	1,915.90	(1,915.90)	11,553.49	23,000.00	50.23%	11,446.51
10-15-5317 Equipment & Other Rentals	48.20	41.67	6.53	398.83	500.00	79.77%	101.17
Finance Totals	37,732.06	30,588.57	7,143.49	258,345.60	367,210.00	70.35%	108,864.40

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10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-20-5101 Salaries - Full Time	107,594.09	109,111.33	(1,517.24)	940,536.49	1,309,860.00	71.80%	369,323.51
10-20-5102 Salaries - Part Time	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5104 Salaries - Overtime	11,939.41	8,711.51	3,227.90	56,785.57	104,580.00	54.30%	47,794.43
10-20-5106 Social Security/Medicare	8,987.38	8,149.23	838.15	75,355.96	97,830.00	77.03%	22,474.04
10-20-5107 TMRS	13,402.52	11,717.81	1,684.71	112,919.07	140,670.00	80.27%	27,750.93
10-20-5108 Health & Life Insurance	17,162.64	20,408.50	(3,245.86)	164,112.54	245,000.00	66.98%	80,887.46
10-20-5109 Worker's Comp	6,066.62	4,357.42	1,709.20	24,266.48	52,310.00	46.39%	28,043.52
10-20-5110 Texas Workforce Commission	38.17	175.76	(137.59)	1,347.47	2,110.00	63.86%	762.53
10-20-5114 Benefits Admin Fees	0.00	108.29	(108.29)	0.00	1,300.00	0.00%	1,300.00
10-20-5115 Longevity Pay	0.00	109.95	(109.95)	1,260.00	1,320.00	95.45%	60.00
10-20-5117 Certificate Pay	2,307.70	3,411.13	(1,103.43)	22,317.49	40,950.00	54.50%	18,632.51
10-20-5206 Professional Services	6.38	708.33	(701.95)	9,318.37	8,500.00	109.63%	(818.37)
10-20-5222 Investigations	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5223 Training & Travel	0.00	0.00	0.00	546.95	0.00	0.00%	(546.95)
10-20-5224 Dues & Subscriptions	0.00	166.67	(166.67)	543.00	2,000.00	27.15%	1,457.00
10-20-5230 Radio Service	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5231 Recruiting & Hiring Expense	0.00	83.33	(83.33)	2,718.47	1,000.00	271.85%	(1,718.47)
10-20-5301 Office Supplies	614.75	250.00	364.75	2,569.47	3,000.00	85.65%	430.53
10-20-5303 Public Education & Training	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5309 Uniforms	130.00	699.72	(569.72)	7,690.80	8,400.00	91.56%	709.20
10-20-5310 Postage	0.00	16.66	(16.66)	30.37	200.00	15.19%	169.63
10-20-5311 Building Repairs &	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5313 Fuel Expense	4,239.51	3,333.33	906.18	32,377.10	40,000.00	80.94%	7,622.90
10-20-5314 Computer & Technology	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5315 Computer Software/License	0.00	0.00	0.00	491.00	0.00	0.00%	(491.00)
10-20-5317 Equipment & Other Rentals	367.50	1,790.95	(1,423.45)	59,291.04	21,500.00	275.77%	(37,791.04)

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10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-20-5318 Vehicle Equipment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5319 Vehicle Repairs & Maintenance	3,649.96	1,249.50	2,400.46	21,596.54	15,000.00	143.98%	(6,596.54)
10-20-5320 Traffic Equipment & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5325 Lab Equipment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5326 Radio Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5328 Small Tools & Minor	446.68	3,748.50	(3,301.82)	37,166.04	45,000.00	82.59%	7,833.96
10-20-5330 Miscellaneous	(0.01)	41.67	(41.68)	483.14	500.00	96.63%	16.86
10-20-5404 Mobile Technology Expense	563.16	666.40	(103.24)	5,569.68	8,000.00	69.62%	2,430.32
10-20-5405 Insurance - Liability & Prop	2,565.50	999.60	1,565.90	7,775.72	12,000.00	64.80%	4,224.28
10-20-5407 Insurance - Vehicles	2,981.75	1,332.80	1,648.95	11,927.00	16,000.00	74.54%	4,073.00
10-20-5410 Vehicle Replacement Fund	1,000.00	8,330.00	(7,330.00)	16,758.00	100,000.00	16.76%	83,242.00
Police Totals	184,063.71	189,678.39	(5,614.68)	1,615,753.76	2,277,030.00	70.96%	661,276.24

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10 - General Fund Animal Control	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-21-5101 Salaries - Full Time	6,195.20	7,018.02	(822.82)	55,713.16	84,250.00	66.13%	28,536.84
10-21-5104 Salaries - Overtime	752.16	258.23	493.93	1,750.87	3,100.00	56.48%	1,349.13
10-21-5106 Social Security/Medicare	531.48	537.28	(5.80)	4,390.42	6,450.00	68.07%	2,059.58
10-21-5107 TMRS	764.20	772.19	(7.99)	6,341.65	9,270.00	68.41%	2,928.35
10-21-5108 Health & Life Insurance	285.57	2,332.40	(2,046.83)	4,715.80	28,000.00	16.84%	23,284.20
10-21-5109 Worker's Comp	777.63	438.99	338.64	3,110.52	5,270.00	59.02%	2,159.48
10-21-5110 Texas Workforce Commission	0.00	19.99	(19.99)	115.30	240.00	48.04%	124.70
10-21-5114 Benefits Admin Fees	0.00	12.49	(12.49)	0.00	150.00	0.00%	150.00
10-21-5115 Longevity Pay	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-21-5117 Certificate Pay	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-21-5223 Training & Travel	0.00	416.50	(416.50)	2,094.45	5,000.00	41.89%	2,905.55
10-21-5224 Dues & Subscriptions	0.00	25.00	(25.00)	11.25	300.00	3.75%	288.75
10-21-5229 Contractual Services	4,035.00	208.25	3,826.75	10,394.79	2,500.00	415.79%	(7,894.79)
10-21-5301 Office Supplies	0.00	16.66	(16.66)	88.69	200.00	44.35%	111.31
10-21-5309 Uniforms	32.00	124.95	(92.95)	926.00	1,500.00	61.73%	574.00
10-21-5310 Postage	87.40	16.67	70.73	103.25	200.00	51.63%	96.75
10-21-5311 Building Repairs &	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-21-5313 Fuel Expense	187.40	499.80	(312.40)	2,343.11	6,000.00	39.05%	3,656.89
10-21-5318 Vehicle Equipment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-21-5319 Vehicle Repairs & Maintenance	216.12	83.33	132.79	507.95	1,000.00	50.80%	492.05
10-21-5328 Small Tools & Minor	35.98	166.60	(130.62)	1,843.75	2,000.00	92.19%	156.25
10-21-5404 Mobile Technology Expense	41.88	166.60	(124.72)	773.47	2,000.00	38.67%	1,226.53
10-21-5407 Insurance - Vehicles	384.76	133.28	251.48	1,539.01	1,600.00	96.19%	60.99
10-21-5410 Vehicle Replacement Fund	0.00	1,666.00	(1,666.00)	0.00	20,000.00	0.00%	20,000.00
Animal Control Totals	14,326.78	14,913.23	(586.45)	96,763.44	179,030.00	54.05%	82,266.56

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10 - General Fund Emergency Management	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-22-5206 Professional Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-22-5214 Advertising/Printing Expense	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
10-22-5223 Training & Travel	(546.95)	249.90	(796.85)	623.65	3,000.00	20.79%	2,376.35
10-22-5229 Contractual Services	8,230.50	416.67	7,813.83	28,120.54	5,000.00	562.41%	(23,120.54)
10-22-5301 Office Supplies	0.00	166.67	(166.67)	739.40	2,000.00	36.97%	1,260.60
10-22-5315 Computer Software/License	3,500.00	291.55	3,208.45	3,500.00	3,500.00	100.00%	0.00
Emergency Management Totals	11,183.55	1,291.46	9,892.09	32,983.59	15,500.00	212.80%	(17,483.59)

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10 - General Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-25-5101 Salaries - Full Time	9,096.00	10,997.26	(1,901.26)	91,540.79	132,020.00	69.34%	40,479.21
10-25-5104 Salaries - Overtime	47.32	234.90	(187.58)	490.57	2,820.00	17.40%	2,329.43
10-25-5106 Social Security/Medicare	698.35	841.33	(142.98)	7,121.57	10,100.00	70.51%	2,978.43
10-25-5107 TMRS	1,025.06	1,210.34	(185.28)	10,430.74	14,530.00	71.79%	4,099.26
10-25-5108 Health & Life Insurance	1,230.41	2,915.50	(1,685.09)	12,190.37	35,000.00	34.83%	22,809.63
10-25-5109 Worker's Comp	92.44	44.98	47.46	401.97	540.00	74.44%	138.03
10-25-5110 Texas Workforce Commission	0.00	29.98	(29.98)	126.00	360.00	35.00%	234.00
10-25-5114 Benefits Admin Fees	0.00	18.32	(18.32)	0.00	220.00	0.00%	220.00
10-25-5115 Longevity Pay	0.00	34.98	(34.98)	420.00	420.00	100.00%	0.00
10-25-5117 Certificate Pay	175.38	299.88	(124.50)	1,830.49	3,600.00	50.85%	1,769.51
10-25-5203 Attorney/Prosecutor Fees	4,200.00	4,165.00	35.00	39,225.00	50,000.00	78.45%	10,775.00
10-25-5206 Professional Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-25-5209 Judge Fees	2,250.00	4,165.00	(1,915.00)	26,747.60	50,000.00	53.50%	23,252.40
10-25-5220 Interpreter Services	98.86	99.96	(1.10)	970.41	1,200.00	80.87%	229.59
10-25-5223 Training & Travel	959.49	166.60	792.89	1,469.49	2,000.00	73.47%	530.51
10-25-5301 Office Supplies	139.55	291.55	(152.00)	2,411.29	3,500.00	68.89%	1,088.71
10-25-5308 Jury Trial Expense	0.00	166.60	(166.60)	777.62	2,000.00	38.88%	1,222.38
10-25-5309 Uniforms	233.94	74.97	158.97	321.50	900.00	35.72%	578.50
10-25-5310 Postage	0.00	124.95	(124.95)	951.71	1,500.00	63.45%	548.29
10-25-5314 Computer & Technology	0.00	0.00	0.00	7,965.57	0.00	0.00%	(7,965.57)
10-25-5315 Computer Software/License	0.00	666.40	(666.40)	0.00	8,000.00	0.00%	8,000.00
10-25-5317 Equipment & Other Rentals	69.55	83.30	(13.75)	629.83	1,000.00	62.98%	370.17
10-25-5408 Fines	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Municipal Court Totals	20,316.35	26,631.80	(6,315.45)	206,022.52	319,710.00	64.44%	113,687.48

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10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-30-5101 Salaries - Full Time	14,133.61	15,102.29	(968.68)	132,772.36	181,300.00	73.23%	48,527.64
10-30-5104 Salaries - Overtime	4,163.99	833.00	3,330.99	10,082.80	10,000.00	100.83%	(82.80)
10-30-5106 Social Security/Medicare	1,376.94	1,155.37	221.57	10,767.08	13,870.00	77.63%	3,102.92
10-30-5107 TMRS	2,017.82	1,661.83	355.99	15,810.37	19,950.00	79.25%	4,139.63
10-30-5108 Health & Life Insurance	3,876.49	4,664.80	(788.31)	33,677.55	56,000.00	60.14%	22,322.45
10-30-5109 Worker's Comp	1,069.47	1,128.71	(59.24)	4,277.88	13,550.00	31.57%	9,272.12
10-30-5110 Texas Workforce Commission	22.15	39.15	(17.00)	374.77	470.00	79.74%	95.23
10-30-5114 Benefits Admin Fees	0.00	24.15	(24.15)	0.00	290.00	0.00%	290.00
10-30-5115 Longevity Pay	0.00	19.99	(19.99)	240.00	240.00	100.00%	0.00
10-30-5117 Certificate Pay	46.14	0.00	46.14	103.81	0.00	0.00%	(103.81)
10-30-5217 Professional Cleaning Services	0.00	666.40	(666.40)	2,350.00	8,000.00	29.38%	5,650.00
10-30-5219 Roads, Bridges & Drainage	0.00	21,658.00	(21,658.00)	108,876.53	260,000.00	41.88%	151,123.47
10-30-5223 Training & Travel	0.00	166.67	(166.67)	105.00	2,000.00	5.25%	1,895.00
10-30-5229 Contractual Services	0.00	0.00	0.00	3,800.12	0.00	0.00%	(3,800.12)
10-30-5301 Office Supplies	0.00	249.90	(249.90)	1,056.76	3,000.00	35.23%	1,943.24
10-30-5309 Uniforms	0.00	333.20	(333.20)	860.65	4,000.00	21.52%	3,139.35
10-30-5311 Building Repairs &	484.00	666.67	(182.67)	7,540.41	8,000.00	94.26%	459.59
10-30-5313 Fuel Expense	955.54	999.60	(44.06)	6,928.48	12,000.00	57.74%	5,071.52
10-30-5316 Equipment Repair/Parts	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-30-5317 Equipment & Other Rentals	31.20	1,000.00	(968.80)	1,038.90	12,000.00	8.66%	10,961.10
10-30-5318 Vehicle Equipment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-30-5319 Vehicle Repairs & Maintenance	2,683.14	208.33	2,474.81	6,124.44	2,500.00	244.98%	(3,624.44)
10-30-5321 Public Works Maintenance	3,250.00	2,083.33	1,166.67	27,486.58	25,000.00	109.95%	(2,486.58)
10-30-5322 Special Road Work	0.00	4,165.00	(4,165.00)	0.00	50,000.00	0.00%	50,000.00
10-30-5328 Small Tools & Minor	0.00	333.20	(333.20)	4,593.20	4,000.00	114.83%	(593.20)
10-30-5331 Signs & Postings	768.12	833.33	(65.21)	4,198.81	10,000.00	41.99%	5,801.19

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10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-30-5401 Utilities - Electricity	0.00	833.33	(833.33)	4,023.53	10,000.00	40.24%	5,976.47
10-30-5404 Mobile Technology Expense	83.76	99.96	(16.20)	623.95	1,200.00	52.00%	576.05
10-30-5407 Insurance - Vehicles	418.50	333.20	85.30	1,674.00	4,000.00	41.85%	2,326.00
10-30-5410 Vehicle Replacement Fund	5,172.50	1,666.00	3,506.50	11,435.00	20,000.00	57.18%	8,565.00
10-30-5413 Residential Garbage Subsidy	70,088.00	24,000.00	46,088.00	181,728.00	288,000.00	63.10%	106,272.00
Public Works Totals	110,641.37	84,925.41	25,715.96	582,550.98	1,019,370.00	57.15%	436,819.02

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10 - General Fund Parks & Recreation	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-32-5206 Professional Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-32-5217 Professional Cleaning Services	850.00	416.67	433.33	4,300.00	5,000.00	86.00%	700.00
10-32-5229 Contractual Services	(6,444.45)	9,996.00	(16,440.45)	148,611.48	120,000.00	123.84%	(28,611.48)
10-32-5301 Office Supplies	0.00	249.90	(249.90)	1,074.61	3,000.00	35.82%	1,925.39
10-32-5309 Uniforms	2,221.31	208.25	2,013.06	2,623.41	2,500.00	104.94%	(123.41)
10-32-5317 Equipment & Other Rentals	0.00	583.10	(583.10)	97.94	7,000.00	1.40%	6,902.06
10-32-5323 Park Improvements	0.00	0.00	0.00	3,000.00	0.00	0.00%	(3,000.00)
10-32-5324 Park Maintenance	8,124.36	6,666.67	1,457.69	40,587.68	80,000.00	50.73%	39,412.32
10-32-5330 Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-32-5331 Signs & Postings	135.00	83.33	51.67	1,140.85	1,000.00	114.09%	(140.85)
Parks & Recreation Totals	4,886.22	18,203.92	(13,317.70)	201,435.97	218,500.00	92.19%	17,064.03

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10 - General Fund **Community Development**	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-35-5101 Salaries - Full Time	4,088.00	15,378.01	(11,290.01)	41,328.61	184,610.00	22.39%	143,281.39
10-35-5104 Salaries - Overtime	364.09	157.43	206.66	446.91	1,890.00	23.65%	1,443.09
10-35-5106 Social Security/Medicare	334.00	1,177.02	(843.02)	3,176.47	14,130.00	22.48%	10,953.53
10-35-5107 TMRS	489.73	1,691.82	(1,202.09)	4,661.00	20,310.00	22.95%	15,649.00
10-35-5108 Health & Life Insurance	1,035.18	3,498.60	(2,463.42)	9,740.19	42,000.00	23.19%	32,259.81
10-35-5109 Worker's Comp	92.44	149.94	(57.50)	247.20	1,800.00	13.73%	1,552.80
10-35-5110 Texas Workforce Commission	0.00	39.15	(39.15)	63.00	470.00	13.40%	407.00
10-35-5114 Benefits Admin Fees	0.00	24.15	(24.15)	0.00	290.00	0.00%	290.00
10-35-5115 Longevity Pay	0.00	29.98	(29.98)	360.00	360.00	100.00%	0.00
10-35-5206 Professional Services	0.00	4,166.67	(4,166.67)	0.00	50,000.00	0.00%	50,000.00
10-35-5208 Engineering Services	15,246.80	6,250.00	8,996.80	57,920.98	75,000.00	77.23%	17,079.02
10-35-5223 Training & Travel	0.00	125.00	(125.00)	0.00	1,500.00	0.00%	1,500.00
10-35-5232 Early Plat - Admin Fee	0.00	5,331.20	(5,331.20)	265,846.07	64,000.00	415.38%	(201,846.07)
10-35-5233 Eng Svc: Permits/Inspections	33,142.75	29,155.00	3,987.75	470,482.92	350,000.00	134.42%	(120,482.92)
10-35-5234 Eng Svc: Plan Review	0.00	8,333.33	(8,333.33)	90,699.03	100,000.00	90.70%	9,300.97
10-35-5235 Eng Svc: Platting	36,888.68	6,250.00	30,638.68	170,210.24	75,000.00	226.95%	(95,210.24)
10-35-5301 Office Supplies	126.53	83.30	43.23	643.14	1,000.00	64.31%	356.86
10-35-5309 Uniforms	120.00	16.66	103.34	164.76	200.00	82.38%	35.24
10-35-5314 Computer & Technology	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-35-5315 Computer Software/License	0.00	1,250.00	(1,250.00)	25,000.00	15,000.00	166.67%	(10,000.00)
10-35-5317 Equipment & Other Rentals	44.08	41.67	2.41	364.48	500.00	72.90%	135.52
10-35-5411 TIF Fund/MUD 31 Payable	0.00	3,023.79	(3,023.79)	2,946,238.94	36,300.00	8116.36%	(2,909,938.94)
Community Development Totals	91,972.28	86,172.72	5,799.56	4,087,593.94	1,034,360.00	395.18%	(3,053,233.94)

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10 - General Fund **Fire Marshal/Building Official**	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-36-5101 Salaries - Full Time	8,145.60	8,780.65	(635.05)	85,558.76	105,410.00	81.17%	19,851.24
10-36-5104 Salaries - Overtime	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-36-5106 Social Security/Medicare	610.34	672.23	(61.89)	6,473.57	8,070.00	80.22%	1,596.43
10-36-5107 TMRS	896.02	966.28	(70.26)	9,491.48	11,600.00	81.82%	2,108.52
10-36-5108 Health & Life Insurance	1,015.73	1,166.20	(150.47)	10,007.96	14,000.00	71.49%	3,992.04
10-36-5109 Worker's Comp	808.18	518.95	289.23	3,232.72	6,230.00	51.89%	2,997.28
10-36-5110 Texas Workforce Commission	0.00	9.99	(9.99)	63.00	120.00	52.50%	57.00
10-36-5114 Benefits Admin Fees	0.00	6.67	(6.67)	0.00	80.00	0.00%	80.00
10-36-5115 Longevity Pay	0.00	14.99	(14.99)	240.00	180.00	133.33%	(60.00)
10-36-5207 Building Inspector	35,977.50	24,990.00	10,987.50	340,267.50	300,000.00	113.42%	(40,267.50)
10-36-5223 Training & Travel	500.00	416.50	83.50	762.48	5,000.00	15.25%	4,237.52
10-36-5224 Dues & Subscriptions	50.00	250.00	(200.00)	874.70	3,000.00	29.16%	2,125.30
10-36-5301 Office Supplies	83.64	83.30	0.34	454.94	1,000.00	45.49%	545.06
10-36-5303 Public Education & Training	662.97	249.90	413.07	662.97	3,000.00	22.10%	2,337.03
10-36-5307 Investigation Supplies	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-36-5309 Uniforms	14.00	125.00	(111.00)	438.94	1,500.00	29.26%	1,061.06
10-36-5310 Postage	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
10-36-5313 Fuel Expense	193.45	250.00	(56.55)	2,661.84	3,000.00	88.73%	338.16
10-36-5319 Vehicle Repairs & Maintenance	0.00	166.60	(166.60)	381.19	2,000.00	19.06%	1,618.81
10-36-5328 Small Tools & Minor	0.00	249.90	(249.90)	1,620.03	3,000.00	54.00%	1,379.97
10-36-5404 Mobile Technology Expense	113.76	83.33	30.43	896.37	1,000.00	89.64%	103.63
10-36-5407 Insurance - Vehicles	309.50	66.64	242.86	1,238.00	800.00	154.75%	(438.00)
10-36-5410 Vehicle Replacement Fund	0.00	833.00	(833.00)	0.00	10,000.00	0.00%	10,000.00
Fire Marshal/Building Official Totals	49,380.69	39,991.79	9,388.90	465,326.45	480,090.00	96.92%	14,763.55

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10 - General Fund Capital and Planning Projects	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-90-5610 Land Purchase and	56,950.00	0.00	56,950.00	92,650.00	0.00	0.00%	(92,650.00)
10-90-5620 Building Purchase,	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-90-5620 Building Purchase,	71,327.47	0.00	71,327.47	1,095,792.31	0.00	0.00%	(1,095,792.31)
10-90-5630 Furniture & Equipment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-90-5640 Capital Assets	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-90-5650 Vehicles & Machinery	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-90-5660 Contingency/Reserves	0.00	12,500.00	(12,500.00)	21,000.00	150,000.00	14.00%	129,000.00
10-90-5690 Capital Outlay - Lease	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Capital and Planning Projects Totals	128,277.47	12,500.00	115,777.47	1,209,442.31	150,000.00	806.29%	(1,059,442.31)
Expense Totals	70,193.00	653,097.72	(582,904.72)	9,218,838.29	7,839,890.00	117.59%	(1,378,948.29)

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12 - Project Fund Series 2022	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Investment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Not Categorized	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Miscellaneous	17,534.31	0.00	17,534.31	175,569.77	0.00	0.00%	(175,569.77)
Transfers	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	17,534.31	0.00	17,534.31	175,569.77	0.00	0.00%	(175,569.77)
Expense Summary							
Professional/Contract Services	120.00	0.00	120.00	120.00	0.00	0.00%	(120.00)
Materials & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Services	(3,543.93)	0.00	(3,543.93)	0.00	0.00	0.00%	0.00
Debt Service	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	(3,423.93)	0.00	(3,423.93)	120.00	0.00	0.00%	(120.00)

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12 - Project Fund Series 2022	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Investment							
12-4915 Investment Fair Value	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Investment Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Not Categorized							
12-4935 Proceeds from issuance of bonds	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
12-4936 Proceeds from bond issuance -	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Not Categorized Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Miscellaneous							
12-4938 Interest Income - Investments	17,534.31	0.00	17,534.31	175,569.77	0.00	0.00%	(175,569.77)
Miscellaneous Totals	17,534.31	0.00	17,534.31	175,569.77	0.00	0.00%	(175,569.77)
Transfers							
12-8000 Transfer In	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Transfers Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	17,534.31	0.00	17,534.31	175,569.77	0.00	0.00%	(175,569.77)

12 - Project Fund Series 2022 Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Debt Service	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Materials & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Professional/Contract Services	120.00	0.00	120.00	120.00	0.00	0.00%	(120.00)
Services	(3,543.93)	0.00	(3,543.93)	0.00	0.00	0.00%	0.00
Administration Totals	(3,423.93)	0.00	(3,423.93)	120.00	0.00	0.00%	(120.00)
Expense Total	(3,423.93)	0.00	(3,423.93)	120.00	0.00	0.00%	(120.00)

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12 - Project Fund Series 2022 Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
12-10-5206 Professional Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
12-10-5208 Engineering Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
12-10-5229 Contractual Services	120.00	0.00	120.00	120.00	0.00	0.00%	(120.00)
12-10-5301 Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
12-10-5314 Computer & Technology	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
12-10-5401 Utilities - Electricity	(3,455.61)	0.00	(3,455.61)	0.00	0.00	0.00%	0.00
12-10-5403 Utilities - Telephone	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
12-10-5405 Insurance - Liability & Prop	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
12-10-5409 Utilities - Water/Sewer	(88.32)	0.00	(88.32)	0.00	0.00	0.00%	0.00
12-10-5412 Utilities - Gas	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
12-10-5510 Bond Issuance Cost	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
12-10-5630 Furniture & Equipment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Administration Totals	(3,423.93)	0.00	(3,423.93)	120.00	0.00	0.00%	(120.00)
Expense Totals	(3,423.93)	0.00	(3,423.93)	120.00	0.00	0.00%	(120.00)

City of Iowa Colony
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20 - Crime Control and Prevention District Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales Tax	32,647.74	21,991.20	10,656.54	324,667.95	264,000.00	122.98%	(60,667.95)
Miscellaneous	1,699.37	1,666.67	32.70	16,961.19	20,000.00	84.81%	3,038.81
Revenue Totals	34,347.11	23,657.87	10,689.24	341,629.14	284,000.00	120.29%	(57,629.14)
Expense Summary							
Personnel Services	10,255.52	11,078.89	(823.37)	106,194.40	133,000.00	79.85%	26,805.60
Professional/Contract Services	682.83	3,082.10	(2,399.27)	28,553.96	37,000.00	77.17%	8,446.04
Materials & Supplies	2,255.37	9,925.56	(7,670.19)	95,389.70	119,150.00	80.06%	23,760.30
Capital Outlay	3,690.00	4,165.00	(475.00)	49,910.94	50,000.00	99.82%	89.06
Expense Totals	16,883.72	28,251.55	(11,367.83)	280,049.00	339,150.00	82.57%	59,101.00

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Financial Statement
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20 - Crime Control and Prevention District Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Sales Tax							
20-4112 CCPD - Sales Tax	32,647.74	21,991.20	10,656.54	324,667.95	264,000.00	122.98%	(60,667.95)
Sales Tax Totals	32,647.74	21,991.20	10,656.54	324,667.95	264,000.00	122.98%	(60,667.95)
Miscellaneous							
20-4910 Interest Income	1,699.37	1,666.67	32.70	16,961.19	20,000.00	84.81%	3,038.81
Miscellaneous Totals	1,699.37	1,666.67	32.70	16,961.19	20,000.00	84.81%	3,038.81
Revenue Totals	34,347.11	23,657.87	10,689.24	341,629.14	284,000.00	120.29%	(57,629.14)

20 - Crime Control and Prevention Distr Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	3,690.00	4,165.00	(475.00)	49,910.94	50,000.00	99.82%	89.06
Materials & Supplies	2,255.37	9,925.56	(7,670.19)	95,389.70	119,150.00	80.06%	23,760.30
Personnel Services	10,255.52	11,078.89	(823.37)	106,194.40	133,000.00	79.85%	26,805.60
Professional/Contract Services	682.83	3,082.10	(2,399.27)	28,553.96	37,000.00	77.17%	8,446.04
Police Totals	16,883.72	28,251.55	(11,367.83)	280,049.00	339,150.00	82.57%	59,101.00
Expense Total	16,883.72	28,251.55	(11,367.83)	280,049.00	339,150.00	82.57%	59,101.00

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20 - Crime Control and Prevention Dist Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
20-20-5101 Salaries - Full Time	7,456.28	6,758.96	697.32	72,754.56	81,140.00	89.67%	8,385.44
20-20-5104 Salaries - Overtime	15.14	666.40	(651.26)	2,476.74	8,000.00	30.96%	5,523.26
20-20-5106 Social Security/Medicare	575.57	517.29	58.28	5,702.46	6,210.00	91.83%	507.54
20-20-5107 TMRS	837.10	743.86	93.24	8,346.74	8,930.00	93.47%	583.26
20-20-5108 Health & Life Insurance	1,094.31	2,332.40	(1,238.09)	15,077.46	28,000.00	53.85%	12,922.54
20-20-5109 Worker's Comp	138.66	27.50	111.16	548.33	330.00	166.16%	(218.33)
20-20-5110 Texas Workforce Commission	0.00	19.99	(19.99)	180.43	240.00	75.18%	59.57
20-20-5114 Benefits Admin Fees	0.00	12.49	(12.49)	0.00	150.00	0.00%	150.00
20-20-5115 Longevity Pay	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
20-20-5117 Certificate Pay	138.46	0.00	138.46	1,107.68	0.00	0.00%	(1,107.68)
20-20-5206 Professional Services	60.00	1,041.25	(981.25)	11,672.54	12,500.00	93.38%	827.46
20-20-5214 Advertising/Printing Expense	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
20-20-5222 Investigations	153.83	249.90	(96.07)	153.83	3,000.00	5.13%	2,846.17
20-20-5223 Training & Travel	469.00	1,249.50	(780.50)	11,507.59	15,000.00	76.72%	3,492.41
20-20-5230 Radio Service	0.00	541.45	(541.45)	5,220.00	6,500.00	80.31%	1,280.00
20-20-5301 Office Supplies	40.19	166.60	(126.41)	1,078.67	2,000.00	53.93%	921.33
20-20-5303 Public Education & Training	376.70	1,050.41	(673.71)	9,153.54	12,610.00	72.59%	3,456.46
20-20-5307 Investigation Supplies	4,065.52	1,332.80	2,732.72	8,905.81	16,000.00	55.66%	7,094.19
20-20-5309 Uniforms	869.52	416.67	452.85	3,157.25	5,000.00	63.15%	1,842.75
20-20-5314 Computer & Technology	(3,899.96)	833.00	(4,732.96)	0.00	10,000.00	0.00%	10,000.00
20-20-5315 Computer Software/License	782.00	1,627.68	(845.68)	27,289.30	19,540.00	139.66%	(7,749.30)
20-20-5316 Equipment Repair/Parts	0.00	416.67	(416.67)	1,560.33	5,000.00	31.21%	3,439.67
20-20-5317 Equipment & Other Rentals	10.41	3,581.90	(3,571.49)	42,499.83	43,000.00	98.84%	500.17
20-20-5319 Vehicle Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
20-20-5328 Small Tools & Minor	10.99	416.50	(405.51)	744.97	5,000.00	14.90%	4,255.03
20-20-5330 Miscellaneous	0.00	83.33	(83.33)	1,000.00	1,000.00	100.00%	0.00

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20 - Crime Control and Prevention Dist Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
20-20-5630 Furniture & Equipment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
20-20-5650 Vehicles & Machinery	3,690.00	4,165.00	(475.00)	49,910.94	50,000.00	99.82%	89.06
Police Totals	16,883.72	28,251.55	(11,367.83)	280,049.00	339,150.00	82.57%	59,101.00
Expense Totals	16,883.72	28,251.55	(11,367.83)	280,049.00	339,150.00	82.57%	59,101.00

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30 - Capital Improvements Plan Fund (Debt Service)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Property Tax	526,766.34	0.00	526,766.34	1,692,471.67	0.00	0.00%	(1,692,471.67)
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	526,766.34	0.00	526,766.34	1,692,471.67	0.00	0.00%	(1,692,471.67)
Expense Summary							
Professional/Contract Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Debt Service	0.00	149,085.34	(149,085.34)	989,630.00	1,789,700.00	55.30%	800,070.00
Expense Totals	0.00	149,085.34	(149,085.34)	989,630.00	1,789,700.00	55.30%	800,070.00

30 - Capital Improvements Plan Fund (	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

30 - Capital Improvements Plan Fund (Adminstration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Property Tax	526,766.34	0.00	526,766.34	1,692,471.67	0.00	0.00%	(1,692,471.67)
Adminstration Totals	526,766.34	0.00	526,766.34	1,692,471.67	0.00	0.00%	(1,692,471.67)
Revenue Total	526,766.34	0.00	526,766.34	1,692,471.67	0.00	0.00%	(1,692,471.67)

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30 - Capital Improvements Plan Fund (	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
30--4121 Delinquent Property Tax	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30--4910 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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30 - Capital Improvements Plan Fund (Adminstration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
30-10-4120 Property Tax	526,766.34	0.00	526,766.34	1,692,471.67	0.00	0.00%	(1,692,471.67)
Adminstration Totals	526,766.34	0.00	526,766.34	1,692,471.67	0.00	0.00%	(1,692,471.67)
Revenue Totals	526,766.34	0.00	526,766.34	1,692,471.67	0.00	0.00%	(1,692,471.67)

30 - Capital Improvements Plan Fund (Adminstration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Debt Service	0.00	149,085.34	(149,085.34)	989,630.00	1,789,700.00	55.30%	800,070.00
Professional/Contract Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Adminstration Totals	0.00	149,085.34	(149,085.34)	989,630.00	1,789,700.00	55.30%	800,070.00
Expense Total	0.00	149,085.34	(149,085.34)	989,630.00	1,789,700.00	55.30%	800,070.00

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30 - Capital Improvements Plan Fund (Adminstration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
30-10-5221 Website Adminstration	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5501 Debt Principal	0.00	82,442.01	(82,442.01)	345,000.00	989,700.00	34.86%	644,700.00
30-10-5502 Bond Principal	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5503 Long Term Debt Principal	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5504 Paying Agent Fee	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5507 Debt Service	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5510 Bond Issuance Cost	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5511 Interest on Bonds	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5513 Interest on Debt	0.00	0.00	0.00	644,630.00	0.00	0.00%	(644,630.00)
30-10-5514 Amortization of Bonds & Other	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5515 Amortization of Premium &	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5519 Interest Expenditures	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5520 MUD 55 Debt Adjustment	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00
30-10-5521 MUD 31 Rebate Payment	0.00	58,310.00	(58,310.00)	0.00	700,000.00	0.00%	700,000.00
Adminstration Totals	0.00	149,085.34	(149,085.34)	989,630.00	1,789,700.00	55.30%	800,070.00
Expense Totals	0.00	149,085.34	(149,085.34)	989,630.00	1,789,700.00	55.30%	800,070.00

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35 - Capital Improvements Plan Fund (Local)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Not Categorized	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Grant Income	774,231.00	0.00	774,231.00	791,051.00	0.00	0.00%	(791,051.00)
Transfers	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	774,231.00	0.00	774,231.00	791,051.00	0.00	0.00%	(791,051.00)
Expense Summary							
Professional/Contract Services	310,708.91	0.00	310,708.91	1,316,878.40	0.00	0.00%	(1,316,878.40)
Not Categorized	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	310,708.91	0.00	310,708.91	1,316,878.40	0.00	0.00%	(1,316,878.40)

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35 - Capital Improvements Plan Fund (Local)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Not Categorized							
35-4230 Impact Study	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Not Categorized Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Miscellaneous							
35-4802 TWDB	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
35-4806 TWDB Revenues	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Miscellaneous Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Grant Income							
35-4803 GLO Grant Funds	774,231.00	0.00	774,231.00	791,051.00	0.00	0.00%	(791,051.00)
Grant Income Totals	774,231.00	0.00	774,231.00	791,051.00	0.00	0.00%	(791,051.00)
Transfers							
35-8000 Transfer In	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Transfers Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	774,231.00	0.00	774,231.00	791,051.00	0.00	0.00%	(791,051.00)

35 - Capital Improvements Plan Fund (Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Not Categorized	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Professional/Contract Services	310,708.91	0.00	310,708.91	1,316,878.40	0.00	0.00%	(1,316,878.40)
Administration Totals	310,708.91	0.00	310,708.91	1,316,878.40	0.00	0.00%	(1,316,878.40)
Expense Total	310,708.91	0.00	310,708.91	1,316,878.40	0.00	0.00%	(1,316,878.40)

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35 - Capital Improvements Plan Fund (Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
35-10-5208 Engineering Services	310,708.91	0.00	310,708.91	1,316,878.40	0.00	0.00%	(1,316,878.40)
35-10-5213 Legal Notices Expense	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
35-10-5239 TWDB Share of Expenditures	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
35-10-5660 Contingency/Reserves	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Administration Totals	310,708.91	0.00	310,708.91	1,316,878.40	0.00	0.00%	(1,316,878.40)
Expense Totals	310,708.91	0.00	310,708.91	1,316,878.40	0.00	0.00%	(1,316,878.40)

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37 - Parkland Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
License & Permits	45,880.00	0.00	45,880.00	289,044.00	0.00	0.00%	(289,044.00)
Revenue Totals	45,880.00	0.00	45,880.00	289,044.00	0.00	0.00%	(289,044.00)

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37 - Parkland Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
License & Permits							
37-4807 Neighborhood Parkland Revenue	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
37-4808 Regional Parkland Revenue	45,880.00	0.00	45,880.00	289,044.00	0.00	0.00%	(289,044.00)
License & Permits Totals	45,880.00	0.00	45,880.00	289,044.00	0.00	0.00%	(289,044.00)
Revenue Totals	45,880.00	0.00	45,880.00	289,044.00	0.00	0.00%	(289,044.00)

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40 - Court Technology Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	737.24	0.00	737.24	9,378.52	0.00	0.00%	(9,378.52)
Revenue Totals	737.24	0.00	737.24	9,378.52	0.00	0.00%	(9,378.52)
Expense Summary							
Materials & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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40 - Court Technology Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Fines & Forfeitures							
40-4707 Court Technology Fee	737.24	0.00	737.24	9,378.52	0.00	0.00%	(9,378.52)
Fines & Forfeitures Totals	737.24	0.00	737.24	9,378.52	0.00	0.00%	(9,378.52)
Revenue Totals	737.24	0.00	737.24	9,378.52	0.00	0.00%	(9,378.52)

40 - Court Technology Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Municipal Court Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Total	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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40 - Court Technology Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
40-25-5332 Court Technology	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Municipal Court Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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41 - Court Security Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	903.11	0.00	903.11	11,597.40	0.00	0.00%	(11,597.40)
Revenue Totals	903.11	0.00	903.11	11,597.40	0.00	0.00%	(11,597.40)
Expense Summary							
Materials & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

City of Iowa Colony
Financial Statement
As of July 31, 2025

41 - Court Security Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Fines & Forfeitures							
41-4708 Court Security Fee	903.11	0.00	903.11	11,597.40	0.00	0.00%	(11,597.40)
Fines & Forfeitures Totals	903.11	0.00	903.11	11,597.40	0.00	0.00%	(11,597.40)
Revenue Totals	903.11	0.00	903.11	11,597.40	0.00	0.00%	(11,597.40)

41 - Court Security Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Municipal Court Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Total	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

City of Iowa Colony
Financial Statement
As of July 31, 2025

41 - Court Security Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
41-25-5333 Court Security	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Municipal Court Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

City of Iowa Colony
Financial Statement
As of July 31, 2025

50 - Vehicle Replacement Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Miscellaneous	1,296.98	0.00	1,296.98	12,945.03	0.00	0.00%	(12,945.03)
Transfers	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	1,296.98	0.00	1,296.98	12,945.03	0.00	0.00%	(12,945.03)
Expense Summary							
Materials & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Capital Outlay	0.00	0.00	0.00	132,626.49	0.00	0.00%	(132,626.49)
Expense Totals	0.00	0.00	0.00	132,626.49	0.00	0.00%	(132,626.49)

City of Iowa Colony
Financial Statement
As of July 31, 2025

50 - Vehicle Replacement Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous							
50-4000 Vehicle Replacement Revenue	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
50-4910 Interest Income	1,296.98	0.00	1,296.98	12,945.03	0.00	0.00%	(12,945.03)
Miscellaneous Totals	1,296.98	0.00	1,296.98	12,945.03	0.00	0.00%	(12,945.03)
Transfers							
50-8000 Transfer In	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Transfers Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	1,296.98	0.00	1,296.98	12,945.03	0.00	0.00%	(12,945.03)

50 - Vehicle Replacement Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	0.00	0.00	132,626.49	0.00	0.00%	(132,626.49)
Materials & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Administration Totals	0.00	0.00	0.00	132,626.49	0.00	0.00%	(132,626.49)
Expense Total	0.00	0.00	0.00	132,626.49	0.00	0.00%	(132,626.49)

City of Iowa Colony
Financial Statement
As of July 31, 2025

50 - Vehicle Replacement Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
50-10-5319 Vehicle Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
50-10-5650 Vehicles & Machinery	0.00	0.00	0.00	132,626.49	0.00	0.00%	(132,626.49)
Administration Totals	0.00	0.00	0.00	132,626.49	0.00	0.00%	(132,626.49)
Expense Totals	0.00	0.00	0.00	132,626.49	0.00	0.00%	(132,626.49)

Technology Department

- **Website Redesign and Platform Transition:**
    - Led all stages of the CivicPlus website transition for the City of Iowa Colony, including attending multiple Zoom training sessions, finalizing the training roster, confirming launch procedures, and coordinating access for staff members. Participated in both training and launch confirmation meetings while resolving login and credential issues for CivicPlus users. Managed communications with the CivicPlus Project Manager and ensured website updates, such as job postings, zoning map revisions, and Lions Club application uploads, were completed timely and accurately.
- **Cable TV Signal Remediation and AV Project Completion:**
    - Coordinated extensive coaxial cable troubleshooting throughout the Public Safety Building in collaboration with DataVox and E-Tech. Identified improper RG6 terminations across numerous locations including Dispatch, breakrooms, offices, and Council Chambers. Facilitated technician visits, documented deficiencies, and ensured post-installation quality assurance prior to DataVox's final walkthrough. Closed out the DataVox invoice for the AV project after confirming their scope was complete, while flagging remaining signal degradation issues for continued follow-up.
- **Security Infrastructure and Cyber Hygiene Enhancements:**
    - Oversaw deployment of HYAS Protective DNS (PDNS) filtering as an additional cybersecurity layer and completed all requirements for HB3834 DIR-certified cybersecurity awareness training. Responded to multiple phishing attempts, including a court impersonation scam and credential harvesting attempts, and disseminated alerts to staff and council. Investigated and mitigated an Office 365 credential compromise involving improbable login attempts, coordinating with our cybersecurity team to enforce MFA, reset credentials, and revoke suspicious sessions.
- **Civic Engagement and Conference Coordination:**
    - Played a key role in registering councilmembers and staff for the 2025 Texas Municipal League Conference, assisting with booking logistics and resolving payment failures caused by merchant code issues. Acted as liaison between TML and the Finance Department to update credit card coding and ensure successful processing. Coordinated travel logistics, monitored the portal for technical updates, and ensured all registrations were finalized.

Technology Department

(Continued)

- **Account Lifecycle Management and HR System Support:**
    - Handled secure deactivation and offboarding procedures for departing personnel, ensuring continuity and compliance across all city systems. Actions included converting email accounts to shared mailboxes, revoking access across platforms, updating group memberships, and preserving communications for record retention. In parallel, continued supporting the Human Resources function by maintaining applicant intake procedures and ensuring accurate OneDrive documentation for ongoing hiring processes.
- **Network Optimization and Infrastructure Maintenance:**
    - Upgraded wireless firmware and reconfigured Meraki switch ports for optimal access point performance, resolving connectivity issues that had persisted for nearly a year. Evaluated and updated VLAN configurations to improve wireless network segmentation. Investigated and addressed access and routing issues on MDTs and managed DNS allowlisting for deployment automation across segmented networks.
- **Public Information and City Manager Recruitment:**
    - Published job postings for the City Manager position across multiple platforms, ensured content accuracy, and resolved conflicts caused by dual postings. Facilitated brochure material access and handled photo attribution disputes. Assisted with updates to city job listings, TCEQ presentations, and the 4th of July event content displayed at Freedom Field.
- **Audio-Visual and Communication Support:**
    - Provided continued support for conference room AV systems, courtroom microphones, and cable television setup, including training staff on equipment usage. Resolved technical issues affecting livestreams, sound systems, and training events. Additionally, coordinated and updated phone system auto-attendants and direct dial numbers for the Finance Department, aligning group call functionality and ensuring the website reflected current contact information.

CITY OF IOWA COLONY
NOTICE OF PUBLIC HEARING ON ANNEXATION

To be held on:

Public Hearing., **August 18, 2025, at 7:00 p.m.**
City Council Chambers
3144 Meridiana Pkwy., Iowa Colony, Texas, 77583

The Iowa Colony City Council will hold a public hearing at **7:00 p.m. on August 18, 2025**, in the Iowa Colony City Council Chambers, 3144 Meridiana Pkwy., Iowa Colony, Texas, 77583, to consider annexing the following property:

> A tract of land containing approximately 39.83 acres, situated in Brazoria County, Texas, Lots 1-9, in Block 1, of Colony Estates Phase 1 as recorded in Clerk's File No. 2005044763 of Official Public Records of Brazoria County, Texas. Located in the Northwest ¼ of Section 57, of the H.T. & B.R.R. Co. Survey, Abstract No. 289.

All interested persons may be heard concerning this matter. A metes and bounds description and map of the area proposed for annexation are available at no charge from the Iowa Colony City Secretary at the address herein stated or at krosser@iowacolonytx.gov.

Kayleen Rosser
Iowa Colony City Secretary

APPLICATION FOR VARIANCE REQUEST or APPEAL

CITY OF IOWA COLONY

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | WWW.IOWACOLONYTX.GOV

Please use this application to request a variance/appeal within the Subdivision Ordinance, Zoning Ordinance, Unified Development Code (UDC) and Sign Ordinance. An Application for Variance Request/Appeal shall be considered by Planning Commission and Planning Commission shall make a recommendation to City Council, who has the authority to grant or deny variance requests. Considerations are made at the monthly Planning Commission and City Council meetings. Refer to the www.iowacolonytx.gov for Planning Commission and City Council scheduled meeting dates and all ordinances and development guidelines affecting the City. Provide hard copies and digital files (cd or flash drive) of application and any supporting documentation to the City Secretary. This application may be used for several requests but only one property or one section of a subdivision. The application fee for Variance Requests/Appeal is $1,000, due at the time of submission and is non-refundable. Applications received without the required fee shall be considered incomplete.

TYPE OF VARIANCE REQUEST (SELECT ONE): _____ ZONING __X__ UDC _____ ZONING ORDINANCE _____ SIGN ORDINANCE _____ APPEAL

APPLICANT INFORMATION:

Name of Applicant: Alexia Loperena Diaz (CASCO - Architect/Project Manager)

Address of Applicant: 12 Sunnen Dr. Suite 100 Phone: 913 325 0945

St. Louis, MO 63143 Email: alexia.diaz@thecdcompanies.com

Name of Owner: Katelynn Scheren (Primrose Schools - Development Manager)

Address of Owner: 3200 Windy Hill Road SE, Suite 1200E Phone: 602.558.7163

Atlanta, GA 30339 Email: kscheren@primroseschools.com

PROPERTY INFORMATION:

Address of Subject Property: 9828 KARSTEN BLVD IOWA COLONY, TX 77583

Legal Description of Subject Property: A0289 H T & B R R TRACT 3F16 ACRES 1.52

Brazoria County Tax No(s): 02890020010

Current Zoning: Mixed Use Water and Sanitary Serviced by: MUD 31 District Engineer

Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: 48039C0110K effective 12/30/2020.

VARIANCE REQUST/APPEAL INFORMATION: *Requestor must identify specific Chapter and Section of the Subdivision Ordinance, Zoning Ordinance, Unified Development Code or Sign Ordinance that the Variance Request applies to. If additional space is needed, please attach to this application.*

List Ordinance or Code: A . UDC - Section 3.5.3.1. Setback, Driveways, Sidewalks, and Parking For Commercial/Retail/Office/Industrial Use Buildings (3) 53' Setback

Request and reason: 1: SITE HARDSHIPS: A 53' front setback, combined with existing easements along the west and south lot lines, leaves the site largely unbuildable. Primrose building cannot fit in the remaining area.

2: Approved Design: The Preliminary Plat was approved by ADICO on 4/29/25 with a 25' front setback (see attached). The site and building were designed accordingly.

List Ordinance or Code: 3. Burden on Owners: The property was purchased based on the approved 25' setback. Denial would cause costly delays and require a full redesign. | Note* We were able to achieve a 40 foot setback with current plan

Request and reason: B. Section 3.5.3.12. Storefronts (b) 65% -Transparent material to allow visual penetration of at least three (3) feet into the building

1. Full 65% transparency isn't feasible due to safety and privacy concerns for the children. The design prioritizes secure, private spaces. We request to maintain the current elevation (See attached).

List of supplemental documentation provided: A. See attached plan indicating where the 53' setback falls on the current site plan/building layout, as well as the easements. B. Exterior Building Elevations. C. Preliminary Plat approval

Planning Commission Date Requested: August 5th, or September 2nd City Council Date Requested: August 18th or September 15

Requestor Signature or Owner and Date: _____

FOR CITY USE ONLY: Application Received By: _____ Date Received: _____

Planning Commission Date: _____ Fee Received: _____

City Council Date: _____ Notifications Required: [ ] Published Notice [ ] Public Hearing

Date Approved or Denied: _____ [ ] Posting on Property *(applicant responsibility)* [ ] Personal Notice

Project No.: _____ [ ] Written Notice of Decision

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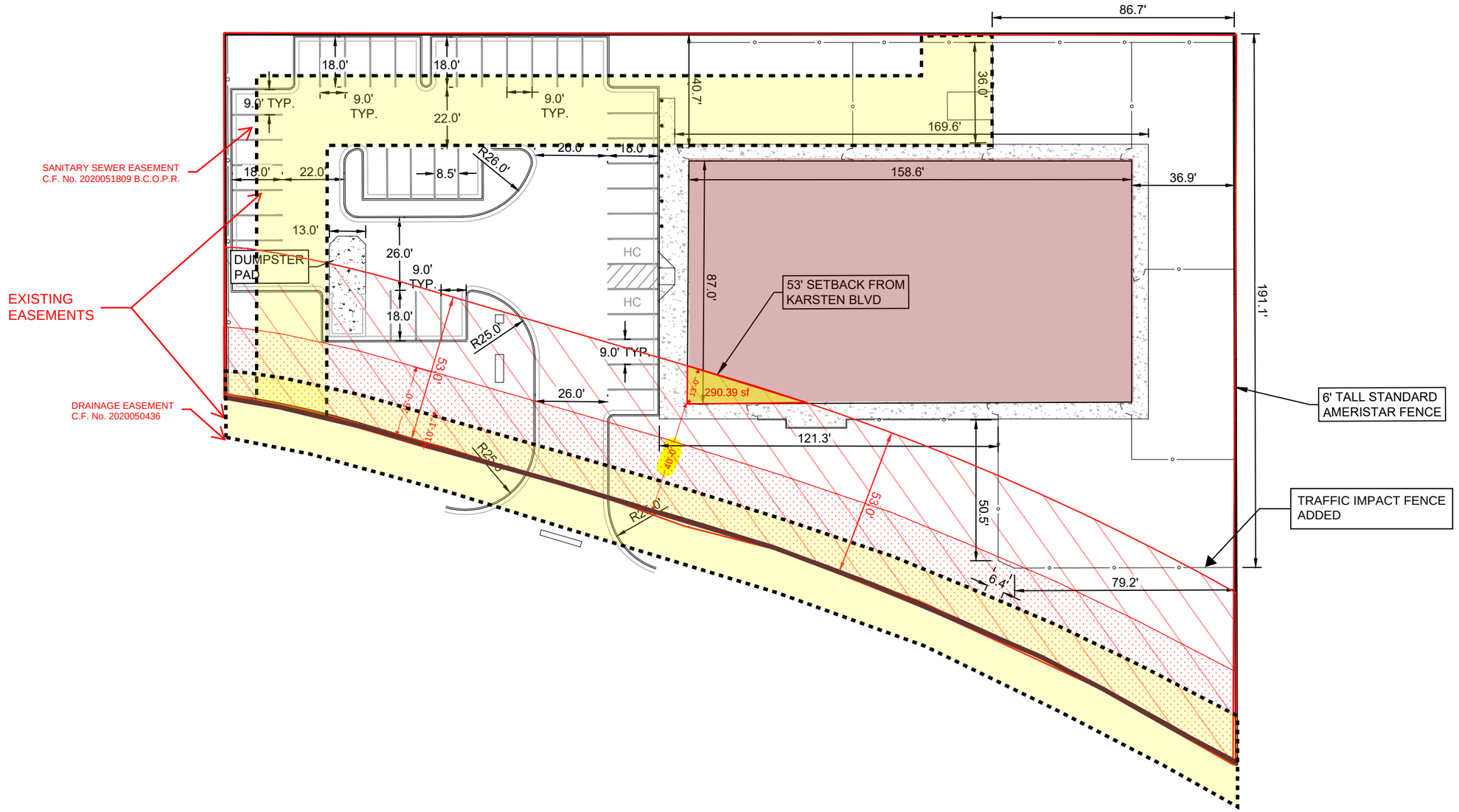


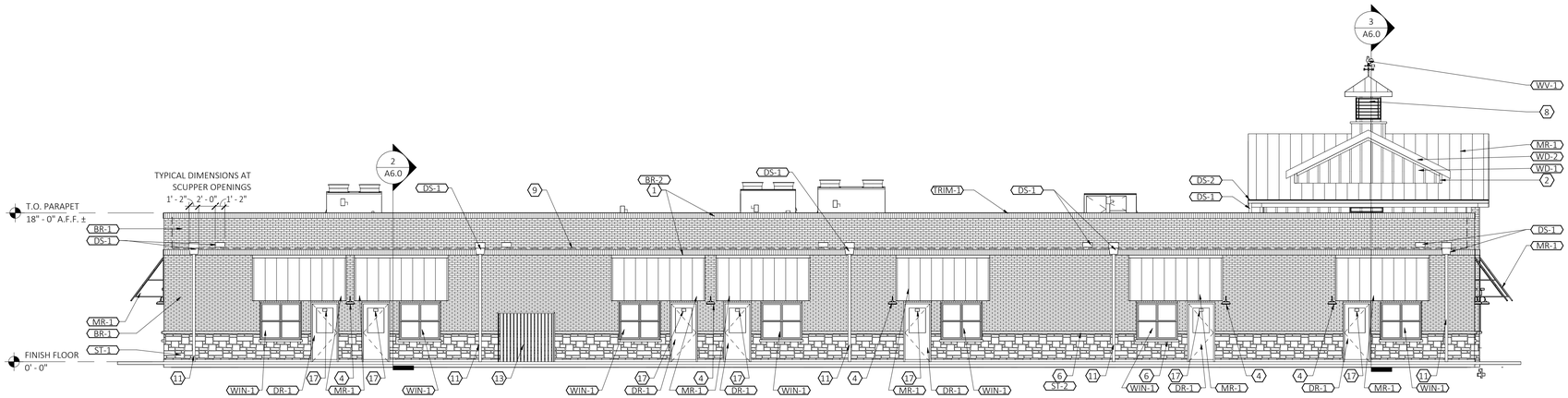
ATWELL
866.850.4200 www.atwell-group.com
1611 WEST 5TH STREET, SUITE 175
AUSTIN, TX 78703
512.904.0505

PRIMROSE
AT MERIDIANA

ADDRESS

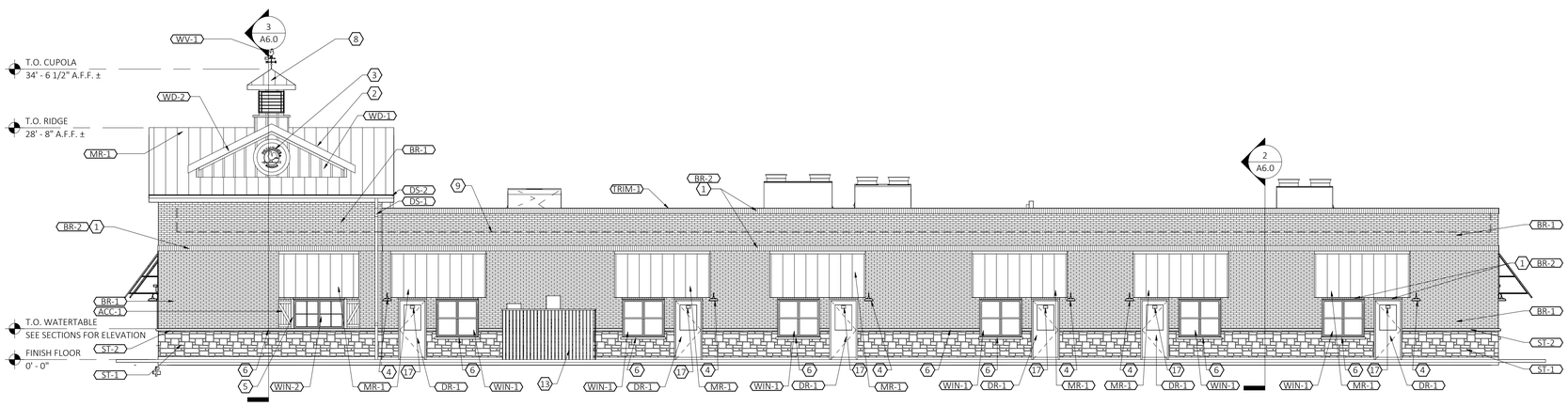
22x34
Jul 10, 2025 - 2:08pm - User nchambers
K:\24003734 - CASCO - Primrose Schools - Meridiana\05_CAD\05.03_EXHIBITS\SETBACK EXH-01.dwg

© 2021 CASCO DIVERSIFIED CORPORATION



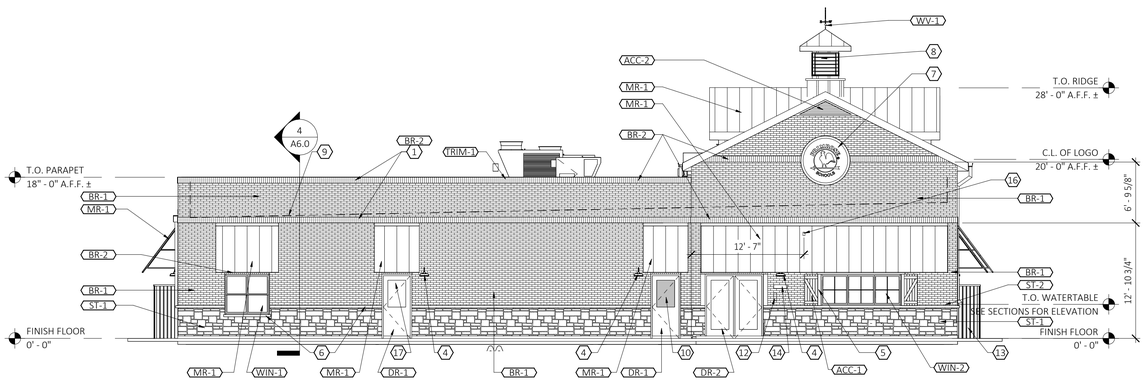
1 A4.0 REAR (WEST) ELEVATION

SCALE: 1/8" = 1'-0"



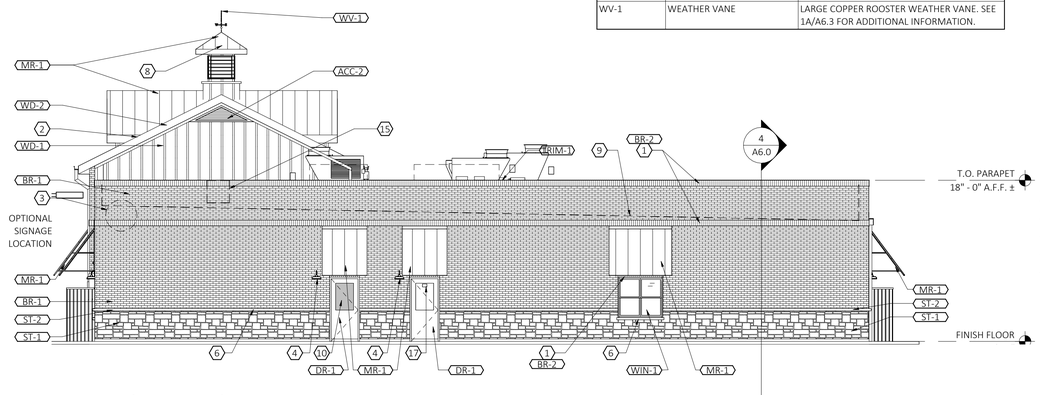
2 A4.0 FRONT (EAST) ELEVATION

SCALE: 1/8" = 1'-0"



3 A4.0 RIGHT SIDE (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



4 A4.0 LEFT SIDE (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION KEYED NOTES ⓧ

1 BRICK SOLDIER COURSE, BR-2
2 5/4 x 6 TRIMBOARD, WD - 2
3 42" ROUND LED LIGHTED SIGN (INTERNALLY LIT). SEE 6/A2.4 FOR MOUNTING DETAIL.
4 LIGHTING, REFER TO ELECTRICAL DRAWINGS.
5 TRIMBOARD AT OFFICE & CONF ROOM WINDOWS: VERT TO BE 5/4 x 4, BOTH WD-3
6 STONE SILL
7 60" ROUND LED LIGHTED SIGN ()INTERNALLY LIT). SEE 11/A2.4 FOR MOUNTING DETAIL
8 CUPOLA WITH WEATHERVANE. PAINT ALL SURFACES TO MATCH "ARCTIC WHITE", ROOF TO BE MR - 1 REFER TO 1A/A6.3 FOR CONSTRUCTION.
9 ROOF LINE BEHIND PARAPET WALL.
10 GLAZING TO RECIEVE WINDOW FILM, TINT - 1. SEE FINISH SCHEDULE SHEET A2.2
11 DOWNSPOUTS TIED INTO UNDERGROUND STORM SEWER BELOW GRADE.
12 KNOX BOX OR APPROVED EQUAL. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL
13 6' - 0" HIGH SOLID VINYL FENCE WITH (2) 3' - 0"W GATES. COLOR TO MATCH "ARCTIC WHITE"
14 BEIGE ALUMINUM PLAQUE W/6" REFLECTIVE BLACK VINYL NUMBERS. PROVIDED BY 1 HOUR SIGN. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL.
15 ATTIC ACCESS DOOR CENTERED ON GABLE WALL BEYOND. REFER TO DETAIL 3/A6.2 FOR ADDITIONAL INFORMATION.
16 ELECTRICAL OUTLET (UNDER AWNING). REFER TO ELECTRICAL DRAWINGS.
17 4" REFLECTIVE NUMBERS. SEE SIGN PACKAGE.

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION	SPECIFICATION
ACC-1	SHUTTERS	EKENA MILLWORK: TWO BATTEN W/ Z-BAR BOARD & BATTEN COMPOSITE SHUTTERS. 3' - 6"T X 1' - 6"W SHUTTERS TO BE ORDERED PRIMED, PAINT TO MATCH "AGED PEWTER"
ACC-2	LOUVERS	AMERICAN LOUVER & VENT COMPANY, TGV81260 OR APPROVED EQUAL. COLOR: ARCTIC WHITE
BR-1	BRICK	GLEN GERY; CASTILE GRAY VELOUR; MORTAR COLOR: LIGHT GRAY
BR-2	BRICK SOLDIER COURSE	GLEN GERY; CASTILE GRAY VELOUR; MORTAR COLOR: LIGHT GRAY
DR-1	HALF LITE DOORS	EXTERIOR INSULATED METAL HALF LITE DOOR; COLOR (INTERIOR AND EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DR-2	FULL LITE DOOR	EXTERIOR INSULATED METAL HALF LITE DOOR; COLOR (INTERIOR AND EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DS-1	SCUPPERS, DOWNSPOUTS @ GABLES ROOF	BM COLOR REVIEW # OC-21 WINTER WHITE. (COLOR TO MATCH "ARCTIC WHITE"
DS-2	GUTTERS ALONG METAL ROOF	COLOR: TO MATCH "MR-1"
MR-1	METAL ROOF	BERRIDGE CEE-LOCK SYSTEM. COLOR: DARK BRONZE.
ST-1	STONE WAINSCOT	LONESTAR STONE - LIBERTY CLASSIC - AUTUMN GROUT: LIGHT BUFF COLOR: MORTOR
ST-2	STONE CAP @ WAINSCOT	STONE SILL COLOR: COBBLESTONE
TRIM	MISC METAL TRIM & FLASHING	ANY MISC METAL FLASHING AND TRIM NOT NOTED AS TRIM-1 OR TRIM-2 SHOULD MATCH COLOR OF ADJACENT SURFACE. CONTACT ARCHITECT FOR DIRECTION AS REQ'D.
TRIM-1	MTL COPING @ PARAPET WALLS	BM COLOR REVIEW # OC-21 WINTER WHITE. (COLOR TO MATCH "ARCTIC WHITE"
TRIM-2	MTL TRIM @ METAL ROOF	COLOR: TO MATCH "MR-1"
WD-1	BOARD & BATTEN SIDING	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (2 1/2" WIDE @ 2'-0" O.C.) FINISH: SMOOTH COLOR: ARCTIC WHITE (PRIMED AND FIELD PAINTED)
WD-2	TRIM (FASCIA TRIM @ METAL ROOF)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, VARIOUS WIDTHS AS REQUIRED (SEE ELEVATIONS), COLOR: PAINT TO MATCH MR-1 (PRIMED AND FIELD PAINTED)
WIN-1	VINYL WINDOWS	PLY GEM 1100 SINGLE HUNG WINDOW. COLOR: WHITE. SEE WINDOW SCHEDULE
WIN-2	VINYL WINDOWS @ OFFICE	PLY GEM 1100 PICTURE WINDOW. COLOR: WHITE. SEE WINDOW SCHEDULE
WV-1	WEATHER VANE	LARGE COPPER ROOSTER WEATHER VANE. SEE 1A/A6.3 FOR ADDITIONAL INFORMATION.

CASCO
CASCO DIVERSIFIED CORPORATION
12 Sunnen Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100

PRIMROSE SCHOOLS
9828 KARSTEN BLVD
IOWA COLONY, TX 77583

PRIMROSE SCHOOL FRANCHISING COMPANY
3200 WINDY HILL ROAD, SUITE 1200 E
ATLANTA, GEORGIA 30339-5640

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CONSTR. DOC. & REVISIONS

No.	Description	Date

CASCO DIVERSIFIED CORPORATION
ARCHITECTURAL
CORP. LICENSE NO: BR98
EXP. DATE: 01/31/26

REGISTERED ARCHITECT KEVIN WILLIAM HARMS 20001 STATE OF TEXAS

06/09/2025

Professional of Record:
KEVIN WILLIAM HARMS
LICENSE NO: 20001
EXP. DATE: 04/30/26

Drawn/Checked	MTT / MS
Project Number	2303618
Bid Date	--/--/--
Permit Date	06/09/25
For Construction	--/--/--

EXTERIOR ELEVATIONS

A4.0

6/9/2025 12:08:01 PM

ADICO
CONSULTING ENGINEERS

Tuesday, April 29, 2025

Merrett Huddleston
Elevation Land Solutions
18811 Megan Way, St. A
New Caney, TX 77057
mhuddleston@elevationlandsolutions.com

Re: Primrose School Meridiana Reserve Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 6163
Adico, LLC Project No. 710-25-002-011

Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Primrose School Meridiana Reserve Preliminary Plat, received on or about April 28, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on April 28, 2025. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, April 30, 2025 for consideration at the May 6, 2025, Planning and Zoning Meeting.

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC

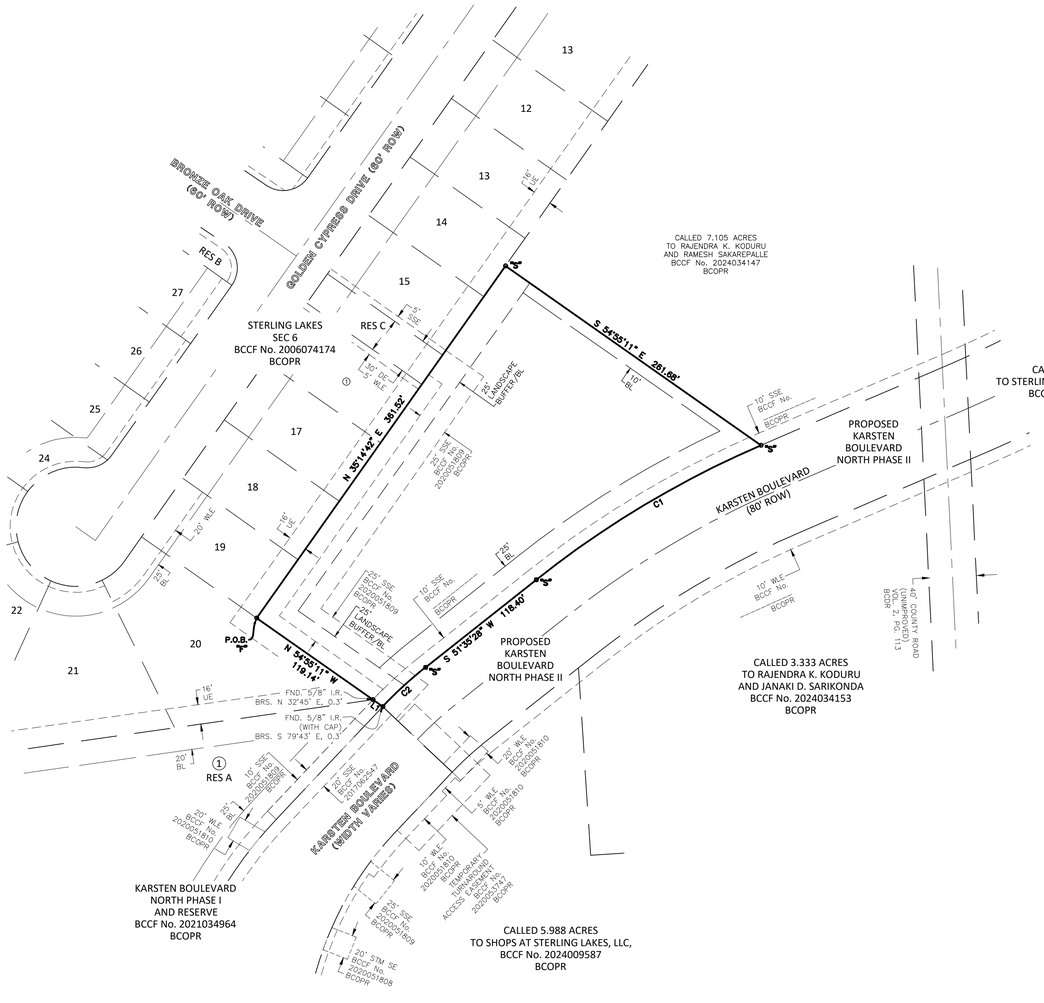
Dinh V. Ho, P.E.
TBPE Firm No. 16423

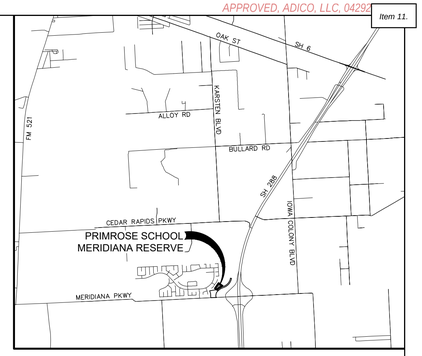
Cc: Kayleen Rosser, COIC
File: 710-25-002-011

APPROVED, ADICO, LLC, 04292

FINAL PLAT NOTES:

1. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 31 BOUNDARY.
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.
3. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
4. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
5. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
6. BENCHMARK 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 ADJUSTMENT.
7. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0110K, DATED DECEMBER 30, 2020.
8. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
9. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
10. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTLITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTLITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
11. THERE ARE PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN HEREON.
12. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
13. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
15. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 31.
16. THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
17. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
18. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
19. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
20. A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
21. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
22. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
23. THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
24. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR STERLING LAKES AT IOWA COLONY AND SIERRA VISTA, AS APPROVED ON FEBRUARY 2016 AND AS AMENDED IN JUNE 2018.
25. 25' SSE RECORDED UNDER BCCF 2020051809 BCOPR PARTIALLY ABANDONED BY BCCF 2025010788 BCOPR.
26. 20' SSE RECORDED UNDER BCCF 2017062547 BCOPR PARTIALLY ABANDONED BY BCCF 2025013180 BCOPR.





VICINITY MAP

BRAZORIA COUNTY KEY MAP: 692F & 692K

SCALE: 1"=5000'

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
WLE=	WATER LINE EASEMENT
BL=	BUILDING LINE
ROW=	RIGHT-OF-WAY
BCCF=	BRAZORIA COUNTY CLERK'S FILE
BCDR=	BRAZORIA COUNTY DEED RECORDS
BCPR=	BRAZORIA COUNTY PLAT RECORDS
BCOPR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
BCOPRRP=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL _, PG._=	VOLUME, PAGE
No.=	NUMBER
"F"=	FOUND 5/8-INCH IRON ROD (WITH CAP)
FND=	FOUND
POB=	POINT OF BEGINNING
IR=	IRON ROD
BRS=	BEARS
○E	EXISTING 5/8" IRON ROD WITH CAP
○S	5/8" IRON ROD WITH CAP TO BE SET

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.11'	N 54°57'27" W

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	220.18'	840.00'	015°01'06"	219.55'	S 59°06'01" W
C2	48.64'	340.00'	008°11'45"	48.59'	S 47°29'34" W

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES

1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 12-INCHES ABOVE CROWN OF ROAD AND/OR 24-INCHES ABOVE BASE FLOOD ELEVATION.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS, PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
6. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
7. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
8. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
9. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
10. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
11. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
12. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A 'RECORDED DOCUMENT NUMBER' AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.
13. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 'DEDICATED' DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
14. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION; SUB-SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

PRELIMINARY PLAT
PRIMROSE SCHOOL MERIDIANA RESERVE

A SUBDIVISION OF 1.529 ACRES OF LAND
OUT OF THE
H.T.&B.R.R. Co. SURVEY SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK
APRIL 2025

OWNER/ DEVELOPER: STERLING MERIDIANA 35 GP, LLC
5851 SAN FELIPE, SUITE 800
HOUSTON, TX 77057
(713) 622-0800

ENGINEER/ SURVEYOR: ELEVATION land solutions
TBPE REGISTRATION NUMBER F-22671
9700 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

P:\001 Sierra Vista - 8Q\043 2LSAM Sterling Meridiana Title Survey\Platting\Dwg\Primrose Meridiana - PlatSet.dwg 4/30/2025 2:11:10 PM Jessica

APPROVED, ADICO, LLC, 04292

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain description of a certain 1.529 acre (66,603 square feet) tract of land situated in the H.T. & B.R.R. Co. Survey, Section 57, Abstract No. 289, in Brazoria County, Texas, being a portion of the remainder of a called 31.51 acre tract (Tract 1) conveyed to Sterling Meridiana 35 GP, LLC, by deed recorded in Clerk's File No. 2022035646, Brazoria County Official Public Records; said 1.529 acre (66,603 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

BEGINNING at a 5/8–inch iron rod (with cap) found, being the west corner of said called 31.51 acre tract, being the south corner of Lot 19, Block 1, of Sterling Lakes At Iowa Colony Sec 6 according to the plat thereof recorded in Clerk's File No. 2006074174, Brazoria County Official Public Records, and being on the northeast line of Lot 20, Block 1, of said Sterling Lakes At Iowa Colony Sec 6;

THENCE, North 35°14'42" East, along the west line of said called 31.51 acre tract and along the east line of said Sterling Lakes At Iowa Colony Sec 6, 361.52 feet to a 5/8–inch iron rod (with cap) found, being on the east line of Lot 14, Block 1, of said Sterling Lakes At Iowa Colony Sec 6, and being the west corner of a called 7.105 acre tract conveyed to Rajendra K. Koduru and Ramesh Sakarepalle by deed recorded in Clerk's File No. 2024034147, Brazoria County Official Public Records;

THENCE, South 54°55'11" East, along the southwest line of said called 7.105 acre tract, 261.68 feet to a 5/8–inch iron rod (with cap) found, being the south corner of said called 7.105 acre tract, being on the west line of a called 2.500 acre tract conveyed to the City of Iowa Colony by deed recorded in Clerk's File No. 2024032995, Brazoria County Official Public Records, and being the beginning of a curve to the left;

THENCE, along the west line of said called 2.500 acre tract, the following three (3) courses and distances:

1. Along said curve to the left in a southwesterly direction, with a radius of 840.00 feet, a central angle of 15°01'06", an arc length of 220.18 feet, and a chord bearing South 59°06'01" West, 219.55 feet to a 5/8–inch iron rod (with cap) found;
2. South 51°35'28" West, 118.40 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;
3. Along said curve to the left in a southwesterly direction, with a radius of 340.00 feet, a central angle of 08°11'45", an arc length of 48.64 feet, and a chord bearing South 47°29'34" West, 48.59 feet to the easterly northeast corner of Reserve A, Block 1, of Karsten Boulevard North Phase 1 and Reserve according to the plat thereof recorded in Clerk's File No. 2021034964, Brazoria County Map Records, being on the west right–of–way line of Karsten Boulevard (right–of–way width varies) according to the plat thereof recorded in Clerk's File No. 2021034964, Brazoria County Map Records, from which a 5/8–inch iron rod (with cap) found bears South 79°43' East, 0.3 feet, also from which an "X" cut in concrete found bears South 46°36'20" East, 80.00 feet, being on the east right–of–way line of said Karsten Boulevard and being on the west line of a called 5.988 acre tract conveyed to Shops at Sterling Lakes, LLC (an undivided 81% interest) and Shops at Lakehouse, LLC (an undivided 19% interest) by deed recorded in Clerk's File No. 2023026033, Brazoria County Official Public Records;

THENCE, North 54°57'27" West, 10.11 feet to the southeast corner of said Lot 20, being the northerly northeast corner of said Reserve A, from which a 5/8–inch iron rod found bears North 32°45' East, 0.3 feet;

THENCE, North 54°55'11" West, 119.14 feet to the POINT OF BEGINNING, CONTAINING 1.529 acres (66,603 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

BRAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL

_____
President Date
Lee Walden, P.E.

_____
Vice President Date
Kerry L. Osburn

_____
Secretary/Treasurer Date
Brandon Middleton

_____
District Engineer Date
Dinh V. Ho

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, STERLING MERIDIANA 35 GP, LLC, acting by and through _____, _____, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 1.529 Acre tract described in the above and foregoing map of PRIMROSE SCHOOL MERIDIANA RESERVE, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'–6") for ten feet (10'–0") perimeter ground easements or seven feet, six inches (7'–6") for fourteen feet (14'–0") perimeter ground easements or five feet, six inches (5'–6") for sixteen feet (16'–0") perimeter ground easements, from a plane sixteen feet (16'–0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'–6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'–0") for ten feet (10'–0") back–to–back ground easements, or eight feet (8'–0") for fourteen feet (14'–0") back–to–back ground easements or seven feet (7'–0") for sixteen feet (16'–0") back–to–back ground easements, from a plane sixteen feet (16'–0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'–0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'–0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the STERLING MERIDIANA 35 GP, LLC, Brazoria County, or any other governmental agency, the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, the STERLING MERIDIANA 35 GP, LLC, acting by and through _____, _____, thereunto authorized this _____ day of _____, 20__.

STERLING MERIDIANA 35 GP, LLC

By: _____

_____

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this _____ day of _____, 20___

_____ _____
David Hurst
Chairman

_____ _____
Warren Davis

_____ _____
Les Hosey

_____ _____
Robert Wall

_____ _____
Brenda Dillon

_____ _____
Brian Johnson

_____
Terry Hayes

This plat is hereby APPROVED by the City of Iowa Colony City Council, this _____ day of _____, 20___

_____
Wil Kennedy
Mayor

_____
McLean Barnett

_____
Arnetta Hicks–Murray

_____
Marquette Greene–Scott

_____
Tim Varlack

_____
Kareem Boyce

_____
Sydney Hargroder

STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared

_____, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ Day of _____, 20___

_____
Notary Public in and for the State of Texas

Printed Name: _____

My Commission expires _____

I, Paul R. Bretherton, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

_____
Paul R. Bretherton
Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this _____ day of _____, 20___

_____
Dinh V. Ho, P.E.

PRELIMINARY PLAT
PRIMROSE SCHOOL MERIDIANA RESERVE

A SUBDIVISION OF 1.529 ACRES OF LAND
OUT OF THE
H.T.&B.R.R. Co. SURVEY SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK
APRIL 2025

OWNER/ DEVELOPER: STERLING MERIDIANA 35 GP, LLC
5851 SAN FELIPE, SUITE 800
HOUSTON, TX 77057
(713) 622–0800

ENGINEER/ SURVEYOR: ELEVATION land solutions
TBPE REGISTRATION NUMBER F-22671
9700 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

P:\001 Sierra Vista - BCAD\1.2\DWF\Sterling Meridiana Title Survey\Platting\dwg\Primrose Meridiana - PlatSetup 4/30/2025 2:11:16 PM cleisure

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS GRANTING A WAIVER AND VARIANCE TO CERTAIN SETBACK REQUIREMENTS AT 9828 KARSTEN BLVD.; WITH RELATED PROVISIONS

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

SECTION 1. Findings of Fact

a. The Planning and Zoning Commission has made a report to the City Council concerning this variance.

b. The City Council has determined that a waiver or variance should be granted as herein provided, because the criteria in Section 1.3.4.3 of the Unified Development Code have been satisfied.

c. All requirements of law concerning this ordinance and the waiver and variance herein granted have been satisfied.

SECTION 2. Legal Requirements

Section 3.5.3.1(a)(3) of the Iowa Colony Unified Development Code provides:

> If both (i) property frontage is on a designated major arterial; and (ii) either (a) the tract size is less than two (2) acres, or (b) the proposed building size is limited to a maximum of twenty-five thousand (25,000) square feet of Gross Leasable Area (GLA); then the front wall of the building shall be located on a build-to building setback line of fifty-three (53) feet from the ultimate right-of-way line of the street along the front of the property.

SECTION 3. Background

The City has received an application for a variance from the above provision for the construction of a new Early Childhood Development center for Primrose Schools to be located at 9828 Karsten Blvd. The background is more fully stated in the Staff Report attached hereto and incorporated herein in full.

SECTION 4. Grant of Waiver and Variance

Accordingly, the City Council hereby grants a waiver and variance to the requirements of the above-cited section of the Uniform Development Code concerning setbacks for the proposed structure at the location provided; however, that this variance is granted:

a. only to the extent shown in the **attached drawing(s)**;

b. but only to the extent stated in the **Staff Report attached hereto**;

c. in reliance upon the statements of fact in the **attached Application for Variance Request or Appeal** filed in this matter; and

d. subject to any conditions or limitations stated in the Staff Report.

SECTION 5. Savings Clause

The Unified Development Code and all other ordinances of the City shall remain in full force and effect except as specifically provided herein.

SECTION 6. Severance Clause

If any part of this ordinance, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this ordinance shall remain in full force and effect.

SECTION 7. Effective Date

This ordinance shall be effective immediately upon its passage and approval.

PASSED AND APPROVED ON AUGUST 18, 2025.

CITY OF IOWA COLONY

By: _____
WIL KENNEDY, MAYOR

ATTEST:

_____
KAYLEEN ROSSER, CITY SECRETARY

APPLICATION
AND
STAFF REPORT

ATTACHMENTS TO ORDINANCE GRANTING VARIANCE TO CERTAIN PROVISIONS OF UNIFIED DEVELOPMENT CODE FOR PRIMROSE SCHOOLS

ADICO
CONSULTING ENGINEERS

MEMORANDUM

Date: August 1, 2025

To: Planning and Zoning Members

From: Dinh V. Ho, P.E.

RE: Primrose School_ Variance for Building Line Setback

Staff's Summary and Recommendations

CC: Mayor Wil Kennedy, Natasha Brooks, Kayleen Rosser

Primrose Schools is proposing to develop a new Early Childhood Development center to be located 9828 Karsten Blvd. in Iowa Colony, TX.

CASCO Architects, on behalf of Primerose Schools, submitted a variance to the Unified Development Code (UDC) Section 3.5.3.1. Setback, Driveways, Sidewalks, and Parking for Commercial/Retail/Office/Industrial Use Buildings.

The variance request is to remove the requirements for front build to line as required by Section 3.5.3.1.(a)(3).

> *If both (i) property frontage is on a designated major arterial; and (ii) either (a) the tract size is two (2) acres or smaller or (b) the proposed building size is less than twenty-five thousand (25,000) square feet of Gross Leasable Area (GLA); then the front wall of the building shall be located on a build-to building setback line of fifty three(53) feet from the ultimate right-of-way line of the street along the front of the property.*

The applicant reasoning is as follow:
A 53' front setback, combined with existing easements along the west and south lot lines, leaves the site largely unbuildable. Primrose building cannot fit in the remaining area.

City staff recommend approval of the variance based on the following:

- The shape of the tract and the presence of an existing 25' sanitary sewer easement creates an undue hardship for the application.
- The circumstances causing the hardship do not similarly affect all or most properties in the vicinity.
- Granting the waiver will not be detrimental to the public health, safety or welfare, or injurious to other property within the area
- Building lines shall be subject to the Subdivision Ordinance:
    - Required front yard: Twenty-five feet (25')
    - Required side yard: Ten feet (10') for side yards; provided, however, a side yard adjacent to a side street shall have a yard of not less than twenty feet (20'); and
    - Required rear yard: Twenty feet (20'); provided, however, a rear yard adjacent to a street shall have a yard of not less than thirty feet (30').

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; APPROVING THE PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT AND NOTICE OF SALE; AND APPROVING OTHER MATTERS INCIDENTAL THERETO.

WHEREAS, the City Council of the City of Iowa Colony, Texas (the "City"), deems it advisable to issue certificates of obligation (the "Certificates") of the City in accordance with the notice hereinafter set forth; and

WHEREAS, the City desires to approve the preparation of a preliminary official statement (the "Preliminary Official Statement") and notice of sale (the "Notice of Sale"), if any, in anticipation of its issuance of the Certificates;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

Section 1. The findings, determinations, definitions and recitations set out in the preamble to this resolution are found to be true and correct and are hereby adopted by City Council and made a part hereof for all purposes.

Section 2. The City Secretary is hereby authorized and directed to cause to be published and posted in the manner required by law and in substantially the form attached hereto as Exhibit A, a notice of the City's intention to issue the Certificates (the "Notice").

Section 3. The Notice shall be published once a week for two (2) consecutive weeks in a newspaper that is of general circulation in the City, the date of the first publication to be before the 45th day before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates. In addition, the Notice shall be posted continuously on the City's website for at least 45 days before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates.

Section 4. For purposes of section 1.150-2(d) of the Treasury Regulations, this Notice serves as the City's official declaration of intent to reimburse itself from proceeds of the Certificates in the maximum principal amount and for expenditures paid in connection with the projects, each as set forth in Exhibit A hereof. Any such reimbursement will only be made (i) for an original expenditure paid no earlier than 60 days prior to the date hereof and (ii) not later than 18 months after the later of (A) the date the original expenditure is paid or (B) the date the project to which such expenditure relates is placed in service or abandoned, but in no event more than three years after the date the original expenditure is paid.

Section 5. The Mayor, the City Attorney, the City Engineer, the person performing the duties of the City Manager, and other appropriate officials of the City, the City's financial advisor,

Masterson Advisors LLC, and the City's bond counsel, Bracewell LLP, are authorized and directed to proceed with the preparation of a Preliminary Official Statement and Notice of Sale, if any, relating to the sale of the Certificates and to make other necessary arrangements for the sale of the Certificates at a future meeting of the City Council of the City.

Section 6. The City hereby authorizes the Mayor, the City Attorney, or the person performing the duties of the City Manager to approve the final form of and deem final any such Preliminary Official Statement within the meaning and for the purposes of paragraph (b)(1) of Rule 15c2-12 of the United States Securities and Exchange Commission.

Section 7. The Mayor, the City Attorney, the person performing the duties of the City Manager, the City Secretary, and other officers and agents of the City are hereby authorized and directed to do any and all things necessary or desirable to carry out the provisions of this resolution.

Section 8. This resolution shall take effect immediately from and after its passage by the City Council of the City of Iowa Colony.

[Remainder of Page Intentionally Left Blank]

INTRODUCED, READ and PASSED by the affirmative vote of the City Council of the City of Iowa Colony, Texas this 18th day of August, 2025.

_____
WIL KENNEDY, Mayor

ATTEST:

_____
KAYLEEN ROSSER, City Secretary

[SEAL]

EXHIBIT A

NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Iowa Colony, Texas (the "City"), will meet at City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583, at 7:00 p.m. on October 20, 2025, which is the time and place tentatively set for the final passage of an ordinance and such other action as may be deemed necessary to authorize the issuance of the City's certificates of obligation (the "Certificates") in a maximum aggregate principal amount not to exceed $30,000,000 payable from ad valorem taxes and from a limited pledge of a subordinate lien on the surplus revenues of the City's water and sewer system, bearing interest at any rate or rates not to exceed the maximum interest rate now or hereafter authorized by law, as shall be determined within the discretion of the City Council of the City at the time of issuance of the Certificates, and maturing over a period not to exceed forty (40) years from the date of issuance, for the purposes of evidencing the indebtedness of the City for all or any part of the costs associated with (i) the design, construction, acquisition, and equipment of improvements to the City's water and sewer system and (ii) the cost of professional services incurred in connection thereto. The estimated combined principal and interest required to pay the Certificates on time and in full is approximately $57,232,070. Such estimate is provided for illustrative purposes only and is based on an assumed interest rate of 5.50%. Market conditions affecting interest rates vary based on a number of factors beyond the control of the City, and the City cannot and does not guarantee a particular interest rate associated with the Certificates. As of the date of this notice, the aggregate principal amount outstanding of tax-supported debt obligations of the City is $13,110,000, and based on the City's expectations, as of the date of this notice the combined principal and interest required to pay all of the outstanding tax-supported debt obligations of the City on time and in full is $21,706,276.00.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE CITY, this 18th day of August, 2025.

Kayleen Rosser
City Secretary
City of Iowa Colony, Texas

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §

I, the undersigned officer of the City Council of the City of Iowa Colony, Texas, hereby certify as follows:

1. The City Council of the City of Iowa Colony, Texas, convened in a regular meeting on the 18th day of August, 2025, at the regular meeting place thereof, within said City, and the roll was called of the duly constituted officers and members of said City Council, to wit:

Wil Kennedy	Mayor
Nikki Brooks	Council Member
Arnetta Hick-Murray	Council Member
Marquette Greene-Scott	Council Member
Timothy Varlack	Council Member
Kareem Boyce	Council Member
Sydney Hargroder	Council Member

and all of said persons were present, except the following absentee(s): _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; APPROVING THE PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT AND NOTICE OF SALE; AND APPROVING OTHER MATTERS INCIDENTAL THERETO.

was duly introduced for the consideration of said City Council and read in full. It was then duly moved and seconded that said resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of said resolution, prevailed and carried by the following vote:

_____ Member(s) of City Council shown present above voted “Aye”.

_____ Member(s) of City Council shown present above voted “No”.

_____ Member(s) of City Council shown present abstained from voting.

2. A true, full and correct copy of the aforesaid resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that said resolution has been duly recorded in said City Council's minutes of said meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council's minutes of said meeting pertaining to the adoption of said resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the date, hour, place and purpose of the aforesaid meeting, and that said resolution would be introduced and considered for adoption at said meeting, and each of said officers and members consented, in advance, to the holding of said meeting for such purpose; that said meeting was open to the public as required by law; and that public notice of the date, hour, place and subject of said meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED this 18th day of August, 2025.

_____
City Secretary
City of Iowa Colony, Texas

[SEAL]

CITY OF IOWA COLONY

12003 Iowa Colony Blvd.
Iowa Colony, Tx. 77583
Phone: 281-369-2471
Fax: 281-369-0005
www.iowacolonytx.gov

Citizens of Iowa Colony:

On behalf of the fifteen member Iowa Colony Charter Commission,
I am pleased to distribute this proposed City Charter for your consideration.

A City Charter is an important document and an important milestone for our City government. This document outlines a governance process that will set the tone for our community for many years to come.
Currently the City is governed by the general laws of the state of Texas.
Now that Iowa Colony has passed 5,000 citizens, we can govern ourselves.

Each of the Charter Commission members are residents of our city.
The Commission was appointed in 2019 and recommended the Charter to the City Council in March 2020.
However, due to the delay in the May election, it is only now being placed on the ballot for your consideration.
Each member participated heartily in the process and they recommended this document on a unanimous vote.

Please review closely our Charter.
We commend this Charter to the citizens of Iowa Colony and urge its adoption.
It is our belief that this Charter will permit our City Government to operate in a more effective and satisfactory manner to the best interest of all citizens.

If you have any questions about the Charter, please feel free to contact any of the members.

Their names are listed in the document.

Sincerely,

Sydney Hargroder

Sydney Hargroder
Charter Commission Chair

HOME RULE CHARTER
OF THE
CITY OF IOWA COLONY, TEXAS

PREAMBLE

We, the citizens of Iowa Colony, Texas, in order to establish a home rule municipal government, provide for the future progress of our city, obtain more fully the benefits of local self-government, and provide for the public health, safety, and welfare, hereby adopt this Home Rule Charter in accordance with the constitution and statutes of the State of Texas.

ARTICLE 1. INCORPORATION, FORM OF GOVERNMENT, AND BOUNDARIES

Sec. 1.01. Incorporation

All inhabitants of the City of Iowa Colony, Texas, within the boundaries of this city as now established or as later amended, shall continue to constitute a municipal body politic and shall be incorporated forever as a home rule city under the name "City of Iowa Colony" (sometimes herein called the "city") with all powers, rights, authority, privileges, obligations, and immunities provided herein or by law.

Sec. 1.02. Form of Government

The municipal government provided by this charter shall be known as the "Council-Manager Government." Pursuant to its provisions and subject only to the limitations imposed by the state constitution, the statutes of this state, and this charter, all powers of the city shall be vested in an elective council, hereinafter referred to as the "City Council," which shall enact local legislation, adopt budgets, determine policies, and appoint the city manager, who in turn shall execute the laws and administer the government of the city. All powers of the city shall be exercised in the manner prescribed by this charter, or if the manner be not prescribed, then in such manner as may be prescribed by ordinance, the state constitution or the statutes of the state.

Sec. 1.03. The Boundaries

a. **Establishment of Boundaries.** The boundaries and extraterritorial jurisdiction of the city shall be as they exist when this charter is adopted, until changed as provided by law. Any authority or provision herein to establish or change the city's boundaries shall also establish and authorize changes to the extraterritorial jurisdiction.

b. **Official Map.** The City Secretary shall at all times keep on file a correct and complete description and official map of the city boundaries and extraterritorial jurisdiction.

Sec. 1.04. Extension of Boundaries

The extraterritorial jurisdiction and boundaries of the city may hereafter be enlarged and extended authorized under the terms and provisions of Texas Local Government Code chapters 42 and 43, as now existing or later amended, or as otherwise provided by law.

Sec. 1.05. Contraction of Boundaries

a. Authority from Charter. Whenever the City Council determines that any territory within the corporate limits of the city is not suitable or necessary for city purposes, the City Council may disannex that territory by ordinance, upon a petition signed by a majority of the qualified voters residing in that territory if it is inhabited, or without any such petition if that territory is uninhabited. That petition and ordinance shall specify accurately the metes and bounds of the territory sought to be eliminated from the city and shall contain a plat designating that territory, so that it can be definitely ascertained. When the disannexation ordinance has been duly passed, it shall be entered upon the minutes and records of the city, and from and after the passage of that ordinance, that territory shall cease to be a part of the city, but that territory shall still be liable for its pro rata share of any debts incurred while that territory was a part of the city, and the city shall continue to levy, assess, and collect taxes on the property within that territory to pay the indebtedness incurred while that territory was a part of the city, as though that territory had not been excluded from the boundaries of the city.

b. Authority from Other Law. In addition, the city may remove territory from the extraterritorial jurisdiction or city limits as provided by law.

ARTICLE 2. POWERS OF THE CITY

Sec. 2.01. General

The city may use a corporate seal; may sue and be sued; may contract and be contracted with; may implead and be impleaded in all courts in all matters whatsoever; may cooperate with the government of the State of Texas or any agency thereof, the federal government or any agency thereof, or any political subdivision of the State of Texas; and shall have all the powers granted to cities by the constitution and laws of the State of Texas, together with all the implied powers necessary or convenient to carry into execution all the powers granted. The city may acquire property within or without its boundaries for any municipal purpose in fee simple or in any lesser interest or estate, by purchase, gift, devise, lease or condemnation and may sell, lease, hold, manage and control any property now owned by it or which it may later acquire; and may construct, own, lease, operate and regulate public utilities; may assess, levy and collect taxes for general and special purposes on all lawful subjects of taxation; may borrow money on the faith and credit of the city by the issuance and sale of bonds, notes, or other lawful debt instruments of

the city; may appropriate the money of the city for all lawful purposes; may regulate and control the use, for whatever purpose, of the streets and other public places; may make and enforce all police, health, sanitary and other regulations; and may pass such ordinances as may be expedient for the protection and maintenance of good government, peace and welfare of the city, for the performance of the functions thereof, for the order and security of its residences; and may provide suitable penalties for the violation of any ordinance enacted by the city; and, except as prohibited by the constitution and laws of this state or restricted by this charter, the city may exercise all municipal powers, functions, rights, privileges and immunities of every name and nature whatsoever.

Sec. 2.02. General Powers Adopted

The enumeration of the particular powers in this charter shall not be held or deemed to be exclusive, but in addition to the powers enumerated herein, implied hereby, or appropriate to the exercise of those powers, the city shall have and may exercise all powers of local self-government and all other powers which, under the constitution and laws of the State of Texas, it would be competent for this charter specifically to enumerate. The city shall have and may exercise all the powers enumerated in the laws of the State of Texas, as now or later amended.

Sec. 2.03. Eminent Domain

The city shall have the full power of eminent domain, subject to all limitations and restrictions provided by law.

ARTICLE 3. THE CITY COUNCIL

Sec. 3.01. Number, Selection, and Term

a. General. The legislative and governing body of the city shall consist of a mayor and six councilmembers and shall be known as the "City Council of the City of Iowa Colony" and is sometimes herein called the “council” or “City Council.”

b. Mayor. The mayor shall be elected to office from the city at large. The mayor shall be a member of the city council for all purposes.

c. At Large and District Council Places. There shall be three at large council places, which shall be designated Position One, Position Two, and Position Three. These three positions shall be elected as at large positions. There shall also be three council places, which shall be designated District A, District B. and District C, and the council members in those places shall reside in and shall be elected from districts to be established and determined as herein provided in compliance with applicable law. Each council place shall constitute a separate office. A person may not be a candidate for more than one place on the council at one time, and a candidate must

specify that place at the time of officially becoming a candidate. Every qualified voter in the city shall be entitled to vote on a candidate for the Mayor and for each at large council position. Only qualified voters who reside within a council district shall be eligible to vote for a candidate for the council place for that district.

d. Staggered Terms

1. Transition Provisions

i. At the general election of city officers in 2020, persons shall be elected to Council Member Positions 1 and 2, which shall be the same as the current Council Member Positions 1 and 2, for two year terms and until their respective successors are rightfully sworn in.

ii. At the general election of city officers in 2021, persons shall be elected to the offices of Mayor and Council Member Positions 4 and 5, which shall be the same as the current positions of Mayor and Council Member Positions 4 and 5, for two year terms and until their respective successors are rightfully sworn in, and a person shall be elected to the office of Council Member Position 3 for a transitional one year term and until his or her successor is rightfully sworn in. For the sole purpose of determining when a successor is sworn in, Council Member District A shall be considered the successor to Council Position 4, and Council Member District B shall be considered the successor to Council Position 5.

2. After the Transition

i. At the general election of city officers in 2022, and in each even numbered year after that, persons shall be elected to the offices of Council Member Positions 1, 2, and 3 for two year terms and until their respective successors are rightfully sworn in.

ii. At the general election of city officers in 2023, and in each odd numbered year after that, persons shall be elected to the offices of Mayor and Council Members Districts A, B, and C for two year terms and until their respective successors are rightfully sworn in.

3. Uniform Election Dates. The annual election of city officers shall be held on the statutory uniform election date in May of each year, except as otherwise provided in response to the COVID-19 pandemic or other emergency measures. If an election of officers is postponed from the May uniform election date because of an emergency, the reference herein to a two year term shall mean two years from the May election date when the election would have been held without the emergency postponement, except as otherwise provided by law.

e. **Term of Office. Elections.** Each council member shall hold office for a period of two years and until his or her successor is rightfully sworn in. A council member whose term ends early due to a resignation or any other reason shall not hold over in office after the resignation or other early termination becomes effective. All elections shall be held in the manner provided in article 5 of this charter and in compliance with law.

f. **District Boundaries**

1. **Initial Districts.** The initial council district boundaries shall be drawn by the Charter Commission members, and they are hereby constituted as the initial District Boundaries Commission for that purpose. The initial district boundaries drawn by the District Boundaries Commission shall be delivered to the mayor and shall not be changed until after the City Council election of May 2022.

2. **Redistricting**

i. Beginning after the City Council election of May 2022, the council may at its discretion review and revise council district boundaries from time to time, and the council must review the district boundaries for possible revision as soon as practicable after the release of data from each decennial federal census. After the initial district boundaries are established, the Charter Review Commission appointed under Section 11.12 shall advise the council on redistricting.

ii. Changing district boundaries shall not require an amendment of this charter and may be done by ordinance, but the number of districts shall not be changed except by an amendment of this charter.

iii. The city must consult with one or more independent experts to ensure the district boundaries are drawn in accordance with applicable law; however, the boundaries shall not be subject to challenge on the grounds that such consultation was not done.

iv. Promptly following the addition of territory to the city by a boundary change, the City Council shall by ordinance add that territory to an adjacent district or districts.

Sec. 3.02. Qualifications. Resign-to-Run

a. **Qualifications.** To be eligible to be a candidate for, elected to, or appointed to the City Council, a person must:

1. Be a United States citizen;

2. Be 21 years of age or older on the first day of the term to be filled at the election or on the date of appointment, as applicable;

3. Have not been determined by a court exercising probate jurisdiction to be:

   i. Totally mentally incapacitated; or

   ii. Partially mentally incapacitated without the right to vote;

4. Be a qualified voter of the city, whether registered to vote or not;

5. Have been a resident of the territory from which the office is elected or appointed for 12 months immediately preceding the following date:

   i. The date of the regular filing deadline for a candidate's application for a place on the ballot;

   ii. For a write-in candidate, the date of the election for which the candidate's name is written in; or

   iii. For an appointee to the council, the date of the appointment;

   iv. If territory is annexed into the city within the 12 month period described in this section, then the person's residence in that territory before the annexation counts toward the residency requirement; and

6. Meet all requirements of applicable law.

b. Resign-to-Run

1. Any of the following events shall constitute an automatic resignation from the office on the council already being held by a person:

   i. that person officially becomes a candidate for a different office on the council, which act entitles that person to a place on the ballot for that office or to receive write-in votes for that office, unless the term of the earlier office is scheduled to expire at or before the beginning of the term of the office for which the person becomes a candidate; or

   ii. that person is sworn in to a different office on the council.

2. This subsection "b" does not apply to the office of mayor pro-tem or any office other than council member, which as always in this charter includes the mayor.

3. The city secretary shall give notice on the city's internet website of a vacancy created under this subsection promptly when the vacancy is created. The city secretary shall give notice on that website of any filing period for any special election to fill that vacancy, promptly when the election is ordered.

Sec. 3.03. Council to be Judge of Election and Qualification

The city council shall be the judge of the election and qualification of its own members and other elected officers of the city.

Sec. 3.04. Compensation

a. No Compensation for Services. City council members shall not receive compensation for their services as council members.

b. Expenses. City ordinances may provide for and regulate payments to council members for reasonable expenses incurred in the performance of their official duties.

Sec. 3.05. Mayor and Mayor Pro Tem

a. Mayor. The mayor shall be the presiding officer of the City Council and may make and second motions, participate in discussions, and vote on all matters under consideration by the council, subject to the same restrictions as any other council member. The mayor shall be the head of the city government for all ceremonial purposes but shall have no regular administrative duties. The mayor shall be the official head of the city for purposes of martial law and of other emergency powers, except to the extent otherwise provided by law. The mayor shall annually present to the council a written report on the state of the city. The mayor shall perform such other duties consistent with the office as may be imposed upon the mayor by this charter, ordinances and resolutions passed pursuant hereto, or other law.

b. Mayor Pro Tem. The City Council, at its first meeting after installation of council members after each regular election of council members, shall elect a council member as mayor pro-tem, and he or she shall perform all the duties of the mayor in the absence or disability of the mayor.

Sec. 3.06. Vacancies

a. Creation of Vacancy. A vacancy in the office of a council member occurs upon any of the following:

1. The council member fails to maintain the qualifications for that office throughout the term of office, as determined by the council;

2. The council member is absent from three consecutive regularly scheduled council meetings without valid excuse, as determined by the council;

3. The council member resigns voluntarily or involuntarily;

4. The council member is removed from office; or

5. A vacancy otherwise exists by law.

b. Filling Vacancy by Appointment. The council must fill a vacancy on the council by appointment for the remainder of the unexpired term, except as otherwise provided in subsection c.

c. Special Election to Fill Vacancy. However, this subsection applies in either of the following circumstances:

1. There are three or more appointed members on the council; or

2. The vacancy is created by a resignation but not by an automatic resignation, not by a resignation while a recall petition is pending, and not by a disqualification.

Where this subsection applies, the council may fill the vacancy by appointment until the next regularly scheduled date for the election of municipal officers occurring long enough after the creation of the vacancy for an election to fill the vacancy to be held lawfully on that date, and on that date an election must be held to fill the vacancy for the remainder of the unexpired term.

Sec. 3.07. Powers of the City Council. All powers of the city and the determination of all matters of policy shall be vested in the City Council, except as otherwise specifically provided in this charter. Without limitation of the foregoing and among the other powers that may be exercised by the city council, the following are hereby enumerated for greater certainty:

a. Appoint and remove from any office or position of employment in the city government any officer, employee, or member of any board or commission, except as otherwise provided in Sections 4.1, 4.2, or any other provision of this charter.

b. Establish and consolidate any offices or administrative departments and abolish offices or departments established by the council but not by this charter.

c. Adopt the budget of the city.

d. Authorize the issuance of bonds by a bond ordinance.

e. Inquire into the conduct of any office, department or agency of the city and make investigations as to municipal affairs.

f. Provide for any boards and commissions and appoint the members thereof. Such boards and commissions shall have all powers and duties now or later conferred and created by this charter, by city ordinance, or by law.

g. Adopt and modify the zoning plan and the building code of the city.

h. Adopt and modify the official map of the city.

i. Adopt, modify, and carry out plans for urban renewal and economic development.

j. Adopt, modify, and carry out plans proposed by the planning commission for the planning, improvement, and redevelopment of any area destroyed in whole or in part by disaster.

k. Regulate, license, and fix the charges or fares made by any person, firm or corporation owning, operating, or controlling any vehicle of any character used for the carrying of passengers for hire or the transportation of freight for hire on the public streets and alleys of the city.

l. Provide for the establishment and designation of fire limits and prescribe the kind and character of buildings, structures, or improvements to be erected, and provide for the erection of fireproof buildings within those limits, and provide for the condemnation of buildings or structures that are dangerous, dilapidated, or likely to increase the fire hazard, and prescribe the manner of their removal or destruction within those limits.

m. Set the salaries and compensation of the city officers and employees, except to the extent that the council delegates that authority to the city manager.

n. The council may provide for sanitary garbage disposal, set fees and charges therefor, and provide penalties for failure to pay those fees and charges.

o. Exercise exclusive dominion, control, and jurisdiction in, upon, over, and under the public streets, avenues, sidewalks, alleys, highways, boulevards, and public grounds of the city and provide for the improvement of those as provided in Texas Transportation Code Ch. 313, as now or later amended, or in any applicable law.

p. Compromise and settle any and all claims and lawsuits of every kind and character in favor of or against the city, its officers, or its employees in their official capacity.

Sec. 3.08. Meetings of the City Council

The City Council shall hold at least one regular meeting in each month at a time to be fixed by it for such regular meetings and may hold additional or special meetings when called by the mayor or any two members of the council. All meetings of the City Council shall be public, except to the extent otherwise allowed by law. All council meetings shall be held at the city hall, except that the council or the mayor and two other council members may designate another place for those meetings, and notice of any meeting at a place other than city hall shall be posted at city hall, at the place of that meeting, and on the internet website of the city, in the manner provided by law for notice of council meetings.

Sec. 3.09. Rules of Procedure

The City Council shall determine its own rules of procedure and may compel the attendance of its members. A majority of the qualified members of the City Council shall constitute a quorum to do business, and the affirmative vote of a majority of the qualified

members present shall be necessary to adopt any ordinance or resolution. Minutes of the proceedings of all meetings of the City Council shall be kept, to which any person may have access at all reasonable times and which shall constitute one of the archives of the city. The vote upon the passage of all ordinances and resolutions shall be entered upon the minutes, and every ordinance or resolution, upon its final passage, shall be recorded in a book or other suitable, lawful medium kept for that purpose, and shall be authenticated by the signature of the presiding officer and the city secretary.

Sec. 3.10. Procedure for Passage of Ordinances

a. The City Council shall only pass ordinances and resolutions that are in written or printed form.

b. All ordinances, except ordinances making appropriations, codifying or rearranging existing ordinances, or enacting a code of ordinances, shall state the general subject matter in the caption or title.

c. The enacting clause of all ordinances shall be: "Be it ordained by the City Council of the City of Iowa Colony." The enacting clause need not be included in a codification of ordinances.

d. No ordinance shall be finally passed unless either:

1. The general subject matter caption or title has been read at two regular council meetings on separate days;

2. The passage of the ordinance requires either a public hearing or more notice than normally required by the Texas Open Meetings Act; or

3. The council finds that an emergency, an urgent public necessity, or an imminent and unusual threat of substantial property damage or of other substantial economic loss requires the passage of the ordinance without two readings. The council must clearly identify in the ordinance the emergency, the urgent public necessity, or the imminent and unusual threat of substantial property damage or of other substantial economic loss. An emergency or an urgent public necessity exists only if immediate action is required of the council because of:

i. an imminent threat to public health and safety, including a threat described by paragraph "ii" below if imminent; or

ii. a reasonably unforeseeable situation, including:

A. fire; explosion; chemical release; flood; earthquake; hurricane; tornado; wind, rain, hail, ice, or snow storm; or other natural or human-caused disaster;

B. power failure; transportation failure; or interruption of water, sewage treatment, or communication services;

C. epidemic;

D. riot, civil disturbance, enemy attack, or other actual or threatened act of lawlessness or violence; or

E. the sudden relocation of a large number of residents from the area of a declared disaster to this city or its extraterritorial jurisdiction.

4. Amending a proposed ordinance between the first reading and the final passage shall not require restarting the process of two readings.

5. Each ordinance of the city passed after this charter takes effect shall be posted on the internet website of the city, unless that ordinance has been included in a codification of the city's ordinances appearing on the internet with a link from the city's website to that codification.

e. Notice of Passage of Ordinances

1. Posting on Website. The city secretary shall post every ordinance on the city's internet website promptly after final passage.

2. Publication in Newspaper. Except as otherwise required by law or by this charter, the city secretary shall give notice of the enactment of every penal ordinance and, to the extent required by law, every other ordinance promptly after final passage thereof, by causing the general subject matter title or caption of the ordinance, including a summary of the penalty for violation, to be published one time in a newspaper of general circulation in the city.

3. Proof of Notice. An affidavit of that publication by a printer or publisher of that newspaper, or an affidavit of that posting by an administrator of that website, filed with the city secretary shall be conclusive evidence in all courts and elsewhere of the legal publication and posting, respectively, of that ordinance.

4. Effective Date of Penalty. The penalty, fine, or forfeiture shall apply five days after publication, or at a later time provided in the ordinance.

Sec. 3.11. Official Bonds for City Officers and Employees

The city manager, the city secretary, and such other city officers and employees as the City Council may require, shall before entering upon the duties of their offices, enter into a good and sufficient fidelity bond in a sum to be determined by the City Council, payable to the city and conditioned upon the faithful discharge of the duties of those persons and upon the faithful

accounting for all monies, credits, and things of value coming into the hands of those persons, and those bonds shall be signed as surety by a company authorized to do business under the laws of the State of Texas, and the premium on those bonds shall be paid by the city, and those bonds must be acceptable to the City Council.

Sec. 3.12. Investigation by City Council

The City Council shall have power to inquire into the conduct of any office, department, agency, officer, or employee of the city and to make investigations as to municipal affairs, and for that purpose may subpoena witnesses, administer oaths, and compel the production of books, papers, and other evidence. Failure to obey that subpoena or to produce books, papers or other evidence as ordered under the provisions of this section shall constitute a misdemeanor and shall be punishable by fine not to exceed two hundred dollars.

Sec. 3.13. Audit and Examination of City Books and Accounts

The City Council may require a special audit to be made of the books and accounts of each and every department of the city at any time during the year. At the close of each fiscal year a complete audit shall be made by a certified public accountant, who shall be selected by the City Council, and that audit shall include a recapitulation of all audits made during the course of that fiscal year, and all audit reports shall be presented to the City Council, shall be available for public inspection, and shall be made a part of the records of the city. The accountant so selected shall not maintain or keep any of the city's accounts or records.

ARTICLE 4. ADMINISTRATIVE SERVICES

Sec. 4.01. Appointment and Removal of Personnel

a. **Action by Council.** The council appoints and removes the city manager, city attorney, municipal judge, and members of any board or commission. In the event of any conflicting terms concerning the authority to appoint or remove personnel, the authority of the council shall take precedence.

b. **Action by City Manager with Concurrence of Council**

1. **Appointments.** The city manager appoints, with the concurrence of the council, all department heads except the city manager, city attorney, and municipal judge.

2. **Removal.** Not applicable.

c. **Action by City Manager**

1. **Appointments.** The city manager hires all employees except the city manager, city attorney, municipal judge, and other department heads. Those exceptions are appointed as described in subsections (a) and (b) (1).

2. **Removal.** The city manager removes all employees, including department heads, except the city manager, city attorney, and municipal judge.

Sec. 4.02. Restrictions on Personnel Authority of Council

a. **Appointments.** Except as otherwise provided in Section 4.01, neither the City Council nor any of its members shall direct the appointment of any person to office by the city manager or by any of his or her subordinates.

b. **Dealing through City Manager.** Except for the purpose of inquiry, the City Council and its members shall deal with the administrative services solely through the city manager. Neither the council nor any member thereof shall give orders to any subordinate of the city manager, either publicly or privately.

c. **Mayor's Emergency Powers.** However, the emergency powers of the mayor are an exception to this section.

Sec. 4.03. City Manager

a. **Appointment and Qualifications.** The City Council shall appoint a city manager who shall be the chief administrative and executive officer of the city and shall be responsible to the city council for the administration of all the affairs of the city. He or she shall be chosen by the City Council solely on the basis of his or her executive and administrative training, experience and ability. The city manager must become a resident of the city within a time to be set by the council. No member of the City Council shall be appointed city manager during the time for which he or she is elected or appointed and for one year thereafter.

b. **Term and Salary.** The council shall set the terms of employment and compensation of the city manager and may enter into an employment agreement with the city manager. In case of the absence or disability of the city manager, the city council may designate a person or persons to perform the duties of the office during that absence or disability. The city manager shall receive such compensation as may be fixed by the council.

c. **Annual Performance Review.** The council shall cause a performance review of the city manager to be done annually.

d. **Powers and Duties of the City Manager.** The City Manager shall have the following powers and duties:

1. Appoint and remove any employee of the city, except as otherwise provided by Section 4.01, any other provision of this charter or any ordinance consistent with this charter.

2. Prepare the budget annually and submit it to the City Council, and be responsible for its administration after adoption.

3. Prepare and submit to the City Council as of the end of the fiscal year a complete report on the finances and administrative activities of the city for the preceding year.

4. Keep the City Council advised of the financial condition and future needs of the city and make such recommendation as may seem desirable.

5. Supervise all employees of the city, including department heads.

6. Perform such duties as may be prescribed by this charter or may be required of him or her by the City Council, not inconsistent with this charter.

Sec. 4.04. Police Department

The city shall establish and maintain a Police Department to preserve order within the city, to secure the residents of the city from violence and the property therein from injury or loss, and for all other lawful purposes.

Sec. 4.05. City Secretary

a. **Duties.** The city secretary is subject to appointment and removal as provided in Section 4.01. The city secretary or an assistant city secretary shall give notice of council meetings, shall keep the minutes of the proceedings of those meetings, shall authenticate those minutes by his or her signature, and shall keep all those minutes, all ordinances, and all resolutions in records indexed for the purpose. The city secretary or an assistant city secretary shall perform such other duties as the city manager shall assign to him/her, and those elsewhere provided for in this charter or by law.

b. **Assistants, Deputies, and Substitutes.** Any reference to the city secretary in this charter or in an ordinance passed pursuant hereto shall mean the person performing the duties of the city secretary, unless the reference expressly excludes anyone other than the city secretary.

Sec. 4.06. Municipal Court

a. **Court Established.** There shall be established and maintained a court designated as the Municipal Court for the trial of misdemeanor offenses, with all powers and duties now or later prescribed by the laws of the State of Texas relative to municipal courts.

b. Municipal Judge. The judge of that court shall:

1. be a citizen of the United States,

2. be a resident of the State of Texas,

3. not meet any of the disqualifications to vote under either the Texas Constitution or state law,

4. be a duly licensed attorney in the State of Texas, unless that person has continuously served as a municipal judge of this city since the adoption of this charter, and

5. hold no other city office or city employment with this city during the term for which that person is appointed judge of the municipal court.

c. Appointment and Removal of Judge. The judge shall be appointed by the council, shall hold this office at the pleasure of the council, and shall receive such salary as may be fixed by the council.

d. Alternate Judges. To provide for adequate judicial service, the City Council may appoint temporary, alternate, or relief judges in case of the disability, absence, or other unavailability of the municipal judge. All temporary, alternate, or relief judges must meet the same qualifications as the municipal judge.

e. Municipal Court Clerk

1. The clerk of the municipal court shall be appointed and removed as provided in Section 4.1.

2. The clerk of the court and his or her deputies shall have the power to administer oaths and affidavits, make certificates, affix the seal of the court thereto, and generally perform any and all acts usual and appropriate by the clerk of a court in issuing process of a court and conducting its business.

Sec. 4.07. City Attorney

The City Council shall appoint a competent attorney licensed to practice law in the State of Texas, who shall be the city attorney. He or she shall receive for his or her services such compensation as may be fixed by the City Council and shall hold office at the pleasure of the City Council. The city attorney, or such other attorneys selected by him or her with the approval of the City Council, shall represent the city in all litigation. He or she shall be the legal advisor, attorney, and counsel for the city and all officers and departments thereof.

ARTICLE 5. NOMINATIONS AND ELECTIONS

Sec. 5.01. Elections

Regular municipal elections shall be conducted by the appointed election authorities and shall be held on a uniform election date set out in state law. The City Council shall fix the hours and place for holding those elections. The City Council may order a special election in a manner provided by law.

Sec. 5.02. Regulation of Elections

The City Council shall make all regulations which it considers needful or desirable, not inconsistent with this charter or the laws of the State of Texas, for the conduct of municipal elections, for the prevention of fraud in those elections, and for the recount of ballots in case of doubt or fraud. Municipal elections shall be conducted by the appointed election authorities, who shall also have power to make regulations not inconsistent with this charter, any regulations made by the council, or the laws of the State of Texas.

Sec. 5.03. Filing for Election to Office

Any person having the qualifications set forth for council members under section 3.02 of this charter shall have the right to file an application in writing for any elective office of the city as provided by law.

Sec. 5.04. Official Ballot

Ballots shall be as provided by the Texas Election Code. No party designation shall appear on the ballot in connection with the name of a candidate for city office.

Sec. 5.05. Election by Plurality

To be elected to city office, a person must receive more votes than any other candidate for that office, except that ties shall be resolved as provided by law.

Sec. 5.06. Laws Governing City Elections

All city elections shall be governed, except as otherwise provided by this charter, by the laws of the State of Texas governing general and municipal elections.

Sec. 5.07. Conducting and Canvassing Elections

The election judges and other necessary election officials for conducting all city elections shall be appointed by the City Council. The election judges shall conduct the elections and perform all duties as provided by the general election laws of Texas. Within the time set by state law, the City Council shall canvass the elections as provided by law

Sec. 5.08. Oath of Office

Every officer of the city shall, before entering upon the duties of office, take the oaths or affirmations of office as set forth in the Texas Constitution.

ARTICLE 6. RECALL OF OFFICERS

Sec. 6.01. Scope of Recall

Any city officer holding an elective office, whether elected by the voters or appointed to fill a vacancy, shall be subject to removal from office by a recall election only on the grounds of incompetency, corruption, misconduct, or malfeasance in office, and only in compliance with the requirements of this Article.

Sec. 6.02. Procedures Before Circulating Petition

a. Filing Petition for Preliminary Review. Before an election is ordered on the question of the recall of an officer, a petition with the number of valid signatures required by this charter and demanding that recall must be filed with the city secretary. Before a recall petition is circulated for multiple signatures, one petitioner must sign the proposed petition and submit it to the city secretary.

b. Review by City Attorney. Upon receipt of a petition under subsection "a," the city secretary shall promptly transmit it to the city attorney for an advance determination of the legal sufficiency of the alleged grounds for removal and of the form and content of the petition. The city attorney must, within ten days after receiving the petition, notify one petitioner who filed the petition with the city secretary ("the submitting petitioner") of the city attorney's determination concerning the legal sufficiency, form, and content of the petition. That notice shall state the reasons for any insufficiency.

c. Consequence of Insufficiency. The city shall not consider a petition that the city attorney determines is insufficient.

d. No Fee for Review. No fee shall be due from a petitioner for the review of a petition.

Sec. 6.03. Contents of Petition

a. Addressed to Council. Statement of Grounds. The recall petition must be addressed to the City Council and must distinctly and specifically state each separate ground for which the petition seeks removal, with sufficient certainty to give the officer sought to be removed notice of the charges against him or her.

b. Multiple Counterparts. The petition may consist of one or more counterparts, and the petitioners may sign the same or separate counterparts. The petitioners' signatures may be on the same page as the charges or on other pages firmly attached to the pages containing the charges.

c. Sworn Declaration by Petitioners. Each page bearing one or more signatures must state at the top of the page in conspicuous lettering distinct from the other writing on the page:

"BY SIGNING THIS PETITION, EACH SIGNER SWEARS OR AFFIRMS UNDER PENALTY OF PERJURY AS FOLLOWS:

"1. I HAVE READ THE CHARGES IN THIS PETITION, AND I HAVE GOOD REASON TO BELIEVE AND DO BELIEVE THOSE CHARGES ARE TRUE.

"2. I AM NOW A REGISTERED VOTER OF THE CITY OF IOWA COLONY.

"3. ALL OF THE INFORMATION ABOUT ME ON THIS PETITION IS TRUE."

d. Number of Signatures. The petition must be signed by at least the following numbers of registered voters of the area from which the officer sought to be removed was selected:

1. at least twenty percent of the number of registered voters in that area as of the voter registration deadline for the most recent general election date for officers of the city for that area before the petition is filed with the city secretary, as shown on the voter registration records of the Brazoria County Clerk; but

2. in any event, not less than:

   i. 900 such petitioners for a recall of an officer selected from the entire city; or

   ii. For an officer selected from a council district, a number of such petitioners equal to 900 divided by the number of council districts in the city at the time of the most recent general election of officers of the city before the petition is filed with the city secretary.

A reference in this subsection to the most recent general election date shall also include the date such an election would have been held if it had not been cancelled.

e. Information on Signers. Each signer of the recall petition must personally handwrite the following information on the petition in ink: his or her printed name; his or her signature; his or her place of residence, including the street name and number; and the day, month, and year he/she signed the petition.

f. Oath of Circulators. Each signature page of the petition shall also bear the signed, notarized oath of any signer of any page of the petition, as follows:

> "I, _____(printed name of affiant), being first duly sworn, on oath state that I am one of the signers of the above petition, although I may have signed a different page or counterpart of this same petition; and that each signature appearing on this page was made in my presence on the day and date it purports to have been made; and I solemnly swear that each signature on this page is the genuine signature of the person whose name it purports to be."

Sec. 6.04. Procedures upon Filing of Petition with City Secretary

a. Time for Filing Signed Petition. A petition must be filed with the city secretary no later than 45 days after being signed, and no signature on the petition shall remain effective or be counted if it was placed on the petition more than forty-five days before the filing of the petition with the city secretary; however, the one signature required before the preliminary review of the petition shall not be subject to this 45 day limit. All papers comprising a recall petition shall be filed with the city secretary on the same day.

b. Notice by City Secretary. Upon receipt of a petition under subsection "a," the city secretary shall promptly notify in writing the city attorney and the officer to be removed.

c. Review by City Attorney. Within ten days after receipt of a petition from the city secretary, the city attorney shall determine the legal sufficiency of anything changed on the petition since the city attorney previously reviewed it, and the city attorney shall notify the city secretary and the submitting petitioner of the city attorney's determination, stating the reasons for any insufficiency.

d. Review by City Secretary. If the city attorney finds the petition legally sufficient, then within thirty days after that determination, the city secretary shall review the petition to determine the existence of the requisite number of valid, genuine, qualifying signatures of registered voters, and the city secretary shall notify the submitting petitioner of that determination, including a statement of the reasons for any insufficiency.

e. **Presentation of Petition to Council.** If the city attorney and city secretary find the petition sufficient, the city secretary shall present it to the City Council at its next regular meeting with a certification from the city secretary to that effect.

Sec. 6.05. Manner of Notice from City Officers

Any notice from a city officer under this article must be in writing, and if it is to the submitting petitioner, it must be by United States Mail, certified or registered mail, postage prepaid, addressed to the submitting petitioner at the address stated on the petition, unless the submitting petitioner signs and delivers to the city a document acknowledging receipt of the notice.

Sec. 6.06. Public Hearing to Be Held

The officer whose removal is sought may, within five days after the recall petition has been presented to the City Council, request that the council hold a public hearing to permit him or her to present matters pertinent to the charges specified in the recall petition. In this event, the City Council shall hold a public hearing not less than ten days nor more than thirty days after receiving the request for a public hearing. The hearing cannot change the requirement that the council order an election if the officer does not resign, as provided in this article.

Sec. 6.07. Resignation. Recall Election

a. **Election Ordered if No Timely Recall.** Except as otherwise provided in subsection "b," the council must order a recall election to be held on the next uniform election date for which all advance requirements can be satisfied:

1. if the officer whose removal is sought does not resign within five days after the hearing by the council; or

2. if that officer does not timely request, as provided in Section 6.06, a hearing by the council, he or she does not resign within ten days after the recall petition has been presented to the council.

b. **Timing and Consequences of Resignation with Recall Pending.** If the officer resigns at any time after the circulated, signed recall petition is filed with the city secretary and before the recall election is ordered, then the election shall not be held, and the consequences of the resignation shall be the same as if the officer were recalled by the voters on the first uniform election date after the resignation. If the officer resigns after the recall election is ordered, then the election shall still be held, and if a majority of the votes are for a recall, then the officer is subject to the disqualification resulting from a recall.

c. **Area of Election.** The recall election shall be for the same area from which the officer was selected.

Sec. 6.08. Ballot in Recall Election

The ballot in a recall election shall state:

"Shall [name of officer] be removed from the office of [name of office] by recall?

"FOR the recall of [name of person].

"AGAINST the recall of [name of person]."

Sec. 6.09. Result of Recall Election

If a majority of the votes cast at a recall election are for the recall of the person named on the ballot, he or she shall be deemed removed from office, and the vacancy shall be filled as provided in Section 3.06 of this charter. An officer recalled shall be ineligible to hold or run for city office for the area of the office from which he or she was recalled, until after the next regular city election of officers after the recall election.

Sec. 6.10. Restrictions on Recall

No recall petition shall be filed against any officer of the city within six months after the start of that officer's current term of office, nor within six months after an election for that officer's recall.

Sec. 6.11. Failure of City to Comply Concerning Recall

If all requirements of this charter concerning a recall petition have been met by the petitioners, and the city fails to comply with this charter concerning that recall, then any petitioner may bring suit in the appropriate district court to require the city to comply with this charter concerning the recall.

ARTICLE 7. INITIATIVE AND REFERENDUM

Sec. 7.01. General Power

a. Power of Initiative and Referendum. The registered voters of the city shall have the power of direct legislation by initiative and referendum, only as provided in this article.

1. Initiative is begun by petition to the council demanding that the council enact a proposed ordinance.

2. Referendum is begun either (i) by petition to the council demanding that the council repeal an ordinance, or (ii) by the council on its own motion ordering an election on the passage or repeal of an ordinance or resolution or on the approval or disapproval of a measure.

b. Exceptions. The powers of initiative and referendum shall not apply to ordinances approving franchises or agreements, authorizing any utilities, levying taxes (but this shall not be construed to limit the right to a statutory tax rollback election), appropriating funds, setting any fees or rates, annexing or disannexing territory, amending the extraterritorial jurisdiction, approving or issuing bonds that have been approved by the voters, approving or issuing certificates of obligation after the time established by law for the petitioners to challenge those certificates of obligation, or concerning personnel and administrative matters.

c. Review of Petition and Ordinance Together. Any reference in this article to review of a petition shall also include review of any proposed ordinance attached to that petition. Any reference in this article to the sufficiency of a petition shall also include the sufficiency and lawfulness of the proposed ordinance or repeal.

Sec. 7.02. Procedures Before Circulating Petition

a. Filing for Preliminary Review. Before an election is ordered on the question of an initiative or referendum, except as provided by section 7.07 on voluntary action by the council, a petition must be filed with the city secretary and must have the number of valid signatures required by this charter, a demand to pass or repeal the ordinance in question, and the proposed ordinance, if any, stated in the petition or attached to it. Before such a petition is circulated for multiple signatures, one petitioner (the "submitting petitioner") must sign the proposed petition and submit it to the city secretary.

b. Review by City Attorney. Upon receipt of a petition under subsection "a," the city secretary shall promptly transmit it to the city attorney for an advance determination of: (1) the legal sufficiency, form, and content of the petition; and (2) the lawfulness of the proposed ordinance or repeal. The city attorney must, within ten days after receiving the petition, notify the submitting petitioner of that determination, including the reasons for any insufficiency or unlawfulness.

c. Consequence of Insufficiency or Unlawfulness. The city shall not consider the petition if the city attorney determines that the petition is insufficient or that the proposed ordinance or repeal would be unlawful.

d. No Fee for Review. No fee shall be due from a petitioner for the review of a petition.

Sec. 7.03. Contents of Petition

a. Addressed to Council. The petition must be addressed to the City Council.

b. Multiple Counterparts. The petition may consist of one or more counterparts, and the petitioners may sign the same or separate counterparts. Each signature must be either on

the same page as, or on a page firmly attached to, the demand for council action and any proposed ordinance.

c. **Sworn Declaration by Petitioners.** Each page bearing one or more signatures must state at the top of the page in conspicuous lettering distinct from the other writing on the page:

> **"BY SIGNING THIS PETITION, EACH SIGNER SWEARS OR AFFIRMS UNDER PENALTY OF PERJURY AS FOLLOWS:**
>
> **"1. I AM NOW A REGISTERED VOTER OF THE CITY OF IOWA COLONY.**
>
> **"2. ALL OF THE INFORMATION ABOUT ME ON THIS PETITION IS TRUE."**

d. **Number of Signatures.** The petition must be signed by at least the following numbers of registered voters of the city:

1. at least twenty percent of the number of registered voters in the city as of the voter registration deadline for the most recent general election date for officers of the city before the petition is filed with the city secretary, as shown on the voter registration records of the Brazoria County Clerk; but

2. in any event, not less than 900 such petitioners.

3. A reference in this subsection to the most recent general election date shall also include the date such an election would have been held if it had not been cancelled.

e. **Information on Signers.** Each signer of the petition must personally handwrite the following information on the petition in ink: his or her printed name; his or her signature; his or her place of residence, including the street name and number; and the day, month, and year he or she signed the petition.

f. **Oath of Circulators.** Each signature page of the petition shall also bear the signed, notarized oath of any signer of any page of the petition, as follows:

> "I, _____(printed name of affiant), being first duly sworn, on oath state that I am one of the signers of the above petition, although I may have signed a different page or counterpart of this same petition; and that each signature appearing on this page was made in my presence on the day and date it purports to have been made; and I solemnly swear that each signature on this page is the genuine signature of the person whose name it purports to be."

Sec. 7.04. Procedures upon Filing of Petition with City Secretary

a. Time for Filing Petition. A petition must be filed with the city secretary no later than 45 days after being signed, and no signature on the petition shall remain effective or be counted if it was placed on the petition more than forty-five days before the filing of the petition with the city secretary; however, the one signature required before the preliminary review of the petition shall not be subject to this 45 day limit. All papers comprising a petition under this article shall be filed with the city secretary on the same day.

b. Notice by City Secretary. Upon receipt of a petition under subsection "a," the city secretary shall promptly notify the city attorney.

c. Review by City Attorney. Within ten days after receipt of a petition from the city secretary, the city attorney shall determine the legal sufficiency of anything changed on the petition since the city attorney previously reviewed it, and the city attorney shall notify the city secretary and the submitting petitioner of the city attorney's determination, stating the reasons for any insufficiency.

d. Review by City Secretary. If the city attorney finds the petition legally sufficient, then within thirty days after that determination, the city secretary shall review the petition to determine the existence of the requisite number of valid, genuine, qualifying signatures of registered voters, and the city secretary shall notify the submitting petitioner of that determination, including a statement of the reasons for any insufficiency.

e. Presentation to City Council. If the city attorney and city secretary find the petition sufficient and the proposed ordinance or repeal lawful, then the city secretary shall present the petition to the City Council at its next regular meeting with a certification from the city secretary to that effect.

Sec. 7.05. Manner of Notice from City Officers

Any notice from a city officer under this article must be in writing, and if it is to the submitting petitioner, it must be by United States Mail, certified or registered mail, postage prepaid, addressed to the submitting petitioner at the address stated on the petition, unless the submitting petitioner signs and delivers to the city a document acknowledging receipt of the notice.

Sec. 7.06. Council Action Upon Presentation of Petition for Initiative or Referendum

a. Initiative. Upon presentation of an initiative petition with the draft of the proposed ordinance, the City Council must, within thirty days after that presentation, enact that ordinance without alteration as to meaning or effect or order a special election, to be held on the next uniform election date for which all advance requirements can be satisfied, at which the qualified voters of the city shall vote for or against adopting the proposed ordinance.

b. Referendum. Upon presentation of a referendum petition, the City Council must, within thirty days after that presentation, either entirely repeal the ordinance specified in the petition or order a special election, to be held on the next uniform election date for which all advance requirements can be satisfied, at which the qualified voters of the city shall vote on the question of repealing that ordinance. Pending the holding of that election, that ordinance shall be suspended from taking effect and shall not later take effect, unless a majority of the votes in that election are for the ordinance.

Sec. 7.07. Voluntary Submission of Legislation by the Council

The City Council, upon its own motion, may submit to popular vote at any city election the adoption of any proposed ordinance, resolution, or measure, or the repeal of any existing ordinance, resolution, or measure, in the same manner and with the same force and effect as provided in this article for submission by petition, and the council may in its discretion order a special election for this purpose.

Sec. 7.08. Form of Ballot

The proposition on the ballot in an election on an initiative or referendum shall be drafted by the City Council and shall set forth the nature of the ordinance, resolution, or measure in question sufficiently to identify it and shall also set forth upon separate lines the words:

"FOR THE ORDINANCE," AND

"AGAINST THE ORDINANCE", OR

"FOR THE RESOLUTION," AND

"AGAINST THE RESOLUTION."

Sec. 7.09. Posting of Proposed and Referred Ordinances

The city secretary shall post the proposed or referred ordinance, resolution, or measure, together with a notice of the proposed passage or repeal by initiative or referendum, on the city's internet website from no later than fifteen days after the election is called through election day, in addition to any other notices required by law for that election.

Sec. 7.10. Effect of Election

If a majority of the qualified votes in an election under this article are in favor of the proposed or referred ordinance, resolution, or measure, it shall take or remain in effect immediately or at such other time stated therein.

7.11. Inconsistent Results

If the provisions of two or more proposed ordinances, resolutions, measures or any combination thereof approved at the same election are inconsistent, the ordinance, resolution, or measure receiving the highest number of votes shall prevail.

Sec. 7.12. Ordinances Passed by Popular Vote, Repeal, or Amendment

No legislative action taken by the council in response to a petition for initiative or referendum or by the voters in an election under this article shall be repealed or amended except pursuant to a petition for initiative or referendum or by a voluntary referendum under this article.

7.13. Further Regulations by City Council

The City Council may pass ordinances or resolutions providing other and further regulations for carrying out the provisions of this article consistent with this article.

Section 7.14. Failure of City to Comply

If all requirements of this charter concerning an initiative or referendum by petition have been met by the petitioners, and the city fails to comply with this charter concerning that initiative or referendum, then any petitioner may bring suit in the appropriate district court to require the city to comply with this charter concerning the initiative or referendum.

ARTICLE 8. MUNICIPAL ZONING

Sec. 8.01. Zoning.

The City of Iowa Colony shall be a zoned city in accordance with applicable law.

ARTICLE 9. MUNICIPAL FINANCE

Sec. 9.01. Fiscal Year

The fiscal year of the city shall begin on the first day of October and shall end on the last day of September of each calendar year. That fiscal year shall also constitute the budget and accounting year.

Sec. 9.02. Preparation and Submission of Budget

The city manager, at least 45 days prior to the beginning of each fiscal year, shall submit to the council a proposed budget.

Sec. 9.03. Vote Required for Adoption

The budget shall be adopted by the favorable vote of a majority of the members of the whole City Council.

Sec. 9.04. Budget as Appropriations

Adoption of the budget shall constitute an appropriation of the amounts specified therein as expenditures from the funds indicated, except as otherwise provided by ordinance.

Sec. 9.05. Date of Final Adoption

The budget shall be finally adopted prior to the beginning of the fiscal year, and if the City Council fails to adopt a budget, then the existing budget shall remain in effect for the ensuing fiscal year, but only until such time as the council passes a budget for the new fiscal year or amends the budget as provided by law.

Sec. 9.06. Amendment of Budget

The city budget may be amended as provided by law.

Sec. 9.07. Power to Tax

The City Council shall have the power to levy, assess, and collect an annual property tax within the city as provided by law.

ARTICLE 10. FRANCHISES AND PUBLIC UTILITIES

Sec. 10.01. Powers of the City

The city shall have the power to buy, own, construct, lease, maintain, operate, and regulate public services and utilities and to manufacture, distribute, and sell the output of those services and utility operations, and the city shall have further powers as may now or later be granted by law.

Sec. 10.02. Franchises. Power of City Council

a. Franchises. The City Council shall have power by ordinance to grant, amend, renew, and extend all franchises of all public utilities of every character.

b. Additional Procedure for Passing Franchise Ordinance. The title or caption stating the general subject matter of an ordinance granting, amending, renewing, or extending a franchise for public utilities shall be read at two separate regular meetings of the City Council, and that ordinance shall not be finally passed until twenty-eight days after the first reading. The repeal of a franchise after a hearing shall not require two readings. Passage of a franchise ordinance is subject to the same requirements as other ordinances, except as otherwise provided in this subsection.

Sec. 10.03. Transfer of Franchise

No public utility franchise shall be transferable except with the approval of the City Council expressed by ordinance. The term "transferable" herein shall not be construed to prevent the franchise holder from pledging the franchise as security for a bona fide debt or mortgage.

Sec. 10.04. Right of Regulation

All grants, removals, extensions, or amendments of public utility franchises shall be subject to the following rights of the City Council:

a. To repeal the same by ordinance at any time, after due notice and opportunity for a hearing, upon the failure of the grantee to comply with any provision of the franchise, any ordinance, or other applicable law;

b. To require proper and adequate extension of plant and service, and the maintenance of the plant and fixtures at the highest reasonable standard of efficiency;

c. To establish reasonable standards of service and quality of products;

d. After due notice and opportunity for a hearing, to regulate by ordinance the rates, charges, and fares of all public utility franchise holders operating in the city as authorized by applicable law;

e. At any time to examine and audit the accounts and other records of any such utility and to require annual and other reports, including reports on operations within the city;

f. To require such compensation and rental as not prohibited by law; and

g. To impose any regulations and restrictions as the city considers desirable or conducive to the health, safety, welfare, or accommodation of the public.

Sec. 10.05. Franchise Not Exclusive

No grant or franchise to construct, maintain, or operate a public utility and no renewal or extension of such grant shall be exclusive.

Sec. 10.06. Consent of Property Owners

The consent of abutting and adjacent property owners shall not be required for the construction, extension, maintenance, or operation of any public utility; but nothing in this charter or in any franchise granted hereunder shall deprive any such property owner of any right of action for damage or injury to his or her property as provided by law.

Sec. 10.07. Extensions

Any extension of a public utility within the city limits shall become a part of the aggregate property of the public utility, shall be operated as such, and shall be subject to all obligations, reserved rights, and other terms of this charter and of any then-existing franchise to that utility, whether granted before or after the adoption of this charter. The right to use and maintain any such extension shall terminate with that pre-existing franchise and shall be terminable as provided in this charter.

Sec. 10.08. Other Conditions

a. Franchises as Contracts. All franchises existing when this charter is adopted are recognized as contracts between the city and the grantee, and the contractual rights contained in any such franchise shall not be impaired by this charter, except that the city fully reserves:

1. the power of the city to exercise the right of eminent domain in the acquisition of utility property; and

2. all powers of the city to regulate the rates and services of a grantee, which shall include the right to require proper and adequate extension of plant and service and the maintenance of the plant and fixtures at the highest reasonable standard of efficiency.

b. Applicability of Charter Provisions. Every public utility franchise granted after this charter is adopted shall be subject to all the terms and conditions of this article, whether or not such terms and conditions are specifically mentioned in the franchise.

c. Discretion of City. Nothing in this charter shall limit in any way the discretion of the City Council or voters of the city in imposing terms and conditions as may be reasonable in connection with any franchise grant.

Sec. 10.09. Accounts of Municipally Owned Utilities

Accounts shall be kept for each public utility owned or operated by the city and shall show the true and complete financial results of such city ownership and operation including but not limited to the contents listed in this section. The accounts shall show actual capital and operating costs to the city of each public utility owned and the sources and amounts of funds expended for those purposes. The accounts shall show as nearly as possible the cost of any

service furnished by any such utility to any department of this city and to any other governmental entity.

Sec. 10.10. Sales of Water, Sewer, and Other Services

a. Power of City. The city shall have the power to sell and distribute water, sewer services, any other city utilities, and any other city services to any persons within or outside the city limits. The city may permit those persons to connect with those systems under contract with the city, under terms and conditions that the city considers for the best interests of the city.

b. Advance Notice Required. At least two years before the following requirements take effect, the city must deposit notice of the applicable requirement and the earliest date the requirement will take effect in the United States Mail, addressed to the owner of the premises at the owner's address according to the records of the Brazoria County Tax Assessor-Collector:

1. A requirement that any residence lawfully connected to a lawful water well must connect to city-owned water services; or

2. A requirement that any residence lawfully connected to a lawful sewage treatment system must connect to city-owned sewer services.

c. Regulations by City Council. The City Council shall have the power and authority: (1) to regulate and prescribe the specifications for utility infrastructure where the city furnishes the service, within or beyond the city limits; (2) to inspect that infrastructure and require it to be kept in good order and condition at all times; and (3) to make such rules and regulations as shall be necessary and proper, and prescribe penalties for noncompliance with those rules and regulations.

Sec. 10.11. Regulation of Rates and Service

The City Council shall have the power, after due notice and opportunity for a hearing, to regulate by ordinance the rates and services of every public utility operating in the city. The council shall have power to employ at the expense of the grantee expert assistance and advice in determining a reasonable rate and equitable profit to the grantee, all as provided by law. The council may choose to cede to an agency of the State of Texas the authority to regulate rates of a particular utility, as provided by law.

ARTICLE 11. GENERAL PROVISIONS

Sec. 11.01. Publicity of Records and Open Meetings. Internet or Website Malfunctions

a. Public Records and Meetings. Records of the city shall be open to inspection by any person as provided by law, including but not limited to the Texas Public Information Act.

Meetings of the council and boards or commissions appointed by the council shall be held in accordance with the applicable provisions of the laws of the State of Texas, including but not limited to the Texas Open Meetings Act. Minutes of all such open meetings shall be kept, and those minutes shall constitute public records. This section shall not be construed to require any action or measure beyond that required by state law.

b. Internet or Website Malfunctions. When this charter or other applicable law requires any type of information to be posted on the city's internet website, and an outage or malfunction of the website or internet, which was not deliberately caused by the city, prevents or interrupts the required posting, then such failure or interruption of the internet posting shall not be a violation of that posting requirement. The city shall use good faith efforts to resolve the malfunction and post the information as soon as reasonably practicable.

Sec. 11.02. Conflict of Interest and Nepotism

All city officers and employees must comply with applicable state law related to conflicts of interest and nepotism.

Sec. 11.03. Drilling Operations

The City Council may, by ordinance, regulate the drilling and use of water wells, subject to the restrictions on mandatory connections to city water and sewer in Section 10.10.

Sec. 11.04. Assignment, Execution, and Garnishment

No property of any kind owned or held by the city shall be subject to any garnishment, sequestration, attachment, seizure, forced sale, or execution of any kind. No property, funds, or debt held by the city shall be subject to garnishment, and the city shall never be required to answer in any garnishment proceeding. The city shall not be obligated to recognize any assignment of wages or funds by its employees, agents, or contractors.

Sec. 11.05. City Not Required to Give Security or Execute Bond

a. City. It shall not be necessary in any action, suit, or proceeding in which the city is a party, for any bond, undertaking, or security to be demanded or executed by or on behalf of the city in any of the state courts, but all such actions, suits, appeals, or proceedings shall be conducted in the same manner as if such bond, undertaking, or security had been given as required by law.

b. City Officers and Employees. The exemption from a bond, undertaking, or security in subsection "a" shall also apply in favor of any city officer or employee in his or her official capacity, except in a suit by the city against that officer or employee.

Sec. 11.06. Notice of Claim Required. Immunities

a. Notice of Claim. The city shall not be subject to liability for any death, personal injury, property damage, economic loss, or any other liability, loss, damage, or costs of any nature, and no suit shall be filed against the city on such claim, where the claimant fails to notify the city manager or city secretary in writing within six months of the initial incident or condition allegedly causing such damage or loss. That notice must include:

1. when, where, and how the death, injury, damage, or loss was sustained;
2. the amount of the damage, injury, or loss incurred, as accurately as possible;
3. the name and address of:
   i. each person who is dead, injured, or incurred property damage or any loss; and
   ii. all persons with knowledge of facts pertinent to the claim; and
4. a statement of how any fault of the city allegedly contributed to causing the incident or loss.

b. Not a Waiver. This section shall not be construed to create any liability of the city or as a waiver by the city of any rights, privileges, defenses, or immunities.

c. City Officers and Employees. Any right, privilege, defense, or immunity of the city under this charter or any other applicable law shall also apply in favor of all city officers and employees in their official capacity, except in a claim by the city against such officer or employee.

Sec. 11.07. Severability Clause

If any section or part of a section of this charter is ever held invalid by a court of competent jurisdiction, such holding shall not affect the remainder of this charter nor the context in which such section or part of a section so held invalid may appear, except to the extent that an entire section or part of a section is inseparably connected in meaning and effect with the section or part of section to which that holding directly applies.

Sec. 11.08. Effect of this Charter on Existing Law

All ordinances, resolutions, rules, and regulations now in force under the city government of Iowa Colony and not in conflict with the provisions of this charter shall remain in force under this charter until altered, amended or repealed by the council after this charter takes effect; and all rights of the city under existing franchises and contracts are preserved in full force and effect to the city.

Sec. 11.09. Transition

The adoption of this charter shall neither end nor extend the term of office of any current officer or employee of the city.

Sec. 11.10. Applicability of General Laws

In addition to all powers and rights available to home rule cities in Texas, the city shall also have all powers of any other type of municipality in Texas not contrary to the laws governing home rule cities. However, the exercise of any those additional powers by the city shall be optional with the city, and the city shall not be required to conform to the law governing any other types of municipalities, unless by ordinance it adopts those laws.

Sec. 11.11. Use of Terms

Any term used herein, whether used in singular or plural form, shall be deemed to refer to the object of that term, regardless whether that object is singular or plural, as the context may suggest or require. Any pronoun, whether in masculine, feminine, or neuter form, shall be deemed to refer to the object of that pronoun, whether that object is masculine, feminine, or neuter in gender, as the context may suggest or require.

Sec. 11.12. Amending the Charter, Charter Review Commission, and District Boundaries Commission.

a. Amendment of Charter by Voters. Amendments to this charter may be drafted and submitted to the voters of the city as provided by this charter and applicable law.

b. Charter Review Commission.

1. Appointment. The City Council shall appoint a Charter Review Commission every five years or more often as determined by the City Council. The Charter Review Commission shall consist of the same number of members as the City Council. Charter review commissioners must be residents of the city for one year at the time of appointment. Each council member shall have the opportunity for at least one nomination to the commission for consideration by the council, but the appointments by the council are not limited to those nominees.

2. Duties. The Charter Review Commission shall:

i. Inquire into the operation of the city government under the charter and determine whether any charter provisions should be revised. To this end public hearings may be held, and the commission shall have the power to compel the attendance of any officer or employee of the city and to require the submission of any city records it deems or helpful to the work of the commission;

ii. Propose any recommendations it may deem desirable to ensure compliance with the charter by the city government;

iii. Propose any charter amendments the commission deems desirable; and

iv. Report its findings and present its proposed amendments, if any, to the City Council.

c. **District Boundaries Commission.** After the initial adoption of district boundaries, the Charter Review Commission shall also serve as the District Boundaries Commission, to review and make recommendations to the City Council on amending the boundaries of the council districts, as provided in Section 3.01(f).

d. **Action by City Council.** The City Council shall:

1. receive and post on the city's website any report presented by the Charter Review Commission;

2. consider any recommendations made by the Charter Review Commission; and

3. if any charter amendment is presented as a part of that report, the council may choose to order that amendment to be submitted to the voters of the city in the manner provided by law.

e. **Term of Office.** The term of office of the Charter Review Commission shall be six months, or longer if approved by the City Council. Upon the completion of the proceedings of the Charter Review Commission, or upon dissolution of the commission, all records of the proceedings of the commission shall be filed with the city secretary.

Sec. 11.13. Submission of Charter to Voters

a. The Charter Commission finds that it is impracticable to segregate each subject of this charter to be voted on separately, because the charter is so constructed that in order to function, it must be adopted in its entirety. Therefore, the Charter Commission directs that this charter shall be voted upon as a whole, and that it shall be submitted to the registered voters of the city at an election on May 2, 2020. [Editor's Note: This election was deferred to November 3, 2020, due to the COVID-19 emergency.]

b. Before the 30th day before the date of the election, the City Council shall order the city secretary to mail a copy of this charter to each registered voter of the city. If a majority of the qualified voters voting in that election vote in favor of the adoption of this charter, then it shall become the Home Rule Charter of the City of Iowa Colony, and it shall take effect when

the election returns have been canvassed, and when the council enters an order in the records of this city declaring this charter adopted.

c. The city secretary shall file an official copy of the charter with the records of the city and record it in a book or other appropriate, lawful medium for that purpose.

d. As soon as practicable after the city adopts this charter, the mayor shall certify to the secretary of state of Texas an authenticated copy of the charter under the city's seal showing approval by the voters of this city.

We, the undersigned officers of the Iowa Colony Charter Commission, duly selected to prepare a Home Rule Charter for the City of Iowa Colony, Texas, hereby certify that this document is the Home Rule Charter of the City of Iowa Colony, Texas, as duly approved by a majority of this Commission.

April 15, 2020

Sydney Hargroder, Chairperson

Rebecca Hester, Secretary

IOWA COLONY CHARTER COMMISSION MEMBERS:

Rebecca Barnett
Steven Byrum-Bratsen
Douglas Chumley
Brenda Dillon
Rosie Flores
Sydney Hargroder
Rebecca Hester
Michael Holton
Brenda Ledbetter
Marge Madariaga
Perry Roberts
Diana Tahtinen
Timothy Varlack
Carol Wall
Robert Wall

ADICO
CONSULTING ENGINEERS

Monday, July 28, 2025

Jacob Guerrero
META Planning and Design, LLC
24285 Katy Freeway, Suite 525
Katy, TX 77494
jguerrero@meta-pd.com

Re: Creekhaven Section 4 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 6643
ALLC Project No. 710-25-002-028

Dear Mr. Guerrero:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Creekhaven Section 4 Preliminary Plat, received on or about July 24, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

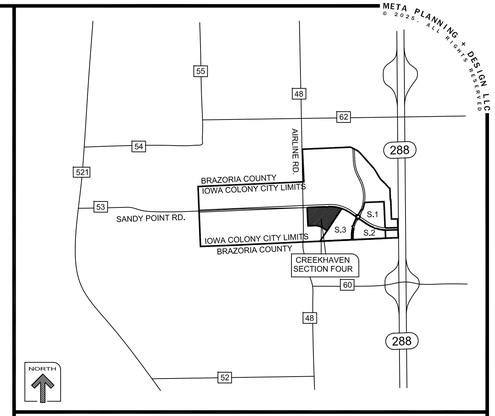
Based on our review, we have no objection to the plat as resubmitted on July 24, 2025. Please provide ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Wednesday, July 30, 2025, for consideration at the August 5, 2025, Planning and Zoning meeting.

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: 710-25-002-028



Vicinity Map (1"=4,000')

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99988742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0710K, dated December 30, 2020, the property lies within Unshaded Zone X.

   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. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Elevation Land Solutions, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Elevation Land Solutions.
4. "B.C.O.P.R." indicates Brazoria County Official Public Records
   "B.C.D.R." indicates Brazoria County Deed Records
   "B.L." indicates Building Line.
   "B.E." indicates Drainage Easement.
   "P.G." indicates Page.
   "P.O.B." indicates Point of Beginning.
   "P.U.E." indicates Public Utility Easement.
   "R" indicates Radius.
   "R.O.W." indicates Right-Of-Way.
   "U.E." indicates Utility Easement.
   "VOL." indicates Volume.
   "-//-" indicates change in street name.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County Drainage District No. 5.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
7. The Developer /Homeowners' Association shall be responsible for maintenance of all reserves.
8. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
9. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
10. The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
11. One-foot reserves dedicated to the public in lee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tract, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
12. The emergency access provided must be 20 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
13. This plat contains Type II lots, and is subject to such regulations defined in the Development agreement between Hines Interests and the City of Iowa Colony dated August 15, 2022.

TOTAL LOT SIZE COUNT						
SEC	40'	45'	50'	55'	60'	70'
SEC 1	83	74	6	2	2	2
SEC 2	–	–	111	–	–	–
SEC 3	–	–	–	60	64	–
SEC 4	96	89	–	–	–	–
TOTAL	179	163	117	62	66	2

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.85	37,040	LANDSCAPE/ OPEN SPACE
B	1.48	64,738	LANDSCAPE/ OPEN SPACE/ UTILITIES
C	0.07	3,475	LANDSCAPE/ OPEN SPACE
D	0.22	9,822	LANDSCAPE/ OPEN SPACE
E	0.23	10,272	LANDSCAPE/ OPEN SPACE
F	1.45	63,344	LANDSCAPE/ OPEN SPACE
G	1.47	64,392	LANDSCAPE/ OPEN SPACE
H	0.05	2,207	LANDSCAPE/ OPEN SPACE
	5.82	255,290	TOTAL

LINE	BEARING	DISTANCE
L1	N 87°31'40" E	37.16'
L2	N 57°41'49" W	78.25'
L3	N 62°35'54" W	77.23'
L4	N 67°50'13" W	77.23'
L5	N 73°04'32" W	77.23'
L6	N 78°18'51" W	77.23'
L7	N 83°46'55" W	77.22'
L8	N 77°13'22" E	60.00'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	30.00'	100°18'18"	52.52'	N 37°22'31" E	46.07'
C2	1940.00'	21°42'09"	734.83'	S 81°37'16" E	730.45'
C3	35.00'	90°15'21"	55.13'	N 42°23'59" E	49.61'
C4	30.00'	82°55'38"	43.42'	S 51°00'31" E	39.73'
C5	355.00'	03°13'56"	20.03'	S 11°09'40" E	20.02'

PARKLAND BANK								
SEC	NUMBER OF LOTS	PUBLIC PARK REQUIREMENT (1AC /54 DU)	PRIVATE PARK/ OPEN SPACE DEDICATION	PRIVATE PARK/ CREDIT (100%)	PRIVATE PARK/ DEDICATION DRAINAGE/DETENTION	PRIVATE PARK/ CREDIT (50%)	PARK CREDIT PROVIDED (AC)	REMAINING PARK CREDIT (AC.)
SEC 1	169	3.130	3.019	3.019	–	–	3.019	-0.111
SEC 2	111	2.056	2.078	2.078	2.181	1.091	3.798	1.631
SEC 3	124	2.296	2.484	2.484	11.49	5.744	8.228	7.763
SEC 4	185	3.426	5.82	5.82	–	–	5.82	10.157
TOTAL	589	10.908	13.401	13.401	13.671	6.835	20.856	

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF IOWA COLONY PLANNING & ZONING COMMISSION AND/OR CITY-COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

CREEKHAVEN
SEC 4

BEING 39.45 ACRES OF LAND
CONTAINING 185 LOTS AND EIGHT RESERVES IN SEVEN BLOCKS.

OUT of THE
DAVID TALLY LEAGUE, A-130
IOWA COLONY, BRAZORIA COUNTY, TEXAS

OWNER:
SPUR CREEKHAVEN DEVELOPMENT, L.P.
2450 FONDERN RD
HOUSTON, TX, 77063

ENGINEER/SURVEYOR:
ELEVATION LAND SOLUTIONS
9709 LAKESIDE BLVD., STE 200,
THE WOODLANDS, TX, 77381
(832)-823-2200
TBPLS FIRM REGISTRATION No. 10194692

PLANNER:
META PLANNING + DESIGN
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200

REV: JULY 24, 2025

MTA-89001A

ADICO
CONSULTING ENGINEERS

Monday, July 28, 2025

Jacob Guerrero
META Planning and Design, LLC
24285 Katy Freeway, Suite 525
Katy, TX 77494
jguerrero@meta-pd.com

Re: Creekhaven Section 5 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 6644
ALLC Project No. 710-25-002-029

Dear Mr. Guerrero:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Creekhaven Section 5 Preliminary Plat, received on or about July 24, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, we have no objection to the plat as resubmitted on July 24, 2025. Please provide ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Wednesday, July 30, 2025, for consideration at the August 5, 2025, Planning and Zoning meeting.

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

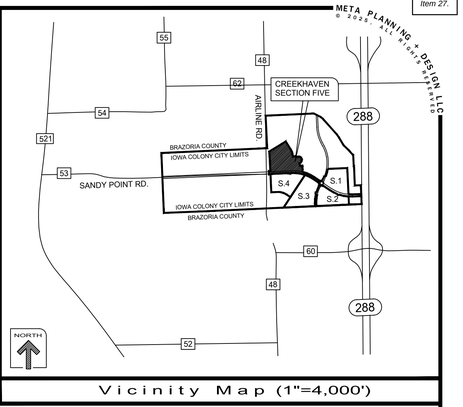
Cc: Kayleen Rosser
File: 710-25-002-029

CURVE TABLE:

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1940.00'	36°19'46"	1230.10'	N 74°18'27" W	1209.59'
C2	30.00'	100°18'18"	52.52'	S 37°22'31" W	46.07'
C3	355.00'	03°13'56"	20.03'	S 11°09'40" E	20.02'
C4	30.00'	82°55'38"	43.42'	N 51°00'31" W	39.73'
C5	35.00'	90°15'21"	55.13'	S 42°23'59" W	49.61'
C6	2060.00'	03°48'10"	136.73'	S 04°37'47" E	136.70'
C7	25.00'	91°33'56"	39.95'	N 42°02'32" E	35.84'
C8	1025.00'	01°33'56"	28.01'	S 02°57'28" E	28.01'
C9	375.00'	08°31'16"	55.77'	N 88°12'43" W	55.72'
C10	25.00'	76°48'37"	33.51'	N 57°38'37" E	31.06'
C11	275.00'	20°39'42"	99.17'	S 08°54'28" W	98.63'
C12	150.00'	02°57'48"	7.76'	N 02°54'17" W	7.76'
C13	150.00'	02°57'48"	7.76'	S 02°54'17" E	7.76'
C14	630.00'	08°32'49"	93.98'	S 02°51'02" W	93.89'
C15	30.00'	82°27'55"	43.18'	S 34°06'31" E	39.55'
C16	2060.00'	19°11'54"	690.26'	S 65°44'31" E	687.03'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 33°51'26" E	120.00'
L2	S 87°31'40" W	37.16'
L3	S 77°13'22" W	60.00'
L4	N 87°40'37" E	82.00'
L5	N 02°43'42" W	190.00'
L6	S 87°40'37" W	82.00'
L7	N 06°31'52" W	133.52'
L8	N 31°38'15" W	62.32'
L9	S 27°44'52" E	66.37'
L10	S 23°16'23" E	66.37'
L11	S 18°47'54" E	66.37'
L12	S 14°19'24" E	66.37'
L13	S 09°50'55" E	66.37'
L14	S 04°40'29" E	79.65'
L15	N 87°49'31" E	99.99'
L16	N 86°15'34" E	50.00'
L17	S 02°10'29" E	29.74'
L18	N 80°55'15" E	80.68'
L19	S 84°04'45" W	61.94'
L20	N 83°56'01" W	52.02'
L21	N 66°07'30" W	56.33'
L22	S 47°55'43" E	54.36'
L23	N 29°59'04" W	54.81'
L24	N 11°59'13" W	54.68'
L25	S 05°58'57" W	54.64'
L26	S 21°05'17" W	54.86'
L27	S 34°54'52" W	62.13'
L28	S 54°33'29" W	74.13'
L29	N 02°28'20" W	135.00'
L30	S 87°31'40" W	36.41'
L31	N 70°45'41" W	50.00'
L32	N 04°23'11" W	88.96'
L33	S 01°25'23" E	16.97'



Vicinity Map (1"=4,000')

NORTH

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.

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   "P.U.E." indicates Public Utility Easement.
   "R". indicates Radius.
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   "VOL." indicates Volume.
   "-F-" indicates change in street name.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County Drainage District No. 5.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
7. The Developer /Homeowners' Association shall be responsible for maintenance of all reserves.
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12. The emergency access provided must be 20 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
13. This plat contains Type II lots, and is subject to such regulations defined in the Development agreement between Hines Interests and the City of Iowa Colony dated August 15, 2022.

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	4.26	185,854	LANDSCAPE/ OPEN SPACE
B	0.27	12,131	LANDSCAPE/ OPEN SPACE
C	0.09	4,143	LANDSCAPE/ OPEN SPACE
D	0.09	3,911	LANDSCAPE/ OPEN SPACE
E	0.65	28,326	LANDSCAPE/ OPEN SPACE
	5.36	234,365	TOTAL

TOTAL LOT SIZE COUNT						
SEC	40'	45'	50'	55'	60'	70'
SEC 1	83	74	6	2	2	2
SEC 2	–	–	111	–	–	–
SEC 3	–	–	–	60	64	–
SEC 4	96	89	–	–	–	–
SEC 5	–	–	103	79	–	–
TOTAL	179	163	220	141	66	2

CREEKHAVEN
SEC 5
BEING 48.02 ACRES OF LAND

OUT OF THE
DAVID TALLY LEAGUE , A-130
IOWA COUNTY,BRAZORIA COUNTY, TEXAS

CONTAINING 182 LOTS (50'/55' X 125' TYP.) AND FIVE RESERVES IN EIGHT BLOCKS.

OWNER:
SPUR CREEKHAVEN DEVELOPMENT,L.P.
2450 FONDERN RD
HOUSTON, TEXAS 77063

ENGINEER:
ELEVATION LAND SOLUTIONS
9709 LAKESIDE BLVD., STE 200,
THE WOODLANDS, TEXAS 77381
(832)-823-2200
TBPLS FIRM REGISTRATION No. 10194692

PLANNER:
META PLANNING + DESIGN
Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200

JULY 9, 2024 PAGE: 1 OF 2 MTA-89001A

PARKLAND BANK								
SEC	NUMBER OF LOTS	PUBLIC PARK REQUIREMENT (1AC /54 DU)	PRIVATE PARK/ OPEN SPACE DEDICATION	PRIVATE PARK/ CREDIT (100%)	PRIVATE PARK/ DEDICATION DRAINAGE/DETENTION	PRIVATE PARK/ CREDIT (50%)	PARK CREDIT PROVIDED (AC)	REMAINING PARK CREDIT (AC.)
SEC 1	169	3.130	3.019	3.019	–	–	3.019	-0.111
SEC 2	111	2.056	2.078	2.078	2.181	1.091	3.798	1.631
SEC 3	124	2.296	2.484	2.484	11.49	5.744	8.228	7.763
SEC 4	185	3.426	5.82	5.82	–	–	5.82	10.157
SEC 5	182	3.370	5.36	5.36	–	–	5.36	12.147
TOTAL	589	14.278	18.761	18.761	13.671	6.835	26.216	

DISCLAIMER AND LIMITED WARRANTY

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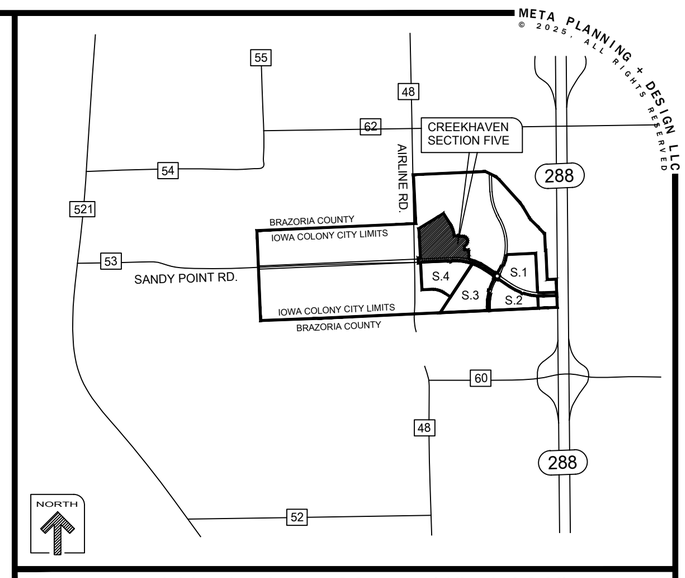
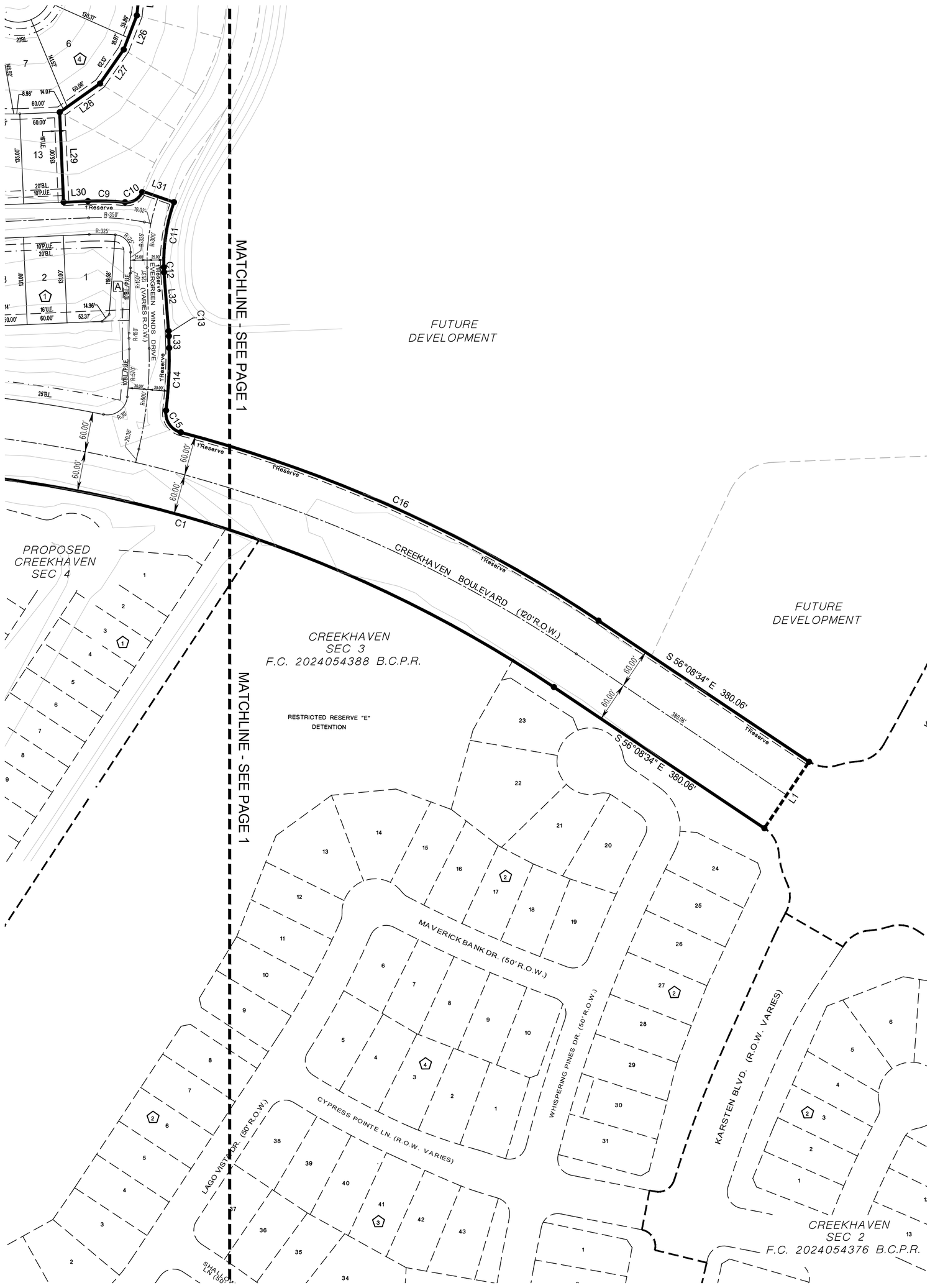
APPROVED, ADICO, LLC, 07282025

META PLANNING + DESIGN LLC © 2025. ALL RIGHTS RESERVED



Vicinity Map (1"=4,000')



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E	0.65	28,326	LANDSCAPE/ OPEN SPACE
	5.36	234,365	TOTAL

CURVE TABLE:

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1940.00'	36°19'46"	1230.10'	N 74°18'27" W	1209.59'
C2	30.00'	100°18'18"	52.52'	S 37°22'31" W	46.07'
C3	355.00'	03°13'56"	20.03'	S 11°09'40" E	20.02'
C4	30.00'	82°55'38"	43.42'	N 51°00'31" W	39.73'
C5	35.00'	90°15'21"	55.13'	S 42°23'59" W	49.61'
C6	2060.00'	03°48'10"	136.73'	S 04°37'47" E	136.70'
C7	25.00'	91°33'56"	39.95'	N 42°02'32" E	35.84'
C8	1025.00'	01°33'56"	28.01'	S 02°57'28" E	28.01'
C9	375.00'	08°31'16"	55.77'	N 88°12'43" W	55.72'
C10	25.00'	76°48'37"	33.51'	N 57°38'37" E	31.06'
C11	275.00'	20°39'42"	99.17'	S 08°54'28" W	98.63'
C12	150.00'	02°57'48"	7.76'	N 02°54'17" W	7.76'
C13	150.00'	02°57'48"	7.76'	S 02°54'17" E	7.76'
C14	630.00'	08°32'49"	93.98'	S 02°51'02" W	93.89'
C15	30.00'	82°27'55"	43.18'	S 34°06'31" E	39.55'
C16	2060.00'	19°11'54"	690.26'	S 65°44'31" E	687.03'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 33°51'26" E	120.00'
L2	S 87°31'40" W	37.16'
L3	S 77°13'22" W	60.00'
L4	N 87°40'37" E	82.00'
L5	N 02°43'42" W	190.00'
L6	S 87°40'37" W	82.00'
L7	N 06°31'52" W	133.52'
L8	N 31°38'15" W	62.32'
L9	S 27°44'52" E	66.37'
L10	S 23°16'23" E	66.37'
L11	S 18°47'54" E	66.37'
L12	S 14°19'24" E	66.37'
L13	S 09°50'55" E	66.37'
L14	S 04°40'29" E	79.65'
L15	N 87°49'31" E	99.99'
L16	N 86°15'34" E	50.00'
L17	S 02°10'29" E	29.74'
L18	N 80°55'15" E	80.68'
L19	S 84°04'45" W	61.94'
L20	N 83°56'01" W	52.02'
L21	N 66°07'30" W	56.33'
L22	S 47°55'43" E	54.36'
L23	N 29°59'04" W	54.81'
L24	N 11°59'13" W	54.68'
L25	S 05°58'57" W	54.64'
L26	S 21°05'17" W	54.86'
L27	S 34°54'52" W	62.13'
L28	S 54°33'29" W	74.13'
L29	N 02°28'20" W	135.00'
L30	S 87°31'40" W	36.41'
L31	N 70°45'41" W	50.00'
L32	N 04°23'11" W	88.96'
L33	S 01°25'23" E	16.97'

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CREEKHAVEN
SEC 5
BEING 48.02 ACRES OF LAND

OUT of THE
DAVID TALLY LEAGUE , A-130
IOWA COUNTY,BRAZORIA COUNTY, TEXAS

CONTAINING 182 LOTS (50'/55' X 125' TYP.) AND FIVE RESERVES IN EIGHT BLOCKS.

OWNER:
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2450 FONDERN RD
HOUSTON, TEXAS 77063

ENGINEER:
ELEVATION LAND SOLUTIONS
9709 LAKESIDE BLVD., STE 200,
THE WOODLANDS, TEXAS 77381
(832)-823-2200
TBPLS FIRM REGISTRATION No. 10194692

PLANNER:
META PLANNING + DESIGN
Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200

JULY 9, 2024

MTA-89001A

ADICO
CONSULTING ENGINEERS

Monday, July 28, 2025

Jacob Guerrero
META Planning and Design, LLC
24285 Katy Freeway, Suite 525
Katy, TX 77494
jguerrero@meta-pd.com

Re: Creekhaven Section 6 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 6646
ALLC Project No. 710-25-002-030

Dear Mr. Guerrero:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Creekhaven Section 6 Preliminary Plat, received on or about July 24, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, we have no objection to the plat as resubmitted on July 24, 2025. Please provide ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Wednesday, July 30, 2025, for consideration at the August 5, 2025, Planning and Zoning meeting.

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: 710-25-002-030

APPROVED, ADICO, LLC, 07282025

META PLANNING + DESIGN LLC © 2025. ALL RIGHTS RESERVED

PARKLAND BANK

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SEC 5	182	3.370	5.36	5.36	–	–	5.36	12.147
SEC 6	148	2.741	2.54	2.54	–	–	2.54	11.946
TOTAL	919	17.019	21.301	21.301	13.671	6.835	28.756	

LINE TABLE:

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L1	N 70°45'41" W	50.00'
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L21	S 18°47'54" E	66.37'
L22	N 23°16'23" W	66.37'
L23	N 27°44'52" W	66.37'
L24	N 31°38'15" W	62.32'
L25	S 20°08'07" E	60.00'
L26	S 43°39'53" W	162.52'
L27	S 54°23'03" W	80.89'
L28	N 65°06'13" E	80.89'
L29	S 75°49'23" W	80.89'
L30	N 88°01'12" W	141.29'
L31	N 72°29'02" E	49.80'
L32	N 46°18'12" E	53.12'
L33	N 24°13'33" W	66.84'
L34	N 31°21'50" E	102.95'

CURVE TABLE:

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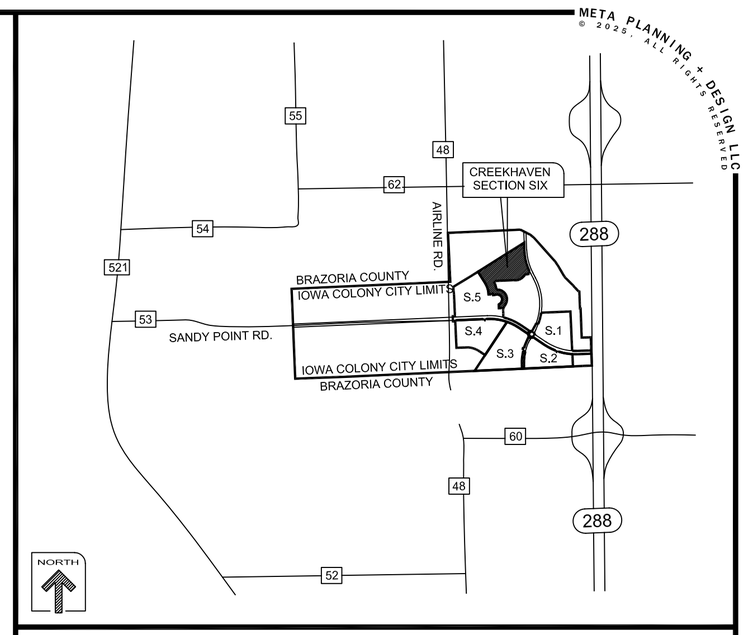

Vicinity Map (1"=4,000')

NORTH

FUTURE DEVELOPMENT

N 57°45'16" E 2004.96'

S 02°12'48" E 275.50'

FUTURE DEVELOPMENT

N 32°14'44" W 457.23'

S 87°25'51" W 596.14'

S 15°30'17" E 216.85'

PROPOSED CREEKHAVEN SEC 5

FUTURE DEVELOPMENT

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FIRESIDE MANOR DRIVE (50' R.O.W.)

JASPER KNOLL DRIVE (50' R.O.W.)

FOREST OVERLAKE DRIVE (50' R.O.W.)

CRAWFORD BREEZE DRIVE (60' R.O.W.)

LUCERNE EDGE DRIVE (50' R.O.W.)

ARROWBROOK LANE (50' R.O.W.)

MONARCH STREAM LANE (50' R.O.W.)

THUNDER ROCK DRIVE (50' R.O.W.)

SERENE VALLEY DRIVE (50' R.O.W.)

TIMBER HOLLOW DRIVE (50' R.O.W.)

MOSSY CREEK LANE (50' R.O.W.)

WINDY SUMMIT DRIVE (50' R.O.W.)

MAYFIELD COURT (50' R.O.W.)

EVERGREEN WINDS DRIVE (50' R.O.W.)

UPLAND SHORES DRIVE (50' R.O.W.)

EVERGREEN WINDS DRIVE (VARIES R.O.W.)

P.O.B.

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9. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
10. The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
11. One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tract, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
12. The emergency access provided must be 20 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
13. This plat contains Type II lots, and is subject to such regulations defined in the Development agreement between Hines Interests and the City of Iowa Colony dated August 15, 2022.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF IOWA COLONY PLANNING & ZONING COMMISSION AND/OR CITY-COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.10	4,780	LANDSCAPE/ OPEN SPACE
B	1.83	79,786	LANDSCAPE/ OPEN SPACE
C	0.14	6,067	LANDSCAPE/ OPEN SPACE
D	0.16	7,042	LANDSCAPE/ OPEN SPACE
E	0.30	13,466	LANDSCAPE/ OPEN SPACE
	2.53	111,141	TOTAL

CREEKHAVEN
SEC 6

BEING 39.45 ACRES OF LAND
CONTAINING 148 LOTS AND FIVE RESERVES IN EIGHT BLOCKS.

OUT of THE
DAVID TALLY LEAGUE, A-130
IOWA COLONY, BRAZORIA COUNTY, TEXAS

OWNER:
SPUR CREEKHAVEN DEVELOPMENT, L.P.
2450 FONDERN RD
HOUSTON, TX, 77063

ENGINEER/SURVEYOR:
ELEVATION LAND SOLUTIONS
9709 LAKESIDE BLVD., STE 200,
THE WOODLANDS, TX, 77381
(832)-823-2200
TBPLS FIRM REGISTRATION No. 10194692

PLANNER:
META PLANNING + DESIGN
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200

REV: JULY 23, 2025

MTA-89001A

ADICO
CONSULTING ENGINEERS

Wednesday, July 30, 2025

Merrett Huddleston
Elevation Land Solutions
9709 Lakeside Blvd., Ste. 200
The Woodlands, TX 77381
mhuddleston@elevationlandsolutions.com

Re: Sierra Vista West Section 11 Final Plat
Letter of Recommendation to Approve - Updated
COIC Project No. 6448
Adico, LLC Project No. 710-25-002-025

Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista West Section 11 Final Plat received on or about July 30, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted on July 30, 2025. Please provide (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, July 30, 2025, for consideration at the August 5, 2025, Planning and Zoning meeting.

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC

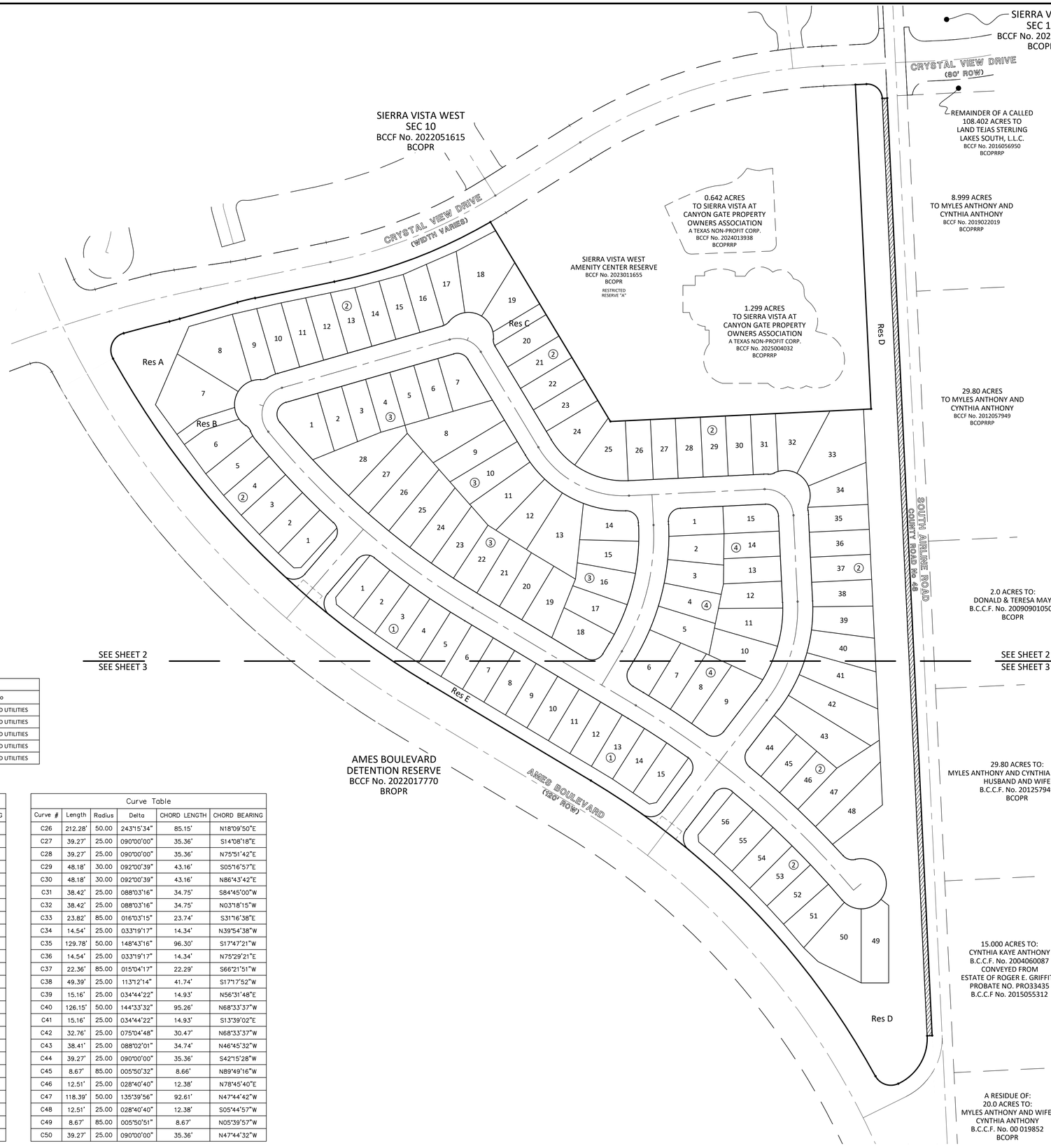
Dinh V. Ho, P.E.
TBPE Firm No. 16423

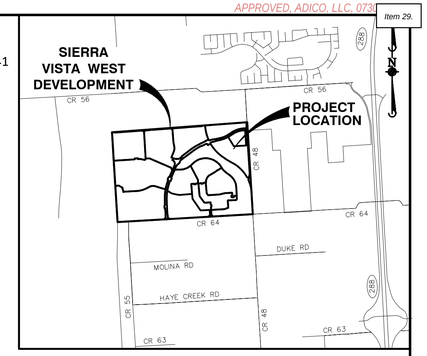
Cc: Rachel Patterson
Kayleen Rosser
File: 710-25-002-025

APPROVED, ADICO, LLC, 0730

FINAL PLAT NOTES:

1. THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 04/01/2025
2. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 53 BOUNDARY.
3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.
4. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
5. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
6. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINISH GRADING IS COMPLETE. CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
7. BENCHMARK 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 ADJUSTMENT.
8. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0115K, DATED DECEMBER 30, 2020.
9. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
10. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
11. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
12. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
13. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
14. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE SET AT OR ABOVE THE MINIMUM SLAB ELEVATIONS DEFINED.
15. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
16. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
17. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 53.
18. THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
19. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
20. ADEQUATE WASTEWATER FACILITIES SHALL BE PROVIDED TO SERVICE ALL PROPOSED IMPROVEMENTS.
21. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
22. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR THE RESERVE.
23. A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
24. FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
25. THE PLAT IS SUBJECT TO THE REQUIREMENTS OF SIERRA VISTA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LAND TEJAS SIERRA VISTA WEST, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS APPROVED ON FEBRUARY 15, 2016 AND AMENDED IN JUNE 2018, JANUARY 2022, AND FEBRUARY 2025.





VICINITY MAP
BRAZORIA COUNTY KEY MAP: 692 J & N
SCALE: 1" = 2,640'

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
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BCPR=	BRAZORIA COUNTY PLAT RECORDS
BCOPR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
BCOPRRP=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL _, PG._= No.=	VOLUME, PAGE NUMBER
FND=	FOUND
IRC=	IRON ROD W/ CAP
"S"=	SET
	STREET NAME CHANGE

Line Table		
Line #	Length	Direction
L1	10.00'	S87°15'28"W
L2	119.78'	N74°08'48"E
L3	22.05'	N87°15'10"E
L4	10.00'	N87°14'55"E
L5	20.00'	S49°47'37"W
L6	7.75'	N72°12'39"W
L7	6.00'	N21°26'23"E
L8	2.00'	N42°15'18"E
L9	78.49'	N30°51'42"E
L10	60.92'	N02°44'32"W
L11	107.85'	S39°08'18"W
L12	14.03'	N06°18'14"W
L13	42.93'	N51°44'45"W
L14	52.93'	N53°30'51"W
L15	52.93'	N55°16'57"W
L16	88.45'	N55°49'20"W
L17	14.33'	S79°56'56"W
L18	109.91'	S35°43'12"W
L19	106.54'	S42°13'00"W
L20	14.03'	S87°39'31"W
L21	42.93'	N46°53'58"W
L22	52.93'	N45°07'52"W
L23	52.93'	N43°21'46"W
L24	52.93'	N41°35'40"W
L25	49.55'	S54°27'00"W
L26	25.00'	S36°02'16"E
L27	53.74'	S54°27'00"W
L28	109.21'	N58°58'47"E
L29	119.93'	N58°58'47"E
L30	20.00'	S51°47'12"E
L31	40.00'	N45°50'03"W
L32	39.22'	N49°36'19"W
L33	14.25'	N05°03'00"W
L34	110.00'	S39°30'18"W

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	42,325.45	0.9717	LANDSCAPE, OPEN SPACE AND UTILITIES
B	3,107.51	0.0713	LANDSCAPE, OPEN SPACE AND UTILITIES
C	2,878.46	0.0661	LANDSCAPE, OPEN SPACE AND UTILITIES
D	162,296.18	3.726	LANDSCAPE, OPEN SPACE AND UTILITIES
E	23,953.27	0.5499	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	234,560.87	5.385	

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	118.49'	100.00	067°53'21"	111.68'	N31°12'08"E
C2	52.65'	35.00	086°11'02"	47.82'	S71°45'40"E
C3	829.59'	1,560.00	030°28'09"	819.85'	N43°54'14"W
C4	913.24'	1,740.00	030°04'18"	902.80'	S44°06'09"E
C5	63.19'	35.00	103°26'31"	54.95'	S22°39'16"W
C6	94.40'	2,450.00	002°12'27"	94.39'	S75°28'45"W
C7	21.26'	500.00	002°26'11"	21.26'	N75°21'53"E
C8	36.36'	500.00	004°09'58"	36.35'	S76°13'47"W
C9	335.12'	1,040.00	018°27'45"	333.67'	N69°04'53"E
C10	47.13'	30.00	090°00'18"	42.43'	N47°44'41"W
C11	573.29'	1,735.00	018°55'55"	570.69'	S49°40'21"E
C12	541.76'	1,565.00	019°50'03"	539.06'	S49°13'17"E
C13	108.67'	55.00	113°12'14"	91.84'	S17°17'52"W
C14	72.07'	55.00	075°04'48"	67.02'	N68°33'37"W
C15	215.45'	200.00	061°43'19"	205.18'	N61°52'52"W
C16	86.39'	55.00	090°00'00"	77.78'	N47°44'32"W
C17	210.83'	300.00	040°15'53"	206.51'	N17°23'24"E
C18	263.92'	450.00	033°36'14"	260.16'	N14°03'35"E
C19	45.99'	30.00	087°50'15"	41.62'	S06°23'46"E
C20	45.99'	30.00	087°50'15"	41.62'	N81°26'28"E
C21	40.09'	25.00	091°52'34"	35.93'	S83°27'38"W
C22	40.09'	25.00	091°52'34"	35.93'	N08°24'56"W
C23	38.50'	25.00	088°14'21"	34.81'	N81°38'32"E
C24	38.50'	25.00	088°14'21"	34.81'	S06°35'50"E
C25	26.67'	25.00	061°06'54"	25.42'	S72°54'30"E

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C26	212.28'	50.00	243°15'34"	85.15'	N18°09'50"E
C27	39.27'	25.00	090°00'00"	35.36'	S14°08'18"E
C28	39.27'	25.00	090°00'00"	35.36'	N75°51'42"E
C29	48.18'	30.00	092°00'39"	43.16'	S05°16'57"E
C30	48.18'	30.00	092°00'39"	43.16'	N86°43'42"E
C31	38.42'	25.00	088°03'16"	34.75'	S84°45'00"W
C32	38.42'	25.00	088°03'16"	34.75'	N03°18'15"W
C33	23.82'	85.00	016°03'15"	23.74'	S31°16'38"E
C34	14.54'	25.00	033°19'17"	14.34'	N39°54'38"W
C35	129.78'	50.00	148°43'16"	96.30'	S17°47'21"W
C36	14.54'	25.00	033°19'17"	14.34'	N75°29'21"E
C37	22.36'	85.00	015°04'17"	22.29'	S66°21'51"W
C38	49.39'	25.00	113°12'14"	41.74'	S17°17'52"W
C39	15.16'	25.00	034°44'22"	14.93'	N56°31'48"E
C40	126.15'	50.00	144°33'32"	95.26'	N68°33'37"W
C41	15.16'	25.00	034°44'22"	14.93'	S13°39'02"E
C42	32.76'	25.00	075°04'48"	30.47'	N68°33'37"W
C43	38.41'	25.00	088°02'01"	34.74'	N46°45'32"W
C44	39.27'	25.00	090°00'00"	35.36'	S42°15'28"W
C45	8.67'	85.00	005°50'32"	8.66'	N89°49'16"W
C46	12.51'	25.00	028°40'40"	12.38'	N78°45'40"E
C47	118.39'	50.00	135°39'56"	92.61'	N47°44'42"W
C48	12.51'	25.00	028°40'40"	12.38'	S05°44'57"W
C49	8.67'	85.00	005°50'51"	8.67'	N05°39'57"W
C50	39.27'	25.00	090°00'00"	35.36'	N47°44'32"W

FINAL PLAT
SIERRA VISTA WEST SEC 11

A SUBDIVISION OF 30.28 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS
114 LOTS 5 RESERVES 4 BLOCKS

JULY 2025

OWNER/ DEVELOPER:
ASTRO SIERRA VISTA, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/ SURVEYOR:
ELEVATION land solutions
TBPE REGISTRATION NUMBER F-22671
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

P:\2025 Sierra Vista West Development\SEC 11\Plat\Final Plat\Sierra Vista West SEC 11 - Plat Set.dwg, 7/29/2025 1:36:08 PM, kmoore

APPROVED, ADICO, LLC, 0730

SIERRA VISTA WEST
SEC 10
BCCF No. 2022051615
BCOPR

SIERRA VISTA
SEC 10
BCCF No. 2024050641
BCOPR

CRYSTAL VIEW DRIVE
PHASE I
BCCF No. 2019057667

CRYSTAL VIEW DRIVE
(80' ROW)

CRYSTAL VIEW DRIVE
(WIDTH VARIES)

CRYSTAL VIEW DRIVE
PHASE II
BCCF No. 2019057701

POINT OF BEGINNING
N=13,722,619.41
E= 3,100,012.92

REMAINDER OF A CALLED
108.402 ACRES TO
LAND TEJAS STERLING
LAKES SOUTH, L.L.C.
BCCF No. 2016056950
BCOPRRP

8.999 ACRES
TO MYLES ANTHONY AND
CYNTHIA ANTHONY
BCCF No. 2019022019
BCOPRRP

0.642 ACRES
TO SIERRA VISTA AT
CANYON GATE PROPERTY
OWNERS ASSOCIATION
A TEXAS NON-PROFIT CORP.
BCCF No. 2024013938
BCOPRRP

SIERRA VISTA WEST
AMENITY CENTER RESERVE
BCCF No. 2023011655
BCOPR
RESTRICTED
RESERVE "A"

1.299 ACRES
TO SIERRA VISTA AT
CANYON GATE PROPERTY
OWNERS ASSOCIATION
A TEXAS NON-PROFIT CORP.
BCCF No. 2025004032
BCOPRRP

0.4305 ACRES
(18,752.96 Sq. Ft.)
DEDICATED TO THE
PUBLIC FOR
RIGHT-OF-WAY PURPOSES

29.80 ACRES
TO MYLES ANTHONY AND
CYNTHIA ANTHONY
BCCF No. 2012057949
BCOPRRP

2.0 ACRES TO:
DONALD & TERESA MAY
B.C.C.F. No. 200909010502
BCOPR

AMES BOULEVARD
DETENTION RESERVE
BCCF No. 2022017770
BROPR

53.47 ACRE
DRAINAGE EASEMENT
BCCF No. 2020023625
BCOPR

MATCH TO SHEET 3

SOUTH AIRLINE ROAD
COUNTY ROAD No. 68
(60' ROW)
VOL. 2, PG. 133

Res A
Res B
Res C
Res D
Res E

RORY CHRISTINE DRIVE (60' ROW)
BRYNN ELIZABETH DRIVE (60' ROW)
MICHAEL WAYNE DRIVE (60' ROW)
AVERIA MARIE DRIVE (60' ROW)
CATALAN DRIVE (60' ROW)
JOSHUA ALDEN DRIVE (60' ROW)
AMES BOULEVARD (120' ROW)

N=13,722,344.95
E= 3,099,284.02
N=13,721,946.62
E= 3,099,523.55
N=13,721,971.55
E= 3,100,044.00

N87°15'28"E 521.12'
N87°15'28"E 271.25'
N02°44'50"W 648.70'
S02°44'32"E 1875.27'
S31°01'13"E 464.87'
S31°01'13"E 222.73'

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
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BCOPR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
BCOPRPR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL._, PG._=	VOLUME, PAGE
No.=	NUMBER
FND=	FOUND
IRC=	IRON ROD W/ CAP
"S"=	SET
	STREET NAME CHANGE

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SIERRA VISTA WEST SEC 11

A SUBDIVISION OF 30.28 ACRES OF LAND
OUT OF THE
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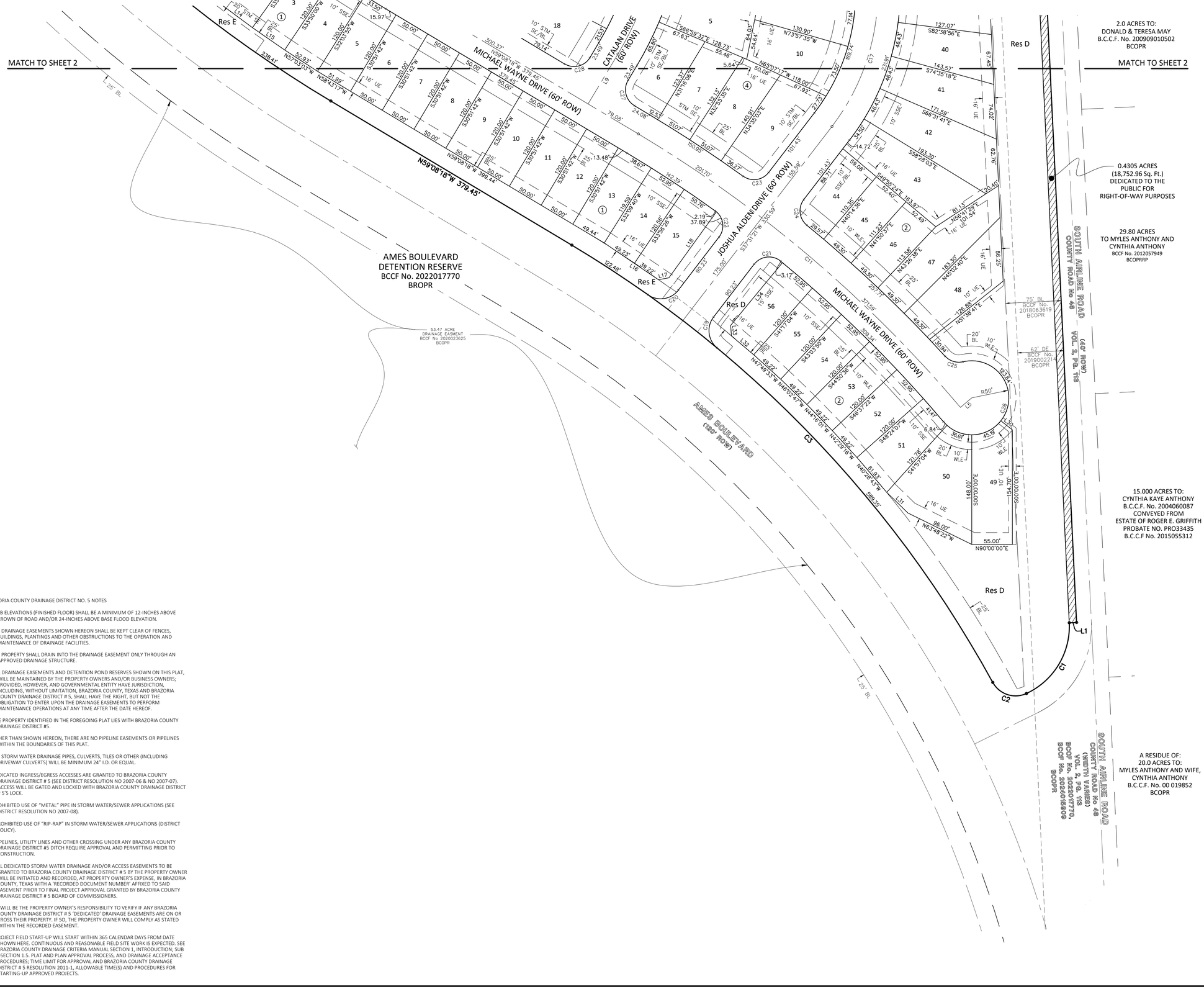
ENGINEER/
SURVEYOR: **ELEVATION**
land solutions
TBPE REGISTRATION NUMBER F-22671
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

P:\2025 Sierra Vista West Development\SIS Section 11\Plotting\dwg\SierraVistaWest Sec11 - PlatCalc.dwg 7/29/2025 1:56:13 PM | kwayne



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
WLE=	WATER LINE EASEMENT
BL=	BUILDING LINE
ROW=	RIGHT-OF-WAY
BCCF=	BRAZORIA COUNTY CLERK'S FILE
BCDR=	BRAZORIA COUNTY DEED RECORDS
BCPR=	BRAZORIA COUNTY PLAT RECORDS
BCOPR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
BCOPRRP=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL._, PG._=	VOLUME, PAGE
No.=	NUMBER
FND=	FOUND
IRC=	IRON ROD W/ CAP
"S"=	SET
	STREET NAME CHANGE

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	42,325.45	0.9717	LANDSCAPE, OPEN SPACE AND UTILITIES
B	3,107.51	0.0713	LANDSCAPE, OPEN SPACE AND UTILITIES
C	2,878.46	0.0661	LANDSCAPE, OPEN SPACE AND UTILITIES
D	162,296.18	3.726	LANDSCAPE, OPEN SPACE AND UTILITIES
E	23,953.27	0.5499	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	234,560.87	5.385	

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES

1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 12-INCHES ABOVE CROWN OF ROAD AND/OR 24-INCHES ABOVE BASE FLOOD ELEVATION.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
6. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
7. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
8. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
9. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
10. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
11. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
12. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A 'RECORDED DOCUMENT NUMBER' AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.
13. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 'DEDICATED' DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
14. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION; SUB –SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

FINAL PLAT
SIERRA VISTA WEST SEC 11

A SUBDIVISION OF 30.28 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS
114 LOTS 5 RESERVES 4 BLOCKS

JULY 2025

OWNER/ DEVELOPER: ASTRO SIERRA VISTA, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/ SURVEYOR: ELEVATION land solutions
TBPE REGISTRATION NUMBER F-22671
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

P:\020 Sierra Vista West Development\006 Section 11\Plat\dwg\Sierravistawest Sec11 - PlatCad.dwg 7/25/2025 1:56:18 PM Louisa

APPROVED, ADICO, LLC, 0730

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 30.28 acre (1,319,016 square feet) tract of land situated in the Lavaca Navigation Company Survey, Section 1, Abstract No. 329 in Brazoria County, Texas, being a portion of a called 21.52 acre tract (Parcel "A", Tract "9") conveyed to Astro Sierra Vista, L.P., by deed recorded in Clerk's File No. 2021084557, Brazoria County Official Public Records, and being a portion of a called 18.24 acre tract (Parcel "A", Tract "12") conveyed to Astro Sierra Vista, L.P., by deed recorded in Clerk's File No. 2021084557, Brazoria County Official Public Records; said 30.28 acre (1,319,016 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

BEGINNING at a 5/8–inch iron rod (with cap) found, being the southeast corner of Crystal View Drive Phase II according to the plat thereof recorded in Clerk's File No. 2019057701, Brazoria County Official Public Records, being the northeast corner of said called 21.52 acre tract, and being on the west right–of–way line of County Road No. 48 (based on a width of 40 feet) recorded in Volume 2, Page 113, Brazoria County Deed Records;

THENCE, South 02°44'32" East, along the west right–of–way line of said County Road No. 48 and along the east line of said called 21.52 acre tract, 1,875.27 feet to a 5/8–inch iron rod (with cap) found, being on the northwest right–of–way line of South Airline Road (60 foot right–of–way) according to the plat recorded in Clerk's File No. 2022017770, Brazoria County Official Public Records, and being on the east line of said called 18.24 acre tract;

THENCE, along the northwest right–of–way line of said South Airline Road, the following three (3) courses and distances:

1. South 87°15'28" West, 10.00 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;

2. Along said curve to the right in a southwesterly direction, with a radius of 100.00 feet, a central angle of 67°53'21", an arc length of 118.49 feet, and a chord bearing South 31°12'08" West, 111.68 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a compound curve to the right;

3. Along said compound curve to the right in a westerly direction, with a radius of 35.00 feet, a central angle of 86°11'02", an arc length of 52.65 feet, and a chord bearing North 71°45'40" West, 47.82 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a reverse curve to the left and being on the northeast right–of–way line of Ames Boulevard (120 foot right–of–way) according to the plat recorded in Clerk's File No. 2022017770, Brazoria County Official Public Records;

THENCE, along the northeast right–of–way line of said Ames Boulevard, the following four (4) courses and distances:

1. Along said reverse curve to the left in a northerly direction, with a radius of 1,560.00 feet, a central angle of 30°28'09", an arc length of 829.59 feet, and a chord bearing North 43°54'14" West, 819.85 feet to a 5/8–inch iron rod (with cap) found;

2. North 59°08'18" West, 379.45 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;

3. Along said curve to the right in a northerly direction, with a radius of 1,740.00 feet, a central angle of 30°04'18", an arc length of 913.24 feet, and a chord bearing North 44°06'09" West, 902.80 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a compound curve to the right;

4. Along said compound curve to the right in a northeasterly direction, with a radius of 35.00 feet, a central angle of 103°26'31", an arc length of 63.19 feet, and a chord bearing North 22°39'16" East, 54.95 feet to a 5/8–inch iron rod (with cap) found, being on the south right–of–way line of said Crystal View Drive and being the beginning of a compound curve to the right;

THENCE, along the south right–of–way line of said Crystal View Drive, the following six (6) courses and distances:

1. Along said compound curve to the right in an easterly direction, with a radius of 2,450.00 feet, a central angle of 02°12'27", an arc length of 94.40 feet, and a chord bearing North 75°28'45" East, 94.39 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a reverse curve to the left;

2. Along said reverse curve to the left in an easterly direction, with a radius of 500.00 feet, a central angle of 02°26'11", an arc length of 21.26 feet, and a chord bearing North 75°21'53" East, 21.26 feet to a 5/8–inch iron rod (with cap) found;

3. North 74°08'48" East, 119.78 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;

4. Along said curve to the right in an easterly direction, with a radius of 500.00 feet, a central angle of 04°09'58", an arc length of 36.36 feet, and a chord bearing North 76°13'47" East, 36.35 feet to a 5/8–inch iron rod (with cap) found;

5. North 78°18'46" East, 161.70 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;

6. Along said curve to the left in an easterly direction, with a radius of 1,040.00 feet, a central angle of 18°27'45", an arc length of 335.12 feet, and a chord bearing North 69°04'53" East, 333.67 feet to a 5/8–inch iron rod (with cap) found, being the northwest corner of Restricted Reserve "A" of Sierra Vista West Amenity Center Reserve according to the plat thereof recorded in Clerk's File No. 2023011655, Brazoria County Official Public Records;

THENCE, South 31°01'13" East, along the west line of said Restricted Reserve "A" 464.87 feet to a 5/8–inch iron rod (with cap) found, being the southwest corner of said Restricted Reserve "A"

THENCE, North 87°15'28" East, along the south line of said Restricted Reserve "A", 521.12 feet to a 5/8–inch iron rod (with cap) found, being the southeast corner of said Restricted Reserve "A";

THENCE, North 02°44'50" West, along the east line of said Restricted Reserve "A", 648.70 feet to a 5/8–inch iron rod (with cap) found, being the northeast corner of said Restricted Reserve "A", and being on the south right–of–way line of said Crystal View Drive;

THENCE, along the south right–of–way line of said Crystal View Drive, the following three (3) courses and distances:

1. North 87°15'10" East, 22.05 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;

2. Along said curve to the right in a southeasterly direction, with a radius of 30.00 feet, a central angle of 90°00'18", an arc length of 47.13 feet, and a chord bearing South 47°44'41" East, 42.43 feet to a 5/8–inch iron rod (with cap) found;

North 87°14'55" East, 10.00 feet to the POINT OF BEGINNING, CONTAINING 30.28 acres (1,319,016 square feet) of land in Brazoria County, Texas filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, ASTRO SIERRA VISTA, LP, A Delaware Limited Partnership, acting by and through Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware Limited Liability Company, its General Partner, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 30.28 Acre tract described in the above and foregoing map of SIERRA VISTA WEST SEC 11, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back–to–back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back–to–back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back–to–back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of SIERRA VISTA WEST SEC 11 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'–0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Iowa Colony, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, the ASTRO SIERRA VISTA, LP, a Delaware limited partnership, has caused these presents to be signed by Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware limited

liability company, its General Partner, thereunto authorized this _____ day of _____, 20__.

ASTRO SIERRA VISTA, LP,
A Delaware limited partnership

By: ASTRO SIERRA VISTA GP, LLC,
a Delaware limited liability company,
its General Partner

By: _____
Melanie Ohl, Authorized Person

This plat is hereby APPROVED by the City of Iowa Colony City Council, this _____ day of _____, 20_____.

_____
Wil Kennedy
Mayor

_____
Nikki Brooks

_____
Arnetta Hicks–Murray

_____
Marquette Greene–Scott

_____
Tim Varlack

_____
Kareem Boyce

_____
Sydney Hargroder

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this _____ day of _____, 20_____.

_____
David Hurst
Chairman

_____
Warren Davis

_____
Les Hosey

_____
Robert Wall

_____
Brenda Dillon

_____
Brian Johnson

_____
Terry Hayes

STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA, LP, a Delaware Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
_____ Day of _____, 20_____.

_____
Notary Public in and for the State of Texas

My Commission expires _____

I, Paul R. Bretherton, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

_____
Paul R. Bretherton, R.P.L.S.
Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this
_____ day of _____, 20_____.

_____
Dinh V. Ho, P.E.

BRAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL

_____ _____
President Date
Lee Walden, P.E.

_____ _____
Vice President Date
Kerry L. Osburn

_____ _____
Secretary/Treasurer Date
Brandon Middleton

_____ _____
District Engineer Date
Dinh V. Ho, P.E.

FINAL PLAT
SIERRA VISTA WEST SEC 11

A SUBDIVISION OF 30.28 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS
114 LOTS 5 RESERVES 4 BLOCKS

JULY 2025

OWNER/ DEVELOPER:
ASTRO SIERRA VISTA, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/ SURVEYOR:
ELEVATION land solutions
TBPE REGISTRATION NUMBER F-22671
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

P:\2025 Sierra Vista West Development\GIS Exhibits 11\Platting\Plat Exhibits\Sec11 - Plat Exh.dwg, 7/29/2025 1:36:21 PM, kmoore

ADICO
CONSULTING ENGINEERS

Tuesday, July 29, 2025

Chris Stuart
Aupha Engineering
1650 Hwy 6, Suite 120
Sugar Land, TX 77478
cstuart@majesticdev.com

Re: Sunset Prairie Subdivision Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 5870
ALLC Project No. 710-25-002-009

Dear Mr. Stuart:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sunset Prairie Subdivision Preliminary Plat, received on or about July 28, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted on July 28, 2025. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, July 30, 2025, for consideration at the August 5, 2025, Planning and Zoning Commission meeting.

Should you have any questions, please do not hesitate to call our office.

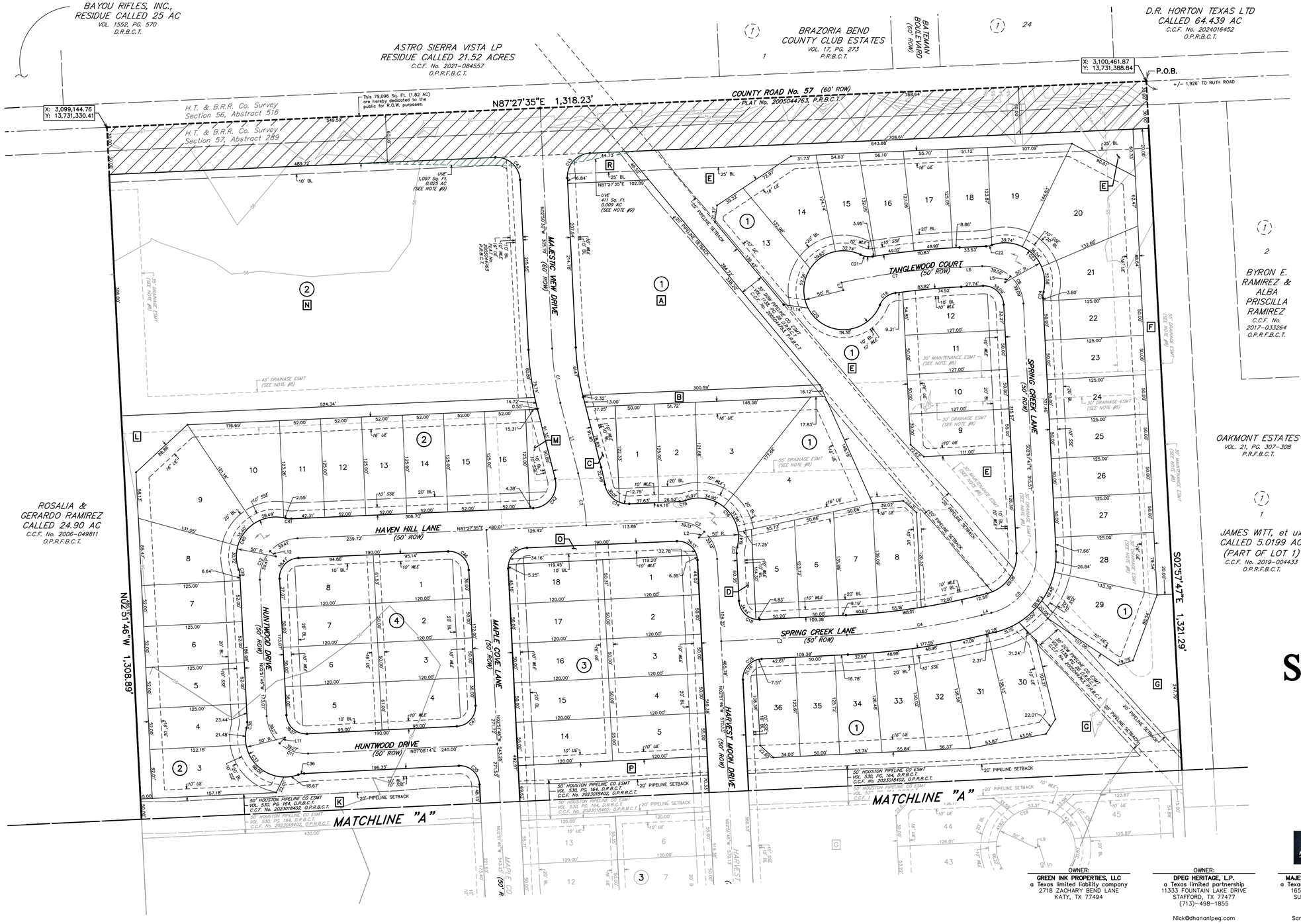
Sincerely,
Adico, LLC

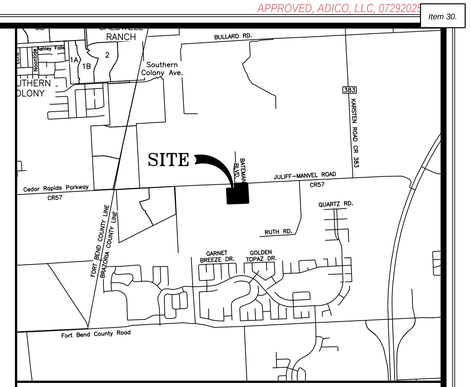
Dinn V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
File: 710-25-002-009

APPROVED, ADICO, LLC, 07292025

UNRESTRICTED RESERVE A 1.26 AC 54,927 Sq. Ft.	**RESTRICTED RESERVE B** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.10 AC 4,571 Sq. Ft.	**RESTRICTED RESERVE C** Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.07 AC 2,952 Sq. Ft.	**RESTRICTED RESERVE D** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.05 AC 2,096 Sq. Ft.	**RESTRICTED RESERVE E** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 1.57 AC 68,246 Sq. Ft.	**RESTRICTED RESERVE F** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.27 AC 11,818 Sq. Ft.	**RESTRICTED RESERVE G** Parkland Purposes Only 1.93 AC 84,181 Sq. Ft.	**RESTRICTED RESERVE H** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.42 AC 18,205 Sq. Ft.	**RESTRICTED RESERVE I** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.04 AC 1,796 Sq. Ft.	
RESTRICTED RESERVE J Restricted to Drainage and Detention Purposes Only 4.16 AC 181,113 Sq. Ft.	**RESTRICTED RESERVE K** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.62 AC 27,041 Sq. Ft.	**RESTRICTED RESERVE L** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.39 AC 16,909 Sq. Ft.	**RESTRICTED RESERVE M** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.07 AC 3,228 Sq. Ft.	**UNRESTRICTED RESERVE N** 3.65 AC 158,864 Sq. Ft.	**RESTRICTED RESERVE O** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.10 AC 4,355 Sq. Ft.	**RESTRICTED RESERVE P** Restricted to Compensating Open Space and Incidental Utility Purposes Only 0.39 AC 16,793 Sq. Ft.	**RESTRICTED RESERVE Q** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.09 AC 3,932 Sq. Ft.	**RESTRICTED RESERVE R** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.07 AC 3,093 Sq. Ft.	**TOTAL RESERVES** 15.25 AC 664,144 Sq. Ft.





VICINITY MAP KEY MAP: 691 D&H
SCALE: 1" = 2,000' (1/2 MILE)

0 30 60 120 180
SCALE: 1" = 60'

LEGEND:

- "Set 5/8-inch iron rod with cap stamped "MAJESTIC SRVY FIRM 10194922"
- "Street Name Break"
- (1) = "Block Number"
- AC = "Acre(s)"
- AE = "Aerial Easement"
- BL = "Building Line"
- ESMT = "Easement"
- C.C.F. = "County Clerk's File Number"
- Co. = "Company"
- D.R.B.C.T. = "Deed Records, Brazoria County, Texas"
- GBL = "Garage Building Line"
- No. = "Number"
- O.P.R.B.C.T. = "Official Public Records, Brazoria County, Texas"
- P.R.B.C.T. = "Plat Records, Brazoria County, Texas"
- R.O.W. = "Right-of-way"
- Sq. Ft. = "Square Feet"
- SSE = "Sanitary Sewer Easement"
- STM SE = "Storm Sewer Easement"
- UE = "Utility Easement"
- UVE = "Unobstructed Visibility Easement"
- WLE = "Waterline Easement"

SUNSET PRAIRIE SUBDIVISION PARKLAND TABLE

PLAT	ACREAGE
SUNSET PRAIRIE SUBDIVISION	1.93 AC
TOTAL	1.93 AC
TOTAL REQUIRED 1/54 AC PER LOT @ 103 LOTS	1.91 AC

PRELIMINARY PLAT OF SUNSET PRAIRIE SUBDIVISION

BEING A REPLAT OF 39.83 ACRES OF LAND
BEING ALL OF COLONY ESTATES PHASE 1 AS RECORDED IN CLERK'S FILE No. 2005044763, P.R.B.C.T.
OUT OF THE H.T. & B.R.R. Co. SURVEY SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

103 LOTS 18 RESERVES 4 BLOCKS

JULY 2025

OWNER:
GREEN INK PROPERTIES, LLC
a Texas limited liability company
2718 ZACHARY BEND LANE
KATY, TX 77494

OWNER:
DPEG HERITAGE, L.P.
a Texas limited partnership
11333 FOUNTAIN LAKE DRIVE
STAFFORD, TX 77477
(713)-498-1855
Nick@dhananipeg.com

DEVELOPER:
MAJESTIC DEVELOPERS, L.L.C.
a Texas limited liability company
1650 S HWY 6, Suite 120
SUGAR LAND, TX 77478
(281)-975-1777
Santosh@majesticdev.com

SURVEYOR:
MAJESTIC SURVEY, L.L.C.
REGISTRATION No. 10194922
1650 S HWY 6, SUITE 420
SUGAR LAND, TX 77478
(281)-975-1777
Jeremy@majesticdev.com

ENGINEER:
AUPHA ENGINEERING, PLLC
REGISTRATION No. F-24725
1650 S HWY 6, SUITE 100
SUGAR LAND, TX 77478
(409)-790-0163
Justin@majesticdev.com
CStuart@majesticdev.com

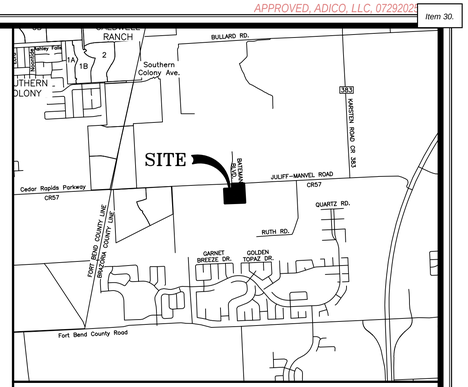
DRAFTER: C

APPROVED, ADICO, LLC, 07292025

UNRESTRICTED RESERVE A 1.26 AC 54,927 Sq. Ft.	**RESTRICTED RESERVE B** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.10 AC 4,571 Sq. Ft.	**RESTRICTED RESERVE C** Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.07 AC 2,952 Sq. Ft.	**RESTRICTED RESERVE D** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.05 AC 2,096 Sq. Ft.	**RESTRICTED RESERVE E** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 1.57 AC 68,246 Sq. Ft.	**RESTRICTED RESERVE F** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.27 AC 11,818 Sq. Ft.	**RESTRICTED RESERVE G** Parkland Purposes Only 1.93 AC 84,181 Sq. Ft.	**RESTRICTED RESERVE H** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.42 AC 18,205 Sq. Ft.	**RESTRICTED RESERVE I** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.04 AC 1,796 Sq. Ft.
RESTRICTED RESERVE J Restricted to Drainage and Detention Purposes Only 4.16 AC 181,113 Sq. Ft.	**RESTRICTED RESERVE K** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.62 AC 27,041 Sq. Ft.	**RESTRICTED RESERVE L** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.39 AC 16,909 Sq. Ft.	**RESTRICTED RESERVE M** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.07 AC 3,228 Sq. Ft.	**UNRESTRICTED RESERVE N** 3.65 AC 158,864 Sq. Ft.	**RESTRICTED RESERVE O** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.10 AC 4,355 Sq. Ft.	**RESTRICTED RESERVE P** Restricted to Compensating Open Space and Incidental Utility Purposes Only 0.39 AC 16,793 Sq. Ft.	**RESTRICTED RESERVE Q** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.09 AC 3,932 Sq. Ft.	**RESTRICTED RESERVE R** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.07 AC 3,093 Sq. Ft.

TOTAL RESERVES
15.25 AC
664,144 Sq. Ft.

0 30 60 120 180
SCALE: 1" = 60'



VICINITY MAP KEY MAP: 691 D&H
SCALE: 1" = 2,000' (1/2 MILE)

GENERAL NOTES:

1. All existing pipelines or pipeline easements through the proposed subdivision have been shown.
2. Structures built on lots in the designated floodplain must be elevated to 24 inches (2 feet) above the FEMA Base Flood Elevation (BFE). No development permits will be issued below the BFE. Contact the floodplain administrator's office for specific information.
3. All streets shall be constructed in accordance with the City's design criteria.
4. All water and wastewater facilities shall conform to the City's design criteria.
5. A minimum of five (5) feet wide sidewalks shall be required along all streets and shall conform to the City's design criteria.
6. The owner will provide easements for power lines where such are required, either as shown on this plat or by separate instrument dedication.
7. The owner will provide street name signs and traffic control devices in accordance with the Texas manual on uniform traffic control devices.
8. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 1.00013.
6. This property lies within Unshaded Zone "X" as per Flood Insurance Rate Maps, Map No. 48039C0105K, Community Number 485458 for Fort Bend County and Unincorporated Areas, dated December 30, 2020.

   Unshaded Zone "x" is defined as areas determined to be outside the 0.2% annual chance floodplain.

   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.
7. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
8. This plat abandons this easement recorded in PLAT No. 200508041, P.R.B.C.T.
9. UVE(s) shown are hereby dedicated which within those areas being dedicated, landscaping shall be no greater in height than thirty (30) inches above top of adjacent curb or centerline of pavement when allowed to grow to its maximum height, and that no person shall place, or cause to be placed, landscaping in such a manner as to interfere with the use of or obstruct vehicular or pedestrian traffic on any County road or drainage on or along such road.
10. The property identified in the foregoing plat lies with Brazoria County Drainage District #5.

PRELIMINARY PLAT OF SUNSET PRAIRIE SUBDIVISION

BEING A REPLAT OF 39.83 ACRES OF LAND
BEING ALL OF COLONY ESTATES PHASE 1 AS RECORDED IN CLERK'S FILE No. 2005044763, P.R.B.C.T.
OUT OF THE H.T. & B.R.R. Co. SURVEY SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

103 LOTS **18 RESERVES** **4 BLOCKS**

JULY 2025

OWNER:
GREEN INK PROPERTIES, LLC
a Texas limited liability company
2718 ZACHARY BEND LANE
KATY, TX 77494

OWNER:
DPEG HERITAGE, L.P.
a Texas limited partnership
11333 FOUNTAIN LAKE DRIVE
STAFFORD, TX 77477
(713)-498-1855
Nick@dhananipeg.com

DEVELOPER:
MAJESTIC DEVELOPERS, L.L.C.
a Texas limited liability company
1650 S HWY 6, Suite 120
SUGAR LAND, TX 77478
(281)-975-1777
Santosh@majesticdev.com

SURVEYOR:
MAJESTIC SURVEY, L.L.C.
REGISTRATION No. 10194922
1650 S HWY 6, SUITE 420
SUGAR LAND, TX 77478
(281)-975-1777
Jeremy@majesticdev.com

ENGINEER:
AUPHA ENGINEERING, PLLC
REGISTRATION No. F-24725
1650 S HWY 6, SUITE 100
SUGAR LAND, TX 77478
(409)-790-0163
Justin@majesticdev.com

CStuart@majesticdev.com

DRAFTER: CS

APPROVED, ADICO, LLC, 07292025

OWNERS ACKNOWLEDGEMENT

State of Texas §

County of Brazoria §

We, Nadyrshah Dhanani, President, and Nikhil Ddhanani, Secretary, of DPEG HERITAGE, L.P., a Texas limited partnership, owners of the property subdivided, in this plat of Sunset Prairie Subdivision, do hereby make subdivision of said property for and on behalf of said corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

IN TESTIMONY, HERETO, the DPEG HERITAGE, L.P., a Texas limited partnership, has caused these presents to be signed by Nadyrshah Dhanani, its President, thereunto authorized and attested by its secretary, Nikhil Dhanani, and its common seal hereunto affixed, this _____ day of _____, 202__.

By: DPEG HERITAGE, L.P.,
a Texas limited partnership

By:_____
Nadyrshah Dhanahi, President

By:_____
Nikhil Dhanani, Secretary

State of Texas §

County of _____ §

Before me, the under signed authority, on this day personally appeared Nadyrshah Dhanahi, President, and Nikhil Dhanani, Secretary of DPEG HERITAGE, L.P., at Texas limited partnership known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

Given under my hand and seal of office, this _____ day of _____ 202__.

_____
Notary Public in and for
the State of Texas

My commission expires: _____

State of Texas §

County of Fort Bend §

This is to certify that I Jeremy J. Kowis, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

_____
Jeremy J. Kowis
Registered Professional Land Surveyor
Texas Registration No. 6361

I, Justin M. Au, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Brazoria County to the best of my knowledge.

_____
Justin M. Au
Licensed Professional Engineer
Texas Registration No. 138409

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S14°15'45"E	91.85'
L2	S42°17'55"W	10.00'
L3	S87°08'14"W	159.38'
L4	N76°11'55"E	12.59'
L5	S42°14'54"W	10.00'
L6	N87°27'35"E	27.74'
L7	N13°02'42"W	10.00'
L8	S48°09'44"E	5.00'
L9	N72°08'21"E	5.00'
L10	S02°36'19"E	165.01'
L11	N42°08'14"E	10.00'
L12	N47°42'05"W	10.00'

METES AND BOUNDS

A Metes and Bounds description of a 35.8258 acre of land out of Lots 5, 6, 7, 8, and 9, in Block 1, of Colony Estates Phase 1 as recorded in County Clerk's File No. 2005044763 of the Official Public Records of Brazoria County, Texas. located in the Northwest 1/4 of section 57, of the H.T. & B. R.R. Co. Survey, Abstract No. 289, Brazoria County, Texas. (basis of bearing is per GPS observation, Texas State Coordinate System, Texas South Central Zone, NAD83, GEOID 18 and being more particularly described by Metes and Bounds as follows);

Beginning at a point in the centerline of County Road No. 57 (60–foot right of way Plat No. 2005044763, P.R.B.C.T.) marking the Northeast corner of herein described tract and the Northwest corner of the Robert A. Kouts and Kathryn M. Carrow tract recorded in PLAT No. 2002–091714 of the Plat Records of Brazoria County, Texas;

Thence South 02 degrees 57 minutes 47 seconds East, a distance of 30.00 feet pass a 5/8" iron rod with cap stamped "LANEY RPLS 1718" found in the South line of said County Road No. 57 for a total distance of 1,321.29 feet to a wood post for corner found marking the Southeast corner of herein described tract and being the Northeast corner of Sterling Lakes at Iowa Colony Section 13 recorded in PLAT No. 2019001428 of the Plat Records of Brazoria County, Texas, also being the Southwest corner of a called 3.6729 acre tract recorded in Clerk's File No. 99–051916 of Official Public Records of Brazoria County, Texas;

Thence South 87 degrees 59 minutes 50 seconds West, a distance of 1,320.67 along the North line of said Sterling Lakes to a 5/8" iron rod with cap stamped "LANEY RPLS 1718" found marking the Southwest corner of herein described tract and being the Southeast corner of a called 24.8975–acre tract recorded in County Clerk's File No. 2006049811 of the Official Public Records of Brazoria County, Texas;

Thence North 02 degrees 51 minutes 46 seconds West, a distance of 942.89 feet along the East line of said 24.8975–acre tract to a 5/8" iron rod stamped "SOUTH TEXAS SURVEYING" set for the Southwest corner of Lot 1;

Thence North 87 degrees 27 minutes 35 seconds East, a distance of 519.47 feet along the South lines of Lots 1–4 to a 5/8" iron rod stamped "SOUTH TEXAS SURVEYING" set marking the Southeast corner of Lot 4;

Thence North 02 degrees 51 minutes 46 seconds West, a distance of 321.08 feet along the East line of Lot 4 to a 5/8" iron rod stamped "SOUTH TEXAS SURVEYING" set marking a point for a tangent curve to the left with a radius of 15.00 feet, a central angle of 89 degrees 40 minutes 39 seconds, and a length of 23.48 feet;

Thence along said curve to the left with a chord bearing of North 47 degrees 42 minutes 05 seconds West, a chord distance of 21.15 feet to a 5/8" iron rod stamped "SOUTH TEXAS SURVEYING" set in the South line of a 10.00–foot right of way dedication recorded in PLAT No. 200508041 of the Plat Records of Brazoria County, Texas;

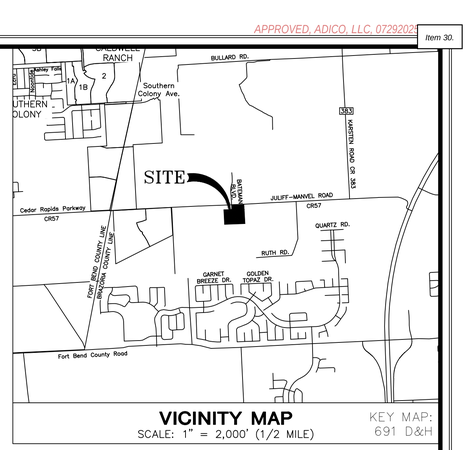
Thence South 87 degrees 27 minutes 35 seconds West, a distance of 504.56 along the North lines of Lots 1–4 to a 1/2" iron rod with cap found in the South line of said 10.00–foot dedication;

Thence North 02 degrees 51 minute 46 seconds West, a distance of 30.00 feet to a point in the centerline of said County Road No. 57 marking the Northwest corner of herein described tract and being the Northeast corner of said 24.8975–acre tract;

Thence North 87 degrees 27 minutes 35 seconds East, a distance of 1318.23 feet along the centerline of said County Road No. 57 to the Point of Beginning, containing 35.8258 acres (1,560,571 square feet) more or less.

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	350.00'	11°25'16"	69.77'	S08°33'08"E	69.65'	35.00'
C2	350.00'	11°00'02"	67.20'	N08°45'45"W	67.09'	33.70'
C3	50.00'	89°40'39"	78.26'	N47°42'05"W	70.51'	49.72'
C4	905.00'	10°56'19"	172.78'	N81°40'04"E	172.52'	86.65'
C5	75.00'	79°09'42"	103.62'	N36°37'04"E	95.57'	62.00'
C6	50.00'	89°34'38"	78.17'	N47°45'06"W	70.45'	49.63'
C7	900.00'	9°40'42"	152.03'	S82°37'14"W	151.85'	76.20'
C8	50.00'	92°19'09"	80.56'	N41°50'16"E	72.13'	52.07'
C9	600.00'	13°32'20"	141.78'	N11°05'29"W	141.45'	71.22'
C10	75.00'	89°08'24"	116.68'	S47°25'58"E	105.27'	73.88'
C11	50.00'	90°00'00"	78.54'	S47°51'46"E	70.71'	50.00'
C12	50.00'	90°19'21"	78.82'	S42°17'55"W	70.91'	50.28'
C13	30.00'	90°18'05"	47.28'	S42°18'33"W	42.54'	30.16'
C14	30.00'	81°40'06"	42.76'	S51°42'22"E	39.23'	25.93'
C15	25.00'	17°13'30"	7.52'	N78°50'50"E	7.49'	3.79'
C16	50.00'	124°07'38"	108.32'	N47°42'05"W	88.35'	94.29'
C17	25.00'	17°13'30"	7.52'	S05°44'59"W	7.49'	3.79'
C18	25.00'	90°00'00"	39.27'	S47°51'46"E	35.36'	25.00'
C19	25.00'	59°52'59"	26.13'	S52°01'45"W	24.96'	14.40'
C20	50.00'	273°59'52"	239.11'	S20°54'48"E	68.20'	46.63'
C21	25.00'	35°29'26"	15.49'	S81°39'35"E	15.24'	8.00'
C22	25.00'	17°17'18"	7.54'	N78°48'56"E	7.51'	3.80'
C23	50.00'	124°09'15"	108.34'	N47°45'06"W	88.36'	94.34'
C24	25.00'	17°17'18"	7.54'	S05°40'52"W	7.51'	3.80'
C25	25.00'	90°00'00"	39.27'	S42°08'14"W	35.36'	25.00'
C26	25.00'	89°08'24"	38.89'	S47°25'58"E	35.09'	24.63'
C27	25.00'	56°11'43"	24.52'	N39°56'46"W	23.55'	13.35'
C28	50.00'	275°25'05"	240.35'	S69°39'55"W	67.29'	45.48'
C29	25.00'	40°32'09"	17.69'	S07°06'23"W	17.32'	9.23'
C30	25.00'	23°38'47"	10.32'	S15°54'39"E	10.24'	5.23'
C31	50.00'	139°08'00"	121.42'	N41°49'57"E	93.71'	134.21'
C32	25.00'	23°24'07"	10.21'	N80°18'07"W	10.14'	5.18'
C33	25.00'	90°36'09"	39.53'	S42°41'45"W	35.54'	25.26'
C34	25.00'	89°23'51"	39.01'	N47°18'15"W	35.17'	24.74'
C35	25.00'	90°00'00"	39.27'	N47°51'46"W	35.36'	25.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C36	25.00'	17°01'07"	7.43'	S78°37'41"W	7.40'	3.74'
C37	50.00'	124°02'14"	108.24'	S47°51'46"E	88.31'	94.11'
C38	25.00'	17°01'06"	7.43'	N05°38'48"E	7.40'	3.74'
C39	25.00'	16°48'33"	7.33'	N11°16'03"W	7.31'	3.69'
C40	50.00'	123°56'28"	108.16'	S42°17'55"W	88.27'	93.92'
C41	25.00'	16°48'33"	7.33'	S84°08'08"E	7.31'	3.69'
C42	30.00'	101°43'20"	53.26'	N36°35'55"E	46.54'	36.86'
C43	30.00'	89°41'55"	46.97'	N47°41'27"W	42.31'	29.84'
C44	25.00'	90°51'36"	39.65'	N42°34'02"E	35.62'	25.38'
C45	25.00'	90°19'21"	39.41'	S42°17'55"W	35.45'	25.14'
C46	25.00'	89°40'39"	39.13'	N47°42'05"W	35.26'	24.86'
C47	25.00'	90°00'00"	39.27'	N42°08'14"E	35.36'	25.00'



VICINITY MAP
SCALE: 1" = 2,000' (1/2 MILE)

KEY MAP:
691 D&H

PLANNING AND ZONING COMMISSION APPROVALS

This plat is hereby approved by the City of Iowa Colony City Engineer, this _____ day of _____, 202__.

_____
Dinh V. Ho, P.E.

PLANNING AND ZONING COMMISSION APPROVALS

This plat is hereby approved by the City of Iowa Colony Planning and Zoning Commission, this _____ day of _____, 202__.

_____
David Hurst, Chairman

_____
Les Hosey, Member

_____
Warren Davis, Member

_____
Brenda Dillon, Member

_____
Robert Wall, Member

_____
Terry Hayes, Member

_____
Brian Johnson, Member

CITY COUNCIL APPROVALS

This plat hereby approved by the City of Iowa Colony City Council, this _____ day of _____, 202__.

_____
Will Kennedy, Mayor

_____
Nikki Brooks, Council Position 1

_____
Timothy Varlack, Council District A

_____
Arnetta Hicks–Murray, Council Position 2

_____
Kareem Boyce, Council District B

_____
Marquette Greene–Scott, Council Position 3

_____
Sydney Hargroder, Council District C

PRELIMINARY PLAT OF
SUNSET PRAIRIE SUBDIVISION

BEING A REPLAT OF 39.83 ACRES OF LAND
BEING ALL OF COLONY ESTATES PHASE 1 AS RECORDED IN CLERK'S FILE No. 2005044763, P.R.B.C.T.
OUT OF THE H.T. & B.R.R. Co. SURVEY SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

103 LOTS 18 RESERVES 4 BLOCKS

JULY 2025

OWNER:
GREEN INK PROPERTIES, LLC
a Texas limited liability company
2718 ZACHARY BEND LANE
KATY, TX 77494

OWNER:
DPEG HERITAGE, L.P.
a Texas limited partnership
11333 FOUNTAIN LAKE DRIVE
STAFFORD, TX 77477
(713)–498–1855
Nick@dhananipeg.com

DEVELOPER:
MAJESTIC DEVELOPERS, L.L.C.
a Texas limited liability company
1650 S HWY 6, Suite 120
SUGAR LAND, TX 77478
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Santosh@majesticdev.com

SURVEYOR:
MAJESTIC SURVEY, L.L.C.
REGISTRATION No. 10194922
1650 S HWY 6, SUITE 420
SUGAR LAND, TX 77478
(281)–975–1777
Jeremy@majesticdev.com

ENGINEER:
AUPHA ENGINEERING, PLLC
REGISTRATION No. F–24725
1650 S HWY 6, SUITE 100
SUGAR LAND, TX 77478
(409)–790–0163
Justin@majesticdev.com

CStuart@majesticdev.com

ADICO
CONSULTING ENGINEERS

Monday, July 28, 2025

Shane Gormly
Gormly Surveying, Inc
P.O Box 862
Alvin, TX 77512
SGormly@comcast.net

Re: TMS Estates Abbreviated Plat
Letter of Recommendation to Approve
COIC Project No. 6320
ALLC Project No. 710-25-002-016

Dear Mr. Gormly:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of TMS Estates Abbreviated Plat, received on or about July 17, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted on July 17, 2025. Please provide two (2) sets of mylars and ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Wednesday, July 30, 2025, for consideration at the August 5, 2025, Planning and Zoning meeting.

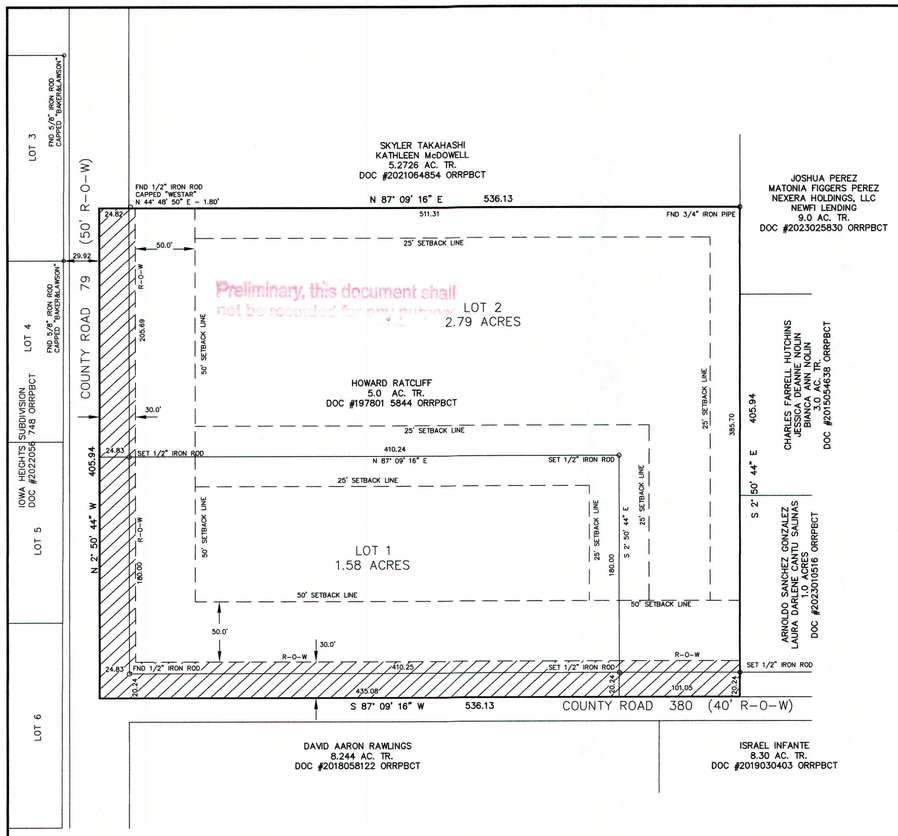
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC

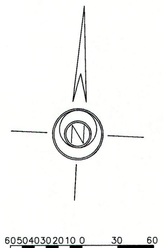
Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
File: 710-25-002-016

APPROVED, ADICO, LLC, 07282025



Preliminary, this document shall not be recorded for any purpose



METES AND BOUNDS

5.0 acres, being a part of Lot 61, Block 61 of the W. H. Johns Subdivision in the W. H. Dennis Survey, Section 60, H. T. & B. R. R. Co. Survey, Abstract 517, Brazoria County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a point marking the southwest corner of Lot 61, being in the intersection of County Road 79 and County Road 380, from which a found 1/2 inch iron rod bears North 2 deg. 50 min. 44 sec. West, a distance of 20.24 feet and South 87 deg. 09 min. 16 sec. East, a distance of 24.83 feet;

THENCE North 2 deg. 50 min. 44 sec. West, along the centerline of County Road 79, a distance of 405.94 feet to a point marking the northwest corner of the herein described tract and the southwest corner of a 5.2726 acre tract as described in Document Number 2021064854, Official Records of Real Property, Brazoria County, Texas;

THENCE North 87 deg. 09 min. 16 sec. East, along the South line of the 5.2726 acre tract, at 24.82 feet pass a 1/2 inch iron rod capped "WESTAR" which bears North 44 deg. 48 min. 50 sec. East, a distance of 1.80 feet, and continue for a total distance of 536.13 feet to a 3/4 inch iron pipe found for the northeast corner of the herein described tract, also being an interior corner of a 9.0 acre tract as described in Document Number 2023025830, Official Records of Real Property, Brazoria County, Texas;

THENCE South 2 deg 50 min. 44 sec. East, along the East line of the herein described tract, and the West line of a 3.0 acre tract as described in Document Number 2015054638, Official Records of Real Property, Brazoria County, Texas, and the West line of a 1.0 acre tract as described in Document Number 2023010516, Official Records of Real Property, Brazoria County, Texas, a distance of 385.70 feet to a 1/2 inch iron rod set for offset and continue for a total distance of 405.94 feet to a point for the Southeast corner of the herein described tract, also being the Southwest corner of the 1.0 acre tract, in the centerline of County Road 380;

THENCE South 87 deg. 09 min. 16 sec. West, along the center line of County Road 380, a distance of 536.13 to the PLACE OF BEGINNING and containing 5.0 acres of land.

PLANNING AND ZONING COMMISSIONERS

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY TEXAS HAS APPROVED THIS PLAT OF 5.0 ACRES, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS____DAY OF _____2025.

DAVID HURST
CHAIRMAN

BRENDA DILLON
MEMBER

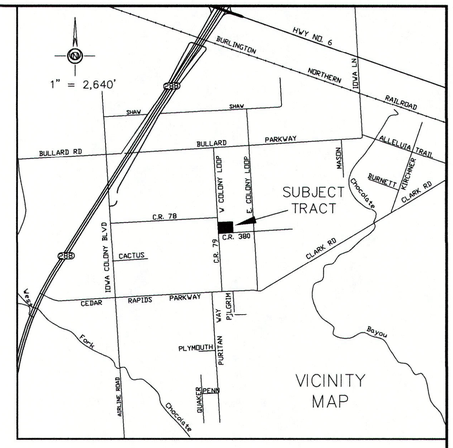
TERRY HAYES
MEMBER

BRIAN JOHNSON
MEMBER

LES HOSEY
MEMBER

ROBERT WALL
MEMBER

WARREN DAVIS
MEMBER



CITY ENGINEER

THIS IS TO CERTIFY THAT THE CITY ENGINEER OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT OF 5.0 ACRES, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS_____DAY OF _____ 2025.

Preliminary, this document shall not be recorded for any purpose

DINH V. HO, P.E.
CITY ENGINEER

CITY COUNCIL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY TEXAS, THIS____DAY OF _____ 2025, HAS APPROVED THIS PLAT OF 5.0 ACRES AS SHOWN HEREON.

KAREEM BOYCE
COUNCIL DISTRICT B

MARQUETTE GREENE-SCOTT
COUNCIL POSITION 3

NIKKI BROOKS
COUNCIL POSITION 1

TIMOTHY VARLACK
COUNCIL DISTRICT A

ARNETTA HICKS-MURRAY
COUNCIL POSITION 2

SYDNEY HARGRODER
COUNCIL DISTRICT C

WIL KENNEDY
MAYOR

OWNER: JOHN RATCLIFF
ADDRESS: 4703 C.R. 380
ROSHARON, TX 77583

STATE OF TEXAS
COUNTY OF _____

I, JOHN RATCLIFF, Owner of the land shown on this plat and whose name is described thereto and in person or through a duly authorized agent dedicate to the public forever all streets, alleys, parks, water courses, drains, easements, and public places thereon shown of the purposes and consideration herein expressed. The owners do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated or occasioned by us the alteration of such surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind myself, my heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

WITNESS our hand in _____ County, Texas, this _____day of _____, 2025.

_____
JOHN RATCLIFF

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared JOHN RATCLIFF, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein set forth and in the capacity herein stated.

GIVEN MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2025.

_____
Notary Republic in and for _____ County, Texas.

- THIS AREA DEDICATED BY THIS PLAT FOR ROAD R-O-W

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

Lee Walden, P.E Position 1	Date	Kerry Osburn Position 3	Date
Brandon Middleton Position 2	Date	Dinh V. Ho, P.E. District Engineer	Date

Note: Project field startup will start within 365 calendar days from date here shown.
Continuous and reasonable field site work is expected.

I, Chad A. Gormly, Registerd Professional Surveyor No. 5796, do hereby certify that this plat correctly represents a survey made under my supervision on the ground in accordance with the information provided me and correctly represents the fact as found at the time of survey and is true and correct and that all lot corners, angle points, and points of curvature are properly marked with 3/4" iron rods or as shown on the plat.

WITNESS MY HAND AND SEAL THIS _____DAY OF _____2025.

Preliminary, this document shall not be recorded for any purpose

Chad A. Gormly, Registered Professional Land Surveyor No. 5796
Gormly Surveying, Inc. - FIRM#10095700
P. O. Box 862, Alvin, Texas 77512-0862 Phone (281) 331-0883

BRAZORIA COUNTY DRAINAGE DISTRICT 5 FINAL PLAT AND CONSTRUCTION NOTES

1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage easement only through an approved drainage structure.
4. All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District # 5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
5. The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
6. This rural commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
7. Land use within the commercial site is limited to an average imperviousness of no more than percent. The drainage and /or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded.
If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
8. Other than shown heron, there are no pipeline easements or pipelines within the boundaries of this plat.
9. All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be minimum 24" I.D. or equal.
10. Dedicated drainage easement(s) granted to Brazoria County Drainage District # 5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
11. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District # 5 (see District Resolution No 2007-06 & No 2007-07). Access will be gated and locked with Brazoria County Drainage District # 5's lock.
12. Prohibited use of "metal" pipe in storm water/sewer applications (see District Resolution No 2007-08).
13. Prohibited use of "rip-rap" in storm water/sewer applications (District policy).
14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
15. All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District # 5 by the property owner will be initiated and recorded, at property owner's expense, in Brazoria County, Texas with a 'Recorded Document Number' affixed to said easement prior to final project approval granted by Brazoria County Drainage District # 5 Board of Commissioners.
16. It will be the property owner's responsibility to verify if any Brazoria County Drainage District # 5 'Dedicated' drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
17. Project field start-up will start within 365 calendar days from date shown here.
Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub -Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District # 5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

NOTES:
- MONUMENTS SET AS EXTERIOR BOUNDARY MARKERS EITHER ARE OR WILL BE SET WITH A MINIMUM OF FIVE (5/8) INCH IRON ROD OR THREE QUARTERS (3/4) INCH IRON PIPE AT LEAST THIRTY SIX (36) INCHES LONG, ENCASED IN CONCRETE FOR A MINIMUM OF EIGHTEEN (18) INCHES BELOW THE SURFACE OF THE GROUND.
- ALL PERMANENT REFERENCE MONUMENTS ("PRM") ARE OR SHALL BE SET AT ALL BOUNDARY LINE ANGLE POINTS, BLOCK CORNERS, POINTS OF CURVATURE, AND AT INTERVALS NOT TO EXCEED ONE THOUSAND (1,000) FEET. PERMANENT REFERENCE MONUMNETS SHALL CONFORM TO THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES AND PROCEDURE AND PRACTICES.
- INTERIOR LOT CORNER MONUMENTS ARE OR WILL BE SET WITH A MINIMUM OF FIVE EIGHTHS (5/8) INCH IRON RODS AT LEAST THIRTY SIX (36) INCHES IN LENGTH.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF IOWA COLONY'S DESIGN CRITERIA.
- STREET RIGHT-OF-WAY DEDICATED FOR PERIMETER STREETS OF AT LEAST SIXTY (60) FEET IN WIDTH OR A MINIMUM OF ONE-HALF (1/2) OF THE TOTAL REQUIRED RIGHT-OF-WAY, WHICHEVER IS GREATER.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITYS DESIGN CRITERIA.
- A MINIMUM OF FIVE (5) FOOT SIDEWALKS SHALL BE REQUIRED ALONG ALL STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S DESIGN CRITERIA.
- OWNER SHALL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER SHOWN ON THE FACE OF THIS PLAT, OR BY SEPERATE INSTRUMENT DEDICATION.
- OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- DETENTION WILL BE REVIEWED/PROVIDED FOR EACH INDIVIDUAL RESIDENTIAL LOT AT TIME OF PERMITTING.
- BUILDING LINES ON THIS PLAT SHALL APPLY TO NEW CONSTRUCTION ONLY, NOT EXISITING STRUCTURES AT THE TIME OF PLATTING.

ABBREVIATED PLAT OF

TMS ESTATES

2 LOTS, 1 BLOCK

5.0 ACRES, BEING A PART OF LOT 61, BLOCK 61 OF THE W. H. JOHNS SUBDIVISION IN THE W. H. DENNIS SURVEY, SECTION 60, H. T. & B. R. R. CO. SURVEY, ABSTRACT 517, BRAZORIA COUNTY, TEXAS.

OWNER: JOHN RATCLIFF
ADDRESS: 4703 C.R. 380
ROSHARON, TX 77583

SURVEYOR: GORMLY SURVEYING, INC.
P.O. BOX 862
ALVIN, TX 77512
281-331-0883

ADICO
CONSULTING ENGINEERS

Monday, July 14, 2025

Joel Vitela
Civil-Con Consultants, LLC
1445 North Loop West, Suite 325
Houston, TX 77008
jv@civilcontx.com

Re: Parkway Kia Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 5868
Adico, LLC Project No. 710-25-002-026

Dear Mr. Vitela:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Parkway Kia Preliminary Plat, received on or about July 10, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted on July 10, 2025. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, July 29, 2025, for consideration at the August 5, 2025, Planning and Zoning meeting.

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: Rachel Patterson
Kayleen Rosser
File 710-25-002-026

APPROVED, ADICO, LLC, 07142025

WE, DURDIN FAMILY PROPERTIES, LLC. A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH FORBES DURDIN, SOLE MANAGER, OWNERS OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF PARKWAY KIA, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, LIENHOLDERS MUST EXECUTE A SUBORDINATION AGREEMENT SUBORDINATING THEIR LIENS TO ALL PUBLIC STREETS, ALLEYS, PARKS, SCHOOL SITES AND OTHER PUBLIC AREAS SHOWN ON THE PLAT OF SUCH SUBDIVISION OR RESUBDIVISION AS BEING SET ASIDE FOR PUBLIC USE OR PURPOSE.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO USE OF THE PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS, OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS, OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM PLAN SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY EACH AERIAL EASEMENTS TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY, HERETO, DURDIN FAMILY PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY FORBES DURDIN, ITS SOLE MANAGER, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS ____ DAY OF _____, 2025.

DURDIN FAMILY PROPERTIES, LLC
A TEXAS LIMITED LIABILITY COMPANY

_____
FORBES DURDIN, SOLE MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FORBES DURDIN, SOLE MANAGER OF DURDIN FAMILY PROPERTIES, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID CORPORATION, FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, GRACE CERVIN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE WILL BE MARKED WITH IRON RODS HAVING A DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN (3) FEET WITHIN A MAXIMUM OF ONE YEAR AFTER RECORDING OF THE PLAT OR AFTER CONSTRUCTION OF THE PUBLIC IMPROVEMENTS ARE COMPLETE, UNLESS OTHERWISE SHOWN HEREON; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM OF 1983 (NAD83) CORS. ADJUSTMENT.

_____
GRACE CERVIN, R.P.L.S.
TEXAS REGISTRATION No. 5564

STATE OF TEXAS · REGISTERED · GRACE Y. CERVIN · 5564 · PROFESSIONAL · LAND SURVEYOR

METES AND BOUNDS DESCRIPTION

BEING A 25.72 ACRES (1,120,165 SQUARE FEET) TRACT OF LAND SITUATED IN THE H.T.&B. RR. CO. SURVEY, SECTION 51, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS, BEING OUT OF AND PART OF LOTS 608, 609, 622, 623, 624 & 625 AND PORTIONS OF TWO 40-FOOT WIDE UNNAMED AND UNIMPROVED ROADS, OF THE EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51, & 56 H.T.&B. AND OF 2, 3, & 4 L.&N., A SUBDIVISION OF RECORD ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOLUME 2, PAGE 133 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS AND BEING ALL OF A CALLED 3.979 ACRES (TRACT 3) OF LAND AND OUT OF AND A PORTION OF A CALLED 45.63 ACRES (TRACT 1) OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS CONVEYED TO SIERRAVISTA-383 INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY AND RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2019045563 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.); SAID 12.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARING BASIS BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE NO. 4204 (NAD 1983)):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "BASELINE" FOUND ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 (VARIABLE WIDTH AS RECORDED UNDER VOLUME 1043, PAGE 908 OF THE BRAZORIA COUNTY DEED RECORDS, TEXAS (B.C.D.R.T.)) AND BEING THE SOUTHEAST CORNER OF RESTRICTED RESERVE E, BLOCK 2, OF KARSTEN BOULEVARD PHASE I STREET DEDICATION AS RECORDED UNDER DOCUMENT NO. 2018053880 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF SAID 3.979 ACRE TRACT (TRACT 3) AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE BEGINNING OF A CURVE TO THE RIGHT FROM WHICH ITS RADIUS POINT BEARS SOUTH 59°26'23" WEST, 1273.24 FEET;

THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 AND THE EAST LINE OF SAID 3.979 ACRE TRACT (TRACT 3) AND SAID CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 405.17 FEET, A RADIUS DISTANCE OF 1273.24 FEET, HAVING A CENTRAL ANGLE OF 18°13'58", AND WHOSE CHORD BEARING AND DISTANCE BEARS SOUTH 21°26'38" EAST, 403.47 FEET TO A POINT OF TANGENCY, FROM WHICH A 3/4-INCH ROD FOUND BEARS SOUTH 70°19'49" EAST, 0.14 FEET AND A TxDOT CONCRETE MONUMENT FOUND BEARS SOUTH 16°20'35" EAST, 2.84 FEET;

THENCE, SOUTH 12°19'41" EAST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 AND THE EAST LINE OF SAID 3.979 ACRE TRACT (TRACT 3), PASS AT A DISTANCE OF 18.24 FEET THE SOUTHEAST CORNER OF SAID 3.979 ACRE TRACT (TRACT 3) AND THE NORTHEAST CORNER OF SAID 45.63 ACRE TRACT (TRACT 1), AND CONTINUING WITH THE EAST LINE OF SAID 45.63 ACRE TRACT (TRACT 1) FOR A TOTAL DISTANCE OF 584.67 FEET TO A 5/8-INCH STEEL ROD WITH CAP STAMPED "ALLY" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

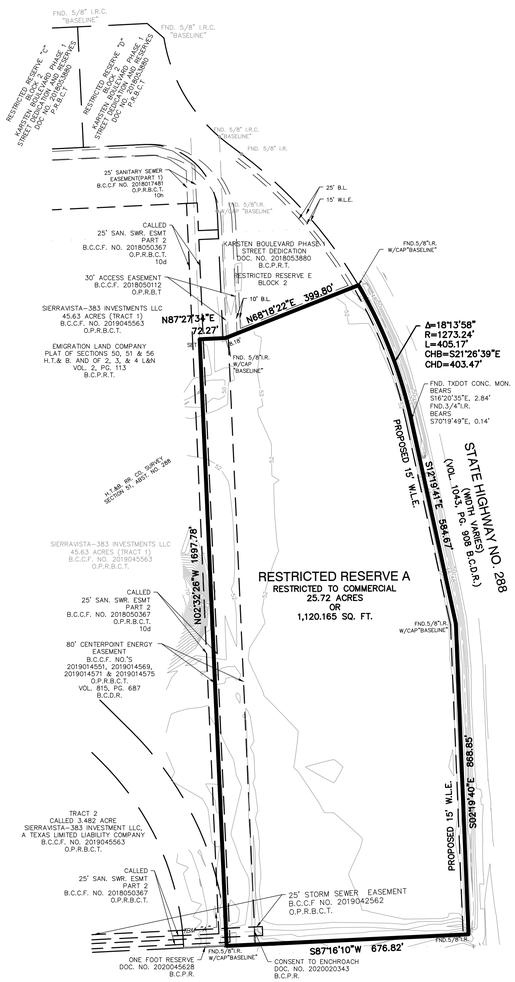
THENCE, SOUTH 02°19'40" EAST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 AND THE EAST LINE OF SAID 45.63 ACRE TRACT (TRACT 1), A DISTANCE OF 868.85 FEET TO A 5/8-INCH STEEL ROD FOUND FOR THE NORTHEAST CORNER OF A CALLED 22.3121 ACRE TRACT (TRACT A) AS DESCRIBED IN A GIFT DEED AS CONVEYED TO TEXAS MEDICAL CENTER, A TEXAS NONPROFIT CORPORATION AS RECORDED UNDER B.C.C.F. NO. 02-043288 SAME BEING THE SOUTHEAST CORNER OF SAID 45.63 ACRE TRACT (TRACT 1) AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87°16'10" WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 ALONG THE SOUTH LINE OF SAID 45.63 ACRE TRACT (TRACT 1), AND THE NORTH LINE OF SAID 22.3121 ACRE (TRACT A), A DISTANCE OF 676.82 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BASELINE" FOUND ON THE WEST LINE OF A 80-FOOT CENTERPOINT ENERGY EASEMENT AS RECORDED UNDER B.C.C.F. NO'S 2019014551, 2019014569, 2019014571 & 2019014575 O.P.R.B.C.T. AND VOLUME 815, PAGE 687 B.C.D.R.T.) FOR THE SOUTHEAST CORNER OF KARSTEN BOULEVARD PHASE IV STREET DEDICATION AS RECORDER UNDER DOCUMENT NUMBER 2020060010 OF THE BRAZORIA COUNTY PLAT RECORDS, SAME BEING THE SOUTHWEST CORNER OF SAID 45.63 ACRE TRACT (TRACT 1) AND OF THE HEREIN DESCRIBED TRACT

THENCE, NORTH 02°32'28" WEST, WITH THE WEST LINE OF SAID 80-FOOT CENTERPOINT ENERGY EASEMENT, AND THROUGH THE INTERIOR OF SAID 45.63 ACRE TRACT (TRACT 1), A DISTANCE OF 1,697.78 FEET TO A 5/8-INCH STEEL ROD WITH CAP STAMPED "ALLY" SET AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

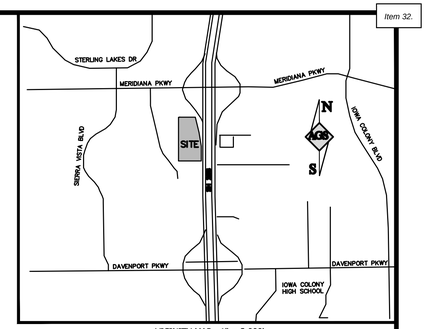
THENCE, NORTH 87°27'34" EAST, CROSSING THROUGH THE SAID 80-FOOT CENTERPOINT ENERGY EASEMENT, PASS AT A DISTANCE OF 65.00 FEET FOR THE SOUTHWEST CORNER OF UNRESTRICTED RESERVE E, BLOCK 2 OF KARSTEN BOULEVARD PHASE I STREET DEDICATION SUBDIVISION AND BEING A CORNER ON THE EAST LINE OF SAID 45.63 ACRE TRACT (TRACT 1), AND CONTINUING WITH THE SOUTH LINE OF UNRESTRICTED RESERVE E AND THE EAST LINE OF SAID 45.63 ACRE TRACT (TRACT 1), FOR A TOTAL DISTANCE OF 72.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BASELINE" FOUND FOR AN ANGLE POINT;

THENCE, NORTH 68°18'22" EAST, CONTINUING WITH THE SOUTH LINE OF UNRESTRICTED RESERVE E AND THE EAST LINE OF SAID 45.63 ACRE TRACT (TRACT 1), PASS AT A DISTANCE OF 8.18 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "BASELINE" FOUND AND BEING THE NORTHWEST CORNER OF SAID 3.979 ACRE TRACT (TRACT 3), AND CONTINUING WITH THE NORTH LINE OF SAID 3.979 ACRE TRACT (TRACT 3) AND THE SOUTH LINE OF UNRESTRICTED RESERVE E FOR A TOTAL DISTANCE OF 399.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.72 ACRES (1,120,165 SQUARE FEET) OF LAND.



LEGEND

B.L.	BUILDING LINE
C.M.	CONTROLLING MONUMENT
ESMT.	EASEMENT
F.C.	FILM CODE
FND.	FOUND
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.C.F.	HARRIS COUNTY CLERK FILE
HCMUD	HARRIS COUNTY MUNICIPAL DISTRICT
I.R.C.	IRON ROD CAPPED
I.P.	IRON PIPE
O.P.R.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY TEXAS
SET	SET 5/8-INCH STEEL ROD WITH CAP STAMPED "ALLY"
SQ FT	SQUARE FEET
STM	STORM
SAN. S.E.	SANITARY SEWER EASEMENT
U.V.E.	UNOBSTRUCTED VISIBILITY EASEMENT



VICINITY MAP - 1" = 3,000'
KEY MAP 692 J

CERTIFICATE OF PLANNING COMMISSION

THIS IS TO CERTIFY THAT CITY PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS THIS THE ____ DAY OF _____, 2025. HAS APPROVED THIS PLAT AND SUBDIVISION OF PARKWAY KIA AS SHOWN HEREON.

DAVID HURST	BRENDA DILLON
LES HOSEY	BRIAN JOHNSON
TERRY HAYES	ROBERT WALL
WARREN DAVIS	

APPROVED BY CITY ENGINEER

_____
DINH V. HO, P.E. DATE

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS THE ____ DAY OF _____ 2025. HAS APPROVED THIS PLAT AND SUBDIVISION OF PARKWAY KIA AS SHOWN HEREON.

WILL KENNEDY, MAYOR	NIKKI BROOKS
ARNETTA HICKS-MURRAY	MARQUETTE GREENE-SCOTT
TIMOTHY VARLACK	KAREEM BOYCE
SYDNEY HARGRODER	

BRAZORIA COUNTY DRAINAGE DISTRICT #5

LEE WALDEN PRESIDENT	KERRY OSBURN VICE PRESIDENT
BRANDON MIDDLETON SECRETARY / TREASURER	DINH V. HO, P.E. DISTRICT ENGINEER

BRAZORIA COUNTY DRAINAGE DISTRICT No. 5 NOTES

1. SLAB ELEVATIONS SHALL BE A MINIMUM OF 12" ABOVE THE CROWN OF THE ROAD AND/OR 2' ABOVE THE BFE.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED HOWEVER, ANY GOVERNMENTAL ENTITY HAVING JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT #5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENT TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER DATE HEREOF.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT #5.
6. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
7. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES, OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
8. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO. 2007-08).
9. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
10. PIPELINES, UTILITY LINES AND OTHER CROSSINGS UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
11. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 BY PROPERTY OWNER WILL BE INICIATED AND RECORDED AT PROPERTY OWNER'S EXPENSE IN BRAZORIA COUNTY, TEXAS WITH A "RECORDED DOCUMENT NUMBER" AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5 BOARD OF COMMISSIONERS.
12. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION; SUB-SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT #5 RESOLUTION 2011-1, ALLOWABLE TIMES(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

NOTES:

1. BEARINGS ARE BASED FROM THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204). NAD 83 CORS ADJUSTMENT BASED FROM REDUNDANT RTK GPS OBSERVATIONS. DISTANCES HEREON ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.99986213. COORDINATES HEREON ARE GRID DATUM. TO CONVERT TO SURFACE DIVIDE BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.99986213.
2. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE 'X'. AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP No. 48039C0110H AND 48039C0120H, BOTH DATED JULY 5, 1989.
3. THIS TRACT OF LAND LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF IOWA COLONY AND BRAZORIA DRAINAGE DISTRICT NO. 5 IS SUBJECT TO ITS CODE OF ORDINANCES.
4. ALL STORM SEWERS WILL BE MAINTAINED BY PROPERTY OWNER.
5. OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
6. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
7. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
8. MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINAL GRADING OF RESERVES. CORNERS WILL BE 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ALLY."
9. THE PRELIMINARY PLAT EXPIRES TWELVE (12) MONTHS WITH ONE SIX (6) MONTH EXTENSION PERIOD IF GRANTED BY CITY COUNCIL.
10. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF IOWA COLONY UTILITY EASEMENTS MUST BE UNOBSTRUCTED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSES.
11. THE AREAS OF THE RESERVES SHOWN HEREON, EXPRESSED IN SQUARE FEET AND THOUSANDTHS OF AN ACRE ARE BASED ON THE MATHEMATICAL CLOSURE CALCULATED FROM THE COURSES AND DISTANCES SHOWN, NOT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
12. THIS PLAN IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR STERLING LAKES AT IOWA COLONY AND SIERRA VISTA, AS APPROVED ON FEBRUARY 2016 AND AS AMENDED.

PRELIMINARY PLAT
PARKWAY KIA

A SUBDIVISION OF 25.72 ACRES OF LAND
SITUATED IN
THE H.T.&B. R.R. CO. SURVEY, SECTION 51, ABSTRACT NO. 288
BRAZORIA COUNTY, TEXAS

CONTAINING: 1 RESTRICTED RESERVE AND 1 BLOCK

DATE: JULY 2025

OWNER:
DURDIN FAMILY PROPERTIES, LLC
2500 TX-249,
TOMBALL, TEXAS 77375
(832) 717-1706

ENGINEER:
CIVIL-CON CONSULTANTS, LLC
TBPE FIRM REGISTRATION NO. 22251
1445 NORTH LOOP WEST, SUITE 325
HOUSTON, TEXAS 77008
(713) 992-4148

SURVEYOR:
AGS ENGINEERING & CONSTRUCTION
TBPELS FIRM NO. 10194392
5300 HOLLISTER RD, SUITE 111
HOUSTON, TEXAS 77040
(281) 888-7682

ADICO
CONSULTING ENGINEERS

Monday, August 4, 2025

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

Re: Caldwell Crossing Section 4 – Water, Sanitary Sewer, Drainage and Paving Facilities
Brazoria County Municipal Utility District No. 87
Recommendation for Acceptance into One Year Maintenance Period
City of Iowa Colony Project No. 4432
Adico, LLC Project No. 16007-4-522

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of Caldwell Crossing Section 4 – Water, Sanitary Sewer, Storm Water and Paving Facilities. The final inspection was held July 3, 2025, and all punch list items completed on or about July 15, 2025.

Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Caldwell Crossing Section 4 – Water, Sanitary Sewer, Storm Water and Paving Facilities into the One-Year Maintenance Period. The maintenance period shall be effective August 18, 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: 16007-4-522

CERTIFICATION OF INFRASTRUCTURE FOR:

CALDWELL CROSSING SECTION 4

(Project Name)

I, KATHLEEN KINCHEN,

(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

06/27/2024

Kathleen Kinchen

Engineer's Signature

LJA Engineering, Inc.

Licensed Engineering Firm Name

1904 W. Grand Parkway N. Suite 100

Address

Katy, TX 77449

City, State and Zip Code

713-358-8816

Phone No.

CITY OF IOWA COLONY
MAINTENANCE BOND

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

a. Bond Number: 61BCSJJ1292

b. Principal: Dimas Bros. Construction, L.L.C.

c. Surety:

Name: Hartford Casualty Insurance Company

State Where Surety is Incorporated: Connecticut

d. Obligee(s): Brazoria County Municipal Utility District No. 87; 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. 87
Subdivision involved: Caldwell Crossing Section 4

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water, Sanitary Sewer, Drainage Facilities & Paving and Appurtenances

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: $ 1,470,912.98

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: June 30, 2025

SURETY: Hartford Casualty Insurance Company

By: _____
Signature

Hannah Montagne
Print or Type Signer's Name

Attorney-In-Fact
Signer's Title

PRINCIPAL: Dimas Bros. Construction, L.L.C.

By: _____
Signature

Dan Dimas
Print or Type Signer's Name

Vice President
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 ☒, 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.

Phyllis 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 June 30, 2025.

Signed and sealed in Lake Mary, Florida.

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 toll-free telephone number for information or to make 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

You may write the Texas Department of Insurance:

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 gratuito de The Hartford's Consumer Affairs para obtener información o para presentar una queja 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

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.

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APPROVED, ADICO, LLC, 06262024

DR HORTON-TEXAS, LTD.

CONSTRUCTION PLANS FOR

WATER, SANITARY SEWER, DRAINAGE AND PAVING FACILITIES

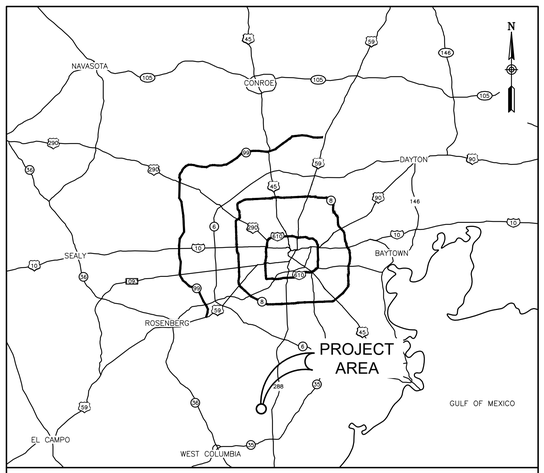
TO SERVE

CALDWELL CROSSING SECTION 4

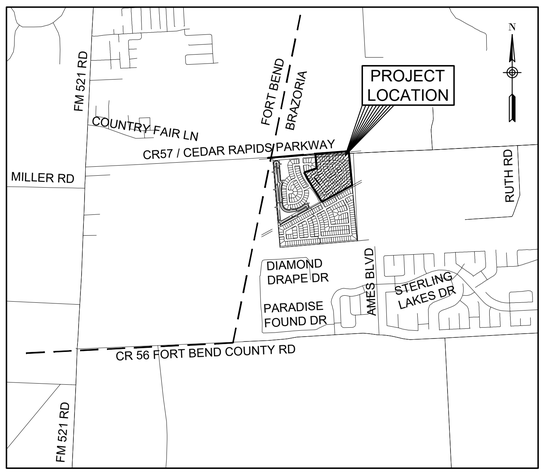
WITHIN

BRAZORIA COUNTY M.U.D. NO. 87

CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE



VICINITY MAP
SCALE 1" =2000'
KEY MAP REF: 691G, 691H
ZIP CODE: 77583
LAMBERT TILE: 5244

Sheet List Table

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7	DRAINAGE AREA, EXTREME EVENT, SHEET FLOW, AND PONDING LAYOUT
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PLAN AND PROFILES	
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CONSTRUCTION DETAILS	
23	STORMWATER POLLUTION PREVENTION PLAN DETAILS
24	WATER LINE DETAIL
25	SANITARY SEWER DETAILS
26	STORM SEWER DETAILS
27	STORM SEWER DETAILS 2 OF 2
28	PAVEMENT DETAILS
29	MISCELLANEOUS DETAILS
30	TXDOT MISCELLANEOUS DETAILS

OWNER:

DR HORTON-TEXAS, LTD.
6744 HORTON VISTA DR.
RICHMOND, TX 77407
DANIEL ROSE 281-566-2100

PREPARED BY:

DHI Engineering, LLC
6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBPE REG. NO. F-19561

DECEMEBER 2023

PROJECT NO. 029323-04, CONTRACT NO. 2 (PAV)
PROJECT NO. 029323-04, CONTRACT NO. 1 (WS&D)
COIC PROJECT NO. 2638
BCDD5 REF ID # B230050

RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED USING INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR AND/OR OWNER. THE SIGNATURE BELOW ONLY SIGNIFIES THAT THE PLANS HAVE BEEN REVISED IN ACCORDANCE WITH THE INFORMATION PROVIDED AND DO NOT GUARANTEE THAT THESE PLANS ACCURATELY SHOW EVERY DETAIL OF THE CONSTRUCTED PROJECT.

Abby E. Sch — 3-6-2025
ABBY E. SCHILDHAMMER — DATE

WS&D RECORD DRAWINGS

I HEREBY CERTIFY THAT THESE DRAWINGS REFLECT THE IMPROVEMENTS CONSTRUCTED AS TO SIZE, LOCATION, AND GRADE; AND THAT THE CONSTRUCTION WAS IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

CONTRACTOR: Dimas Bros. DATE: 3/6/2025
TITLE: General Supt.

PAVING RECORD DRAWINGS

I HEREBY CERTIFY THAT THESE DRAWINGS REFLECT THE IMPROVEMENTS CONSTRUCTED AS TO SIZE, LOCATION, AND GRADE; AND THAT THE CONSTRUCTION WAS IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

CONTRACTOR: Dimas Bros. DATE: 3/6/2025
TITLE: General Supt.

COMMISSIONER'S SIGNATURE FOR FINAL APPROVAL:
BCDD5 REF ID# B230050
APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

LEE WALDEN, P.E. PRESIDENT	1/8/24 DATE	KERRY OSBURN VICE PRESIDENT	1/8/2024 DATE
BRANDON MIDDLETON SECRETARY/TREASURER	1/8/24 DATE	NAZAR SABTI, P.E. DISTRICT ENGINEER	1/8/24 DATE

NOTE: PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM DATE HERE SHOWN. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED.

FIRM FLOOD INSURANCE RATE MAP
PANEL (105) OF (925)
MAP # 48039C0105K (12/30/2020)
BFE ELEVATION (53')
ZONE (X)

I, ABBY E. SCHILDHAMMER, P.E., HEREBY ACKNOWLEDGE THAT I HAVE REVIEWED THE NEW FLOOD HAZARD RECOVERY DATA AND USED THE MOST RESTRICTIVE INFORMATION FOR THE DESIGN OF THIS PROJECT.

CALDWELL CROSSING SECTION 4 IS INCLUDED IN THE CALDWELL CROSSING DETENTION PHASE II B SERVICE AREA OF 123.2 ACRES IDENTIFIED AND DESCRIBED IN THE APPROVED DRAINAGE ANALYSIS OUTLINED BELOW:

TITLE: "SCHERER - DOBSON TRACTS DRAINAGE IMPACT ANALYSIS"
REPORT DATE: NOVEMBER 8, 2022
BRAZORIA DRAINAGE DISTRICT NO. 4 - REF ID# 2100094 - APPROVAL DATE: 08/02/2022
BRAZORIA DRAINAGE DISTRICT NO. 5 - REF ID# B220025 - APPROVAL DATE: 09/12/2022
CITY OF IOWA COLONY, TX - PROJECT NO. 444 - APPROVAL DATE: 11/28/2022

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5	
SUBMITTAL #1	06/27/2023
SUBMITTAL #2	12/15/2023

1. THESE PLANS WERE PREPARED TO MEET OR EXCEED CITY OF IOWA COLONY SUBDIVISION RULES AND REGULATIONS (AS APPLICABLE) AS CURRENTLY AMENDED.
2. CONSTRUCTION WILL BE MONITORED BY A PROFESSIONAL ENGINEER TO INSURE COMPLIANCE WITH THE CONSTRUCTION PLANS AND SPECIFICATIONS.
3. CONTRACTORS SHALL NOTIFY THE FOLLOWING ENTITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION

CITY OF IOWA COLONY ENGINEERING DEPARTMENT	(832) 895-1093 (INSPECTIONS@ADICO-LLC.COM)
BRAZORIA COUNTY DRAINAGE DISTRICT 5	(281) 595-3199 (BCDRAINAGEDISTRICT5@GMAIL.COM)
ENERGY TRANSFER (JOHNNY MARTINEZ)	(281) 850-1462 (JOHNNY.MARTINEZ@ENERGYTRANSFER.COM)

4. PRE-CONSTRUCTION MEETINGS WITH THE CITY WILL BE REQUIRED TO START ALL CONSTRUCTION PROJECTS.
5. CONTRACTOR SHALL CONTACT ANY PERTINENT UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION OR CONSTRUCTION IN THE VICINITY OF THEIR EASEMENTS AND/OR RIGHT-OF-WAYS.
6. ALL CONCRETE POURS ON DETENTION SYSTEMS AND DISTRICT FACILITIES REQUIRE A MINIMUM OF 48 HOURS (TWO WORKING DAYS) WRITTEN NOTICE TO BCDD5 AND AN INSPECTION APPOINTMENT BEFORE THE POUR BEGINS.

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713)223-4567 (in Houston)
(New Statewide Number Outside Houston)
1-800-344-8377

STATE OF TEXAS — JUSTIN S. HAIRE — 104997 — LICENSED PROFESSIONAL ENGINEER
12/18/2023

SPECIAL GEOTECHNICAL NOTE FOR UTILITIES UNDER CUL-DE-SAC AND/OR KNUCKLES

ALL UTILITIES LEADS UNDER PAVEMENT IN CUL-DE-SAC AND/OR KNUCKLES TO BE BACKFILLED WITH CEMENT STABILIZED SAND UP TO PAVEMENT SUBGRADE.

APP.	REVISIONS	DATE
1		
2		
3		

DHI Engineering, LLC
6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBPE REG. NO. F-19561

STATE OF TEXAS — ABBY E. SCHILDHAMMER — 142471 — LICENSED PROFESSIONAL ENGINEER
12-18-2023

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 — 6/25/2024 DATE

DINH HO, P.E., CITY ENGINEER — 06262024 DATE

CITY OF IOWA COLONY

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

SHEET NO. 1 OF 30

DHI ENGINEERING - CALDWELL CROSSING SECTION 4

Filename: E:_CLIENT PROJECTS\DR HORTON\CALDWELL CROSSING\SECTION 4\900 - DESIGN\930 - SHEETS\1 COVER.DWG
Last saved by: AESCHILDHAMMER Date/Time: 12/13/2023 2:41 PM

ADICO
CONSULTING ENGINEERS

Monday, August 4, 2025

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

Re: Ellwood Section 1B– 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. 5786
Adico, LLC Project No. 710-25-004-003

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed the final inspection for Ellwood Section 1B– Water Distribution, Wastewater Collection, Storm Water and Paving Facilities. The final inspection was held July 15, 2025, with all punch list items completed on or about July 29, 2025.

Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Ellwood Section 1B – Water Distribution, Wastewater Collection, Storm Water and Paving Facilities into the One-Year Maintenance Period. The maintenance period shall be effective August 18, 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: 710-25-004-003

CERTIFICATION OF INFRASTRUCTURE FOR:

ELLWOOD SECTION ONE-B

(Project Name)

I, LUIS P. SANABRIA, P.E,

(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

Engineer's Signature

EHRA

Licensed Engineering Firm Name

10011 Meadowglen Lane

Address

Houston, Texas 77042

City, State and Zip Code

713-784-4500

Phone No.

CITY OF IOWA COLONY
MAINTENANCE BOND

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

   a. Bond Number: 61BCSJG9613

   b. Principal: Dimas Bros. Construction, LLC

   c. Surety:

      Name: Hartford Fire Insurance Company

      State Where Surety is Incorporated: Connecticut

   d. Obligee(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: Dimas Bros. Construction, LLC and the City of Iowa Colony
      Subdivision involved: Ellwood Section One-B
      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-B

      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: $2,292,000.00

   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:	PRINCIPAL:
Hartford Fire Insurance Company	Dimas Bros. Construction, LLC
By: _____ Signature	By: _____ Signature
Hannah Montagne Print or Type Signer's Name	Ivan Dimas Print or Type Signer's Name
Attorney-In-Fact Signer's Title	Vice President Signer's Title

ATTACH POWER OF ATTORNEY

POWER OF ATTORNEY

Direct Inquiries, Bond Authentic 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 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 ☒, 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.

Phyllis 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 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 toll-free telephone number for information or to make 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

You may write the Texas Department of Insurance:

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 gratuito de The Hartford's Consumer Affairs para obtener información o para presentar una queja 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

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.

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APPROVED, ADICO, LLC, 11052024

Item 34.

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57

PLANS FOR CONSTRUCTION OF WATER DISTRIBUTION, WASTEWATER COLLECTION, PAVING AND STORM WATER FACILITIES TO SERVE

ELLWOOD SECTION 1B

IOWA COLONY, TEXAS

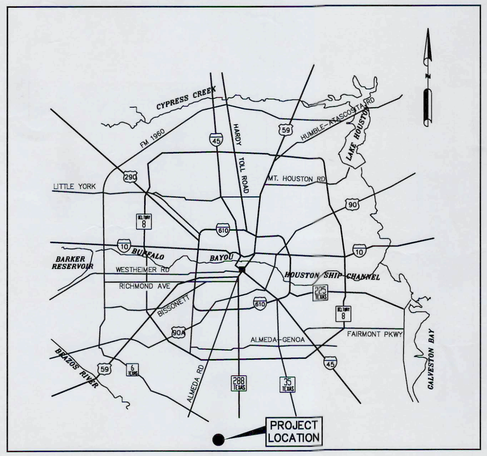
PRINTED
JUL 02 2025

EHRA ENGINEERING THE FUTURE SINCE 1936
RECORD DRAWINGS
PRELIMINARY (UNDER REVIEW) 7-14-25 DATE
INTERNAL REVIEW DATE INITIALS
☐ SURVEY
☐ CPS
☐ ENGINEER
☐ FINAL DATE INITIALS

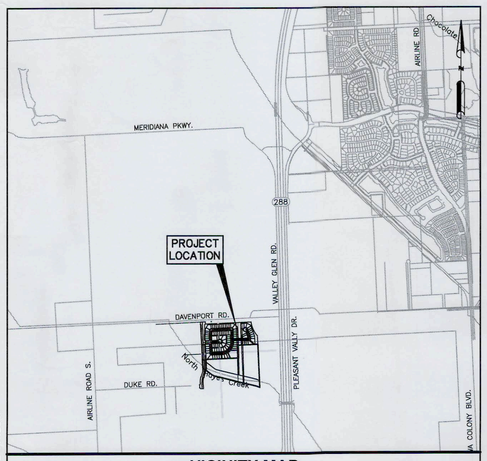
"AS BUILT"

PCTS 7-11-25 EM

ELLWOOD SECTION 1B P-4479



LOCATION MAP
N.T.S.



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

Design Completed by CW Date 3/24
Model Completed by CW Date 3/24
Plans Drafted by CW & ____ Date 3/24
Plans Checked by CW Date 3/24
Engineer Checks(s) Completed by DC Date 4/24
Constructability Review by _____ Date _____
Review Comments (if any) Addressed by _____ and _____ completed/checked by _____ and _____ Date _____
Plans Approved by _____ Date _____

Sheet List Table

Sheet Number	Sheet Title
	GENERAL
01	COVER SHEET (P–4479)
02	GENERAL NOTES
03	PIPELINE NOTES AND DETAILS
	LAYOUTS
04	PAVING AND DRAINAGE LAYOUT
05	STORM SEWER CALCULATIONS
06	WATER WASTEWATER & SIGNAGE LAYOUT
07	STORM POLLUTION PREVENTION PLAN LAYOUT
08	LOT GRADING LAYOUT
09	CROSS SECTIONS LAYOUT
	PLAN AND PROFILES
10	BLUEBONNET PRAIRIE LANE STA 0+00 TO 7+50 PLAN AND PROFILE
11	ELM CREEK WAY STA 0+00 TO 6+75 PLAN AND PROFILE
12	SOUTHWOOD DRIVE STA 0+00 TO 7+00 PLAN AND PROFILE
13	SOUTHWOOD DRIVE STA 7+00 TO 12+30 & STORM LATERAL 'A' STA 0+00 TO END PLAN AND PROFILE
14	COASTAL SAGE LANE COASTAL SAGE COURT STA 0+00 TO 9+50 PLAN AND PROFILE
15	STORM OUTFALL 'B' STA 0+00 TO 4+00 & TRANSMISSION CROSSING STA 0+00 TO END PLAN AND PROFILE
16	STORM LATERAL 'B' STA 0+00 TO 2+50 PLAN AND PROFILE
	DETAILS
17	WATER LINE DETAILS (SHEET 1 OF 2)
18	WATER LINE DETAILS (SHEET 2 OF 2)
19	SANITARY SEWER DETAILS (SHEET 1 OF 3)
20	SANITARY SEWER DETAILS (SHEET 2 OF 3)
21	SANITARY SEWER DETAILS (SHEET 3 OF 3)
22	STORM SEWER DETAILS (SHEET 1 OF 5)
23	STORM SEWER DETAILS (SHEET 2 OF 5)
24	STORM SEWER DETAILS (SHEET 3 OF 5)
25	STORM SEWER DETAILS (SHEET 4 OF 5)
26	STORM SEWER DETAILS (SHEET 5 OF 5)
27	PAVING DETAILS (SHEET 1 OF 4)
28	PAVING DETAILS (SHEET 2 OF 4)
29	PAVING DETAILS (SHEET 3 OF 4)
30	PAVING DETAILS (SHEET 4 OF 4)
31	STORM SEWER PREVENTION DETAILS

CALL BEFORE YOU DIG!
TEXAS ONE CALL PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST - STOP CALL
Texas One Call System
1-800-344-8377
(713)223-4567 (IN HOUSTON)

EHRA
ENGINEERING THE FUTURE SINCE 1936
17 October 2024
10011 Meadowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300

JOB NO. 221-022-01

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 — 11/4/2024 DATE
DINH V. HO, P.E., CITY ENGINEER — 11052024 DATE
CITY OF IOWA COLONY
NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

STATE OF TEXAS
LUIS P. SANABRIA
122007
LICENSED PROFESSIONAL ENGINEER
10-25-24

NOTE:
CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY c/o Adico, LLC (Dinh V. Ho, P.E. @ 832–895–1093 OR dinh@adico–llc.com) 48 HOURS BEFORE COMMENCING WORK. SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF FACILITIES.

CIOC Project No. 4543
Adico, LLC Project No. 16007–3–597

P–4479

SHEET 01 OF 31 SHEETS

221-022-01-02\Drawings_Ellwood Section 1B\01 COVER SHEET (P-4479).dwg Oct 25, 2024-11:41am Edited by: cwoodson

ADICO
CONSULTING ENGINEERS

Monday, August 4, 2025

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

Re: Sierra Vista Section 1, Water, Sanitary, Drainage and Paving Facilities
Recommendation for Final Approval of Facilities
City of Iowa Colony Project No. CSW 170503-0269 (WS&D) and CSW 170605-0350 (Paving)
Adico, LLC Project No. 16007-4-079 (WS&D), 16007-4-083 (Paving)

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC reviewed the request for final approval of Sierra Vista Section 1 – Water, Sanitary, Drainage and Paving Facilities.

This project was approved into the One Year Maintenance Period on June 18, 2018, by City Council. Adico attended a final reinspection on June 26, 2025, with all outstanding punch list items addressed on July 21, 2025. Therefore, Adico, LLC recommends final approval of facilities, effective August 18, 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 following items:

1. Letter of Recommendation for Placement into the One Year Maintenance Period
2. Engineer of Record Certification Letter
3. Maintenance Bond
4. 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, COIC
File: 16007-4-079

ELEVATION
land solutions

July 23, 2025

Mr. Dinh Ho, P.E
City of Iowa Colony
c/o Adico, LLC
205 E. Edgewood Drive
Friendswood, Texas 77546

Re: 1-Year Inspection – Punchlist Completion
Construction of Sierra Vista Sec. 1 & 2
Brazoria County Municipal Utility District No. 32

Mr. Ho,

This letter is to serve as a statement that the above referenced project has completed the one-year maintenance period. A final inspection for the referenced project occurred on June 26, 2025, with the appropriate municipal authority representatives present. The results of this inspection were recorded and are available for your reference upon request.

As of July 21, 2025, the aforementioned results have been addressed, and the project has since been verified as complete after a final walk was held with the appropriate representatives. The referenced project has reached completion per the City of Iowa Colony requirements.

Sincerely,

David L. Doran, P.E., CCM
Partner, Construction Management

STATE OF TEXAS
DAVID L. DORAN
91388
LICENSED
PROFESSIONAL ENGINEER

DLD/js

P:\001 Sierra Vista - BCMUD 32\004 Section 1\Documents\Construction\Acceptance Package\City of Iowa Colony\1 Year Completion\Sierra Vista Sections 1 & 2 - 1-Year Punchlist Completion Letter.docx

ADICO
CONSULTING ENGINEERS

Wednesday, June 13, 2018

Mayor Michael Holton
City Council
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, TX 77553

Re: Sierra Vista Section One- Water, Sanitary, Drainage and Paving Facilities
Recommendation for Approval into One-Year Maintenance Period
City of Iowa Colony Project No. CSW 170503-0269 (WS&D), CSW 170605-0350 (Paving)
Adico, LLC Project No. 16007-4-079 (WS&D), 16007-4-083 (Paving)

Dear Mayor Holton and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sierra Vista Section One Water, Sanitary, Drainage and Paving Facilities. The final walk was completed on May 30, 2018, with all outstanding punchlist items addressed. Therefore, Adico, LLC recommends approval of facilities into the one-year maintenance period.

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, City of Iowa Colony, (krosser@cityofiowacolony.com)
Ron Cox, City Manager (rcox@rcoxconsulting.com)
File: 16007-4-079 (WS&D), 16007-4-083 (Paving)

Manhard CONSULTING

Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

Engineer's Certificate of Substantial Completion

OWNER: Brazoria County Municipal Utility District No. 32
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

CONTRACT: Construction of Water, Sanitary, and Drainage Facilities in Sierra Vista Section 1 and 2
Future Bond Issue
TIN No – 42-1763402

CONTRACTOR: Hurtado Construction Company
5629 FM 359 Road South
Brookshire, Texas 77423

ENGINEER: Manhard Consulting
2445 Technology Forest Boulevard, Suite 200
The Woodlands, Texas 77381

I hereby certify that this project is substantially complete as of February 6, 2018; that the project was under periodic observation during construction; that all observation of the work was performed by or under my supervision; 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 Owner.

Sincerely,

Aubrey M. Brockman, P.E.

AMB:jl:tjm
P:\001 Sierra Vista - BCMUD 32\004 Section 1\Documents\Construction\CERTIFICATE OF SUBSTANTIAL COMPLETION.docx
Enclosure/Attachment

Cc: Tim Austin – Allen Boone Humphries Robinson, LLP
Rick Gadd – Land Tejas Sterling Lakes South, LLC
TCEQ Houston
TCEQ Austin

Manhard CONSULTING

Civil Engineering
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

Engineer's Certificate of Substantial Completion

OWNER: Land Tejas Sterling Lakes, South, LLC.
2450 Fondren Road, Suite 210
Houston, Texas 77063

CONTRACT: Construction of Paving Facilities in Sierra Vista Section 1 & 2

CONTRACTOR: Park Construction Associates, LLC.
P.O. Box 986
Rosenberg, Texas 77471

ENGINEER: Manhard Consulting
2445 Technology Forest Boulevard, Suite 200
The Woodlands, Texas 77381

I hereby certify that this project is substantially complete as of June 7, 2018; that the project was under periodic observation during construction; that all observation of the work was performed by or under my supervision; 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 Owner.

STATE OF TEXAS
AUBREY M. BROCKMAN
124935
LICENSED PROFESSIONAL ENGINEER
06-07-2018

Sincerely,

Aubrey M. Brockman, P.E.

AMB:jl
P:\001 Sierra Vista - BCMUD 32\004 Section 1\Documents\Construction\CERTIFICATE OF SUBSTANTIAL COMPLETION - SV Blvd Paving.docx
Enclosure/Attachment

Cc: Rick Gadd – Land Tejas Sterling Lakes South, LLC

Manhard CONSULTING

Civil Engineering
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

Engineer's Certificate of Substantial Completion

OWNER: Brazoria County Municipal Utility District No. 32
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

CONTRACT: Construction of Paving Facilities in Sierra Vista Boulevard
Future Bond Issue
TIN No – 42-1763402

CONTRACTOR: Park Construction Associates, LLC.
P.O. Box 986
Rosenberg, Texas 77471

ENGINEER: Manhard Consulting
2445 Technology Forest Boulevard, Suite 200
The Woodlands, Texas 77381

I hereby certify that this project is substantially complete as of June 7, 2018; that the project was under periodic observation during construction; that all observation of the work was performed by or under my supervision; 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 Owner.

STATE OF TEXAS
AUBREY M. BROCKMAN
124935
LICENSED PROFESSIONAL ENGINEER
06-07-2018

Sincerely,

Aubrey M. Brockman, P.E.

AMB:jl
P:\001 Sierra Vista - BCMUD 32\004 Section 1\Documents\Construction\CERTIFICATE OF SUBSTANTIAL COMPLETION - SV Blvd Paving.docx
Enclosure/Attachment

Cc: Tim Austin – Allen Boone Humphries Robinson, LLP
Rick Gadd – Land Tejas Sterling Lakes South, LLC
TCEQ Houston
TCEQ Austin

Terracon

February 14, 2018

Land Tejas Sterling Lakes South, LLC
Attn: Mr. Rick Gadd
2450 Fondren, Suite 210
Houston, Texas 77063

RE: Letter of Completion
Sierra Vista Section 1 & 2 WS&D
Terracon Project No. AS171039

Dear Mr. Gadd:

Terracon Consultants provided testing and observation services of the underground utility backfill and cast-in-place concrete associated with the water, sanitary sewer and drainage facilities from May 10, 2017 to October 9, 2017. To the best of our knowledge, information, and belief, based upon observations and tests made by Terracon representatives, the soil and concrete tested and observed by Terracon were constructed in general accordance with the project plans and specifications provided to Terracon.

It should be noted that our testing and observation services were performed on an as-requested basis, and only when requested by the above-listed client or their designated representative. We offer no opinion regarding materials not tested or observed by Terracon representatives.

This letter is provided solely for the benefit for the above-listed client and does not impact in any way the rights and obligations of third parties, including contractors and subcontractors who may have provided the materials and/or construction services tested or observed.

If you have any questions or require additional information, please contact us at your convenience.

Sincerely,
Terracon Consultants, Inc.
(TBPE Firm Registration No. F3272)

2/14/2018
STATE OF TEXAS
NOOSHA P. SMITH
85595
LICENSED
PROFESSIONAL ENGINEER

Jason L. Mills, PMP
Senior Associate
Office Manager

Noosha P. Smith, P.E.
Senior Principal
Office Manager

Terracon

June 4, 2018

Land Tejas Sterling Lakes South, LLC
Attn: Mr. Rick Gadd
2450 Fondren, Suite 210
Houston, Texas 77063

RE: Letter of Completion
Sierra Vista Section 1 & 2 Paving
Terracon Project No. AS171083

Dear Mr. Gadd:

Terracon Consultants, Inc. provided testing and observation services of the paving subgrade and concrete paving associated with Sierra Vista Sections 1 & 2 Paving from August 14, 2017 to May 17, 2018. To the best of our knowledge, information, and belief, based upon observations and tests made by Terracon representatives, the soil and concrete tested and observed by Terracon were constructed in general accordance with the project plans and specifications provided to Terracon.

Please note that this letter is based on 7-day compressive strength test results of concrete removed and replaced in section 2 (AS171083.0161). The 7-day test specimens exceeded the design f'c for 28-day strength (4,810 psi @ 7 days).

It should be noted that our testing and observation services were performed on an as-requested basis, and only when requested by the above-listed client or their designated representative. We offer no opinion regarding materials not tested or observed by Terracon representatives. This letter is provided solely for the benefit for the above-listed client and does not impact in any way the rights and obligations of third parties, including contractors and subcontractors who may have provided the materials and/or construction services tested or observed.

If you have any questions or require additional information, please contact us at your convenience.

Sincerely,
Terracon Consultants, Inc.
(TBPE Firm Registration No. F3272)

Tom Dodd, EIT
Staff Engineer

STATE OF TEXAS
NOOSHA P. SMITH
85595
LICENSED
PROFESSIONAL ENGINEER

Noosha P. Smith, P.E.
Senior Principal

DEVELOPER: LAND TEJAS
STERLING LAKES SOUTH, L.L.C.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713)783-6702

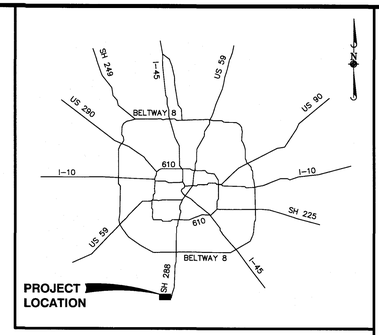
CONSTRUCTION OF WATER, SANITARY, DRAINAGE, & PAVING FACILITIES FOR

SIERRA VISTA SEC. 1

BRAZORIA COUNTY M.U.D. NO. 32

BRAZORIA COUNTY, TX

PROJECT NO. 600.001004.00



HOUSTON AREA VICINITY MAP
N.T.S.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
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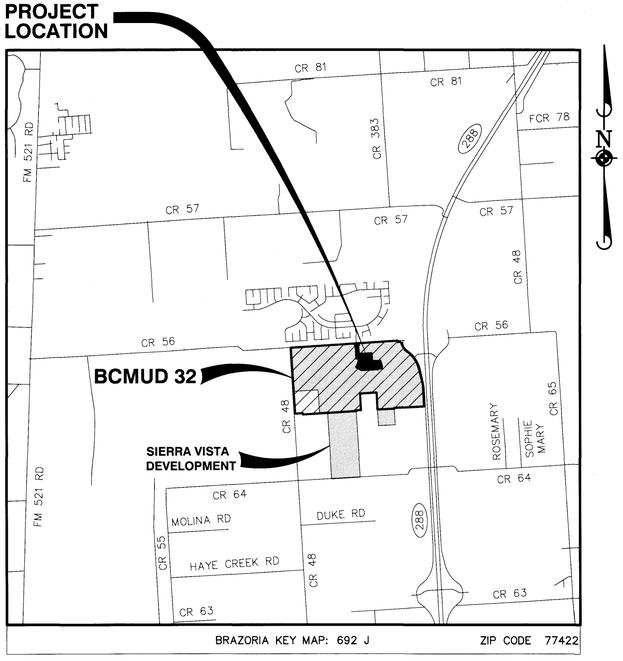
25	DRAINAGE SERVICE AREA MAP



LOCATION MAP
N.T.S.

AS-BUILT
BY: ABrockman DATE: May 04, 2018

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

BRAZORIA COUNTY DRAINAGE DISTRICT No.5
PLAN APPROVAL - VALID FOR 1 YEAR
5/1/17
5-1-17
5/1/17
DATE: 5/1/17

CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY C/O ADICO, LLC (DINH HO, P.E. AT 832-895-1093, DIHN@ADICO-LLC.COM), 48 HOURS BEFORE COMMENCING WORK.

MANHARD CONSULTING, LTD. 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.

Manhard CONSULTING
2445 Technology Forest Blvd, Suite 200, The Woodlands, TX 77381 ph:832.823.2200 fx:832.823.2201 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
Texas Board of Professional Engineers Registration No. F-18141

BOUNDARY & TOPOGRAPHIC SURVEY:

THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY JONES & CARTER, INC. DATED DECEMBER 7, 2016. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING IN WRITING OF ANY DIFFERING CONDITIONS. MANHARD CONSULTING HAS NOT VERIFIED THE SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND TOPOGRAPHY.

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 ADJUSTMENT.

TEMPORARY BENCHMARK:

T.B.M. "B" BEING A SET 100-D NAIL IN A POWER POLE LOCATED EAST OF THE ENTRANCE TO STERLING LAKES SUBDIVISION.

ELEVATION = 57.63 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:

ACCORDING TO MAP Nos. 48039C0120H, 48039C0115H,48039C0105H, & 48039C0110H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, DATED JUNE 15, 1989, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN; ALONG THE SOUTHERN BOUNDARY OF THE SUBJECT TRACT, NEAR COUNTY ROAD 64, THE SUBJECT TRACT IS SITUATED WITHIN: SHADED ZONE "X"; DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD AND ZONE "AE"; DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE ELEVATIONS DETERMINED. NOTE THAT COUNTY ROAD 64 IS THE LIMIT OF DETAILED STUDY FOR THE UNNAMED TRIBUTARY TO CHOCOLATE BAYOU.

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.

ENGINEER'S SEAL
STATE OF TEXAS
CLAYTON C. CHABINNES
101966
LICENSED PROFESSIONAL ENGINEER
5/1/17

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

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 REQUIREMENTS ESTABLISHED BY THE CITY OF IOWA COLONY.

MICHAEL HOLTON, MAYOR — DATE 5/2/17
DINH HO, P.E., CITY ENGINEER — DATE 5/2/17

IOWA COLONY
Texas

© 2016 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

DRAWN BY | REVISIONS | DATE

SIERRA VISTA SEC. 1
BRAZORIA COUNTY M.U.D. NO. 32
TITLE SHEET & SHEET INDEX

ISSUED FOR CONSTRUCTION

PROJ. MGR.: AMT
PROJ. ASSOC.: SMK
DRAWN BY: SH
DATE: MAY 2017
SCALE: N/A

SHEET 1 OF 25
600.001004.00

May 1, 2017 - 07:43 Dwg Name: P:\001 Sierra Vista - BCMUD 32\004 Section 1\dwg\Civil\Plan Set Drawings\TITLE & NOTES.dwg Updated By: SH\tom

ADICO
CONSULTING ENGINEERS

Monday, August 4, 2025

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

Re: Sierra Vista Section 2, Water, Sanitary, Drainage and Paving Facilities
Recommendation for Final Approval of Facilities
City of Iowa Colony Project No. CSW 170503-0270 (WS&D) and CSW 170605-0351 (Paving)
Adico, LLC Project No. 16007-4-080 (WS&D), 16007-4-084 (Paving)

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC reviewed the request for final approval of Sierra Vista Section 2 – Water, Sanitary, Drainage and Paving Facilities.

This project was approved into the One Year Maintenance Period on June 18, 2018, by City Council. Adico attended a final reinspection on June 26, 2025, with all outstanding punch list items addressed on July 21, 2025. Therefore, Adico, LLC recommends final approval of facilities, effective August 18, 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 following items:

1. Letter of Recommendation for Placement into the One Year Maintenance Period
2. Engineer of Record Certification Letter
3. Maintenance Bond
4. 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, COIC
File: 16007-4-080

ELEVATION
land solutions

July 23, 2025

Mr. Dinh Ho, P.E
City of Iowa Colony
c/o Adico, LLC
205 E. Edgewood Drive
Friendswood, Texas 77546

Re: 1-Year Inspection – Punchlist Completion
Construction of Sierra Vista Sec. 1 & 2
Brazoria County Municipal Utility District No. 32

Mr. Ho,

This letter is to serve as a statement that the above referenced project has completed the one-year maintenance period. A final inspection for the referenced project occurred on June 26, 2025, with the appropriate municipal authority representatives present. The results of this inspection were recorded and are available for your reference upon request.

As of July 21, 2025, the aforementioned results have been addressed, and the project has since been verified as complete after a final walk was held with the appropriate representatives. The referenced project has reached completion per the City of Iowa Colony requirements.

Sincerely,

David L. Doran, P.E., CCM
Partner, Construction Management

STATE OF TEXAS
DAVID L. DORAN
91388
LICENSED
PROFESSIONAL ENGINEER

DLD/js

P:\001 Sierra Vista - BCMUD 32\004 Section 1\Documents\Construction\Acceptance Package\City of Iowa Colony\1 Year Completion\Sierra Vista Sections 1 & 2 - 1-Year Punchlist Completion Letter.docx

ADICO
CONSULTING ENGINEERS

Wednesday, June 13, 2018

Mayor Michael Holton
City Council
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, TX 77553

Re: Sierra Vista Section Two- Water, Sanitary, Drainage and Paving Facilities
Recommendation for Approval into One-Year Maintenance Period
City of Iowa Colony Project No. CSW 170503-0270 (WS&D), CSW 170602-0351 (Paving)
Adico, LLC Project No. 16007-4-080 (WS&D), 16007-4-084 (Paving)

Dear Mayor Holton and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sierra Vista Section Two Water, Sanitary, Drainage and Paving Facilities. The final walk was completed on May 30, 2018, with all outstanding punchlist items addressed. Therefore, Adico, LLC recommends approval of facilities into the one-year maintenance period.

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, City of Iowa Colony, (krosser@cityofiowacolony.com)
Ron Cox, City Manager (rcox@rcoxconsulting.com)
File: 16007-4-080 (WS&D), 16007-4-084 (Paving)

Manhard CONSULTING

Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

Engineer's Certificate of Substantial Completion

OWNER: Brazoria County Municipal Utility District No. 32
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

CONTRACT: Construction of Water, Sanitary, and Drainage Facilities in Sierra Vista Section 1 and 2
Future Bond Issue
TIN No – 42-1763402

CONTRACTOR: Hurtado Construction Company
5629 FM 359 Road South
Brookshire, Texas 77423

ENGINEER: Manhard Consulting
2445 Technology Forest Boulevard, Suite 200
The Woodlands, Texas 77381

I hereby certify that this project is substantially complete as of February 6, 2018; that the project was under periodic observation during construction; that all observation of the work was performed by or under my supervision; 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 Owner.

Sincerely,

Aubrey M. Brockman, P.E.

AMB:jl:tjm
P:\001 Sierra Vista - BCMUD 32\004 Section 1\Documents\Construction\CERTIFICATE OF SUBSTANTIAL COMPLETION.docx
Enclosure/Attachment

Cc: Tim Austin – Allen Boone Humphries Robinson, LLP
Rick Gadd – Land Tejas Sterling Lakes South, LLC
TCEQ Houston
TCEQ Austin

Manhard CONSULTING

Civil Engineering
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

Engineer's Certificate of Substantial Completion

OWNER: Land Tejas Sterling Lakes, South, LLC.
2450 Fondren Road, Suite 210
Houston, Texas 77063

CONTRACT: Construction of Paving Facilities in Sierra Vista Section 1 & 2

CONTRACTOR: Park Construction Associates, LLC.
P.O. Box 986
Rosenberg, Texas 77471

ENGINEER: Manhard Consulting
2445 Technology Forest Boulevard, Suite 200
The Woodlands, Texas 77381

I hereby certify that this project is substantially complete as of June 7, 2018; that the project was under periodic observation during construction; that all observation of the work was performed by or under my supervision; 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 Owner.

Sincerely,

Aubrey M. Brockman, P.E.

AMB:jl
P:\001 Sierra Vista - BCMUD 32\004 Section 1\Documents\Construction\CERTIFICATE OF SUBSTANTIAL COMPLETION - SV Blvd Paving.docx
Enclosure/Attachment

Cc: Rick Gadd – Land Tejas Sterling Lakes South, LLC

Manhard CONSULTING

Civil Engineering
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

Engineer's Certificate of Substantial Completion

OWNER: Brazoria County Municipal Utility District No. 32
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

CONTRACT: Construction of Paving Facilities in Sierra Vista Boulevard
Future Bond Issue
TIN No – 42-1763402

CONTRACTOR: Park Construction Associates, LLC.
P.O. Box 986
Rosenberg, Texas 77471

ENGINEER: Manhard Consulting
2445 Technology Forest Boulevard, Suite 200
The Woodlands, Texas 77381

I hereby certify that this project is substantially complete as of June 7, 2018; that the project was under periodic observation during construction; that all observation of the work was performed by or under my supervision; 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 Owner.

STATE OF TEXAS
AUBREY M. BROCKMAN
124935
LICENSED PROFESSIONAL ENGINEER
06-07-2018

Sincerely,

Aubrey M. Brockman, P.E.

AMB:jl
P:\001 Sierra Vista - BCMUD 32\004 Section 1\Documents\Construction\CERTIFICATE OF SUBSTANTIAL COMPLETION - SV Blvd Paving.docx
Enclosure/Attachment

Cc: Tim Austin – Allen Boone Humphries Robinson, LLP
Rick Gadd – Land Tejas Sterling Lakes South, LLC
TCEQ Houston
TCEQ Austin

Terracon

February 14, 2018

Land Tejas Sterling Lakes South, LLC
Attn: Mr. Rick Gadd
2450 Fondren, Suite 210
Houston, Texas 77063

RE: Letter of Completion
Sierra Vista Section 1 & 2 WS&D
Terracon Project No. AS171039

Dear Mr. Gadd:

Terracon Consultants provided testing and observation services of the underground utility backfill and cast-in-place concrete associated with the water, sanitary sewer and drainage facilities from May 10, 2017 to October 9, 2017. To the best of our knowledge, information, and belief, based upon observations and tests made by Terracon representatives, the soil and concrete tested and observed by Terracon were constructed in general accordance with the project plans and specifications provided to Terracon.

It should be noted that our testing and observation services were performed on an as-requested basis, and only when requested by the above-listed client or their designated representative. We offer no opinion regarding materials not tested or observed by Terracon representatives.

This letter is provided solely for the benefit for the above-listed client and does not impact in any way the rights and obligations of third parties, including contractors and subcontractors who may have provided the materials and/or construction services tested or observed.

If you have any questions or require additional information, please contact us at your convenience.

Sincerely,
Terracon Consultants, Inc.
(TBPE Firm Registration No. F3272)

2/14/2018
STATE OF TEXAS
NOOSHA P. SMITH
85595
LICENSED
PROFESSIONAL ENGINEER

Jason L. Mills, PMP
Senior Associate
Office Manager

Noosha P. Smith, P.E.
Senior Principal
Office Manager

Terracon

June 4, 2018

Land Tejas Sterling Lakes South, LLC
Attn: Mr. Rick Gadd
2450 Fondren, Suite 210
Houston, Texas 77063

RE: Letter of Completion
Sierra Vista Section 1 & 2 Paving
Terracon Project No. AS171083

Dear Mr. Gadd:

Terracon Consultants, Inc. provided testing and observation services of the paving subgrade and concrete paving associated with Sierra Vista Sections 1 & 2 Paving from August 14, 2017 to May 17, 2018. To the best of our knowledge, information, and belief, based upon observations and tests made by Terracon representatives, the soil and concrete tested and observed by Terracon were constructed in general accordance with the project plans and specifications provided to Terracon.

Please note that this letter is based on 7-day compressive strength test results of concrete removed and replaced in section 2 (AS171083.0161). The 7-day test specimens exceeded the design f'c for 28-day strength (4,810 psi @ 7 days).

It should be noted that our testing and observation services were performed on an as-requested basis, and only when requested by the above-listed client or their designated representative. We offer no opinion regarding materials not tested or observed by Terracon representatives. This letter is provided solely for the benefit for the above-listed client and does not impact in any way the rights and obligations of third parties, including contractors and subcontractors who may have provided the materials and/or construction services tested or observed.

If you have any questions or require additional information, please contact us at your convenience.

Sincerely,
Terracon Consultants, Inc.
(TBPE Firm Registration No. F3272)

Tom Dodd, EIT
Staff Engineer

STATE OF TEXAS
NOOSHA P. SMITH
85595
LICENSED
PROFESSIONAL ENGINEER

Noosha P. Smith, P.E.
Senior Principal

BOND

DUPLICATE ORIGINAL NO.**70147766**

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BRAZORIA §

THAT WE, **Land Tejas Sterling Lakes South, LLC** whose *(street address/phone)* is **2450 Fondren Road Suite 210 Houston, Texas 77063 / 713-783-6702**, hereinafter called the Principal, and *(Surety)* **The Guarantee Company of North America USA**, a Corporation existing under and by virtue of the laws of the State of **Michigan** , and authorized to do an indemnifying business in the State of Texas, and whose principal office is located at *(street address/phone)* **One Town Square, Suite 1470, Southfield, MI 48076-3732 / 248-281-0281**,whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought within said State is *(name/office)* **B.J. King, The Guarantee Company of North America USA**, and whose *(street address/phone)* is **350 Glenborough, Suite 138, Houston, Texas 77067 / 832-446-3340**, hereinafter called the Surety, and held and firmly bound unto L. M. (Matt) Sebesta, Jr., County Judge of Brazoria County, Texas or his successors in office, in the full sum of **Seven hundred two thousand and one hundred thirty eight** Dollars ($702,138) current, lawful money of the United States of America, to be paid to said L. M. (Matt) Sebesta, Jr., County Judge of Brazoria County, Texas or his successors in office, to which payment well and truly to be made and done, we, the undersigned, bind ourselves and each of us, our heirs, executors, administrators, successors, assigns, and legal representatives, jointly and severally, by these presents.

WHEREAS, the said Principal is the owner of the following Subdivision(s):

Sierra Vista Sec 2

located in Brazoria County, Texas; and,

WHEREAS, the Commissioners Court of Brazoria County, Texas, has promulgated certain rules, regulations and requirements relating to Subdivisions in Brazoria County, Texas, as more specifically set out in "Brazoria County Regulations of Subdivisions" as amended; same being made a part hereof for all purposes, as though fully set out herein; wherein it is provided, among other things, that the owner of a Subdivision will construct the roads, streets, bridges and drainage in the right-of-way depicted on the plat thereof, in accordance with the specifications set out therein, and maintain such roads, streets, bridges and drainage in the right-of-way until such time as said roads, streets, bridges and drainage in the right-of-way have been approved by the County Engineer and accepted for maintenance by the Commissioners Court of Brazoria

County, Texas (or in the case of subdivisions, streets or roads designated as private in the plat approved by the County Engineer and accepted by the Homeowners Association).

It is further stipulated and understood that the approval of the map or plat of the above named Subdivision(s) is conditioned upon and subject to the strict compliance by the Principal herein with the aforesaid specifications, and that the terms of said specifications, including all deletions, additions, changes or modifications of any kind or character, constitute a contract between the County of Brazoria and Principal; and it is understood by the Principal that the approval of said map or plat of the above Subdivision(s) was obtained only by the undertaking of the Principal to so comply with the said regulations and specifications within a reasonable time, as set by the Commissioners Court of Brazoria County, Texas, and that without such undertaking such approval would have not been granted.

NOW THE CONDITION OF THIS OBLIGATION IS SUCH, that if the above bounded Principal, his, her, their, or its heirs, executors, administrators, successors, assigns, and legal representatives, and each and every one of them to do in all things well and truly observe, perform, fulfill, keep and comply with all and singular the rules, regulations, requirements and specifications above referred to, including any deletions, additions, changes or modifications of any kind or character, in the construction and maintenance of all roads, streets, bridges and drainage in the right-of-way in the above named Subdivision(s) and that upon approval of the construction of said roads, streets, bridges and drainage in the right-of-way by the County Engineer, and upon the approval of such maintenance by the County Engineer, and upon acceptance of such roads, streets, bridges and drainage in the right-of-way by the Commissioners Court of Brazoria County, Texas, then this obligation to be void and of no force and effect.

The Principal and Surety hereon each agree, bind and obligate themselves to pay L. M. (Matt) Sebesta, Jr., County Judge of Brazoria County, State of Texas, or his successors in office, for the use and benefit of Brazoria County, all loss or damages to it occasioned by reason of the failure of the Principal to comply strictly with each and every provision contained in the rules, regulations, requirements and specifications above referred to relating to the construction and maintenance of roads, streets, bridges and drainage in the right-of-way in the above named Subdivision(s), and further agree, bind and obligate themselves to defend, save and keep harmless the County of Brazoria from any and all damages, expenses, and claims of every kind and character which the County of Brazoria may suffer, directly or indirectly, as a result of the Principal's failure to comply with the rules, regulations and specifications relating to the construction and maintenance of the roads, streets, bridges and drainage in the right-of-way in the above named Subdivision(s).

The word Principal when used herein means Principal or Principals whether an individual, individuals, partnership, corporation, or other legal entity having the capacity to contract. The words Roads, Streets, Bridges and Drainage in the right-of-way used herein mean each and every road, street, bridge and drainage in the right-of-way in said Subdivision(s). The word Maintenance as used herein means all needful, necessary and proper care and repair from completion of the roads or streets and approval thereof by the County Engineer until acceptance of the roads and streets by the Commissioners Court. The word Surety when used herein means Surety or Sureties, and it is understood by the parties that any and all liabilities of any kind or character assumed or imposed upon the Principal by the terms hereof extends in full force and vigor to each and every Surety jointly and severally.

In the event of suit hereunder, such suit shall be brought in Brazoria County, Texas.

EXECUTED this 24th day of July, 2017 .

Principal

Land Tejas Sterling Lakes South, L.L.C.,
a Texas limited liability company

By: _____
Al P. Brende, Sole Manager

ATTEST:
_____
Secretary

Surety

The Guarantee Company of North America USA

By: _____
Beverly A. Ireland, Attorney-in-Fact

WITNESS:
_____
Francine Hay

THE GUARANTEE®

The Guarantee Company of North America USA
Southfield, Michigan

POWER OF ATTORNEY

NOW ALL BY THESE PRESENTS: That **THE GUARANTEE COMPANY OF NORTH AMERICA USA**, a corporation organized and existing under the laws of the State of Michigan, having its principal office in Southfield, Michigan, does hereby constitute and appoint

Sharon Cavanaugh, Kurt A. Risk, Francine Hay, Roxanne G. Brune, David R. Groppell, Sharen Groppell, Beverly A. Ireland, Gloria Villa
Marsh & McLennan Agency LLC

its true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise.

The execution of such instrument(s) in pursuance of these presents, shall be as binding upon **THE GUARANTEE COMPANY OF NORTH AMERICA USA** as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at the principal office.

The Power of Attorney is executed and may be certified so, and may be revoked, pursuant to and by authority of Article IX, Section 9.03 of the By-Laws adopted by the Board of Directors of **THE GUARANTEE COMPANY OF NORTH AMERICA USA** at a meeting held on the 31st day of December, 2003. The President, or any Vice President, acting with any Secretary or Assistant Secretary, shall have power and authority:

1. To appoint Attorney(s)-in-fact, and to authorize them to execute on behalf of the Company, and attach the Seal of the Company thereto, bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof; and
2. To revoke, at any time, any such Attorney-in-fact and revoke the authority given, except as provided below
3. In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.
4. In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner – Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

Further, this Power of Attorney is signed and sealed by facsimile pursuant to resolution of the Board of Directors of the Company adopted at a meeting duly called and held on the 6th day of December 2011, of which the following is a true excerpt:

RESOLVED that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, contracts of indemnity and other writings obligatory in the nature thereof, and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, **THE GUARANTEE COMPANY OF NORTH AMERICA USA** has caused this instrument to be signed and its corporate seal to be affixed by its authorized officer, this 2nd day of October, 2015.

THE GUARANTEE COMPANY OF NORTH AMERICA USA

Stephen C. Ruschak, President & Chief Operating Officer **Randall Musselman, Secretary**

STATE OF MICHIGAN
County of Oakland

On this 2nd day of October, 2015 before me came the individuals who executed the preceding instrument, to me personally known, and being by me duly sworn, said that each is the herein described and authorized officer of The Guarantee Company of North America USA; that the seal affixed to said instrument is the Corporate Seal of said Company; that the Corporate Seal and each signature were duly affixed by order of the Board of Directors of said Company.

Cynthia A. Takai
Notary Public, State of Michigan
County of Oakland
My Commission Expires February 27, 2024
Acting In Oakland County

IN WITNESS WHEREOF, I have hereunto set my hand at The Guarantee Company of North America USA offices the day and year above written.

Cynthia A. Takai

I, Randall Musselman, Secretary of **THE GUARANTEE COMPANY OF NORTH AMERICA USA**, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by **THE GUARANTEE COMPANY OF NORTH AMERICA USA**, which is still in full force and effect.

IN WITNESS WHEREOF, I have thereunto set my hand and attached the seal of said Company this 24th day of July , 2017

Randall Musselman, Secretary

THE GUARANTEE™

TEXAS CONSUMER NOTICE

1. IMPORTANT NOTICE To obtain information or make a complaint:	**AVISO IMPORTANTE** Para obtener informacion o para someter una q ueja:
2. You may contact your **agent** at:	Puede comunicarse con su **agent** al
3. You may call The Guarantee Company of North America USA's toll-free telephone number for information or to make a complaint at: 1-866-328-0567	Usted puede llamar al numero de telefono gratis de The Guarantee Company of North America USA's para informacion o para someter una queja al: 1-866-328-0567
4. You may also write to The Guarantee Company of North America USA at: One Towne Square, Suite 1470 Southfield, Michigan 48076 Web: www.theguaranteeus.com E-mail: Info@theguaranteeus.com Fax: 248-750-0431	Usted tambien puede escribir a to The Guarantee Company of North America USA; One Towne Square, Suite 1470 Southfield, Michigan 48076 Web: www.theguaranteeus.com E-mail: Info@theguaranteeus.com Fax: 248-750-0431
5. You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at: 1-800-252-3439	Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companies, coberturas, derechos o quejas al: 1-800-252-3439
6. You may write the Texas Department of Insurance: 333 Guadalupe Street P.O. Box 149104 Austin, TX 78701 Fax: (512) 490-1007 Web: http://ww.tdi.texas.gov E-mail: ConsumerProtection@tdi.texas.gov	Puede escribir al Departmento de Seguros de Texas: 333 Guadalupe Street P.O. Box 149104 Austin, TX 78701 Fax: (512) 490-1007 Web: http://ww.tdi.texas.gov E-mail: ConsumerProtection@tdi.texas.gov
7. 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 Teas Department of Insurance.	DISPUTAS SOBRE PRIMAS 0 RECLAMOS: Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el (agente) (la compania) agente o la compania) primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).
8. ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become a part or condition of the attached document.	UNA ESTE AVISO A SU POLIZA: Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del document adj unto.

© 2015 The Guarantee Company of North America. The Guarantee is a trademark of The Guarantee Company of North America. All rights reserved.

DEVELOPER: LAND TEJAS
STERLING LAKES SOUTH, L.L.C.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713)783-6702

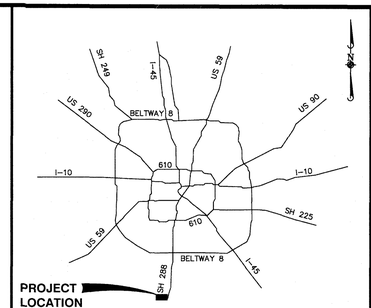
CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES FOR

SIERRA VISTA SEC. 2

BRAZORIA COUNTY M.U.D. NO. 32

BRAZORIA COUNTY, TX

PROJECT NO. 600.001005.00



HOUSTON AREA VICINITY MAP

N.T.S.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET & SHEET INDEX
2	GENERAL NOTES
3	WATER AND SANITARY OVERALL
4A	DRAINAGE OVERALL– NE
4B	DRAINAGE OVERALL–NW
4C	DRAINAGE OVERALL–S
5	DRAINAGE CALCULATIONS
6	GRADING PLAN
7	STORM WATER POLLUTION PREVENTION PLAN
8	P&P – SIERRA VISTA BLVD. (STA 6+00 TO 16+50)
9	P&P – SIERRA VISTA BLVD. (STA 16+50 TO 24+50)
10	P&P – SIERRA VISTA BLVD.(STA 24+50 TO STA 33+50)
11	P&P – THUNDERBOLT PEAK. DR. (STA 0+50 TO STA 11+00)
12	P&P – HUMPHREYS GREEN DR. (STA 0+50 TO STA 7+50)
13	P&P – RED SLATE DR. (STA 11+50 TO STA 18+50)
14	P&P – RITTER RUN DR. (STA 0+50 TO STA 11+50)
15	P&P – AGASSIZ DR. (STA 0+00 TO STA 7+40)
16	P&P – MATTERHORN DR. (STA 7+40 TO 11+90) & BASELINE A
17	P&P – LANGLEY DR. (STA 11+90 TO STA 16+00)
18	P&P – SPLIT MOUNTAIN DR. (STA 0+00 TO 6+00)
19	P&P – MUIR PEAK DR. (STA 0+00 TO STA 8+00)
20	P&P – BANNER PEAK DR. (STA 8+00 TO STA 12+00)
21	P&P – SILL PRAIRIE DR. (STA 12+00 TO STA 20+00)
22	TRAFFIC SIGNAGE & PAVEMENT MARKINGS
23	SIERRA VISTA BIKE LANE
24	CITY OF IOWA COLONY STANDARD DETAILS – WATER (SHEET 1 OF 12)
25	CITY OF IOWA COLONY STANDARD DETAILS – WATER (SHEET 2 OF 12)
26	CITY OF IOWA COLONY STANDARD DETAILS – SAN. SEW. (SHEET 3 OF 12)
27	CITY OF IOWA COLONY STANDARD DETAILS – SAN. SEW. (SHEET 4 OF 12)
28	CITY OF IOWA COLONY STANDARD DETAILS – SAN. SEW. (SHEET 5 OF 12)
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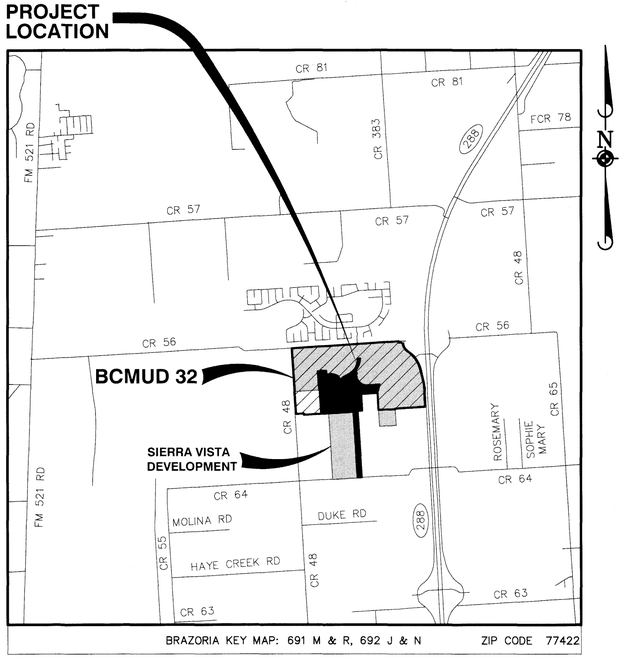
31	CITY OF IOWA COLONY STANDARD DETAILS – SWPPP (SHEET 8 OF 12)
32	CITY OF IOWA COLONY STANDARD DETAILS – PAVING (SHEET 9 OF 12)
33	CITY OF IOWA COLONY STANDARD DETAILS – PAVING (SHEET 10 OF 12)
34	CITY OF IOWA COLONY STANDARD DETAILS – PAVING (SHEET 11 OF 12)
35	CITY OF IOWA COLONY STANDARD DETAILS – PAVING (SHEET 12 OF 12)
36	DRAINAGE SERVICE AREA MAP



LOCATION MAP

N.T.S.

CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY C/O ADICO, LLC (DINH HO, P.E. AT 832-895-1093, DIHN@ADICO-LLC.COM), 48 HOURS BEFORE COMMENCING WORK.

MANHARD CONSULTING, LTD. 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.

Manhard CONSULTING™
2445 Technology Forest Blvd, Suite 200, The Woodlands, TX 77381 ph:832.823.2200 fx:832.823.2201 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
Texas Board of Professional Engineers Registration No. F-18141

AS-BUILT
BY: ABrockman DATE: May 04, 2018

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

BRAZORIA COUNTY DRAINAGE DISTRICT NO.5
PLAN APPROVAL - VALID FOR 1 YEAR

M. de Vera, PE 5/1/17
Buddy, M BOTS 5-1-17
Mark Allen 5/1/17
Jon Ide
DATE: 5/1/17

BOUNDARY & TOPOGRAPHIC SURVEY:

THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY JONES & CARTER, INC. DATED DECEMBER 7, 2016. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING IN WRITING OF ANY DIFFERING CONDITIONS. MANHARD CONSULTING HAS NOT VERIFIED THE SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND TOPOGRAPHY.

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 ADJUSTMENT.

TEMPORARY BENCH MARK:

T.B.M. "B" BEING A SET 100-D NAIL IN A POWER POLE LOCATED EAST OF THE ENTRANCE TO STERLING LAKES SUBDIVISION.

ELEVATION = 57.63 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:

ACCORDING TO MAP Nos. 48039C0120H, 48039C0115H,48039C0105H, & 48039C0110H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, DATED JUNE 15, 1989, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. ALONG THE SOUTHERN BOUNDARY OF THE SUBJECT TRACT, NEAR COUNTY ROAD 64, THE SUBJECT TRACT IS SITUATED WITHIN: SHADED ZONE "X"; DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD AND ZONE "AE"; DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE ELEVATIONS DETERMINED. NOTE THAT COUNTY ROAD 64 IS THE LIMIT OF DETAILED STUDY FOR THE UNNAMED TRIBUTARY TO CHOCOLATE BAYOU.

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.

ENGINEER'S SEAL
STATE OF TEXAS
CLAYTON C. CHDAINES
101966
LICENSED PROFESSIONAL ENGINEER
5/1/17

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

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 REQUIREMENTS ESTABLISHED BY THE CITY OF IOWA COLONY.

MICHAEL HOLTON, MAYOR — DATE 5/2/17

DINH HO, P.E., CITY ENGINEER — DATE 5/4/17

IOWA COLONY
Texas

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DRAWN BY | REVISIONS | DATE

Manhard CONSULTING™
2445 Technology Forest Blvd, Suite 200, The Woodlands, TX 77381 ph:832.823.2200 fx:832.823.2201 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
Texas Board of Professional Engineers Registration No. F-18141

SIERRA VISTA SEC. 2
BRAZORIA COUNTY M.U.D. NO. 32
TITLE SHEET & SHEET INDEX

PROJ. MGR.: AMT
PROJ. ASSOC.: MW/DA
DRAWN BY: RK/TN
DATE: MAY 2017
SCALE:

SHEET 1 OF 36
600.001005.00

FINAL APPROVAL

May 1, 2017 - 07:56 Dwg Name: P:\001 Sierra Vista - BCMUD 32\005 Section 2\dwg\Final Plan Set Drawings\TITLE&NOTES.dwg Updated By: MWatkins

ADICO
CONSULTING ENGINEERS

Monday, August 4, 2025

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

Re: Sierra Vista West Section 8, Water, Sanitary, Drainage and Paving Facilities
Recommendation for Final Approval of Facilities
City of Iowa Colony Project No. CSW 211122-1390 (WSD), Iworq No. 580 (Paving)
Adico, LLC Project No. 16007-4-377 (WSD), 16007-4-389 (Paving)

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC reviewed the request for final approval of Sierra Vista West Section 8 – Water, Sanitary, Drainage and Paving Facilities.

This project was approved into the One Year Maintenance Period on January 23, 2023, by City Council. Adico attended a final reinspection on July 18, 2024, with all outstanding punch list items addressed on July 8, 2025. Therefore, Adico, LLC recommends final approval of facilities, effective August 18, 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 following items:

1. Letter of Recommendation for Placement into the One Year Maintenance Period
2. Engineer of Record Certification Letter
3. Maintenance Bond
4. 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: 16007-4-378, 390

ELEVATION
land solutions

July 14, 2025

Mr. Dinh Ho, P.E
City of Iowa Colony
c/o Adico, LLC
2114 El Dorado Boulevard, Suite 400
Friendswood, Texas 77546

Re: 1-Year Inspection – Punchlist Completion
Construction of Water, Sanitary, Drainage, and Paving Facilities for Sierra Vista West Section 8
for Brazoria County Municipal Utility District No. 53

Mr. Ho,

This letter is to serve as a statement that the above referenced project has completed the one-year maintenance period. A final inspection for the referenced project occurred on October 17, 2024, with the appropriate municipal authority representatives present. The results of this inspection were recorded and are available for your reference upon request.

As of May 30, 2025, the aforementioned results have been addressed, and the project has since been verified as complete after a final walk was held with the appropriate representatives. The referenced project has reached completion per the City of Iowa Colony requirements.

Sincerely,

David L. Doran, P.E., CCM
Partner, Construction Management

STATE OF TEXAS
DAVID L. DORAN
91388
LICENSED
PROFESSIONAL ENGINEER

DLD/js

P:\020 Sierra Vista West Development\023 Sec 8\Construction\Acceptance Packages\1 Year Punchlist Acceptance\Sierra Vista West Section 8 - 1-Year Punchlist Completion Letter.docx

ADICO
CONSULTING ENGINEERS

Tuesday, January 10, 2023

Mayor Michael Byrum-Bratsen
City Council
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, TX 77553

Re: Sierra Vista West Section 8, Water, Sanitary, Drainage and Paving Facilities
Recommendation for Approval into One-Year Maintenance Period
City of Iowa Colony Project No. CSW 211122-1390
Adico, LLC Project No. 16007-4-377

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 8 – Water, Sanitary, Drainage and Paving Facilities. The final inspection was completed on April 27, 2022, with all outstanding punch list items addressed on July 22, 2022.

Adico, LLC recommends approval of facilities into the One-Year Maintenance period. The effective date shall be January 23, 2023, 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
Robert Hemminger
File: 16007-4-377

CERTIFICATION OF INFRASTRUCTURE FOR:

Sierra Vista West Sec 8

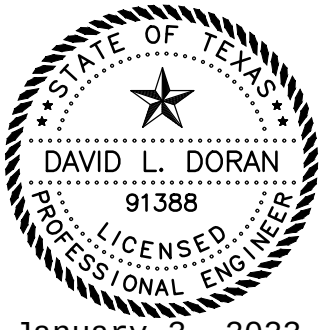
(Project Name)

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



January 3, 2023

TBPE Firm Registration No. F-22671

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

2445 Technology Forest Blvd. Suite 200

Address

The Woodlands, TX 77381

City, State and Zip Code

(832) 823-2200

Phone No.

Bond No. 1092434

MAINTENANCE BOND

STATE OF TEXAS

Contract Date 1/20/2022

COUNTY OF MONTGOMERY

Date Bond Executed 1/20/2022

PRINCIPAL BAY PAVING, LLC

SURETY The Hanover Insurance Company

OWNER Astro Sierra Vista GP, LLC

PENAL SUM OF BOND (in words and figures) **Seven Hundred Three Thousand One Hundred Twenty-Six Dollars and Zero Cents ($703,126.00)**, being 100 percent of the Contract Price.

CONTRACT for Construction of Paving Facilities for Sierra Vista West Sec. 8 for Astro Sierra Vista GP, LLC, Brazoria County, Texas (the "Contract").

KNOW ALL PERSONS BY THESE PRESENTS, that we, Principal and Surety above named, are held and firmly bound unto Owner, its successors and assigns, in the penal sum of the amount stated above, for the payment of which sum well and truly to be made, we bind ourselves and our respective heirs, executors, administrators, officers, directors, shareholders, partners, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal entered into that certain Contract with Owner, which Contract is expressly incorporated herein for all purposes.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH, that if Principal well and truly repair any and all defects in the work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work covered by the Contract, including any guaranty or warranty required under the Contract, then this obligation is void; otherwise it is to remain in full force and effect. Should the Principal fail to well and truly repair any and all defects in the work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work as required by the Contract in all its terms, the Surety will be liable for all damages, losses, expenses and liabilities that the Owner may suffer in consequence thereof.

The parties intend this maintenance bond to be a common law bond to be constructed in accordance with Texas law.

Surety hereby agrees, for value received, that no change, extension of time, alteration or addition to the terms of the Contract or to work performed under the Contract, or to the plans, specifications or drawings accompanying the Contract, will in any way affect its obligations on this Bond and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work to be performed thereunder.

The bound parties have executed this instrument pursuant to authority of their respective governing body, to be effective on the same date of the Contract.

This is a One (1) Year Obligation

BAY PAVING, LLC
PRINCIPAL

By _____

Name **Derek Scardino**

Title **President**

Address 28411 Sweetgum Rd.
Magnolia, TX 77354

ATTEST

By _____

Name Kim Cruz

Title Estimator

(SEAL)

The Hanover Insurance Company
SURETY

By _____

Name Francine Hay

Title Attorney-in-Fact

ATTEST

By _____

Name Kourtney Reece

Title Witness

(SEAL)

Physical Address:
10375 Richmond Avenue, Suite 1050
Houston, TX 77042

Mailing Address:
10375 Richmond Avenue, Suite 1050
Houston, TX 77042

Telephone: 346-280-6740

Local Recording Agent Personal Identification Number:
1446582

Agency Name: Marsh & McLennan Agency LLC

Agency Address 2500 City West Blvd, Suite 2400, Houston, TX 77042

Agency Telephone 713-780-6100

Surety must attach its original Power of Attorney to this Bond.

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, Kim Cruz, certify that I am the secretary of the corporation named as Principal in the Bond; that Derek Scardino, who signed the Bond on behalf of Principal, was then President of the corporation; that I know his or her signature, and his or her signature is genuine; and that the Bond was duly signed for and on behalf of the corporation by authority of its governing body.

Kim Cruz
Signature of Corporate Secretary

(Corporate Seal)

ATTACH POWER OF ATTORNEY

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

POWER OF ATTORNEY

THIS Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

KNOW ALL PERSONS BY THESE PRESENTS:

That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, (hereinafter individually and collectively the "Company") does hereby constitute and appoint,

Roxanne G. Brune, David R. Groppell, Edward L. Moore, Beverly A. Ireland, Sharen Groppell, Francine Hay, Sharon Cavanaugh, Sue Kohler, James Wynne Tomforde, Kurt Risk and/or Gloria M. Villa

Of **Elsey & Associates AND Marsh & McLennan, Houston, Texas** each individually, if there be more than one named, as its true and lawful attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, any and all surety bonds, recognizances, undertakings, or other surety obligations. The execution of such surety bonds, recognizances, undertakings or surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company, in their own proper persons. Provided however, that this power of attorney limits the acts of those named herein; and they have no authority to bind the Company except in the manner stated and to the extent of any limitation stated below:

Any such obligations in the United States, not to exceed Thirty Five Million and No/100 ($35,000,000) in any single instance

That this power is made and executed pursuant to the authority of the following Resolutions passed by the Board of Directors of said Company, and said Resolutions remain in full force and effect:

RESOLVED: That the President or any Vice President, in conjunction with any Vice President, be and they hereby are authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as it acts, to execute and acknowledge for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons.

RESOLVED: That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile. (Adopted October 7, 1981 – The Hanover Insurance Company; Adopted April 14, 1982 – Massachusetts Bay Insurance Company; Adopted September 7, 2001 – Citizens Insurance Company of America)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this **23rd** day of **May, 2016**.

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

Robert Thomas, Vice President

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

J. Michael Pate, Vice President

THE COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF WORCESTER) ss.

On this **23rd** day of **May 2016** before me came the above named Vice Presidents of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.

DIANE J. MARINO
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
March 4, 2022

Diane J. Marino, Notary Public
My Commission Expires March 4, 2022

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this 20 day of January 2022

CERTIFIED COPY

Theodore G. Martinez, Vice President

Texas Complaint Notice

Commercial Lines

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call The Hanover Insurance Company/ Citizens Insurance Company of America's toll-free telephone number for information or to make a complaint at:

1-800-343-6044

You may also write to The Hanover Insurance Company/ Citizens Insurance Company of America at:

440 Lincoln Street
Worcester, MA 01653

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.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 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 informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis de The Hanover Insurance Company/Citizens Insurance Company of America's para informacion o para someter una queja al:

1-800-343-6044

Usted tambien puede escribir a The Hanover Insurance Company/Citizens Insurance Company of America al:

440 Lincoln Street
Worcester, MA 01653

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA: Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

MAINTENANCE BOND Bond No. 4447944

STATE OF TEXAS Contract Date 8/10/2021

COUNTY OF Brazoria Date Bond Executed 8/10/2021

PRINCIPAL Principal Services, Ltd.

SURETY SureTec Insurance Company

OWNER Brazoria County Municipal Utility District No. 53

PENAL SUM OF BOND (in words and figures) **One Million Seventy-Four Thousand Two Hundred Seventeen Dollars and Seven Cents ($1,074,217.07)**, being 100 percent of the Contract Price.

CONTRACT for Construction of Water, Sanitary, and Drainage Facilities for Sierra Vista West Sec. 8 for Brazoria County Municipal District No. 53, Brazoria County, Texas (the "Contract").

KNOW ALL PERSONS BY THESE PRESENTS, that we, Principal and Surety above named, are held and firmly bound unto Owner, its successors and assigns, in the penal sum of the amount stated above, for the payment of which sum well and truly to be made, we bind ourselves and our respective heirs, executors, administrators, officers, directors, shareholders, partners, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal entered into that certain Contract with Owner, which Contract is expressly incorporated herein for all purposes.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH, that if Principal well and truly repair any and all defects in the work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work covered by the Contract, including any guaranty or warranty required under the Contract, then this obligation is void; otherwise it is to remain in full force and effect. Should the Principal fail to well and truly repair any and all defects in the work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work as required by the Contract in all its terms, the Surety will be liable for all damages, losses, expenses and liabilities that the Owner may suffer in consequence thereof.

The parties intend this maintenance bond to be a common law bond to be constructed in accordance with Texas law.

Surety hereby agrees, for value received, that no change, extension of time, alteration or addition to the terms of the Contract or to work performed under the Contract, or to the plans, specifications or drawings accompanying the Contract, will in any way affect its obligations on this Bond and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work to be performed thereunder.

The bound parties have executed this instrument pursuant to authority of their respective governing body, to be effective on the same date of the Contract.

Principal Services, Ltd.
PRINCIPAL

By _____

Name Kevin Burns

Title COO

Address 27080 Mandell Rd.

Cleveland, Texas 77328

ATTEST

By _____

Name Brittany Baldwin

Title Controller

(SEAL)

SureTec Insurance Company
SURETY

By _____

Name Kelly J. Brooks

Title Attorney-in-Fact

ATTEST

By _____

Name Travis J. Robles

Title Account Manager

(SEAL)

Physical Address:
2103 CityWest Blvd. Suite 1300
Houston, Texas 77042

Mailing Address:
2103 CityWest Blvd. Suite 1300
Houston, Texas 77042

Telephone: 866-732-0099

Local Recording Agent Personal Identification Number:
811197

Agency Name: Southern American Insurance Agency

Agency Address 13823 Schmidt Rd. Cypress, Texas 77429

Agency Telephone 281-890-9294

Surety must attach its original Power of Attorney to this Bond.

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, _____, certify that I am the secretary of the corporation named as Principal in the Bond; that _____, who signed the Bond on behalf of Principal, was then _____ of the corporation; that I know his or her signature, and his or her signature is genuine; and that the Bond was duly signed for and on behalf of the corporation by authority of its governing body.

_____ (Corporate Seal)

Signature of Corporate Secretary

ATTACH POWER OF ATTORNEY

POA# 4221062

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

C. A. McClure, Kelly J. Brooks, Kenneth L. Meyer, Michelle Ulery

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided; however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Fifty Million and 00/100 Dollars ($50,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 8th day of January , 2020 .

SureTec Insurance Company

By: _____
Michael C. Keimig, President

SURETEC INSURANCE COMPANY

MARKEL INSURANCE COMPANY CORPORATE SEAL ILLINOIS

Markel Insurance Company

By: _____
Robin Russo, Senior Vice President

Commonwealth of Virginia
County of Henrico SS:

On this 8th day of January ,2020 A. D., before me, a Notary Public of the Commonwealth of Virginia, in and for the County of Henrico, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Henrico, the day and year first above written.

DONNA DONAVANT NOTARY PUBLIC MY COMMISSION NUMBER 7083968 COMMONWEALTH OF VIRGINIA

By: _____
Donna Donavant, Notary Public
My commission expires 1/31/2023

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 10 day of December 2021.

SureTec Insurance Company

By: _____
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: _____
Richard R. Grinnan, Vice President and Secretary

SureTec Insurance Company

IMPORTANT NOTICE
Statutory Complaint Notice/Filing of Claims

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9737 Great Hills Trail, Suite 320
Austin, TX 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write the Texas Department of Insurance at:

PO Box 149104
Austin, TX 78714-9104
Fax#: 512-490-1007
Web: http://www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIMS 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.

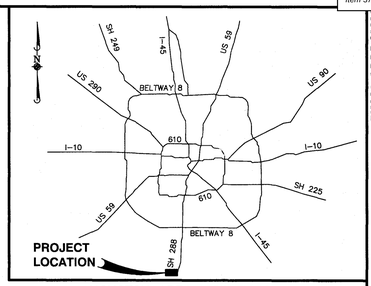
APPROVED, ADICO, LLC, 102520
Item 37.

DEVELOPER: LAND TEJAS
SIERRA VISTA WEST, L.L.C.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713)783-6702

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

SIERRA VISTA WEST SEC. 8

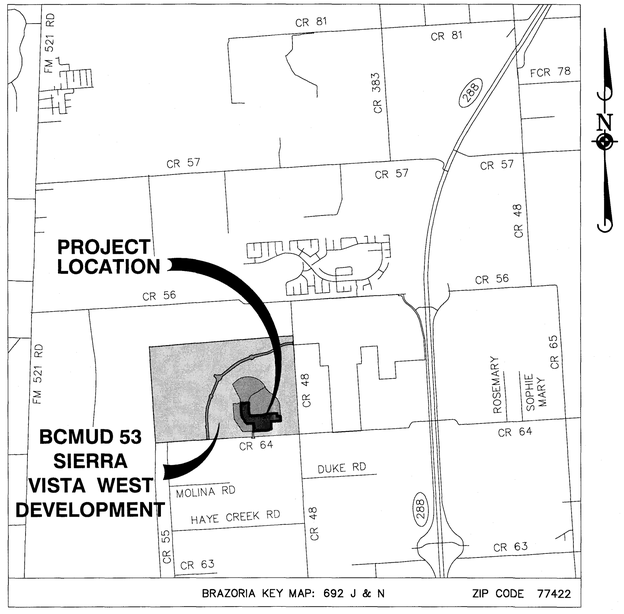
BRAZORIA COUNTY M.U.D. NO. 53
BRAZORIA COUNTY, TX
PROJECT NO. 610.020023.00



HOUSTON AREA VICINITY MAP
N.T.S.

INDEX OF SHEETS

Sheet Number	Sheet Title
1	TITLE SHEET & SHEET INDEX
2	GENERAL NOTES
3	WATER & SANITARY OVERALL
4	DRAINAGE OVERALL
5	DRAINAGE CALCULATIONS
6	GRADING OVERALL
7	STORM WATER POLLUTION PREVENTION PLAN
8	TRAFFIC SIGNAGE & PAVING MARKINGS
9	HOMEWOOD POINT LANE
10	TEMPLE GROVE DRIVE (STA 7+00 TO 14+50)
11	TEMPLE GROVE DRIVE (STA 14+50 TO 18+50)
12	SIERRA VIEW LANE
13	TALLAC TERRACE DRIVE
14	AMADOR PEAK DRIVE
15	OUTFALL
16	WATERLINE DETAILS I
17	WATERLINE DETAILS II
18	SANITARY SEWER DETAILS I
19	SANITARY SEWER DETAILS II
20	SANITARY SEWER DETAILS III
21	STORM SEWER DETAILS I
22	STORM SEWER DETAILS II
23	STORM SEWER DETAILS III
24	STORM SEWER DETAILS IV
25	STORM WATER POLLUTION PREVENTION DETAILS I
26	STORM WATER POLLUTION PREVENTION DETAILS II
27	PAVING DETAILS I
28	PAVING DETAILS II
29	PAVING DETAILS III
30	PAVING DETAILS IV
31	DRAINAGE AREA SERVICE MAP



LOCATION MAP
1"=1/4 mile

ISSUED FOR CONSTRUCTION
Issue Date - 12/10/2021

Record Drawings

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 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 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 SURVEYOR.

DATE	REVISION	APP.
03/29/2022	Revised Sidewalk Location	THH

BRAZORIA COUNTY ENGINEERING DEPARTMENT
REVIEWED FOR CONSTRUCTION:

MATT HANKS, P.E., COUNTY ENGINEER — DATE 12/8/21

JORGE REYNA, DEVELOPMENT COORDINATOR — DATE 12-7-21

ENGINEER'S SEAL
TRAVIS H. HARRISON
2445 TECHNOLOGY FOREST
BLVD. SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200
TBPE NO. F-22671

STATE OF TEXAS
TRAVIS H. HARRISON
137397
LICENSED PROFESSIONAL ENGINEER
10/18/2021

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.

MICHAEL BYRUM-KRATSEN, MAYOR — DATE 10252021
DINH HO, P.E., CITY ENGINEER — DATE 10252021

CITY OF IOWA COLONY

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

Brazoria County
Clerk's Office
I hereby certify that this instrument was filed for record in my office
11-29-21
9:23AM
Clerk

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, P.E. — Date 12/6/21
President

Kerry L. Osburn — Date 12/6/21
Vice President

Brandon Middleton — Date 12/6/21
Secretary/Treasurer

Jarrod D. Aden, P.E., C.F.M — Date 12/6/21
District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCDD 5 I.D. B210053

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) AND BRAZORIA COUNTY AT ENGINEER-CONSTRUCTION@BRAZORIA-COUNTY.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.

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671

PM: THH DFT: MAQ
DSN: TJS DATE: OCT 2021

SHEET 1 OF 31

FINAL APPROVAL
ISSUED FOR CONSTRUCTION - 12/10/2021

ADICO
CONSULTING ENGINEERS

Monday, August 4, 2025

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

Re: Sierra Vista West Section 9, Water, Sanitary, Drainage and Paving Facilities
Recommendation for Final Approval of Facilities
City of Iowa Colony Project No. CSW 211122-1391 (WSD), Iworq No. 581 (Paving)
Adico, LLC Project No. 16007-4-378 (WSD), 16007-4-390 (Paving)

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC reviewed the request for final approval of Sierra Vista West Section 9 – Water, Sanitary, Drainage and Paving Facilities.

This project was approved into the One Year Maintenance Period on January 23, 2023, by City Council. Adico attended a final reinspection on July 18, 2024, with all outstanding punch list items addressed on July 8, 2025. Therefore, Adico, LLC recommends final approval of facilities, effective August 18, 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 following items:

1. Letter of Recommendation for Placement into the One Year Maintenance Period
2. Engineer of Record Certification Letter
3. Maintenance Bond
4. 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: 16007-4-378, 390

ELEVATION
land solutions

July 14, 2025

Mr. Dinh Ho, P.E
City of Iowa Colony
c/o Adico, LLC
2114 El Dorado Boulevard, Suite 400
Friendswood, Texas 77546

Re: 1-Year Inspection – Punchlist Completion
Construction of Water, Sanitary, Drainage, and Paving Facilities for Sierra Vista West Section 9
for Brazoria County Municipal Utility District No. 53

Mr. Ho,

This letter is to serve as a statement that the above referenced project has completed the one-year maintenance period. A final inspection for the referenced project occurred on July 18, 2024, with the appropriate municipal authority representatives present. The results of this inspection were recorded and are available for your reference upon request.

As of July 8, 2025, the aforementioned results have been addressed, and the project has since been verified as complete after a final walk was held with the appropriate representatives. The referenced project has reached completion per the City of Iowa Colony requirements.

Sincerely,

David L. Doran, P.E., CCM
Partner, Construction Management

STATE OF TEXAS
DAVID L. DORAN
91388
LICENSED
PROFESSIONAL ENGINEER

DLD/js

P:\020 Sierra Vista West Development\024 Sec 9\Construction\Acceptance Packages\1 Year Acceptance\Sierra Vista West Section 9 - 1-Year Punchlist Completion Letter.docx

ADICO
CONSULTING ENGINEERS

Tuesday, January 10, 2023

Mayor Michael Byrum-Bratsen
City Council
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, TX 77553

Re: Sierra Vista West Section 9, Water, Sanitary, Drainage and Paving Facilities
Recommendation for Approval into One-Year Maintenance Period
City of Iowa Colony Project No. CSW 211122-1391
Adico, LLC Project No. 16007-4-378

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 9 – Water, Sanitary, Drainage and Paving Facilities. The final inspection was completed on April 27, 2022, with all outstanding punch list items addressed on July 22, 2022.

Adico, LLC recommends approval of facilities into the One-Year Maintenance period. The effective date shall be January 23, 2023, 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
Robert Hemminger
File: 16007-4-378

CERTIFICATION OF INFRASTRUCTURE FOR:

Sierra Vista West Sec 9

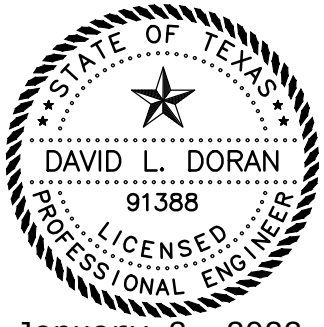
(Project Name)

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



January 3, 2023

TBPE Firm Registration No. F-22671

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

2445 Technology Forest Blvd. Suite 200

Address

The Woodlands, TX 77381

City, State and Zip Code

(832) 823-2200

Phone No.

MAINTENANCE BOND Bond No. 4447943

STATE OF TEXAS Contract Date 11/30/2021

COUNTY OF Brazoria Date Bond Executed 11/30/2021

PRINCIPAL Principal Services, Ltd.

SURETY SureTec Insurance Company

OWNER Brazoria County Municipal Utility District No. 53

PENAL SUM OF BOND (in words and figures) **One Million Three Hundred Sixty-Five Thousand Four Hundred Twenty-Five Dollars and Eighty-Four Cents ($1,365,425.84)**, being 100 percent of the Contract Price.

CONTRACT for Construction of Water, Sanitary, and Drainage Facilities for Sierra Vista West Sec. 9 for Brazoria County Municipal District No. 53, Brazoria County, Texas (the "Contract").

KNOW ALL PERSONS BY THESE PRESENTS, that we, Principal and Surety above named, are held and firmly bound unto Owner, its successors and assigns, in the penal sum of the amount stated above, for the payment of which sum well and truly to be made, we bind ourselves and our respective heirs, executors, administrators, officers, directors, shareholders, partners, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal entered into that certain Contract with Owner, which Contract is expressly incorporated herein for all purposes.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH, that if Principal well and truly repair any and all defects in the work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work covered by the Contract, including any guaranty or warranty required under the Contract, then this obligation is void; otherwise it is to remain in full force and effect. Should the Principal fail to well and truly repair any and all defects in the work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work as required by the Contract in all its terms, the Surety will be liable for all damages, losses, expenses and liabilities that the Owner may suffer in consequence thereof.

The parties intend this maintenance bond to be a common law bond to be constructed in accordance with Texas law.

Surety hereby agrees, for value received, that no change, extension of time, alteration or addition to the terms of the Contract or to work performed under the Contract, or to the plans, specifications or drawings accompanying the Contract, will in any way affect its obligations on this Bond and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work to be performed thereunder.

The bound parties have executed this instrument pursuant to authority of their respective governing body, to be effective on the same date of the Contract.

Principal Services, Ltd.
PRINCIPAL

By _____

Name Kevin Burns

Title COO

Address 27080 Mandell Rd.

Cleveland, Texas 77328

ATTEST

By _____

Name Brittany Balderas

Title Controller

(SEAL)

SureTec Insurance Company
SURETY

By _____

Name Kelly J. Brooks

Title Attorney-in-Fact

(SEAL)

ATTEST

By _____

Name Travis J. Robles

Title Account Manager

Physical Address:
2103 CityWest Blvd. Suite 1300
Houston, Texas 77042

Mailing Address:
2103 CityWest Blvd. Suite 1300
Houston, Texas 77042

Telephone: 866-732-0099

Local Recording Agent Personal Identification Number:
811197

Agency Name: Southern American Insurance Agency

Agency Address 13823 Schmidt Rd. Cypress, Texas 77429

Agency Telephone 281-890-9294

Surety must attach its original Power of Attorney to this Bond.

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, _____, certify that I am the secretary of the corporation named as Principal in the Bond; that _____, who signed the Bond on behalf of Principal, was then _____ of the corporation; that I know his or her signature, and his or her signature is genuine; and that the Bond was duly signed for and on behalf of the corporation by authority of its governing body.

_____ (Corporate Seal)
Signature of Corporate Secretary

ATTACH POWER OF ATTORNEY

POA# 4221062

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

C. A. McClure, Kelly J. Brooks, Kenneth L. Meyer, Michelle Ulery

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided; however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Fifty Million and 00/100 Dollars ($50,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 8th day of January , 2020 .

SureTec Insurance Company

By: _____
Michael C. Keimig, President

SURETEC INSURANCE COMPANY

MARKEL INSURANCE CORPORATE SEAL COMPANY ILLINOIS

Markel Insurance Company

By: _____
Robin Russo, Senior Vice President

Commonwealth of Virginia
County of Henrico SS:

On this 8th day of January ,2020 A. D., before me, a Notary Public of the Commonwealth of Virginia, in and for the County of Henrico, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Henrico, the day and year first above written.

DONNA DONAVANT NOTARY PUBLIC MY COMMISSION NUMBER 7063968 COMMONWEALTH OF VIRGINIA

By: _____
Donna Donavant, Notary Public
My commission expires 1/31/2023

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 30th day of November 2021.

SureTec Insurance Company

By: _____
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: _____
Richard R. Grinnan, Vice President and Secretary

SureTec Insurance Company

IMPORTANT NOTICE
Statutory Complaint Notice/Filing of Claims

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9737 Great Hills Trail, Suite 320
Austin, TX 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write the Texas Department of Insurance at:

PO Box 149104
Austin, TX 78714-9104
Fax#: 512-490-1007
Web: http://www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIMS 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.

Bond No. 1092435

MAINTENANCE BOND

STATE OF TEXAS

Contract Date 1/20/2022

COUNTY OF BRAZORIA

Date Bond Executed 1/20/2022

PRINCIPAL BAY PAVING, LLC

SURETY The Hanover Insurance Company

OWNER Astro Sierra Vista GP, LLC

PENAL SUM OF BOND (in words and figures) **One Million Six Thousand Three Hundred Ninety-Six Dollars and Fifty Cents ($1,006,396.50)**, being 100 percent of the Contract Price.

CONTRACT for Construction of Paving Facilities for Sierra Vista West Sec. 9 for Astro Sierra Vista GP, LLC, Brazoria County, Texas (the "Contract").

KNOW ALL PERSONS BY THESE PRESENTS, that we, Principal and Surety above named, are held and firmly bound unto Owner, its successors and assigns, in the penal sum of the amount stated above, for the payment of which sum well and truly to be made, we bind ourselves and our respective heirs, executors, administrators, officers, directors, shareholders, partners, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal entered into that certain Contract with Owner, which Contract is expressly incorporated herein for all purposes.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH, that if Principal well and truly repair any and all defects in the work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work covered by the Contract, including any guaranty or warranty required under the Contract, then this obligation is void; otherwise it is to remain in full force and effect. Should the Principal fail to well and truly repair any and all defects in the work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work as required by the Contract in all its terms, the Surety will be liable for all damages, losses, expenses and liabilities that the Owner may suffer in consequence thereof.

The parties intend this maintenance bond to be a common law bond to be constructed in accordance with Texas law.

Surety hereby agrees, for value received, that no change, extension of time, alteration or addition to the terms of the Contract or to work performed under the Contract, or to the plans, specifications or drawings accompanying the Contract, will in any way affect its obligations on this Bond and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work to be performed thereunder.

The bound parties have executed this instrument pursuant to authority of their respective governing body, to be effective on the same date of the Contract.

This is a One (1) Year Obligation

BAY PAVING, LLC
PRINCIPAL

By _____

Name **Derek Scardino**

Title **President**

Address 28411 Sweetgum Rd.
Magnolia, TX 77354

ATTEST

By Kim Cruz

Name Kim Cruz

Title Estimator

(SEAL)

The Hanover Insurance Company
SURETY

By _____

Name Francine Hay

Title Attorney-in-Fact

ATTEST

By Kourtney Reece

Name Kourtney Reece

Title Witness

(SEAL)

Physical Address:
10375 Richmond Avenue, Suite 1050
Houston, TX 77042

Mailing Address:
10375 Richmond Avenue, Suite 1050
Houston, TX 77042

Telephone: 346-280-6740

Local Recording Agent Personal Identification Number:
1446582

Agency Name: Marsh & McLennan Agency LLC

Agency Address 2500 City West Blvd, Suite 2400, Houston, TX 77042

Agency Telephone 713-780-6100

Surety must attach its original Power of Attorney to this Bond.

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, Kim Cruz, certify that I am the secretary of the corporation named as Principal in the Bond; that Derek Scardina, who signed the Bond on behalf of Principal, was then President of the corporation; that I know his or her signature, and his or her signature is genuine; and that the Bond was duly signed for and on behalf of the corporation by authority of its governing body.

Kim Cruz
Signature of Corporate Secretary

(Corporate Seal)

ATTACH POWER OF ATTORNEY

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

POWER OF ATTORNEY

THIS Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

KNOW ALL PERSONS BY THESE PRESENTS:

That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, (hereinafter individually and collectively the "Company") does hereby constitute and appoint,

Roxanne G. Brune, David R. Groppell, Edward L. Moore, Beverly A. Ireland, Sharen Groppell, Francine Hay, Sharon Cavanaugh, Sue Kohler, James Wynne Tomforde, Kurt Risk and/or Gloria M. Villa

Of **Elsey & Associates AND Marsh & McLennan, Houston, Texas** each individually, if there be more than one named, as its true and lawful attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, any and all surety bonds, recognizances, undertakings, or other surety obligations. The execution of such surety bonds, recognizances, undertakings or surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company, in their own proper persons. Provided however, that this power of attorney limits the acts of those named herein; and they have no authority to bind the Company except in the manner stated and to the extent of any limitation stated below:

Any such obligations in the United States, not to exceed Thirty Five Million and No/100 ($35,000,000) in any single instance

That this power is made and executed pursuant to the authority of the following Resolutions passed by the Board of Directors of said Company, and said Resolutions remain in full force and effect:

RESOLVED: That the President or any Vice President, in conjunction with any Vice President, be and they hereby are authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as it acts, to execute and acknowledge for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons.

RESOLVED: That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile. (Adopted October 7, 1981 – The Hanover Insurance Company; Adopted April 14, 1982 – Massachusetts Bay Insurance Company; Adopted September 7, 2001 – Citizens Insurance Company of America)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this **23rd** day of **May, 2016**.

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

Robert Thomas, Vice President

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

J. Michael Pate, Vice President

THE COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF WORCESTER) ss.

On this **23rd** day of **May 2016** before me came the above named Vice Presidents of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.

DIANE J. MARINO
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
March 4, 2022

Diane J. Marino, Notary Public
My Commission Expires March 4, 2022

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this 20th day of January 2022

CERTIFIED COPY

Theodore G. Martinez, Vice President

Texas Complaint Notice

Commercial Lines

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call The Hanover Insurance Company/ Citizens Insurance Company of America's toll-free telephone number for information or to make a complaint at:

1-800-343-6044

You may also write to The Hanover Insurance Company/ Citizens Insurance Company of America at:

440 Lincoln Street
Worcester, MA 01653

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.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 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 informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis de The Hanover Insurance Company/Citizens Insurance Company of America's para informacion o para someter una queja al:

1-800-343-6044

Usted tambien puede escribir a The Hanover Insurance Company/Citizens Insurance Company of America al:

440 Lincoln Street
Worcester, MA 01653

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA: Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

APPROVED, ADICO, LLC, 10/28/2021

Item 38.

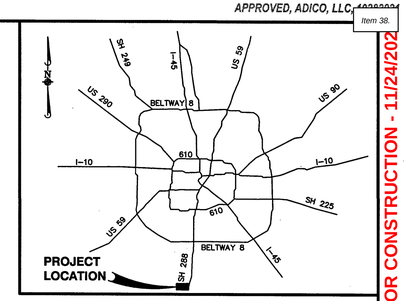
ISSUED FOR CONSTRUCTION - 11/24/2021

DEVELOPER: LAND TEJAS
SIERRA VISTA WEST, L.L.C.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713)783-6702

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

SIERRA VISTA WEST SEC. 9

BRAZORIA COUNTY M.U.D. NO. 53
BRAZORIA COUNTY, TX
PROJECT NO. 610.020024.00

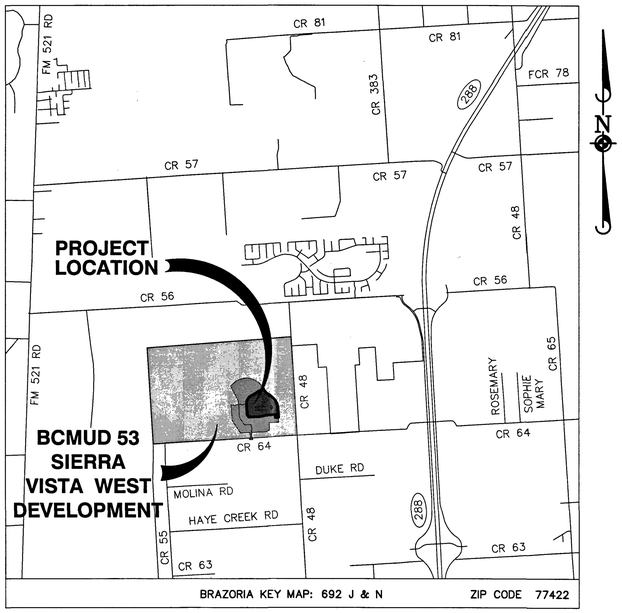


HOUSTON AREA VICINITY MAP
N.T.S.

ISSUED FOR CONSTRUCTION
Issue Date - 11/24/2021

INDEX OF SHEETS

Sheet Number	Sheet Title
1	TITLE SHEET & SHEET INDEX
2	GENERAL NOTES
3	WATER & SANITARY OVERALL
4	DRAINAGE OVERALL
5	DRAINAGE CALCULATIONS
6	GRADING OVERALL
7	STORMWATER POLLUTION PREVENTION PLAN
8	TRAFFIC SIGNAGE & PAVEMENT MARKINGS
9	PONDEROSA PINE DRIVE
10	SUTTER CREEK DRIVE (STA 0+00 TO 5+00)
11	SUTTER CREEK DRIVE (STA 5+00 TO 11+30)
12	TIOGA VIEW DRIVE (STA 12+00 TO 19+00)
13	TIOGA VIEW DRIVE (STA 19+00 TO 26+60)
14	JUNE LAKE LANE
15	GRASS VALLEY DRIVE (STA 0+00 TO 5+00)
16	GRASS VALLEY DRIVE (STA 5+00 TO 9+40)
17	OUTFALL
18	WATERLINE DETAILS I
19	WATERLINE DETAILS II
20	SANITARY SEWER DETAILS I
21	SANITARY SEWER DETAILS II
22	SANITARY SEWER DETAILS III
23	STORM SEWER DETAILS I
24	STORM SEWER DETAILS II
25	STORM SEWER DETAILS III
26	STORM SEWER DETAILS IV
27	STORM WATER POLLUTION PREVENTION DETAILS I
28	STORM WATER POLLUTION PREVENTION DETAILS II
29	PAVING DETAILS I
30	PAVING DETAILS II
31	PAVING DETAILS III
32	PAVING DETAILS IV
33	DRAINAGE AREA SERVICE MAP



BRAZORIA KEY MAP: 692 J & N ZIP CODE 77422

LOCATION MAP
1"=1/4 mile

Record Drawings

BOUNDARY:

THE BOUNDARY LINES FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY BASELINE SURVEYORS, DATED OCTOBER 12, 2017. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING IN WRITING OF ANY DIFFERING CONDITIONS. MANHARD CONSULTING HAS NOT VERIFIED THE SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY.

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 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 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 SURVEYOR.

DATE	REVISION	APP.
11/23/2021	Revised sheets 4 and 10-16	THH
03/29/2022	Revised Sidewalk Location	THH

BRAZORIA COUNTY ENGINEERING DEPARTMENT
REVIEWED FOR CONSTRUCTION:

MATT HARRIS, P.E., COUNTY ENGINEER — DATE 11/12/21

JORGE REYNA, DEVELOPMENT COORDINATOR — DATE 11-12-21

ENGINEER'S SEAL
TRAVIS H. HARRISON
2445 TECHNOLOGY FOREST
BLVD. SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

STATE OF TEXAS — TRAVIS H. HARRISON — 137397 — LICENSED PROFESSIONAL ENGINEER

TBPE NO. F-22671 — 10/06/2021

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.

MICHAEL BYRUM-BATSEN, MAYOR — DATE 10282021

DINH HO, P.E., CITY ENGINEER — DATE 10282021

CITY OF IOWA COLONY

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

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) AND BRAZORIA COUNTY AT ENGINEER-CONSTRUCTION@BRAZORIA-COUNTY.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.

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, P.E. Date — President
Kerry L. Osburn 11/1/21 Date — Vice President
Brandon Middleton 11/1/21 Date — Secretary/Treasurer
Jarrod D. Aden, P.E., C.F.M 11/1/21 Date — District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCDD 5 I.D.# B210047

PM: THH DFT: MAQ
DSN: TS DATE: SEPT-21

SHEET 1 OF 33

ELEVATION LAND SOLUTIONS - SIERRA VISTA WEST SEC. 9 - PROJECT NO. 610.020024.00

Wednesday, September 22, 2021 10:47:14 AM P:\020 Sierra Vista West Development\024 Sec 9\dwg_Plan Set Drawings\TITLE SHEET.dwg