



# CITY OF IOWA COLONY

## CITY COUNCIL MEETING

Monday, August 21, 2023  
7:00 PM

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Iowa Colony City Hall, 12003 Iowa Colony Blvd., Iowa Colony, TX 77583

Phone: 281-369-2471

Fax: 281-369-0005

[www.iowacolonytx.gov](http://www.iowacolonytx.gov)

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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 21, 2023 AT IOWA COLONY CITY HALL, 12003 IOWA COLONY BLVD., 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

### 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.*

### EXECUTIVE SESSION

*Executive session in accordance with 551.071, 551.072, and 551.074 of the Texas Gov't Code to deliberate and consult with attorney on the following:*

1. Discuss personnel matters related to:
  - City Manager annual performance appraisal
  - City Attorney consultation
2. Purchase of real property and financial matters related thereto
3. Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2 applications and appointments
4. Crime Control and Prevention District applications and appointments

### POST EXECUTIVE SESSION

### COUNCIL COMMENTS

### STAFF REPORTS

- [5.](#) Fire Marshal/Building Official Monthly Report
- [6.](#) Police Monthly Report

- [7.](#) Municipal Court Monthly Report
- [8.](#) Public Works Monthly Report
- [9.](#) City Engineer Monthly Report
- [10.](#) Finance Monthly Report

## **ITEMS FOR CONSIDERATION**

11. Consideration and possible action on personnel matters.
12. Consideration and possible action related to the purchase of real property.
13. Consideration and possible action to appoint members to the Crime Control and Prevention District Board.
14. Consideration and possible action to appoint members to the Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2 Boards.
- [15.](#) Consideration and possible action on a petition for annexation from BHA Investments.
- [16.](#) Consideration and possible action on a Resolution concerning the approval of a crime control plan and budget of the Iowa Colony Crime Control and Prevention District for fiscal year 2024.
17. Consideration and possible action to set the dates and times of public hearings on budget and tax rate and meetings to adopt them.
18. Consideration and possible action to propose a tax rate by a record vote.
- [19.](#) Consideration and possible action on a resolution establishing a policy statement regarding HOA-provided landscape maintenance in certain subdivisions.
- [20.](#) Consideration and possible action adopting an ordinance on first reading creating and establishing a water utility franchise fee.

## **CONSENT ORDINANCES – SECOND READING**

*Consideration and possible action to approve the following ordinances on second and final reading.*

- [21.](#) Consideration and possible action adopting a Noise Ordinance on second and final reading.
- [22.](#) Consideration and possible action adopting an ordinance on second and final reading amending the Engineering Design Criteria Manual.

## **CONSENT AGENDA**

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

- [23.](#) Consider approval of the July 17, 2023 Council meeting minutes.
- [24.](#) Consider approval of the July 17, 2023 work session minutes.
- [25.](#) Approve engagement letter with Whitley Penn for auditing services.
- [26.](#) Consider renewing an interlocal agreement with Brazoria County for general road maintenance.
- [27.](#) Consider dedicating a right-of-way for public purposes.
- [28.](#) Consider approval of the Fite Tract Section 1 Preliminary Plat.
- [29.](#) Consider approval of the Fite Tract Section 2 Preliminary Plat.
- [30.](#) Consider approval of the Fite Tract Section 3 Preliminary Plat.
- [31.](#) Consider approval of the Meridiana Section 37B Amending Plat.

- 32. Consider approval of the MH Sierra Vista Preliminary Plat.
- 33. Final Approval of Sierra Vista West 6 Water, Sanitary, Drainage & Paving facilities.
- 34. Acceptance of Davenport Pkwy. and Discovery Dr. Storm and Paving Facilities into the one-year maintenance period.

**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 17, 2023.

  
\_\_\_\_\_  
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, City Secretary

Date Signed: \_\_\_\_\_



# CITY OF IOWA COLONY

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Iowa Colony Tx. 77583  
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Fax: 281-369-0005  
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**MONTHLY REPORT- 2023**

August 8, 2023

Mayor and Council,

See July 2023, monthly report for Building Department, Code Enforcement/Animal Control, Community Development and Fire Marshal’s Office below.

**Building Department**

**Inspections Conducted by BBG-Inspector**

Building Inspections-	287
Plumbing Inspections -	470
Mechanical Inspections-	146
Electrical Inspections-	<u>300</u>
<b>Total-</b>	<b>1203</b>

**Inspections Conducted by In-House City**

Building-	168
City Ordinance Violations-	35
Animal Control Violations-	<u>19</u>
<b>Total-</b>	<b>222</b>

**Inspections paid to BBG for July 2022 total of 1204 Inspections- \$27,090.00**

**July fees paid for Inspection services to BBG Consulting, Inc.:**

July 2023, Total Inspections 1203

**Total paid to BBG \$27,067.50**

**Building Department: 43 Plan reviews for construction were conducted.**

5- Building    4- Commercial Buildout    5- Electrical    28- New Residential    2- Swimming Pools

**Permits Issued:**

**2022- 145**

Other Permits- 70      New Homes- 66      Civil Projects- 9

**2023- 137**

Other Permits- 53      New Homes- 57      Civil Projects- 27

**Permit Fees Collected:**

**2022- \$203,342.53**

New Homes- \$143,443.86      Other Permit- \$20,506.96      Civil Projects- 39,391.71

**2023- \$208,674.88**

New Homes- \$103,300.96      Other Permit- \$12,292.08      Civil Projects- \$93,081.84

**Fire Marshals Report:**

An ordinance was passed to require AEDs in public pool and workout areas, Oasis Village complied with the ordinance and installed 2 AEDs as required by ordinance.

Thanks,



Albert Cantu,  
Fire Marshal/Building Official



## IOWA COLONY CODE COMPLIANCE DEPARTMENT

12003 Iowa Colony Blvd  
Iowa Colony, TX. 77583

Ruben Garcia Jr  
Code Compliance Officer

Phone (346) 395-4543  
[rgarcia@iowacolonytx.gov](mailto:rgarcia@iowacolonytx.gov)

July 2023

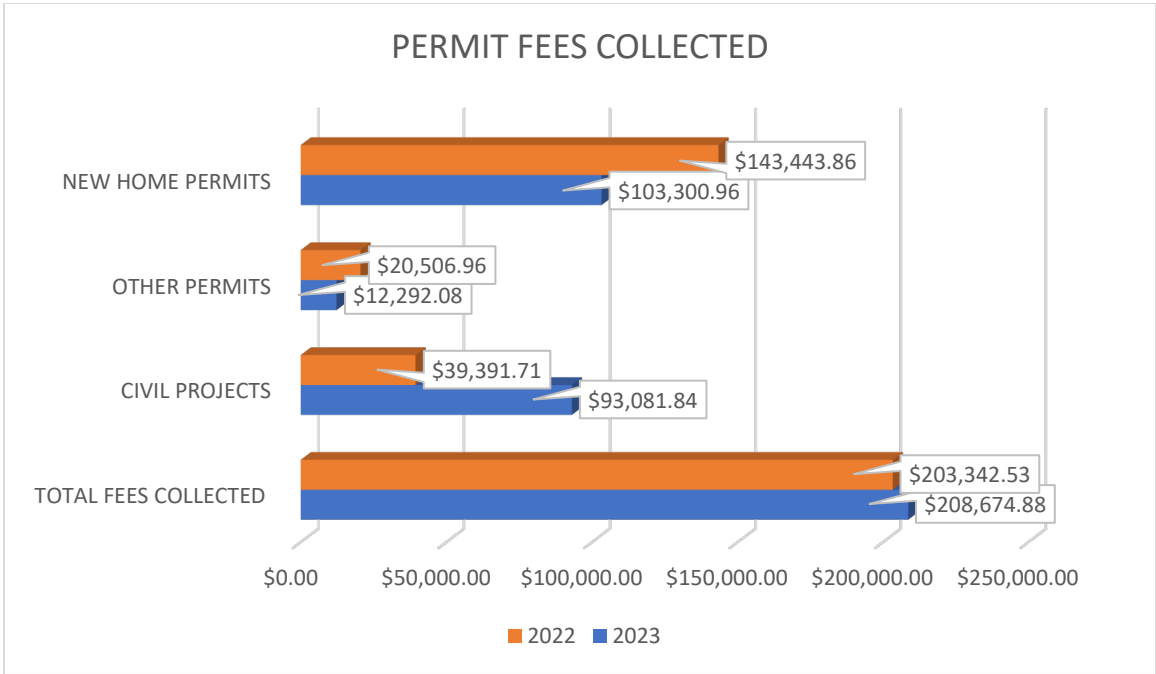
### CODE COMPLIANCE / ANIMAL CONTROL / INSPECTIONS

222 Calls for Service, for Code Compliance/Health, Animal Control, Inspection/Permits

Code Compliance/Health Inspection	35	<ul style="list-style-type: none"> <li>• (1) Fire Marshal Assist – Burn Pile 4000 Dubuque / <b>Not Allowed ABATED</b></li> <li>• (2) Illegal Dumping – <b>Verbal Warning Castle Rock - ABATED</b></li> <li>• (2) No Building Permit – 2800 Quartz Ridge – <b>Obtain Permit ABATED</b></li> <li>• (1) Special Assignment – <b>Pick up supplies for Public Works</b></li> <li>• (1) RV Trailer Parking – 100 Kiowa Ct - <b>ABATED</b></li> <li>• (2) High Weeds– 3700 Amoroso &amp; 100 Kiowa Ct – <b>ABATED</b></li> <li>• (2) Trash/Debris – 100 Des Moines <b>PENDING</b> &amp; Cactus Ln - <b>ABATED</b></li> <li>• (15) Stake Sign – <b>144 Sign P/U &amp; DISPOSED</b></li> <li>• (2) Fireworks Prohibited – Patrol area <b>UNABLE TO LOCATE</b></li> <li>• (7) Health Inspection – <b>(4) Mobil Unit, (2) Concessions (1) Conv. Store</b></li> </ul>
Animal Control	19	<ul style="list-style-type: none"> <li>• (6) Animal at Large - <b>6 dog calls</b></li> <li>• (3) Animal Cruelty – DOA dog / <b>100 Kiowa Ct – Pending PD Case</b></li> <li>• (1) Animal Cruelty – Dog - 9900 Shimmering Lakes Dr - <b>Pending</b></li> <li>• (2) ACO Patrol – <b>Meridiana Subdv / Sterling Lakes / City Limits</b></li> <li>• (2) Animal Welfare – <b>all calls ABATED</b></li> <li>• (1) DOA Livestock – <b>Owner notified - ABATED</b></li> <li>• (1) Wildlife Calls – <b>Alligator – 1300 Diamond Drape - Removed</b></li> <li>• (2) Loose Livestock – Horse &amp; Cows - <b>all livestock put back in pasture</b></li> <li>• (1) Lost Dogs – <b>Information taken and entered in system</b></li> </ul>
Inspection/Permits	168	<ul style="list-style-type: none"> <li>• (46) Driveway/Sidewalks – <b>34 PASS / 12 FAIL</b></li> <li>• (91) Pre-Pour Foundations – <b>75 PASS / 16 FAIL</b></li> <li>• (26) Electrical T-Pole – <b>21 PASS / 5 FAIL</b></li> <li>• (2) Pool Stake Out – <b>PASS</b></li> <li>• (1) Belly Steel – <b>PASS</b></li> <li>• (1) Pool Final - <b>PASS</b></li> <li>• (1) Pier Hole - <b>PASS</b></li> </ul>



### CITY COUNCIL REPORT – JULY PERMITTING & FEES







# IOWA COLONY POLICE DEPARTMENT

Item 6.

12003 Iowa Colony Blvd.  
Iowa Colony, Texas 77583

Aaron I. Bell  
Chief of Police

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

## Monthly Report July 2023

Offense	June 2023	July 2023
Burglary	0	2
Theft	3	3
Robbery	0	0
Total Index Crimes Reported	3	5
<b>Reports Taken</b>		
Misdemeanor	13	17
Felony	3	14
<b>Charges Filed/Arrests</b>		
Misdemeanor	2	13
Felony	0	8
Outside Agency Warrant Arrest	3	2
<b>Traffic Enforcement</b>		
Citations	397	409
<b>Crash Investigations</b>		
Minor Crashes	11	9
Major Crashes	1	0
Fatality Crashes	0	0
<b>Calls for Service</b>		
Alarms	30	26
Assist Other Agency	29	40
Disturbance	14	17
Other	99	123
Security Checks	357	320
Suspicious Activity/Persons	34	32

### Significant Events

- July 1 – Officer was dispatched to the area of Meridiana Pkwy and Discovery Dr in reference to a person walking in the middle of the roadway. Upon arrival the officer located an intoxicated female walking in the middle of the road. An arrest was made and a report was generated.
- July 1 – Officer conducted a traffic stop in the area of Ames Blvd and Meridiana Pkwy for a traffic violation. During the stop the officer conducted a probable cause search of the vehicle and located narcotics. The driver of the vehicle was arrested and transported to the Brazoria County Jail. A report was completed.
- July 4 – Officer conducted a traffic stop in the area of SH 288 and Davenport Pkwy. The driver of the vehicle was found to have an outstanding arrest warrant through Fort Bend County. The driver was later turned over to Fort Bend County Sheriff's Office.



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- July 9 – Officers were dispatched to the 9700 block of Steel Knot Ln regarding a disturbance. During the investigation it was found that an assault had occurred. An arrest was made and a report was generated.
- July 9 – Officer was dispatched to the area of Meridiana Pkwy and Discovery Dr in reference to a person who appeared to be intoxicated. Upon arrival, the officer located the person and found he was intoxicated. An arrest was made and a report was generated.
- July 11 – Officers were dispatched to the 1600 block of Pink Stone Dr regarding a disturbance. During the investigation it was found that an assault had occurred. An arrest was made and a report was generated.
- July 11 – Officers were dispatched to the 2800 block of Silver Bend Dr regarding a disturbance. During the investigation it was found that an assault had occurred. An arrest was made and a report was generated.
- July 13 – Officer was dispatched to the 3700 block of Allegro Dr regarding a disturbance. During the investigation it was found that an assault had occurred. The suspect in the case also made threats toward police officers on scene. An arrest was made and a report was generated.
- July 13 – Officers were dispatched to the 9700 block of Steel Knot Ln regarding a disturbance. During the investigation it was found that an assault had occurred. An arrest was made and a report was generated.
- July 15 – Officer conducted a traffic stop in the area of SH 288 and Cedar Rapids Pkwy. During the stop it was found the driver was intoxicated. An arrest was made and a report was generated.
- July 17 – Officer conducted a traffic stop in the 4000 block of Meridiana Pkwy. During the stop it was found the driver was intoxicated. An arrest was made and a report was generated.
- July 24 – Officers were dispatched to the 100 block of Kiowa Ct regarding a deadly conduct call. During the investigation it was found that several shots were fired at a vehicle, a residence, and animals. A report was generated and warrants have been issued.

City of Iowa Colony  
Municipal Court Council Report  
From 7/1/2023 to 7/31/2023

8/7/2023 6:

Item 7.

**Violations by Type**

Traffic	Penal	City Ordinance	Parking	Other	Total
352	0	5	1	4	362

**Financial**

State Fees	Court Costs	Fines	Tech Fund	Building Security	Total
\$27,615.16	\$25,961.82	\$21,003.70	\$1,181.57	\$1,443.65	\$77,205.90

**Warrants**

Issued	Served	Closed	Total
0	0	5	5

**FTAs/VPTAs**

FTAs	VPTAs	Total
0	0	0

**Dispositions**

Paid	Non-Cash Credit	Dismissed	Driver Safety	Deferred	Total
105	0	48	48	189	390

**Trials & Hearings**

Jury	Bench	Appeal	Total
0	1	3	4

**Omni/Scofflaw/Collection**

Omni	Scofflaw	Collections	Total
3	0	3	6

NO.	LOCATION	DESCRIPTION	NOTES	STATUS	DATE COMPLETED
<b>A Street SIGNAGE</b>					
1	<a href="#">Cedar Rapids Pkwy @ 288 (N)</a>	added no truck thru		Done	7/10/2023
2	Cedar Rapids Pkwy @ 288 (N)	Replace pole		Done	7/12/2023
3	Cedar Rapids Pkwy @ 288 (N)	replace sign		Done	7/12/2023
4	Cedar Rapids Pkwy@ Pursley blvd	New post		Done	7/17/2023
5	Cedar Rapids Pkwy@ Pursley blvd	add 40 M.P.H		Done	7/17/2023
6	Cedar Rapids Pkwy@ Pursley blvd	Add No Truck thru sign		Done	7/17/2023
7	Cedar Rapids Pkwy@ Pursley blvd	Add new sleeve		Done	7/17/2023
8	Cedar Rapids Pkwy@ Pursley blvd	added Brick		Done	7/17/2023
9	Cedar Rapids Pkwy @ Iowa Colony pkwy	Added no truck thru sign		Done	7/17/2023
10	Meridiana Pkwy@ 288 (N)	pick up Delineator		Done	7/19/2023
11	Ames @ Sterling Lakes Dr	Remove stop sign		Done	7/31/2023
12	Ames @ Sterling Lakes Dr	Added new Led stop sign		Done	7/31/2023
13	<a href="#">Ames @ Sterling Lakes Dr.</a>	Pedestrian crossing sign	Straighten out post	Done	7/31/2023
<b>B. DEBRIS REMOVAL</b>					
1	Persely pkwy	Pick up bed		Done	7/6/2023
2	CR 79	Pick up Trash		Done	7/6/2023
3	Park	Pick up Trash		Done	7/8/2023
4	Park	Pick up Trash		Done	7/16/2023
5	Cedar Rapids @ 288 (S)	pick up debri		Done	7/22/2023
6	Cedar Rapids @ CR 78	pick up debri		Done	7/28/2023
<b>C. MOWING/TREE TRIMMING</b>					
1	CR 78 @ CR 81	Tree trimming		Done	7/26/2023
2	City Hall	Cut grass		Done	7/20/2023
3	City Hall	Cut Grass		Done	7/20/2023
4	524 B	Cut grass		Done	7/20/2023
5	Iowa Colony	Grass cut		Done	7/28/2023
6	Iowa Colony	pick up debri		Done	7/28/2023
7	Cedar Rapids Pkwy @ 288 (N)	Cut Trees back		Done	7/31/2023
<b>D. STREET REPAIRS</b>					
1	CR 48@ CR62 on the west side	Potholes	Contact the County will be on agenda July 26	Done	7/7/2023
2	Cr 62 @ City limits sign (W)	Potholes	Contact the County will be on agenda July 26	Done	7/7/2023
3	Cedar Rapids @ Iowa Colony blvd	Milling the road	Contact the County will be on agenda July 26	Done	7/13/2023
4	Cedar Rapids @ Iowa Colony blvd	Adding Rock	Contact the County will be on agenda July 26	Done	7/20/2023
5	Cedar Rapids @ Iowa Colony blvd	Adding Hot oil	Contact the County will be on agenda July 26	Done	7/24/2023
6	Pursely Blvd @ Davenport pkwy	Potholes	Contact the County will be on agenda Aug	Done	7/31/2023
7	Pursely Blvd @ Dubuque Pkwy	Potholes	Contact the County will be on agenda Aug	Done	7/31/2023
8	Iowa Colony Pkwy @ BristerPkw	Potholes	Contact the County will be on agenda Aug	Done	7/31/2023
<b>Ditch Drainage issue</b>					
1	CR 78 @ CR 81	Grade ditch line	Going over plains to grade the Ditches with the BC	Done	22-Jul
<b>Parks</b>					
	Fourth Fest	Planning		Done	7/3/2023
	Fourth Fest	Pick up Sand		Done	7/3/2023
	Fourth Fest	Set up event		Done	7/3/2023
	Fourth Fest	Event		Done	7/4/2023
	Fourth Fest	Pick up Trash		Done	7/5/2023
	Parks	Water Leak		Done	7/14/2023
	Parks	Dig hole to get to the leak		Done	7/14/2023
	Parks	Replaced the dirt		Done	14-Jul
	Parks	Turn the water back on for irrigatetion		Done	7/17/2023
	Parks	Pick up trash		Done	7/21/2023
	Parks	Fix basketball nets		Done	7/21/2023
	Parks	Pick up Trash		Done	7/21/2023
	Parks	Restroom	Clean the outside walls	Done	7/27/2023
	Parks	Pick up Trash		Done	7/27/2023
	Parks	Pick up trash		Done	7/28/2023
<b>Miscellaneous Works</b>					
1	City Hall	air filter replacement		Done	7/18/2023
2	CR 439	Powerline down		Done	7/19/2023
3	City Hall	New Ice Marker installed		Done	20-Jul
4	City Hall	Added 3 Clorox	To the Septic Tank	Done	20-Jul

# MEMORANDIUM

Date: August 11, 2023  
 To: Mayor Wil Kennedy  
 City Council Members  
 From: Dinh V. Ho, P.E.  
 RE: COIC Council Meeting – August 2023 Engineer’s Report  
 cc: Robert Hemminger, Kayleen Rosser

The following is a status report of various engineering items:

1. TxDOT Overpasses:
  - Staff has a standing monthly construction meeting with TxDOT for updates.
  - Traffic Updates:
    - i. No major traffic changes at this time.
  
2. ROADWAY IMPROVEMENTS
  - Brazoria County is complete with Cedar Rapids on the east side of SH288.
  
3. GRANTS UPDATE
  - GLO MIT MOD – ICB DRAINAGE IMPROVEMENTS
    - i. Kick Off Meeting complete.
    - ii. Survey and H&H initiated.
    - iii. Award of the grant is scheduled for September 2023.
  
4. Capital Improvement Projects
  - 2021 Waterline Extension
    - i. Construction Documents plans are complete.
    - ii. City Attorney is reviewing the Contract Documents prior to advertising.
  
5. CONSTRUCTION PROJECT STATUS:
  - A. *MERIDIANA SUBDIVISION – RISE COMMUNITIES*
    - MER Sec 55A – 45% utilities
    - MER Sec 58B – 70% Utilities
    - Detention Pond O & P – Hardscape – 45%
    - C-Store Break Time – Meridiana Pkwy & Karsten Blvd – 15%
    - Active construction projects
      - BCMUD 55 Water Plant Exp No. 1 – 85% 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.
      - BC MUD 31 Water Well 1 and 2 Rework
  
  - C. *SIERRA VISTA - LAND TEJAS*
    - Active construction projects

- Meridiana Parkway Traffic Signal
  - Control box for Karsten Blvd and Meridiana Pkwy intersection to be relocated.
  - Final walkthrough. Awaiting punch list

*D. SIERRA VISTA WEST - LAND TEJAS*

- Active construction projects:
  - Sierra Vista West Mass Grading and Detention Phase II – Awaiting final walk.
  - BCMUD 53 Lift Station No. 2 – Awaiting closeout documents.
  - Sierra Vista West Ph II B Excavation and Grading – 95% complete.
  - Davenport Pkwy Ph 1 – 100% Complete, awaiting punch list items.
  - BCMUD 53 Water Plant Expansion – 60% complete.
  - Ames Blvd. Phase 2 – Utilities 90% complete. Paving 70% complete.
  - SVW Civil Site – Amenity Center – Utilities 75% complete.

*E. STERLING LAKES NORTH*

- Active construction projects:
  - Sterling Lakes North Detention Basin – 95% complete.
  - Sterling Lakes North Sec 1 – 90% of underground complete. Paving 25% Completed
  - Sterling Lakes North Sec 2 – 75% Utilities
  - Sterling Lakes North Sec 3 – 70% Utilities. Paving 10% Completed
  - Sterling Lakes North Ph 1 C&G – Done
  - Sterling Lakes North Lift Station – 80% complete.
  - Sterling Lakes North Drive water line only – 90% complete.
  - Sterling Lakes North Mass Grading Only – 85% complete.

*F. CALDWELL CROSSING*

- Active construction projects
  - BCMUD 87 Clearing and Grubbing – 90% complete.
  - BCMUD 87 Detention and Grading – 50% complete.
  - BCMUD 87 Water Plant No. 1 – 25% complete

*G. OTHER CONSTRUCTION PROJECTS*

- AISD H.S. No. 4 – Awaiting LS approval, awaiting power.
- Davenport/Discovery Drive: Waiting for closeout documents
- Nichols Mock Elementary School – Done
- Sierra Vista Plaza – 90% of utilities complete. Awaiting of final walk.
- Iowa Colony WSD No. 3 Fire and EMS – Done
- Riverstone Montessori – 2820 Mer Pkwy – 95% complete.
- AISD JHS – 85% utilities complete.
- Future Explorers Academy – 90% of utilities and paving complete.

6. OTHER ITEMS:

A. N/A

City of Iowa Colony  
 Financial Statement  
 As of July 31, 2023

8/16/2023

Item 10.

<b>10 - General Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Sales Tax	51,743.64	35,083.33	16,660.31	442,847.34	421,000.00	105.19%	(21,847.34)
Property Tax	399.95	402,141.67	(401,741.72)	4,881,864.01	4,825,700.00	101.16%	(56,164.01)
Miscellaneous	13,124.28	26,258.33	(13,134.05)	440,537.69	315,100.00	139.81%	(125,437.69)
Fines & Forfeitures	47,346.98	22,108.33	25,238.65	282,431.83	265,300.00	106.46%	(17,131.83)
License & Permits	221,752.68	199,708.31	22,044.37	1,816,891.65	2,396,500.00	75.81%	579,608.35
Business & Franchise	0.00	16,666.66	(16,666.66)	251,826.75	200,000.00	125.91%	(51,826.75)
Grant Income	0.00	0.00	0.00	108,386.59	0.00	0.00%	(108,386.59)
Revenue Totals	<u>334,367.53</u>	<u>701,966.63</u>	<u>(367,599.10)</u>	<u>8,224,785.86</u>	<u>8,423,600.00</u>	<u>97.64%</u>	<u>198,814.14</u>
<b>Expense Summary</b>							
Personnel Services	194,550.01	198,210.05	(3,660.04)	1,794,641.42	2,378,520.00	75.45%	583,878.58
Professional/Contract Services	261,264.38	134,327.77	126,936.61	1,712,971.13	1,610,600.00	106.36%	(102,371.13)
Materials & Supplies	25,003.09	30,772.23	(5,769.14)	289,245.43	370,600.00	78.05%	81,354.57
Services	23,885.19	209,916.64	(186,031.45)	2,508,756.79	2,519,000.00	99.59%	10,243.21
Capital Outlay	0.00	45,833.33	(45,833.33)	3,072,340.77	550,000.00	558.61%	(2,522,340.77)
Expense Totals	<u>504,702.67</u>	<u>619,060.02</u>	<u>(114,357.35)</u>	<u>9,377,955.54</u>	<u>7,428,720.00</u>	<u>126.24%</u>	<u>(1,949,235.54)</u>

City of Iowa Colony  
Financial Statement  
As of July 31, 2023

8/16/2023

Item 10.

<b>10 - General Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Sales Tax</b>							
10-4109 Mixed Beverage Tax	439.21	83.33	355.88	4,634.50	1,000.00	463.45%	(3,634.50)
10-4110 City Sales Tax	51,304.43	35,000.00	16,304.43	438,212.84	420,000.00	104.34%	(18,212.84)
Sales Tax Totals	<u>51,743.64</u>	<u>35,083.33</u>	<u>16,660.31</u>	<u>442,847.34</u>	<u>421,000.00</u>	<u>105.19%</u>	<u>(21,847.34)</u>
<b>Property Tax</b>							
10-4120 Property Tax	399.95	202,675.00	(202,275.05)	4,865,483.18	2,432,100.00	200.05%	(2,433,383.18)
10-4121 Delinquent Property Tax	0.00	1,666.67	(1,666.67)	12,148.84	20,000.00	60.74%	7,851.16
10-4130 Property Tax - TIF - 70%	0.00	123,508.33	(123,508.33)	4,231.99	1,482,100.00	0.29%	1,477,868.01
10-4135 Property Tax MUD 31 - 70%	0.00	74,291.67	(74,291.67)	0.00	891,500.00	0.00%	891,500.00
Property Tax Totals	<u>399.95</u>	<u>402,141.67</u>	<u>(401,741.72)</u>	<u>4,881,864.01</u>	<u>4,825,700.00</u>	<u>101.16%</u>	<u>(56,164.01)</u>
<b>Miscellaneous</b>							
10-4124 Accident Reports	10.00	0.00	10.00	240.00	0.00	0.00%	(240.00)
10-4134 Intermodel Ship Container	0.00	250.00	(250.00)	2,952.45	3,000.00	98.42%	47.55
10-4910 Interest Income	12,991.66	8.33	12,983.33	72,405.38	100.00	72405.38%	(72,305.38)
10-4911 Other Revenue	122.62	26,000.00	(25,877.38)	324,939.86	312,000.00	104.15%	(12,939.86)
10-4912 Donations/Sponsorships	0.00	0.00	0.00	40,000.00	0.00	0.00%	(40,000.00)
Miscellaneous Totals	<u>13,124.28</u>	<u>26,258.33</u>	<u>(13,134.05)</u>	<u>440,537.69</u>	<u>315,100.00</u>	<u>139.81%</u>	<u>(125,437.69)</u>
<b>Fines &amp; Forfeitures</b>							
10-4125 Arrest Fee	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
10-4701 Citations/Warrants	21,053.70	20,833.33	220.37	184,576.70	250,000.00	73.83%	65,423.30
10-4703 Municipal Jury Funds	29.32	25.00	4.32	208.99	300.00	69.66%	91.01
10-4704 Local Truancy Prevention	1,466.96	500.00	966.96	10,450.78	6,000.00	174.18%	(4,450.78)
10-4705 Time Payment Reimbursement	120.00	0.00	120.00	510.00	0.00	0.00%	(510.00)
10-4709 Court Costs	<u>24,677.00</u>	<u>333.33</u>	<u>24,343.67</u>	<u>86,685.36</u>	<u>4,000.00</u>	<u>2167.13%</u>	<u>(82,685.36)</u>



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<b>10 - General Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Fines &amp; Forfeitures</b>							
Fines & Forfeitures Totals	47,346.98	22,108.33	25,238.65	282,431.83	265,300.00	106.46%	(17,131.83)
<b>License &amp; Permits</b>							
10-4201 Building Construction Permits	104,945.96	133,333.33	(28,387.37)	828,059.85	1,600,000.00	51.75%	771,940.15
10-4202 Trade Fees	9,474.58	8,333.33	1,141.25	98,163.12	100,000.00	98.16%	1,836.88
10-4203 Reinspection Fees	1,975.00	2,500.00	(525.00)	9,300.00	30,000.00	31.00%	20,700.00
10-4204 Signs	350.00	125.00	225.00	650.00	1,500.00	43.33%	850.00
10-4205 Property Improvement Permits	290.00	416.67	(126.67)	1,390.75	5,000.00	27.82%	3,609.25
10-4206 Dirt Work Permits	0.00	83.33	(83.33)	1,250.00	1,000.00	125.00%	(250.00)
10-4207 Driveway Permits	0.00	125.00	(125.00)	150.00	1,500.00	10.00%	1,350.00
10-4210 Culvert Permit	150.00	41.67	108.33	300.00	500.00	60.00%	200.00
10-4211 Commercial Vehicle Permit	0.00	250.00	(250.00)	1,250.00	3,000.00	41.67%	1,750.00
10-4212 Park Use Permit	0.00	83.33	(83.33)	800.00	1,000.00	80.00%	200.00
10-4213 Mobile Food Unit Permit	800.00	83.33	716.67	3,400.00	1,000.00	340.00%	(2,400.00)
10-4301 Preliminary Plat Fees	12,810.00	4,166.67	8,643.33	67,930.00	50,000.00	135.86%	(17,930.00)
10-4302 Final Plat Fees	2,810.00	2,083.33	726.67	47,615.00	25,000.00	190.46%	(22,615.00)
10-4303 Abbreviated Plat Fees	0.00	2,083.33	(2,083.33)	15,495.00	25,000.00	61.98%	9,505.00
10-4305 Admin Fee - Early Plat Recording	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00
10-4401 Infrastructure Plan Review Fee	48,208.74	8,333.33	39,875.41	220,570.36	100,000.00	220.57%	(120,570.36)
10-4403 Civil Site Plan Review Fee	39,938.40	29,166.67	10,771.73	516,467.57	350,000.00	147.56%	(166,467.57)
10-4501 Rezoning Fees	0.00	83.33	(83.33)	4,100.00	1,000.00	410.00%	(3,100.00)
10-4503 Specific Use Permit	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
License & Permits Totals	221,752.68	199,708.31	22,044.37	1,816,891.65	2,396,500.00	75.81%	579,608.35
<b>Business &amp; Franchise</b>							
10-4601 Franchise Tax - Electric	0.00	14,583.33	(14,583.33)	233,790.74	175,000.00	133.59%	(58,790.74)

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<b>10 - General Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Business &amp; Franchise</b>							
10-4603 Telecommunication Fee - Sales	0.00	2,083.33	(2,083.33)	18,036.01	25,000.00	72.14%	6,963.99
Business & Franchise Totals	0.00	16,666.66	(16,666.66)	251,826.75	200,000.00	125.91%	(51,826.75)
<b>Grant Income</b>							
10-4803 State & Federal Grants	0.00	0.00	0.00	108,386.59	0.00	0.00%	(108,386.59)
Grant Income Totals	0.00	0.00	0.00	108,386.59	0.00	0.00%	(108,386.59)
Revenue Totals	334,367.53	701,966.63	(367,599.10)	8,224,785.86	8,423,600.00	97.64%	198,814.14

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<b>10 - General Fund Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	4,040.97	6,500.01	(2,459.04)	47,021.43	78,000.00	60.28%	30,978.57
Personnel Services	41,208.04	32,371.68	8,836.36	328,446.32	388,460.00	84.55%	60,013.68
Professional/Contract Services	16,678.39	20,024.99	(3,346.60)	268,681.39	240,300.00	111.81%	(28,381.39)
Services	2,671.94	3,466.66	(794.72)	39,101.41	41,600.00	93.99%	2,498.59
<b>Administration Totals</b>	<u>64,599.34</u>	<u>62,363.34</u>	<u>2,236.00</u>	<u>683,250.55</u>	<u>748,360.00</u>	<u>91.30%</u>	<u>65,109.45</u>

<b>10 - General Fund Finance</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	248.04	1,763.89	(1,515.85)	11,807.01	21,500.00	54.92%	9,692.99
Personnel Services	9,218.74	9,352.51	(133.77)	95,095.82	112,230.00	84.73%	17,134.18
Professional/Contract Services	382.59	277.78	104.81	4,847.90	3,000.00	161.60%	(1,847.90)
<b>Finance Totals</b>	<u>9,849.37</u>	<u>11,394.18</u>	<u>(1,544.81)</u>	<u>111,750.73</u>	<u>136,730.00</u>	<u>81.73%</u>	<u>24,979.27</u>

<b>10 - General Fund Police</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	2,011.14	5,175.00	(3,163.86)	64,527.35	62,100.00	103.91%	(2,427.35)
Personnel Services	102,889.74	115,001.68	(12,111.94)	970,230.57	1,380,020.00	70.31%	409,789.43
Professional/Contract Services	0.00	83.33	(83.33)	707.51	1,000.00	70.75%	292.49
Services	4,885.36	6,416.67	(1,531.31)	22,310.44	77,000.00	28.97%	54,689.56
<b>Police Totals</b>	<u>109,786.24</u>	<u>126,676.68</u>	<u>(16,890.44)</u>	<u>1,057,775.87</u>	<u>1,520,120.00</u>	<u>69.59%</u>	<u>462,344.13</u>

<b>10 - General Fund Animal Control</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	50.59	416.67	(366.08)	4,621.46	5,000.00	92.43%	378.54

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Personnel Services	6,149.07	5,818.34	330.73	55,464.22	69,820.00	79.44%	14,355.78
Professional/Contract Services	35.00	358.33	(323.33)	3,998.14	4,300.00	92.98%	301.86
Services	261.06	749.99	(488.93)	1,741.94	9,000.00	19.35%	7,258.06
<b>Animal Control Totals</b>	<u>6,495.72</u>	<u>7,343.33</u>	<u>(847.61)</u>	<u>65,825.76</u>	<u>88,120.00</u>	<u>74.70%</u>	<u>22,294.24</u>

<b>10 - General Fund Emergency Management</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	895.44	250.00	645.44	895.44	3,000.00	29.85%	2,104.56
Professional/Contract Services	0.00	666.67	(666.67)	0.00	8,000.00	0.00%	8,000.00
<b>Emergency Management Totals</b>	<u>895.44</u>	<u>916.67</u>	<u>(21.23)</u>	<u>895.44</u>	<u>11,000.00</u>	<u>8.14%</u>	<u>10,104.56</u>

<b>10 - General Fund Municipal Court</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	84.81	1,066.67	(981.86)	8,699.68	12,800.00	67.97%	4,100.32
Personnel Services	11,301.83	11,879.18	(577.35)	113,726.56	142,550.00	79.78%	28,823.44
Professional/Contract Services	6,661.78	7,333.33	(671.55)	68,340.19	88,000.00	77.66%	19,659.81
<b>Municipal Court Totals</b>	<u>18,048.42</u>	<u>20,279.18</u>	<u>(2,230.76)</u>	<u>190,766.43</u>	<u>243,350.00</u>	<u>78.39%</u>	<u>52,583.57</u>

<b>10 - General Fund Public Works</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	160.38	6,124.98	(5,964.60)	67,055.57	73,500.00	91.23%	6,444.43
Personnel Services	8,253.72	7,815.82	437.90	75,495.96	93,790.00	80.49%	18,294.04
Professional/Contract Services	141,458.80	16,833.34	124,625.46	217,976.61	202,000.00	107.91%	(15,976.61)
Services	200.56	716.66	(516.10)	1,053.19	8,600.00	12.25%	7,546.81
<b>Public Works Totals</b>	<u>150,073.46</u>	<u>31,490.80</u>	<u>118,582.66</u>	<u>361,581.33</u>	<u>377,890.00</u>	<u>95.68%</u>	<u>16,308.67</u>

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<b>10 - General Fund Parks &amp; Recreation</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	6,246.18	7,000.00	(753.82)	50,866.82	85,000.00	59.84%	34,133.18
Professional/Contract Services	3,349.11	6,500.00	(3,150.89)	67,007.79	77,000.00	87.02%	9,992.21
<b>Parks &amp; Recreation Totals</b>	<u>9,595.29</u>	<u>13,500.00</u>	<u>(3,904.71)</u>	<u>117,874.61</u>	<u>162,000.00</u>	<u>72.76%</u>	<u>44,125.39</u>

<b>10 - General Fund Community Development</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	11,000.00	1,416.67	9,583.33	25,650.14	17,000.00	150.88%	(8,650.14)
Personnel Services	5,006.98	5,478.34	(471.36)	51,736.64	65,740.00	78.70%	14,003.36
Professional/Contract Services	65,610.66	56,666.67	8,943.99	886,706.68	680,000.00	130.40%	(206,706.68)
Services	15,618.71	197,816.67	(182,197.96)	2,443,304.37	2,373,800.00	102.93%	(69,504.37)
<b>Community Development Totals</b>	<u>97,236.35</u>	<u>261,378.35</u>	<u>(164,142.00)</u>	<u>3,407,397.83</u>	<u>3,136,540.00</u>	<u>108.64%</u>	<u>(270,857.83)</u>

<b>10 - General Fund Fire Marshal/Building Official</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	265.54	1,058.34	(792.80)	8,100.53	12,700.00	63.78%	4,599.47
Personnel Services	10,521.89	10,492.50	29.39	104,445.33	125,910.00	82.95%	21,464.67
Professional/Contract Services	27,088.05	25,583.33	1,504.72	194,704.92	307,000.00	63.42%	112,295.08
Services	247.56	749.99	(502.43)	1,245.44	9,000.00	13.84%	7,754.56
<b>Fire Marshal/Building Official Totals</b>	<u>38,123.04</u>	<u>37,884.16</u>	<u>238.88</u>	<u>308,496.22</u>	<u>454,610.00</u>	<u>67.86%</u>	<u>146,113.78</u>

<b>10 - General Fund Capital and Planning Projects</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	45,833.33	(45,833.33)	3,072,340.77	550,000.00	558.61%	(2,522,340.77)

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<b>Capital and Planning Projects Totals</b>	0.00	45,833.33	(45,833.33)	3,072,340.77	550,000.00	558.61%	(2,522,340.77)
<b>Expense Total</b>	504,702.67	619,060.02	(114,357.35)	9,377,955.54	7,428,720.00	126.24%	(1,949,235.54)

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<b>10 - General Fund Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5101 Salaries - Full Time	31,314.30	21,521.67	9,792.63	250,617.29	258,260.00	97.04%	7,642.71
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
10-10-5106 Social Security/Medicare	2,417.90	1,646.67	771.23	17,925.77	19,760.00	90.72%	1,834.23
10-10-5107 TMRS	3,593.50	2,367.50	1,226.00	27,898.55	28,410.00	98.20%	511.45
10-10-5108 Health & Life Insurance	2,386.26	1,466.67	919.59	16,717.86	17,600.00	94.99%	882.14
10-10-5109 Worker's Comp	142.24	86.67	55.57	651.24	1,040.00	62.62%	388.76
10-10-5110 Texas Workforce Commission	0.00	15.00	(15.00)	26.99	180.00	14.99%	153.01
10-10-5111 Vehicle Allowance	553.84	600.00	(46.16)	5,815.32	7,200.00	80.77%	1,384.68
10-10-5112 457(b) Reimbursement	800.00	875.00	(75.00)	8,400.00	10,500.00	80.00%	2,100.00
10-10-5114 Benefits Admin Fees	0.00	12.50	(12.50)	33.30	150.00	22.20%	116.70
10-10-5115 Longevity Pay	0.00	30.00	(30.00)	360.00	360.00	100.00%	0.00
10-10-5201 Legal Services	6,222.92	8,333.33	(2,110.41)	106,442.76	100,000.00	106.44%	(6,442.76)
10-10-5202 Audit Services	0.00	2,500.00	(2,500.00)	44,351.00	30,000.00	147.84%	(14,351.00)
10-10-5206 Professional Services	4,918.60	2,083.33	2,835.27	42,442.05	25,000.00	169.77%	(17,442.05)
10-10-5210 Election Expenses	0.00	666.67	(666.67)	4,517.64	8,000.00	56.47%	3,482.36
10-10-5211 Bank Fees	0.00	8.33	(8.33)	5.00	100.00	5.00%	95.00
10-10-5212 Credit Card Processing Fees	0.00	208.33	(208.33)	0.00	2,500.00	0.00%	2,500.00
10-10-5213 Legal Notices Expense	15.00	641.67	(626.67)	4,063.82	7,700.00	52.78%	3,636.18
10-10-5215 BCAD Fee	0.00	2,083.33	(2,083.33)	22,592.98	25,000.00	90.37%	2,407.02
10-10-5217 Professional Cleaning Services	600.00	916.67	(316.67)	6,450.00	11,000.00	58.64%	4,550.00
10-10-5221 Website Administration	0.00	583.33	(583.33)	2,756.25	7,000.00	39.38%	4,243.75
10-10-5223 Training & Travel	3,920.75	1,000.00	2,920.75	25,589.63	12,000.00	213.25%	(13,589.63)
10-10-5224 Dues & Subscriptions	99.00	291.67	(192.67)	2,265.29	3,500.00	64.72%	1,234.71
10-10-5225 Seminars & Meetings	902.12	333.33	568.79	7,204.97	4,000.00	180.12%	(3,204.97)
10-10-5227 Legislative Affairs	0.00	333.33	(333.33)	0.00	4,000.00	0.00%	4,000.00

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<b>10 - General Fund Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5228 Tax Appraisal & Collection	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
10-10-5301 Office Supplies	456.53	1,166.67	(710.14)	3,466.64	14,000.00	24.76%	10,533.36
10-10-5302 Janitorial Supplies	35.06	333.33	(298.27)	1,280.43	4,000.00	32.01%	2,719.57
10-10-5309 Uniforms	1,412.50	166.67	1,245.83	1,412.50	2,000.00	70.63%	587.50
10-10-5310 Postage	158.06	83.33	74.73	453.78	1,000.00	45.38%	546.22
10-10-5311 Building Repairs &	1,001.50	1,666.67	(665.17)	9,744.18	20,000.00	48.72%	10,255.82
10-10-5312 Recognition,	0.00	166.67	(166.67)	2,684.28	2,000.00	134.21%	(684.28)
10-10-5314 Computer & Technology	203.46	833.33	(629.87)	7,260.80	10,000.00	72.61%	2,739.20
10-10-5315 Computer Software/License	422.98	1,250.00	(827.02)	17,324.32	15,000.00	115.50%	(2,324.32)
10-10-5317 Equipment & Other Rentals	350.88	541.67	(190.79)	3,069.22	6,500.00	47.22%	3,430.78
10-10-5329 Mayor's Special Expense	0.00	125.00	(125.00)	0.00	1,500.00	0.00%	1,500.00
10-10-5330 Miscellaneous	0.00	166.67	(166.67)	325.28	2,000.00	16.26%	1,674.72
10-10-5401 Utilities - Electricity	0.00	583.33	(583.33)	8,357.46	7,000.00	119.39%	(1,357.46)
10-10-5403 Utilities - Telephone	1,074.12	1,333.33	(259.21)	10,710.54	16,000.00	66.94%	5,289.46
10-10-5404 Mobile Technology Expense	83.62	50.00	33.62	543.62	600.00	90.60%	56.38
10-10-5405 Insurance - Liability & Prop	1,497.20	666.67	830.53	6,982.79	8,000.00	87.28%	1,017.21
10-10-5406 Insurance - Windstorm	0.00	833.33	(833.33)	12,439.00	10,000.00	124.39%	(2,439.00)
10-10-5407 Insurance - Vehicles	17.00	0.00	17.00	68.00	0.00	0.00%	(68.00)
<b>Administration Totals</b>	<b>64,599.34</b>	<b>62,363.34</b>	<b>2,236.00</b>	<b>683,250.55</b>	<b>748,360.00</b>	<b>91.30%</b>	<b>65,109.45</b>



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Item 10.

<b>10 - General Fund Finance</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-15-5101 Salaries - Full Time	6,696.60	7,219.17	(522.57)	68,758.20	86,630.00	79.37%	17,871.80
10-15-5106 Social Security/Medicare	501.06	552.50	(51.44)	5,025.08	6,630.00	75.79%	1,604.92
10-15-5107 TMRS	756.94	794.17	(37.23)	7,324.44	9,530.00	76.86%	2,205.56
10-15-5108 Health & Life Insurance	992.52	733.33	259.19	12,185.46	8,800.00	138.47%	(3,385.46)
10-15-5109 Worker's Comp	87.00	29.17	57.83	348.00	350.00	99.43%	2.00
10-15-5110 Texas Workforce Commission	0.00	7.50	(7.50)	9.00	90.00	10.00%	81.00
10-15-5114 Benefits Admin Fees	0.00	6.67	(6.67)	33.30	80.00	41.63%	46.70
10-15-5115 Longevity Pay	0.00	10.00	(10.00)	120.00	120.00	100.00%	0.00
10-15-5117 Certificate/Education Pay	184.62	0.00	184.62	1,292.34	0.00	0.00%	(1,292.34)
10-15-5223 Training & Travel	382.59	236.11	146.48	4,747.90	2,500.00	189.92%	(2,247.90)
10-15-5224 Dues & Subscriptions	0.00	41.67	(41.67)	100.00	500.00	20.00%	400.00
10-15-5301 Office Supplies	201.96	166.67	35.29	1,085.65	2,000.00	54.28%	914.35
10-15-5309 Uniforms	0.00	25.00	(25.00)	0.00	300.00	0.00%	300.00
10-15-5310 Postage	46.08	83.33	(37.25)	399.86	1,000.00	39.99%	600.14
10-15-5314 Computer & Technology	0.00	155.56	(155.56)	259.00	2,200.00	11.77%	1,941.00
10-15-5315 Computer Software/License	0.00	1,333.33	(1,333.33)	10,062.50	16,000.00	62.89%	5,937.50
<b>Finance Totals</b>	<b>9,849.37</b>	<b>11,394.18</b>	<b>(1,544.81)</b>	<b>111,750.73</b>	<b>136,730.00</b>	<b>81.73%</b>	<b>24,979.27</b>

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Item 10.

<b>10 - General Fund Police</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-20-5101 Salaries - Full Time	65,460.76	80,724.17	(15,263.41)	671,518.10	968,690.00	69.32%	297,171.90
10-20-5104 Salaries - Overtime	6,792.15	2,514.17	4,277.98	28,539.08	30,170.00	94.59%	1,630.92
10-20-5106 Social Security/Medicare	5,539.90	6,175.83	(635.93)	53,568.83	74,110.00	72.28%	20,541.17
10-20-5107 TMRS	8,260.26	8,880.00	(619.74)	75,539.88	106,560.00	70.89%	31,020.12
10-20-5108 Health & Life Insurance	9,761.84	10,266.67	(504.83)	90,580.76	123,200.00	73.52%	32,619.24
10-20-5109 Worker's Comp	5,119.50	4,216.67	902.83	29,474.50	50,600.00	58.25%	21,125.50
10-20-5110 Texas Workforce Commission	5.30	105.00	(99.70)	134.92	1,260.00	10.71%	1,125.08
10-20-5114 Benefits Admin Fees	0.00	84.17	(84.17)	181.30	1,010.00	17.95%	828.70
10-20-5115 Longevity Pay	0.00	85.00	(85.00)	1,020.00	1,020.00	100.00%	0.00
10-20-5117 Certificate Pay	1,950.03	1,950.00	0.03	19,673.20	23,400.00	84.07%	3,726.80
10-20-5223 Training & Travel	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)	707.51	1,000.00	70.75%	292.49
10-20-5301 Office Supplies	0.00	250.00	(250.00)	867.05	3,000.00	28.90%	2,132.95
10-20-5309 Uniforms	889.90	666.67	223.23	7,604.52	8,000.00	95.06%	395.48
10-20-5310 Postage	28.74	8.33	20.41	350.25	100.00	350.25%	(250.25)
10-20-5311 Building Repairs &	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
10-20-5313 Fuel Expense	0.00	3,333.33	(3,333.33)	28,704.62	40,000.00	71.76%	11,295.38
10-20-5319 Vehicle Repairs & Maintenance	1,057.50	833.33	224.17	26,516.04	10,000.00	265.16%	(16,516.04)
10-20-5330 Miscellaneous	35.00	41.67	(6.67)	484.87	500.00	96.97%	15.13
10-20-5404 Mobile Technology Expense	520.86	500.00	20.86	4,852.44	6,000.00	80.87%	1,147.56
10-20-5405 Insurance - Liability & Prop	1,912.50	666.67	1,245.83	7,650.00	8,000.00	95.63%	350.00
10-20-5407 Insurance - Vehicles	2,452.00	583.33	1,868.67	9,808.00	7,000.00	140.11%	(2,808.00)
10-20-5410 Vehicle Replacement Fund	0.00	4,666.67	(4,666.67)	0.00	56,000.00	0.00%	56,000.00
<b>Police Totals</b>	<b>109,786.24</b>	<b>126,676.68</b>	<b>(16,890.44)</b>	<b>1,057,775.87</b>	<b>1,520,120.00</b>	<b>69.59%</b>	<b>462,344.13</b>

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Item 10.

<b>10 - General Fund Animal Control</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-21-5101 Salaries - Full Time	3,648.00	3,934.17	(286.17)	37,757.25	47,210.00	79.98%	9,452.75
10-21-5104 Salaries - Overtime	598.50	145.00	453.50	1,616.44	1,740.00	92.90%	123.56
10-21-5106 Social Security/Medicare	317.87	301.67	16.20	2,951.44	3,620.00	81.53%	668.56
10-21-5107 TMRS	467.11	433.33	33.78	4,122.64	5,200.00	79.28%	1,077.36
10-21-5108 Health & Life Insurance	683.09	733.33	(50.24)	7,059.15	8,800.00	80.22%	1,740.85
10-21-5109 Worker's Comp	434.50	246.67	187.83	1,795.00	2,960.00	60.64%	1,165.00
10-21-5110 Texas Workforce Commission	0.00	7.50	(7.50)	9.00	90.00	10.00%	81.00
10-21-5114 Benefits Admin Fees	0.00	6.67	(6.67)	33.30	80.00	41.63%	46.70
10-21-5115 Longevity Pay	0.00	10.00	(10.00)	120.00	120.00	100.00%	0.00
10-21-5223 Training & Travel	0.00	208.33	(208.33)	2,495.24	2,500.00	99.81%	4.76
10-21-5224 Dues & Subscriptions	0.00	25.00	(25.00)	300.00	300.00	100.00%	0.00
10-21-5229 Contractual Services	35.00	125.00	(90.00)	1,202.90	1,500.00	80.19%	297.10
10-21-5301 Office Supplies	42.13	25.00	17.13	217.70	300.00	72.57%	82.30
10-21-5309 Uniforms	0.00	41.67	(41.67)	434.01	500.00	86.80%	65.99
10-21-5310 Postage	2.52	16.67	(14.15)	47.90	200.00	23.95%	152.10
10-21-5313 Fuel Expense	0.00	208.33	(208.33)	2,555.44	2,500.00	102.22%	(55.44)
10-21-5319 Vehicle Repairs & Maintenance	5.94	83.33	(77.39)	863.70	1,000.00	86.37%	136.30
10-21-5328 Small Tools & Minor	0.00	41.67	(41.67)	502.71	500.00	100.54%	(2.71)
10-21-5404 Mobile Technology Expense	101.81	83.33	18.48	1,104.94	1,000.00	110.49%	(104.94)
10-21-5407 Insurance - Vehicles	159.25	83.33	75.92	637.00	1,000.00	63.70%	363.00
10-21-5410 Vehicle Replacement Fund	0.00	583.33	(583.33)	0.00	7,000.00	0.00%	7,000.00
<b>Animal Control Totals</b>	<b>6,495.72</b>	<b>7,343.33</b>	<b>(847.61)</b>	<b>65,825.76</b>	<b>88,120.00</b>	<b>74.70%</b>	<b>22,294.24</b>

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Item 10.

<b>10 - General Fund Emergency Management</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
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	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-22-5229 Contractual Services	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
10-22-5301 Office Supplies	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
10-22-5315 Computer Software/License	895.44	83.33	812.11	895.44	1,000.00	89.54%	104.56
<b>Emergency Management Totals</b>	<b>895.44</b>	<b>916.67</b>	<b>(21.23)</b>	<b>895.44</b>	<b>11,000.00</b>	<b>8.14%</b>	<b>10,104.56</b>

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Item 10.

<b>10 - General Fund Municipal Court</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-25-5101 Salaries - Full Time	7,954.10	8,444.17	(490.07)	81,724.50	101,330.00	80.65%	19,605.50
10-25-5104 Salaries - Overtime	177.74	115.83	61.91	801.15	1,390.00	57.64%	588.85
10-25-5106 Social Security/Medicare	622.37	646.67	(24.30)	6,325.00	7,760.00	81.51%	1,435.00
10-25-5107 TMRS	913.80	929.17	(15.37)	8,806.09	11,150.00	78.98%	2,343.91
10-25-5108 Health & Life Insurance	1,355.44	1,466.67	(111.23)	13,699.42	17,600.00	77.84%	3,900.58
10-25-5109 Worker's Comp	103.00	34.17	68.83	412.00	410.00	100.49%	(2.00)
10-25-5110 Texas Workforce Commission	0.00	15.00	(15.00)	17.99	180.00	9.99%	162.01
10-25-5114 Benefits Admin Fees	0.00	12.50	(12.50)	66.60	150.00	44.40%	83.40
10-25-5115 Longevity Pay	0.00	15.00	(15.00)	180.00	180.00	100.00%	0.00
10-25-5117 Certificate Pay	175.38	200.00	(24.62)	1,693.81	2,400.00	70.58%	706.19
10-25-5203 Attorney/Prosecutor Fees	4,737.50	5,000.00	(262.50)	44,612.50	60,000.00	74.35%	15,387.50
10-25-5209 Judge Fees	1,680.00	2,083.33	(403.33)	22,450.34	25,000.00	89.80%	2,549.66
10-25-5220 Interpreter Services	94.28	125.00	(30.72)	642.35	1,500.00	42.82%	857.65
10-25-5223 Training & Travel	150.00	125.00	25.00	635.00	1,500.00	42.33%	865.00
10-25-5301 Office Supplies	0.00	291.67	(291.67)	1,892.43	3,500.00	54.07%	1,607.57
10-25-5308 Jury Trial Expense	0.00	145.83	(145.83)	1,144.00	1,750.00	65.37%	606.00
10-25-5309 Uniforms	0.00	66.67	(66.67)	274.47	800.00	34.31%	525.53
10-25-5310 Postage	84.81	62.50	22.31	663.78	750.00	88.50%	86.22
10-25-5315 Computer Software/License	0.00	500.00	(500.00)	4,725.00	6,000.00	78.75%	1,275.00
<b>Municipal Court Totals</b>	<b>18,048.42</b>	<b>20,279.18</b>	<b>(2,230.76)</b>	<b>190,766.43</b>	<b>243,350.00</b>	<b>78.39%</b>	<b>52,583.57</b>

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Item 10.

<b>10 - General Fund Public Works</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-30-5101 Salaries - Full Time	4,851.20	5,360.83	(509.63)	51,437.88	64,330.00	79.96%	12,892.12
10-30-5104 Salaries - Overtime	955.08	295.83	659.25	4,343.34	3,550.00	122.35%	(793.34)
10-30-5106 Social Security/Medicare	438.87	410.83	28.04	4,223.46	4,930.00	85.67%	706.54
10-30-5107 TMRS	638.69	590.00	48.69	5,828.98	7,080.00	82.33%	1,251.02
10-30-5108 Health & Life Insurance	661.13	733.33	(72.20)	6,611.31	8,800.00	75.13%	2,188.69
10-30-5109 Worker's Comp	708.75	400.83	307.92	2,922.00	4,810.00	60.75%	1,888.00
10-30-5110 Texas Workforce Commission	0.00	7.50	(7.50)	8.99	90.00	9.99%	81.01
10-30-5114 Benefits Admin Fees	0.00	6.67	(6.67)	0.00	80.00	0.00%	80.00
10-30-5115 Longevity Pay	0.00	10.00	(10.00)	120.00	120.00	100.00%	0.00
10-30-5219 Roads, Bridges & Drainage	132,158.80	10,416.67	121,742.13	142,518.80	125,000.00	114.02%	(17,518.80)
10-30-5223 Training & Travel	0.00	166.67	(166.67)	1,657.81	2,000.00	82.89%	342.19
10-30-5229 Contractual Services	9,300.00	6,250.00	3,050.00	73,800.00	75,000.00	98.40%	1,200.00
10-30-5301 Office Supplies	0.00	333.33	(333.33)	3,062.71	4,000.00	76.57%	937.29
10-30-5309 Uniforms	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-30-5313 Fuel Expense	0.00	333.33	(333.33)	1,974.41	4,000.00	49.36%	2,025.59
10-30-5317 Equipment & Other Rentals	160.38	1,000.00	(839.62)	26,304.98	12,000.00	219.21%	(14,304.98)
10-30-5319 Vehicle Repairs & Maintenance	0.00	208.33	(208.33)	295.34	2,500.00	11.81%	2,204.66
10-30-5321 Public Works Maintenance	0.00	2,083.33	(2,083.33)	17,888.50	25,000.00	71.55%	7,111.50
10-30-5322 Special Road Work	0.00	833.33	(833.33)	8,000.00	10,000.00	80.00%	2,000.00
10-30-5328 Small Tools & Minor	0.00	416.67	(416.67)	632.16	5,000.00	12.64%	4,367.84
10-30-5331 Signs & Postings	0.00	833.33	(833.33)	8,897.47	10,000.00	88.97%	1,102.53
10-30-5404 Mobile Technology Expense	41.81	50.00	(8.19)	418.19	600.00	69.70%	181.81
10-30-5407 Insurance - Vehicles	158.75	83.33	75.42	635.00	1,000.00	63.50%	365.00
10-30-5410 Vehicle Replacement Fund	0.00	583.33	(583.33)	0.00	7,000.00	0.00%	7,000.00
<b>Public Works Totals</b>	<b>150,073.46</b>	<b>31,490.80</b>	<b>118,582.66</b>	<b>361,581.33</b>	<b>377,890.00</b>	<b>95.68%</b>	<b>16,308.67</b>

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Item 10.

<b>10 - General Fund Parks &amp; Recreation</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-32-5229 Contractual Services	3,349.11	6,500.00	(3,150.89)	67,007.79	77,000.00	87.02%	9,992.21
10-32-5301 Office Supplies	1,586.18	166.67	1,419.51	3,877.44	2,000.00	193.87%	(1,877.44)
10-32-5309 Uniforms	0.00	83.33	(83.33)	66.61	1,000.00	6.66%	933.39
10-32-5317 Equipment & Other Rentals	0.00	500.00	(500.00)	0.00	6,000.00	0.00%	6,000.00
10-32-5324 Park Maintenance	4,660.00	6,166.67	(1,506.67)	46,529.77	75,000.00	62.04%	28,470.23
10-32-5331 Signs & Postings	0.00	83.33	(83.33)	393.00	1,000.00	39.30%	607.00
<b>Parks &amp; Recreation Totals</b>	<b>9,595.29</b>	<b>13,500.00</b>	<b>(3,904.71)</b>	<b>117,874.61</b>	<b>162,000.00</b>	<b>72.76%</b>	<b>44,125.39</b>

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Item 10.

<b>10 - General Fund Community Development</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-35-5101 Salaries - Full Time	3,560.01	3,836.67	(276.66)	37,193.41	46,040.00	80.78%	8,846.59
10-35-5104 Salaries - Overtime	66.75	141.67	(74.92)	472.71	1,700.00	27.81%	1,227.29
10-35-5106 Social Security/Medicare	272.15	294.17	(22.02)	2,846.78	3,530.00	80.65%	683.22
10-35-5107 TMRS	398.94	422.50	(23.56)	3,952.21	5,070.00	77.95%	1,117.79
10-35-5108 Health & Life Insurance	661.13	733.33	(72.20)	6,797.22	8,800.00	77.24%	2,002.78
10-35-5109 Worker's Comp	48.00	15.83	32.17	192.00	190.00	101.05%	(2.00)
10-35-5110 Texas Workforce Commission	0.00	7.50	(7.50)	9.01	90.00	10.01%	80.99
10-35-5114 Benefits Admin Fees	0.00	6.67	(6.67)	33.30	80.00	41.63%	46.70
10-35-5115 Longevity Pay	0.00	20.00	(20.00)	240.00	240.00	100.00%	0.00
10-35-5206 Professional Services	1,236.76	4,166.67	(2,929.91)	1,236.76	50,000.00	2.47%	48,763.24
10-35-5208 Engineering Services	3,823.02	6,250.00	(2,426.98)	170,250.69	75,000.00	227.00%	(95,250.69)
10-35-5232 Early Plat - Admin Fee	0.00	6,666.67	(6,666.67)	0.00	80,000.00	0.00%	80,000.00
10-35-5233 Eng Svc: Permits/Inspections	13,254.61	25,000.00	(11,745.39)	426,438.37	300,000.00	142.15%	(126,438.37)
10-35-5234 Eng Svc: Plan Review	34,800.27	8,333.33	26,466.94	181,028.86	100,000.00	181.03%	(81,028.86)
10-35-5235 Eng Svc: Platting	12,496.00	6,250.00	6,246.00	107,752.00	75,000.00	143.67%	(32,752.00)
10-35-5301 Office Supplies	0.00	125.00	(125.00)	650.14	1,500.00	43.34%	849.86
10-35-5309 Uniforms	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
10-35-5315 Computer Software/License	11,000.00	1,250.00	9,750.00	25,000.00	15,000.00	166.67%	(10,000.00)
10-35-5411 TIF Fund/MUD 31 Payable	15,618.71	197,816.67	(182,197.96)	2,443,304.37	2,373,800.00	102.93%	(69,504.37)
<b>Community Development Totals</b>	<b>97,236.35</b>	<b>261,378.35</b>	<b>(164,142.00)</b>	<b>3,407,397.83</b>	<b>3,136,540.00</b>	<b>108.64%</b>	<b>(270,857.83)</b>



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Item 10.

<b>10 - General Fund Fire Marshal/Building Official</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-36-5101 Salaries - Full Time	7,307.20	7,876.67	(569.47)	76,456.80	94,520.00	80.89%	18,063.20
10-36-5106 Social Security/Medicare	526.50	603.33	(76.83)	5,533.10	7,240.00	76.42%	1,706.90
10-36-5107 TMRS	803.80	866.67	(62.87)	7,988.04	10,400.00	76.81%	2,411.96
10-36-5108 Health & Life Insurance	1,086.14	733.33	352.81	10,861.40	8,800.00	123.43%	(2,061.40)
10-36-5109 Worker's Comp	798.25	388.33	409.92	3,477.00	4,660.00	74.61%	1,183.00
10-36-5110 Texas Workforce Commission	0.00	7.50	(7.50)	8.99	90.00	9.99%	81.01
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	10.00	(10.00)	120.00	120.00	100.00%	0.00
10-36-5207 Building Inspector	27,067.50	25,000.00	2,067.50	188,792.50	300,000.00	62.93%	111,207.50
10-36-5223 Training & Travel	20.55	333.33	(312.78)	3,890.61	4,000.00	97.27%	109.39
10-36-5224 Dues & Subscriptions	0.00	250.00	(250.00)	2,021.81	3,000.00	67.39%	978.19
10-36-5301 Office Supplies	0.00	125.00	(125.00)	522.66	1,500.00	34.84%	977.34
10-36-5303 Public Education & Training	0.00	166.67	(166.67)	1,097.50	2,000.00	54.88%	902.50
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	130.00	125.00	5.00	932.86	1,500.00	62.19%	567.14
10-36-5310 Postage	0.00	16.67	(16.67)	0.00	200.00	0.00%	200.00
10-36-5313 Fuel Expense	0.00	250.00	(250.00)	2,321.22	3,000.00	77.37%	678.78
10-36-5319 Vehicle Repairs & Maintenance	135.54	125.00	10.54	1,558.29	1,500.00	103.89%	(58.29)
10-36-5328 Small Tools & Minor	0.00	166.67	(166.67)	1,668.00	2,000.00	83.40%	332.00
10-36-5404 Mobile Technology Expense	71.81	83.33	(11.52)	718.19	1,000.00	71.82%	281.81
10-36-5407 Insurance - Vehicles	175.75	83.33	92.42	527.25	1,000.00	52.73%	472.75
10-36-5410 Vehicle Replacement Fund	0.00	583.33	(583.33)	0.00	7,000.00	0.00%	7,000.00
<b>Fire Marshal/Building Official Totals</b>	<b>38,123.04</b>	<b>37,884.16</b>	<b>238.88</b>	<b>308,496.22</b>	<b>454,610.00</b>	<b>67.86%</b>	<b>146,113.78</b>

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<b>10 - General Fund Capital and Planning Projects</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-90-5610 Land Purchase and	0.00	12,500.00	(12,500.00)	17,000.00	150,000.00	11.33%	133,000.00
10-90-5620 Building Purchase,	0.00	0.00	0.00	3,028,828.37	0.00	0.00%	(3,028,828.37
10-90-5620 Building Purchase,	0.00	12,500.00	(12,500.00)	26,512.40	150,000.00	17.67%	123,487.60
10-90-5630 Furniture & Equipment	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00
10-90-5660 Contingency/Reserves	0.00	12,500.00	(12,500.00)	0.00	150,000.00	0.00%	150,000.00
Capital and Planning Projects Totals	0.00	45,833.33	(45,833.33)	3,072,340.77	550,000.00	558.61%	(2,522,340.77
Expense Totals	504,702.67	619,060.02	(114,357.35)	9,377,955.54	7,428,720.00	126.24%	(1,949,235.54

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Item 10.

<b>12 - Project Fund Series 2022</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Expense Summary</b>							
Professional/Contract Services	1,760,177.45	0.00	1,760,177.45	4,550,995.74	0.00	0.00%	(4,550,995.74 )
Materials & Supplies	6,993.26	0.00	6,993.26	24,482.85	0.00	0.00%	(24,482.85)
Capital Outlay	5,348.84	0.00	5,348.84	5,348.84	0.00	0.00%	(5,348.84)
Expense Totals	<u>1,772,519.55</u>	<u>0.00</u>	<u>1,772,519.55</u>	<u>4,580,827.43</u>	<u>0.00</u>	<u>0.00%</u>	<u>(4,580,827.43 )</u>

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Item 10.

<b>12 - Project Fund Series 2022 Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	5,348.84	0.00	5,348.84	5,348.84	0.00	0.00%	(5,348.84)
Materials & Supplies	6,993.26	0.00	6,993.26	24,482.85	0.00	0.00%	(24,482.85)
Professional/Contract Services	1,760,177.45	0.00	1,760,177.45	4,550,995.74	0.00	0.00%	(4,550,995.74)
<b>Administration Totals</b>	<u>1,772,519.55</u>	<u>0.00</u>	<u>1,772,519.55</u>	<u>4,580,827.43</u>	<u>0.00</u>	<u>0.00%</u>	<u>(4,580,827.43)</u>
<b>Expense Total</b>	<u>1,772,519.55</u>	<u>0.00</u>	<u>1,772,519.55</u>	<u>4,580,827.43</u>	<u>0.00</u>	<u>0.00%</u>	<u>(4,580,827.43)</u>

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Item 10.

<b>12 - Project Fund Series 2022 Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
12-10-5206 Professional Services	572,668.30	0.00	572,668.30	619,567.30	0.00	0.00%	(619,567.30)
12-10-5208 Engineering Services	1,472.89	0.00	1,472.89	7,277.08	0.00	0.00%	(7,277.08)
12-10-5229 Contractual Services	1,186,036.26	0.00	1,186,036.26	3,924,151.36	0.00	0.00%	(3,924,151.36)
12-10-5314 Computer & Technology	6,993.26	0.00	6,993.26	24,482.85	0.00	0.00%	(24,482.85)
12-10-5630 Furniture & Equipment	5,348.84	0.00	5,348.84	5,348.84	0.00	0.00%	(5,348.84)
Administration Totals	<u>1,772,519.55</u>	<u>0.00</u>	<u>1,772,519.55</u>	<u>4,580,827.43</u>	<u>0.00</u>	<u>0.00%</u>	<u>(4,580,827.43)</u>
Expense Totals	<u><u>1,772,519.55</u></u>	<u><u>0.00</u></u>	<u><u>1,772,519.55</u></u>	<u><u>4,580,827.43</u></u>	<u><u>0.00</u></u>	<u><u>0.00%</u></u>	<u><u>(4,580,827.43)</u></u>

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Item 10.

<b>20 - Crime Control and Prevention District Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Sales Tax	22,812.96	0.00	22,812.96	206,725.95	0.00	0.00%	(206,725.95)
Revenue Totals	<u>22,812.96</u>	<u>0.00</u>	<u>22,812.96</u>	<u>206,725.95</u>	<u>0.00</u>	<u>0.00%</u>	<u>(206,725.95)</u>
<b>Expense Summary</b>							
Personnel Services	890.56	1,416.67	(526.11)	2,413.89	17,000.00	14.20%	14,586.11
Professional/Contract Services	1,231.18	3,466.66	(2,235.48)	23,130.80	41,600.00	55.60%	18,469.20
Materials & Supplies	2,894.92	6,366.65	(3,471.73)	36,477.16	76,400.00	47.74%	39,922.84
Capital Outlay	299.50	27,083.33	(26,783.83)	67,076.52	325,000.00	20.64%	257,923.48
Expense Totals	<u>5,316.16</u>	<u>38,333.31</u>	<u>(33,017.15)</u>	<u>129,098.37</u>	<u>460,000.00</u>	<u>28.06%</u>	<u>330,901.63</u>

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Item 10.

<b>20 - Crime Control and Prevention District Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Sales Tax</b>							
20-4112 CCPD - Sales Tax	22,812.96	0.00	22,812.96	206,725.95	0.00	0.00%	(206,725.95)
Sales Tax Totals	22,812.96	0.00	22,812.96	206,725.95	0.00	0.00%	(206,725.95)
Revenue Totals	22,812.96	0.00	22,812.96	206,725.95	0.00	0.00%	(206,725.95)

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Item 10.

<b>20 - Crime Control and Prevention Dist Police</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	299.50	27,083.33	(26,783.83)	67,076.52	325,000.00	20.64%	257,923.48
Materials & Supplies	2,894.92	6,366.65	(3,471.73)	36,477.16	76,400.00	47.74%	39,922.84
Personnel Services	890.56	1,416.67	(526.11)	2,413.89	17,000.00	14.20%	14,586.11
Professional/Contract Services	1,231.18	3,466.66	(2,235.48)	23,130.80	41,600.00	55.60%	18,469.20
<b>Police Totals</b>	<u>5,316.16</u>	<u>38,333.31</u>	<u>(33,017.15)</u>	<u>129,098.37</u>	<u>460,000.00</u>	<u>28.06%</u>	<u>330,901.63</u>
<b>Expense Total</b>	<u>5,316.16</u>	<u>38,333.31</u>	<u>(33,017.15)</u>	<u>129,098.37</u>	<u>460,000.00</u>	<u>28.06%</u>	<u>330,901.63</u>



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Item 10.

<b>20 - Crime Control and Prevention Dist Police</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
20-20-5104 Salaries - Overtime	890.56	1,416.67	(526.11)	2,413.89	17,000.00	14.20%	14,586.11
20-20-5206 Professional Services	60.00	833.33	(773.33)	6,772.55	10,000.00	67.73%	3,227.45
20-20-5214 Advertising/Printing Expense	0.00	625.00	(625.00)	300.06	7,500.00	4.00%	7,199.94
20-20-5222 Investigations	0.00	333.33	(333.33)	858.41	4,000.00	21.46%	3,141.59
20-20-5223 Training & Travel	1,171.18	1,250.00	(78.82)	10,159.78	15,000.00	67.73%	4,840.22
20-20-5230 Radio Service	0.00	425.00	(425.00)	5,040.00	5,100.00	98.82%	60.00
20-20-5301 Office Supplies	19.98	208.33	(188.35)	924.77	2,500.00	36.99%	1,575.23
20-20-5303 Public Education & Training	0.00	333.33	(333.33)	1,148.21	4,000.00	28.71%	2,851.79
20-20-5307 Investigation Supplies	0.00	333.33	(333.33)	0.00	4,000.00	0.00%	4,000.00
20-20-5314 Computer & Technology	212.50	2,083.33	(1,870.83)	15,764.61	25,000.00	63.06%	9,235.39
20-20-5315 Computer Software/License	1,735.00	1,333.33	401.67	5,256.60	16,000.00	32.85%	10,743.40
20-20-5316 Equipment Repair/Parts	0.00	416.67	(416.67)	2,721.94	5,000.00	54.44%	2,278.06
20-20-5317 Equipment & Other Rentals	0.00	333.33	(333.33)	2,375.85	4,000.00	59.40%	1,624.15
20-20-5319 Vehicle Repairs & Maintenance	53.97	325.00	(271.03)	4,814.68	3,900.00	123.45%	(914.68)
20-20-5328 Small Tools & Minor	502.00	916.67	(414.67)	2,521.60	11,000.00	22.92%	8,478.40
20-20-5330 Miscellaneous	371.47	83.33	288.14	948.90	1,000.00	94.89%	51.10
20-20-5630 Furniture & Equipment	0.00	20,833.33	(20,833.33)	0.00	250,000.00	0.00%	250,000.00
20-20-5650 Vehicles & Machinery	299.50	6,250.00	(5,950.50)	67,076.52	75,000.00	89.44%	7,923.48
<b>Police Totals</b>	<b>5,316.16</b>	<b>38,333.31</b>	<b>(33,017.15)</b>	<b>129,098.37</b>	<b>460,000.00</b>	<b>28.06%</b>	<b>330,901.63</b>
<b>Expense Totals</b>	<b>5,316.16</b>	<b>38,333.31</b>	<b>(33,017.15)</b>	<b>129,098.37</b>	<b>460,000.00</b>	<b>28.06%</b>	<b>330,901.63</b>

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Item 10.

<b>21 - Law Enforcement</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Fines & Forfeitures	0.00	0.00	0.00	1,585.50	0.00	0.00%	(1,585.50)
Revenue Totals	0.00	0.00	0.00	1,585.50	0.00	0.00%	(1,585.50)

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Item 10.

<b>21 - Law Enforcement</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Fines &amp; Forfeitures</b>							
21-4215 Asset Forfeiture	0.00	0.00	0.00	1,585.50	0.00	0.00%	(1,585.50)
Fines & Forfeitures Totals	0.00	0.00	0.00	1,585.50	0.00	0.00%	(1,585.50)
Revenue Totals	0.00	0.00	0.00	1,585.50	0.00	0.00%	(1,585.50)

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Item 10.

<b>30 - Capital Improvements Plan Fund (Debt Service)</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Expense Summary</b>							
Debt Service	750.00	82,134.75	(81,384.75)	986,367.09	985,617.00	100.08%	(750.09)
Expense Totals	<u>750.00</u>	<u>82,134.75</u>	<u>(81,384.75)</u>	<u>986,367.09</u>	<u>985,617.00</u>	<u>100.08%</u>	<u>(750.09)</u>

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Item 10.

<b>30 - Capital Improvements Plan Fund Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Debt Service	750.00	82,134.75	(81,384.75)	986,367.09	985,617.00	100.08%	(750.09)
<b>Administration Totals</b>	<u>750.00</u>	<u>82,134.75</u>	<u>(81,384.75)</u>	<u>986,367.09</u>	<u>985,617.00</u>	<u>100.08%</u>	<u>(750.09)</u>
<b>Expense Total</b>	<u>750.00</u>	<u>82,134.75</u>	<u>(81,384.75)</u>	<u>986,367.09</u>	<u>985,617.00</u>	<u>100.08%</u>	<u>(750.09)</u>

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Item 10.

<b>30 - Capital Improvements Plan Fund (Administration)</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
30-10-5501 Debt Principal	0.00	6,250.00	(6,250.00)	440,000.00	75,000.00	586.67%	(365,000.00)
30-10-5502 Bond Principal	0.00	30,416.67	(30,416.67)	0.00	365,000.00	0.00%	365,000.00
30-10-5504 Paying Agent Fee	750.00	0.00	750.00	750.00	0.00	0.00%	(750.00)
30-10-5511 Interest on Bonds	0.00	43,598.08	(43,598.08)	195,052.09	523,177.00	37.28%	328,124.91
30-10-5513 Interest on Debt	0.00	1,870.00	(1,870.00)	350,565.00	22,440.00	1562.23%	(328,125.00)
Administration Totals	750.00	82,134.75	(81,384.75)	986,367.09	985,617.00	100.08%	(750.09)
Expense Totals	750.00	82,134.75	(81,384.75)	986,367.09	985,617.00	100.08%	(750.09)

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Item 10.

<b>35 - Capital Improvements Plan Fund (Local)</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Miscellaneous	0.00	0.00	0.00	24,938.26	0.00	0.00%	(24,938.26)
Revenue Totals	0.00	0.00	0.00	24,938.26	0.00	0.00%	(24,938.26)
<b>Expense Summary</b>							
Professional/Contract Services	13,838.25	0.00	13,838.25	39,547.00	0.00	0.00%	(39,547.00)
Not Categorized	0.00	0.00	0.00	24,938.26	0.00	0.00%	(24,938.26)
Expense Totals	13,838.25	0.00	13,838.25	64,485.26	0.00	0.00%	(64,485.26)

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Item 10.

<b>35 - Capital Improvements Plan Fund (Local)</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Miscellaneous</b>							
35-4806 TWDB Revenues	0.00	0.00	0.00	24,938.26	0.00	0.00%	(24,938.26)
Miscellaneous Totals	0.00	0.00	0.00	24,938.26	0.00	0.00%	(24,938.26)
Revenue Totals	0.00	0.00	0.00	24,938.26	0.00	0.00%	(24,938.26)



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Item 10.

<b>35 - Capital Improvements Plan Fund Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Not Categorized	0.00	0.00	0.00	24,938.26	0.00	0.00%	(24,938.26)
Professional/Contract Services	13,838.25	0.00	13,838.25	39,547.00	0.00	0.00%	(39,547.00)
<b>Administration Totals</b>	13,838.25	0.00	13,838.25	64,485.26	0.00	0.00%	(64,485.26)
<b>Expense Total</b>	13,838.25	0.00	13,838.25	64,485.26	0.00	0.00%	(64,485.26)

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Item 10.

<b>35 - Capital Improvements Plan Fund (Administration)</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
35-10-5208 Engineering Services	13,838.25	0.00	13,838.25	39,547.00	0.00	0.00%	(39,547.00)
35-10-5239 TWDB Share of Expenditures	0.00	0.00	0.00	24,938.26	0.00	0.00%	(24,938.26)
Administration Totals	13,838.25	0.00	13,838.25	64,485.26	0.00	0.00%	(64,485.26)
Expense Totals	13,838.25	0.00	13,838.25	64,485.26	0.00	0.00%	(64,485.26)

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Item 10.

<b>36 - Public Safety Grants</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Grant Income	0.00	0.00	0.00	1,148.10	0.00	0.00%	(1,148.10)
Revenue Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,148.10</u>	<u>0.00</u>	<u>0.00%</u>	<u>(1,148.10)</u>
<b>Expense Summary</b>							
Professional/Contract Services	0.00	0.00	0.00	545.00	0.00	0.00%	(545.00)
Materials & Supplies	0.00	0.00	0.00	33,716.10	0.00	0.00%	(33,716.10)
Expense Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>34,261.10</u>	<u>0.00</u>	<u>0.00%</u>	<u>(34,261.10)</u>

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<b>36 - Public Safety Grants</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Grant Income</b>							
36-4803 State & Federal Grants	0.00	0.00	0.00	1,148.10	0.00	0.00%	(1,148.10)
Grant Income Totals	0.00	0.00	0.00	1,148.10	0.00	0.00%	(1,148.10)
Revenue Totals	0.00	0.00	0.00	1,148.10	0.00	0.00%	(1,148.10)

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<b>36 - Public Safety Grants State &amp; Federal Grants</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	0.00	0.00	33,716.10	0.00	0.00%	(33,716.10)
Professional/Contract Services	0.00	0.00	0.00	545.00	0.00	0.00%	(545.00)
<b>State &amp; Federal Grants Totals</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>34,261.10</u>	<u>0.00</u>	<u>0.00%</u>	<u>(34,261.10)</u>
<b>Expense Total</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>34,261.10</u>	<u>0.00</u>	<u>0.00%</u>	<u>(34,261.10)</u>

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<b>36 - Public Safety Grants State &amp; Federal Grants</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
36-20-5223 Training & Travel	0.00	0.00	0.00	545.00	0.00	0.00%	(545.00)
36-20-5328 Bullet Resis. Shield -	0.00	0.00	0.00	33,716.10	0.00	0.00%	(33,716.10)
State & Federal Grants Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>34,261.10</u>	<u>0.00</u>	<u>0.00%</u>	<u>(34,261.10)</u>
Expense Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>34,261.10</u>	<u>0.00</u>	<u>0.00%</u>	<u>(34,261.10)</u>

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<b>40 - Court Technology Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Fines & Forfeitures	1,181.57	0.00	1,181.57	8,388.66	0.00	0.00%	(8,388.66)
Revenue Totals	<u>1,181.57</u>	<u>0.00</u>	<u>1,181.57</u>	<u>8,388.66</u>	<u>0.00</u>	<u>0.00%</u>	<u>(8,388.66)</u>

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<b>40 - Court Technology Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Fines &amp; Forfeitures</b>							
40-4707 Court Technology Fee	1,181.57	0.00	1,181.57	8,388.66	0.00	0.00%	(8,388.66)
Fines & Forfeitures Totals	<u>1,181.57</u>	<u>0.00</u>	<u>1,181.57</u>	<u>8,388.66</u>	<u>0.00</u>	<u>0.00%</u>	<u>(8,388.66)</u>
Revenue Totals	<u><u>1,181.57</u></u>	<u><u>0.00</u></u>	<u><u>1,181.57</u></u>	<u><u>8,388.66</u></u>	<u><u>0.00</u></u>	<u><u>0.00%</u></u>	<u><u>(8,388.66)</u></u>



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<b>41 - Court Security Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Fines & Forfeitures	1,443.65	0.00	1,443.65	10,262.83	0.00	0.00%	(10,262.83)
Revenue Totals	<u>1,443.65</u>	<u>0.00</u>	<u>1,443.65</u>	<u>10,262.83</u>	<u>0.00</u>	<u>0.00%</u>	<u>(10,262.83)</u>

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<b>41 - Court Security Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Fines &amp; Forfeitures</b>							
41-4708 Court Security Fee	1,443.65	0.00	1,443.65	10,262.83	0.00	0.00%	(10,262.83)
Fines & Forfeitures Totals	1,443.65	0.00	1,443.65	10,262.83	0.00	0.00%	(10,262.83)
Revenue Totals	1,443.65	0.00	1,443.65	10,262.83	0.00	0.00%	(10,262.83)

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<b>50 - Vehicle Replacement Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Not Categorized	0.00	0.00	0.00	77,000.00	0.00	0.00%	(77,000.00)
Revenue Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>77,000.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>(77,000.00)</u>
<b>Expense Summary</b>							
Capital Outlay	9,237.92	0.00	9,237.92	22,608.92	0.00	0.00%	(22,608.92)
Expense Totals	<u>9,237.92</u>	<u>0.00</u>	<u>9,237.92</u>	<u>22,608.92</u>	<u>0.00</u>	<u>0.00%</u>	<u>(22,608.92)</u>

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<b>50 - Vehicle Replacement Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Not Categorized</b>							
50-8000 Transfer In	0.00	0.00	0.00	77,000.00	0.00	0.00%	(77,000.00)
Not Categorized Totals	0.00	0.00	0.00	77,000.00	0.00	0.00%	(77,000.00)
Revenue Totals	0.00	0.00	0.00	77,000.00	0.00	0.00%	(77,000.00)

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<b>50 - Vehicle Replacement Fund Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	9,237.92	0.00	9,237.92	22,608.92	0.00	0.00%	(22,608.92)
<b>Administration Totals</b>	<u>9,237.92</u>	<u>0.00</u>	<u>9,237.92</u>	<u>22,608.92</u>	<u>0.00</u>	<u>0.00%</u>	<u>(22,608.92)</u>
<b>Expense Total</b>	<u>9,237.92</u>	<u>0.00</u>	<u>9,237.92</u>	<u>22,608.92</u>	<u>0.00</u>	<u>0.00%</u>	<u>(22,608.92)</u>

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<b>50 - Vehicle Replacement Fund Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
50-10-5650 Vehicles & Machinery	9,237.92	0.00	9,237.92	22,608.92	0.00	0.00%	(22,608.92)
Administration Totals	9,237.92	0.00	9,237.92	22,608.92	0.00	0.00%	(22,608.92)
Expense Totals	9,237.92	0.00	9,237.92	22,608.92	0.00	0.00%	(22,608.92)

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Account Type	Account Number	Description	Balance	Total
<b>10 - General Fund</b>				
Assets				
	10-1000	Cash / Due From Consolidated Cash	2,027,891.58	
	10-1003	First State Bank - Manvel	154,921.93	
	10-1004	Petty Cash	300.00	
	10-1005	Texas Advantage - CD	6,283.33	
	10-1006	TexStar CD	4,123,747.73	
	10-1007	Veritex - CD 5471	100,100.18	
	10-1008	Veritex - CD 7818	145,000.00	
	10-1111	Sales Tax Receivable	88,294.00	
	10-1112	Allowance for Fines Receivable	(298,310.04)	
	10-1113	Fines Receivable	314,011.00	
	10-1114	Property Taxes Receivable	35,005.00	
	10-1115	Property Tax Receivable - P & I	12,771.00	
	10-1302	Due from Retainer Fund	101,689.00	
	10-1303	Due from Project Fund Series 2022	(555,416.38)	
	10-4915	Investment Fair Value Adjustment	4,110.00	
	Total Assets		<u>6,260,398.33</u>	
				<u>6,260,398.33</u>

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Account Type	Account Number	Description	Balance	Total
<b>10 - General Fund</b>				
Liabilities				
	10-2000	Due To Consolidated Cash / Accounts Payable	372,195.40	
	10-2001	Accounts Payable at Year End	(467,778.93)	
	10-2101	Due to Other Funds - CCPD	256,987.00	
	10-2200	Wages Payable	16,688.99	
	10-2201	Employee Dental Insurance	1,620.42	
	10-2203	Federal Tax Payable	5,015.00	
	10-2205	TMRS Payable	4,322.12	
	10-2206	Texas Workforce Commission Payable	(2,601.01)	
	10-2207	Health & Life Insurance Payable	(31,355.57)	
	10-2208	Child Support Payable	(1,256.04)	
	10-2300	State Fees	38,056.92	
	10-2301	Collections	67.20	
	10-2304	Credit Card Fee	3,922.17	
	10-2305	Deferred Revenues - Fines	15,701.00	
	10-2405	Deferred Inflows-Prop taxes	47,629.00	
	10-2501	Baseball Field Reserve	9,946.00	
	10-2506	Early Plat - Sierra V W Sec 5	0.01	
	10-2511	Meridiana Escrow	(770.00)	
	10-2512	Old Airline Market-Axis Dev	(0.50)	
	10-2518	Capital Contribution - CR 64	1,731,000.00	
	10-2522	Property Delq Tax - TIF 100%	(0.30)	
	10-2523	Property Tax TIF - 100%	0.27	
	10-2528	Early Plat - Sierra VW Sec 7	0.01	
	10-2533	Police Training Fund	0.01	
	10-2602	Due to Retainer Fund	(29,869.00)	
	10-2603	Due to Crime Prevention	(7,510.88)	
	10-2606	Due to ARPA Fund	0.20	
	10-7001	Transfer to Vehicle Replacement	(147,000.00)	
	Total Liabilities		<u>1,815,009.49</u>	
Fund Balance				
	10-3000	Fund Balance	5,328,110.20	
	10-3002	Fund Balance Assigned	275,000.00	



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Account Type	Account Number	Description	Balance	Total
<b>10 - General Fund</b>				
Fund Balance				
		Total Fund Balance	<u>5,603,110.20</u>	
		Total Revenue	8,224,785.86	
		Total Expenses	<u>9,377,955.54</u>	
		Current Year Increase (Decrease)	(1,157,721.36)	
		Fund Balance Total	5,603,110.20	
		Current Year Increase (Decrease)	<u>(1,157,721.36)</u>	
		Total Fund Balance/Equity	<u>4,445,388.84</u>	
		Total Liabilities & Fund Balance		<u><u>6,260,398.33</u></u>

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Account Type	Account Number	Description	Balance	Total
<b>11 - Retainer Fund</b>				
Assets				
	11-1002	Retainer Account	510,024.89	
	11-1301	Due from General Fund	(131,558.00)	
	Total Assets		<u>378,466.89</u>	
				<u><u>378,466.89</u></u>

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Account Type	Account Number	Description	Balance	Total
<b>11 - Retainer Fund</b>				
Liabilities				
	11-2001	Accounts Payable at Year End	(4,287.50)	
	11-2010	Accounts Payable	4,495.00	
	11-2400	Road Damage Deposit	340,370.65	
	11-2502	Baymark Pipeline LLC	1.00	
	11-2504	Cherry Crushed Concrete	23,200.00	
	11-2505	DR Horton/MUD 87	(12,621.37)	
	11-2509	Formosa/Lav Pipeline-TRC	10,826.04	
	11-2510	M2E3/Enterprise Pipeline	(45,393.15)	
	11-2511	Meridiana Escrow	4,345.00	
	11-2512	Old Airline Market-Axis Dev	208.00	
	11-2513	Sierra Vista - Land Tejas	1,748.10	
	11-2514	Sierra Vista West - Land Tejas	24,862.65	
	11-2515	South Texas NGL Pipeline, LLC	1.00	
	11-2517	Sterling Lakes - Land Tejas	6,296.59	
	11-2521	Meritage/Rise- BCMUD 57	3,838.10	
	11-2529	Meridiana PUD Amendment	7,537.50	
	11-2536	Rally 288 West PUD	(7,292.03)	
	11-2537	Southern Star PUD	15,881.21	
	11-2538	PUD Hines Investments	(7,255.00)	
	11-2539	SVW Entertainment Dist PUD	3,827.11	
	Total Liabilities		<u>370,588.90</u>	
		Total Revenue	0.00	
		Total Expenses	<u>0.00</u>	
		Current Year Increase (Decrease)	7,877.99	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	<u>7,877.99</u>	
		Total Fund Balance/Equity	<u>7,877.99</u>	
	Total Liabilities & Fund Balance			<u><u>378,466.89</u></u>

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Account Type	Account Number	Description	Balance	Total
<b>12 - Project Fund Series 2022</b>				
Assets				
	12-1000	Cash / Due From Consolidated Cash	(1,960,283.52)	
	12-1010	Project Fund Series 2022	3,363,970.72	
	12-1011	Proj Fund Series 2022 - Frost Investments	3,460,692.13	
	12-1012	Proj Fund Series 22 - Tx Class	5,013,186.74	
	12-4915	Investment Fair Value Adjustment	38,631.00	
	12-4937	Interest Income - Investments	(13,186.74)	
	Total Assets		<u>9,903,010.33</u>	
				<u>9,903,010.33</u>

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Account Type	Account Number	Description	Balance	Total
<b>12 - Project Fund Series 2022</b>				
Liabilities				
	12-2000	Due To Consolidated Cash / Accounts Payable	2,243,441.28	
	12-2601	Due to General Fund	(555,416.38)	
	Total Liabilities		<u>1,688,024.90</u>	
Fund Balance				
	12-3000	Fund Balance	<u>12,795,812.86</u>	
	Total Fund Balance		<u>12,795,812.86</u>	
		Total Revenue	0.00	
		Total Expenses	<u>4,580,827.43</u>	
		Current Year Increase (Decrease)	(4,580,827.43)	
		Fund Balance Total	12,795,812.86	
		Current Year Increase (Decrease)	<u>(4,580,827.43)</u>	
		Total Fund Balance/Equity	<u>8,214,985.43</u>	
	Total Liabilities & Fund Balance			<u><u>9,903,010.33</u></u>

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Account Type	Account Number	Description	Balance	Total
<b>20 - Crime Control and Prevention District Fund</b>				
Assets				
	20-1000	Cash / Due From Consolidated Cash	165,286.27	
	20-1301	Due from General Fund	249,476.12	
	20-1302	Sales Tax Receivable Crime Prevention District	34,888.00	
	Total Assets		449,650.39	449,650.39

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Account Type	Account Number	Description	Balance	Total
<b>20 - Crime Control and Prevention District Fund</b>				
Liabilities				
	20-2000	Due To Consolidated Cash / Accounts Payable	3,703.10	
	Total Liabilities		<u>3,703.10</u>	
Fund Balance				
	20-3000	Fund Balance	<u>368,319.15</u>	
	Total Fund Balance		<u>368,319.15</u>	
		Total Revenue	206,725.95	
		Total Expenses	<u>129,098.37</u>	
		Current Year Increase (Decrease)	77,628.14	
		Fund Balance Total	368,319.15	
		Current Year Increase (Decrease)	<u>77,628.14</u>	
		Total Fund Balance/Equity	<u>445,947.29</u>	
	Total Liabilities & Fund Balance			<u><u>449,650.39</u></u>

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



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Account Type	Account Number	Description	Balance	Total
<b>21 - Law Enforcement</b>				
		Total Revenue	1,585.50	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	1,585.50	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	1,585.50	
		Total Fund Balance/Equity	1,585.50	
		Total Liabilities & Fund Balance		1,585.50

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Account Type	Account Number	Description	Balance	Total
<b>30 - Capital Improvements Plan Fund (Debt Service)</b>				
Assets				
	30-1000	Cash / Due From Consolidated Cash	(912,469.09)	
	30-1114	Property Taxes Receivable	996.00	
	30-1115	Property Tax Receivable - P & I	234.00	
	Total Assets		<u>(911,239.09)</u>	<u>(911,239.09)</u>

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Account Type	Account Number	Description	Balance	Total
<b>30 - Capital Improvements Plan Fund (Debt Service)</b>				
Liabilities				
	30-2405	Deferred Inflows-Prop taxes	1,230.00	
	Total Liabilities		<u>1,230.00</u>	
Fund Balance				
	30-3000	Fund Balance	73,898.00	
	Total Fund Balance		<u>73,898.00</u>	
		Total Revenue	0.00	
		Total Expenses	<u>986,367.09</u>	
		Current Year Increase (Decrease)	(986,367.09)	
		Fund Balance Total	73,898.00	
		Current Year Increase (Decrease)	<u>(986,367.09)</u>	
		Total Fund Balance/Equity	<u>(912,469.09)</u>	
	Total Liabilities & Fund Balance			<u><u>(911,239.09)</u></u>

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Account Type	Account Number	Description	Balance	Total
<b>35 - Capital Improvements Plan Fund (Local)</b>				
Assets				
	35-1000	Cash / Due From Consolidated Cash	(225,770.57)	
	35-1101	Grant / Funding Account	58,137.74	
	Total Assets		<u>(167,632.83)</u>	<u>(167,632.83)</u>

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Account Type	Account Number	Description	Balance	Total
<b>35 - Capital Improvements Plan Fund (Local)</b>				
Liabilities				
	35-2000	Due To Consolidated Cash / Accounts Payable	13,838.25	
	35-2411	TWDB Unearned Revenue	58,137.74	
	35-2532	Road Works Fund	(189,610.44)	
	Total Liabilities		<u>(117,634.45)</u>	
Fund Balance				
	35-3000	Fund Balance	<u>(10,451.38)</u>	
	Total Fund Balance		<u>(10,451.38)</u>	
		Total Revenue	24,938.26	
		Total Expenses	<u>64,485.26</u>	
		Current Year Increase (Decrease)	(39,547.00)	
		Fund Balance Total	(10,451.38)	
		Current Year Increase (Decrease)	<u>(39,547.00)</u>	
		Total Fund Balance/Equity	<u>(49,998.38)</u>	
	Total Liabilities & Fund Balance			<u><u>(167,632.83)</u></u>

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Account Type	Account Number	Description	Balance	Total
<b>36 - Public Safety Grants</b>				
Assets				
	36-1000	Cash / Due From Consolidated Cash	(31,970.34)	
	Total Assets		(31,970.34)	(31,970.34)

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Account Type	Account Number	Description	Balance	Total
<b>36 - Public Safety Grants</b>				
Fund Balance				
	36-3000	Fund Balance	1,142.66	
		Total Fund Balance	1,142.66	
		Total Revenue	1,148.10	
		Total Expenses	34,261.10	
		Current Year Increase (Decrease)	(33,113.00)	
		Fund Balance Total	1,142.66	
		Current Year Increase (Decrease)	(33,113.00)	
		Total Fund Balance/Equity	(31,970.34)	
		Total Liabilities & Fund Balance		(31,970.34)

City of Iowa Colony  
 Balance Sheet  
 As of July 31, 2023

8/16/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
<b>40 - Court Technology Fund</b>				
Assets				
	40-1000	Cash / Due From Consolidated Cash	9,359.24	
	Total Assets		<u>9,359.24</u>	<u>9,359.24</u>



City of Iowa Colony  
 Balance Sheet  
 As of July 31, 2023

8/16/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
<b>40 - Court Technology Fund</b>				
Fund Balance				
	40-3000	Fund Balance	970.13	
		Total Fund Balance	970.13	
		Total Revenue	8,388.66	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	8,389.11	
		Fund Balance Total	970.13	
		Current Year Increase (Decrease)	8,389.11	
		Total Fund Balance/Equity	9,359.24	
		Total Liabilities & Fund Balance		9,359.24

City of Iowa Colony  
 Balance Sheet  
 As of July 31, 2023

8/16/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
<b>41 - Court Security Fund</b>				
Assets				
	41-1000	Cash / Due From Consolidated Cash	19,481.86	
	Total Assets		19,481.86	
				19,481.86

City of Iowa Colony  
 Balance Sheet  
 As of July 31, 2023

8/16/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
<b>41 - Court Security Fund</b>				
Fund Balance				
	41-3000	Fund Balance	9,218.67	
		Total Fund Balance	9,218.67	
		Total Revenue	10,262.83	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	10,263.19	
		Fund Balance Total	9,218.67	
		Current Year Increase (Decrease)	10,263.19	
		Total Fund Balance/Equity	19,481.86	
		Total Liabilities & Fund Balance		19,481.86

City of Iowa Colony  
 Balance Sheet  
 As of July 31, 2023

8/16/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
<b>45 - American Rescue Plan Act (ARPA) Fund</b>				
Assets				
	45-1000	Cash / Due From Consolidated Cash	900,751.00	
	45-1301	Due from General Fund	0.20	
	Total Assets		<u>900,751.20</u>	<u>900,751.20</u>

City of Iowa Colony  
 Balance Sheet  
 As of July 31, 2023

8/16/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
<b>45 - American Rescue Plan Act (ARPA) Fund</b>				
Liabilities				
	45-2411	Coronavirus Unearned Revenue	900,751.00	
	Total Liabilities		<u>900,751.00</u>	
Fund Balance				
	45-3000	Fund Balance	0.19	
	Total Fund Balance		<u>0.19</u>	
		Total Revenue	0.00	
		Total Expenses	<u>0.00</u>	
		Current Year Increase (Decrease)	0.01	
		Fund Balance Total	0.19	
		Current Year Increase (Decrease)	<u>0.01</u>	
		Total Fund Balance/Equity	<u>0.20</u>	
	Total Liabilities & Fund Balance			<u><u>900,751.20</u></u>

City of Iowa Colony  
 Balance Sheet  
 As of July 31, 2023

8/16/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
<b>50 - Vehicle Replacement Fund</b>				
Assets				
	50-1000	Cash / Due From Consolidated Cash	304,391.08	
	Total Assets		<u>304,391.08</u>	<u>304,391.08</u>

City of Iowa Colony  
 Balance Sheet  
 As of July 31, 2023

8/16/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
<b>50 - Vehicle Replacement Fund</b>				
Fund Balance				
	50-3000	Fund Balance	250,000.00	
		Total Fund Balance	250,000.00	
		Total Revenue	77,000.00	
		Total Expenses	22,608.92	
		Current Year Increase (Decrease)	54,391.08	
		Fund Balance Total	250,000.00	
		Current Year Increase (Decrease)	54,391.08	
		Total Fund Balance/Equity	304,391.08	
		Total Liabilities & Fund Balance		304,391.08

City of Iowa Colony  
 Balance Sheet  
 As of July 31, 2023

8/16/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
<b>99 - Consolidated Cash</b>				
Assets				
	99-1000	Cash	796,874.29	
	99-1210	Due From General Fund	204,899.40	
	99-1220	Due From Crime Prevention District Fund	3,758.10	
	99-1235	Due From Capital Improvement Projects Fund	13,838.25	
	Total Assets		<u>1,019,370.04</u>	<u>1,019,370.04</u>



City of Iowa Colony  
 Balance Sheet  
 As of July 31, 2023

8/16/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
<b>99 - Consolidated Cash</b>				
Liabilities				
	99-2000	Accounts Payable	222,495.75	
	99-2110	Due To General Fund	6,258,006.00	
	99-2130	Due To Debt Service Fund	32,228.00	
	99-2145	Due To American Rescue Plan Act (ARPA) Fund	498,622.00	
	99-2999	Due To Other Funds	(5,991,981.71)	
	Total Liabilities		<u>1,019,370.04</u>	
		Total Revenue	0.00	
		Total Expenses	<u>0.00</u>	
		Current Year Increase (Decrease)	0.00	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	<u>0.00</u>	
		Total Fund Balance/Equity	<u>0.00</u>	
	Total Liabilities & Fund Balance			<u><u>1,019,370.04</u></u>



*Experience. Integrity. Customer Focus.*

# TRANSMITTAL

**To:** Rachel Patterson  
12003 Iowa Colony Blvd  
Iowa Colony, TX 77583

**Description:** 15.6385 Ac.  
**Iowa Colony Plaza**  
23985 SH 288  
Rosharon, TX 77583

**Telephone:** (832) 293-5816

**From:** Joel Vitela

**We are sending you:**

Prints  Plans  Specifications  Other

**Via**

Delivery  Pick Up  Facsimile  Mail  Overnight Delivery

Copies	Date	Description
1		Petition for Annexation
1		Survey
1		Site Plan
1		Aerial
1		BCAD and Address email

These are **TRANSMITTED** as checked below:

For approval  For return  For review and comment  For signature

**REMARKS:**

Please find attached the petition for annexation along with survey and proposed site plan. If you have any questions or additional information, please don't hesitate to contact me.

Respectfully,

Joel Vitela  
President  
832-293-5816  
jv@civilcontx.com

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**PETITION FOR ANNEXATION  
INTO THE CITY OF IOWA COLONY, TEXAS**

All of the current Owners (herein called "Owners," jointly and severally, whether one or more) of the Annexation Property described herein are:

BHA Investments, LLC  
Lynh Phan, Manager

The term "Petitioners" herein means all of the above-named Owners, and their respective heirs, successors, and assigns.

The term "Annexation Property" herein means the following real property, which is also more fully described on Exhibit "A," which is attached hereto and incorporated herein in full:

Approximately 15.6385 acres of land

Petitioners hereby request that the City of Iowa Colony, Texas ("the City") annex the Annexation Property into the incorporated city limits of Iowa Colony.

This petition or a copy of it may be recorded in the Official Records of Brazoria County, Texas. This petition shall run with the land and shall be binding on Petitioners and their respective heirs, successors, and assigns. This petition is irrevocable, without the consent of the City of Iowa Colony, which is in no way obligated to give such consent.

[EXECUTION PAGES TO FOLLOW]

Lynh Phan  
Signature of Petitioner  
Printed Name of Petitioner: LYNH PHAN

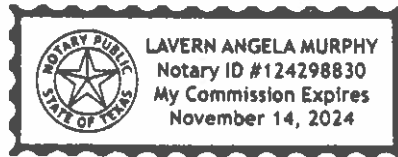
STATE OF TEXAS

COUNTY OF Brazoria

This instrument was subscribed, sworn, and acknowledged before me, the undersigned notary public, on this 16th day of March, 2023, by LYNH PHAN, as the manager/owner on behalf of BHA Investments LLC.

Lynh Phan  
Signature  
  
NOTARY PUBLIC

NOTARY SEAL



GRAPHIC SCALE  
1 inch = 50 feet  
1 inch = 100 feet

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**TOPOGRAPHIC & BOUNDARY SURVEY OF**

13.623 ACRES OF LAND, MORE OR LESS, BEING A PART OF TRACT 60, AND A PART OF TRACT 602 OF COUNTY SURVEY, DISTRICT 514, BRUNSON COUNTY, TEXAS, ACCORDING TO THE MAP OF P.L.S. 11-11-11, RECORDED IN VOLUME 2, PAGE 115, PUBLIC RECORDS OF BRUNSON COUNTY, TEXAS.

ADDRESS: 6 STATE STREET, 808  
ROCKWELL, TEXAS 75087

JOB NO. 2014-22  
DATE: 12-18-22

SCALE: 1" = 50'  
SHEET 1 OF 1

**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**  
11281 Richmond Ave. Bldg. J, Suite 101, Houston, Texas 77082  
281-755-0000  
281-755-0001  
281-755-0002  
281-755-0003  
281-755-0004  
281-755-0005  
281-755-0006  
281-755-0007  
281-755-0008  
281-755-0009  
281-755-0010

**STATE OF TEXAS**  
COUNTY OF BRUNSON  
I, [Signature], Surveyor in Charge, do hereby certify that the above is a true and correct copy of the original survey as recorded in the Public Records of Brunson County, Texas.

**FLOOD NOTE**  
PROPERTY AND VENDOR INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. IT IS THE RESPONSIBILITY OF THE BUYER TO VERIFY ALL INFORMATION. THE BUYER IS ADVISED THAT THE PROPERTY IS LOCATED IN A FLOOD PRONE AREA. THE BUYER IS ADVISED THAT THE PROPERTY IS LOCATED IN A FLOOD PRONE AREA. THE BUYER IS ADVISED THAT THE PROPERTY IS LOCATED IN A FLOOD PRONE AREA.

**ITEM 15.**





**From:** Laurie Rodriguez <[LaurieR@brazoriacountytx.gov](mailto:LaurieR@brazoriacountytx.gov)>  
**Date:** June 5, 2023 at 12:56:22 PM EST  
**To:** JOEL VITELA <[jv@civilcontx.com](mailto:jv@civilcontx.com)>  
**Cc:** Lourdes Prien <[lprien@brazoriacountytx.gov](mailto:lprien@brazoriacountytx.gov)>  
**Subject:** RE: [EXTERNAL] New Address Application - BHA Investments

Joel,

The address issued is:

23985 SH 288  
Rosharon, TX 77583

Once you have received TX-Dot approval and are certain you will be moving forward with the project as depicted on the site plan, please let me know. At that time additional addresses will be issued for the remaining buildings on the property.

Please let me know if you have any further questions.

“What wisdom can you find that is greater than kindness?” – jean-jacques rousseau



# Brazoria CAD

Property Search > 572533 BHA INVESTMENTS LLC for Year 2023

Tax Year: 2023 - Values not available

## Property

### Account

Property ID: 572533      Legal Description: A0515 H T & B R R TRACT 653-654 TR 8 ACRES 15.638  
 Geographic ID: 0515-0021-001      Zoning: 03/28/17 CH  
 Type: Real      Agent Code: 304  
 Property Use Code:  
 Property Use Description:

### Location

Address: HIGHWAY 288      Mapsco: SAL111  
 Neighborhood:      Map ID:  
 Neighborhood CD:

### Owner

Name: BHA INVESTMENTS LLC      Owner ID: 360862  
 Mailing Address: 7827 ZILONIS CT      % Ownership: 100.0000000000%  
 JERSEY VILLAGE, TX 77040-1351  
 Exemptions:

## Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
-----			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
-----			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
-----			
(=) Assessed Value:	=	N/A	

## Taxing Jurisdiction

Owner: BHA INVESTMENTS LLC  
 % Ownership: 100.0000000000%  
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A	
DR5	BRAZORIA COUNTY DRAINAGE DISTRICT #5 (IOWA COLONY)	N/A	N/A	N/A	N/A	
EM3	BRAZORIA COUNTY EMERGENCY DISTRICT #3	N/A	N/A	N/A	N/A	
GBC	BRAZORIA COUNTY	N/A	N/A	N/A	N/A	
JAL	ALVIN COMMUNITY COLLEGE	N/A	N/A	N/A	N/A	
RDB	ROAD & BRIDGE FUND	N/A	N/A	N/A	N/A	
SAL	ALVIN INDEPENDENT SCHOOL DISTRICT	N/A	N/A	N/A	N/A	
Total Tax Rate:		N/A				
					Taxes w/Current Exemptions:	N/A
					Taxes w/o Exemptions:	N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	FRONT ACREAGE	15.6380	681191.28	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$218,610	0	218,610	\$0	\$218,610
2021	\$0	\$218,610	0	218,610	\$0	\$218,610
2020	\$0	\$218,610	0	218,610	\$0	\$218,610
2019	\$0	\$218,610	0	218,610	\$0	\$218,610
2018	\$0	\$218,610	0	218,610	\$0	\$218,610
2017	\$0	\$234,570	0	234,570	\$0	\$234,570
2016	\$0	\$120,610	0	120,610	\$0	\$120,610
2015	\$0	\$120,610	0	120,610	\$0	\$120,610
2014	\$0	\$120,610	0	120,610	\$0	\$120,610
2013	\$0	\$120,610	0	120,610	\$0	\$120,610
2012	\$0	\$120,610	0	120,610	\$0	\$120,610
2011	\$0	\$155,380	0	155,380	\$0	\$155,380
2010	\$0	\$155,380	7,820	7,820	\$0	\$7,820
2009	\$0	\$155,380	7,820	7,820	\$0	\$7,820

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/28/2005	WD	WARRANTY DEED	TORREGROSA TRENTON L JR	BHA INVESTMENTS LLC	05	069892	0

Tax Due

Property Tax Information as of 04/06/2023

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (979) 849-7792

This year is not certified and ALL values will be represented with "N/A".

**IOWA COLONY CRIME CONTROL AND PREVENTION DISTRICT**  
**FY23/24 PROPOSED BUDGET**  
**PROGRAM AREA BY ACTIVITY**

**COMMUNICATIONS DIVISION**

These funds will be utilized to provide funding, including salaries and benefits, for three Communication Operators for the Communications Division.

GL Code	Description	Approved FY22/23	Proposed FY23/24
20-20-5101	Salaries – Full-Time	-----	79,124.00
20-20-5104	Salaries – Overtime	-----	2,968.00
20-20-5106	Social Security/Medicare	-----	6,281.00
20-20-5107	TMRS	-----	9,031.00
20-20-5108	Health & Life Insurance	-----	19,200.00
20-20-5109	Worker’s Comp	-----	4,216.00
20-20-5110	Texas Workforce Commission	-----	270.00
20-20-5114	Benefits Admin Fees	-----	134.00
20-20-5115	Longevity Pay	-----	0.00
20-20-5117	Certification Pay	-----	0.00

**OVERTIME**

Funds allocated will provide for patrols in neighborhoods identified as needing special attention by law enforcement. These patrols will focus on reducing the crime rate and improving the quality of life for citizens in the affected areas. Funds allocated will also provide for necessary overtime during community relations projects and events.

GL Code	Description	Approved FY22/23	Proposed FY23/24
20-20-5104	Salaries - Overtime	17,000.00	5,000.00

**COMMUNITY RELATIONS**

The department will utilize funds for community relations and involvement. Funds will also be used to purchase public relations items for community events.

GL Code	Description	Approved FY22/23	Proposed FY23/24
20-20-5303	Public Education & Training Materials	4,000.00	4,000.00
20-20-5301	Office Supplies	2,500.00	2,000.00
20-20-5214	Advertising & Printing Expense	7,500.00	-----
20-20-5330	Miscellaneous	1,000.00	1,000.00

## TECHNOLOGY

Funds will be used to upgrade and enhance technology within the department. This includes upgrades to computers and servers, new computer programs, and various other needs. Funds will also be used to pay for current software licenses, updates, and other technical fees for programs utilized by the police department.

GL Code	Description	Approved FY22/23	Proposed FY23/24
20-20-5314	Computer & Technology Equipment	25,000.00	25,000.00
20-20-5315	Computer Software & License	16,000.00	18,500.00
20-20-5230	Radio Service	5,100.00	5,400.00
20-20-5328	Small Tools & Minor Equipment	11,000.00	5,000.00

## INVESTIGATIONS

Funds allocated will be used to provide equipment and training to conduct complex criminal investigations.

GL Code	Description	Approved FY22/23	Proposed FY23/24
20-20-5222	Investigations	4,000.00	1,600.00
20-20-5307	Investigation Supplies	4,000.00	776.00

## TRAINING

The department will utilize these funds to pay tuition, per-diem, and travel-related expenses for officers to attend specialized training in various topics.

GL Code	Description	Approved FY22/23	Proposed FY23/24
20-20-5223	Training & Travel	15,000.00	10,000.00

## PATROL EQUIPMENT

These funds will purchase upgrades to equipment and new equipment, as well as maintain existing equipment for patrol officers. Items include but are not limited to, window tint meters, portable breath testers, speed lidars, and other equipment for use by officers in the field.

GL Code	Description	Approved FY22/23	Proposed FY23/24
20-20-5316	Equipment Repair/Parts	5,000.00	5,000.00
20-20-5317	Equipment & Other Rentals	4,000.00	4,000.00
20-20-5319	Vehicle Repairs & Maintenance	3,900.00	-----

**PROFESSIONAL SERVICES**

These funds will be utilized for outside services that provide customized, knowledge-based services to the police department.

<b>GL Code</b>	<b>Description</b>	<b>Approved FY22/23</b>	<b>Proposed FY23/24</b>
20-20-5206	Professional Services	10,000.00	7,500.00

**ONE-TIME PROJECTS**

These funds will be used or encumbered for larger projects such as police department vehicles with associated equipment, personal protective equipment, forensic mapping tools, and other projects.

<b>GL Code</b>	<b>Description</b>	<b>Approved FY22/23</b>	<b>Proposed FY23/24</b>
20-20-5223	Training & Travel*	-----	10,000.00
20-20-5314	Computer & Technology Equipment*	-----	10,000.00
20-20-5317	Equipment & Other Rentals*	-----	8,000.00
20-20-5650	Vehicles & Machinery*	75,000.00	75,000.00
20-90-5630	Furniture & Equipment*	250,000.00	-----
20-20-5309	Uniforms*	-----	5,000.00

\*One-time expenditures from the fund balance.

Fund Balance September 30, 2022 - \$368,320.00

Proposed Expenditures this budget - \$108,000.00

Remaining Balance - \$260,320.00

**CITY OF IOWA COLONY  
RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, APPROVING A  
CRIME CONTROL AND PREVENTION PLAN AND BUDGET; PROVIDING A  
SAVINGS CLAUSE AND EFFECTIVE DATE**

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

**SECTION 1.** This Resolution is authorized by Chapter 363 of the Texas Local Government Code.

**SECTION 2.** After due notice as required by law, the City Council of the City of Iowa Colony, Texas, has held a public hearing on the attached budget for the Iowa Colony Crime Control and Prevention District, which also includes a crime control plan. The City Council hereby approves that document in the same form as previously approved by the Board of Directors of the Iowa Colony Crime Control and Prevention District.

**SECTION 3.** If any part of this resolution, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this resolution shall remain in full force and effect.

**SECTION 4.** This resolution shall be effective immediately upon its passage and approval.

PASSED AND APPROVED ON THIS 21<sup>ST</sup> DAY OF AUGUST 2023.

CITY OF IOWA COLONY

\_\_\_\_\_  
WIL KENNEDY, MAYOR

ATTEST:

\_\_\_\_\_  
KAYLEEN ROSSER, CITY SECRETARY

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, ADOPTING A POLICY STATEMENT TO NOT ENFORCE AND WAIVE THE HOME OWNER'S ASSOCIATION REQUIREMENT TO PROVIDE LANDSCAPE MAINTENANCE FOR THE FRONT YARDS OF ALL PATIO HOMES AND COURTYARD HOMES PURSUANT TO THE MERIDIANA PLANNED UNIT DEVELOPMENT DISTRICT AMENDMENTS #3 AND #4**

**WHEREAS**, the Meridiana Planned Unit Development District (PUD) Amendment #3, ordinance #2017-02, adopted January 23, 2017, III. DEVELOPMENT REGULATIONS, C. Development Standards, 2. Patio Home states the following as Additional Requirements: "Additionally, the Home Owner's Association (HOA) shall provide landscape maintenance for the front yards of all patio homes"; and

**WHEREAS**, the Meridiana Planned Unit Development District (PUD) Amendment #4, ordinance #2022-04, adopted March 21, 2022, III. DEVELOPMENT REGULATIONS, C. Development Standards, 4. Courtyard Home states the following as Additional Requirements: "Additionally, the Home Owner's Association (HOA) shall provide landscape maintenance for the front yards of all courtyard homes"; and

**WHEREAS**, one of the goals of the Meridiana PUD is to ensure the quality of development through the establishment of design guidelines for the community that regulate architectural standards, landscaping, signage, and other common elements of the development; and

**WHEREAS**, several residents of Patio and Courtyard homes attended the July 17, 2023, Council Work Session to express concerns regarding the requirement of the HOA providing landscape maintenance for the front yards; and

**WHEREAS**, the HOA expressed a willingness to work with the residents to address said concerns; and

**WHEREAS**, the City Council originally included the landscape maintenance provision in the PUD to enhance resources for residents through the HOA, to provide the residents and the HOA a mechanism to maintain and improve the subdivision's appearance and property values, and build a sense of community along with the goals and objectives of the PUD; and

**WHEREAS**, the City of Iowa Colony, Texas (City) must defer all deed restriction issues to the HOA to maintain a systematic, uniform approach, as it is the HOA, not the City that must enforce deed restrictions; and

**WHEREAS**, the City Council finds that it is in the best interest of the City to adopt a policy statement to not enforce and to waive the HOA's requirement to provide landscape maintenance for the front yards of all patio and courtyard homes pursuant to PUD amendments #3

and #4, to strongly encourage the residents to work together with the HOA to achieve the original goals set forth in the PUD;

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

**SECTION 1.** That the City Council hereby adopts a policy statement to not enforce and waive the HOA’s requirement to provide landscape maintenance for the front yards of all patio and courtyard homes pursuant to PUD amendments #3 and #4, and strongly encourage the resident to work together to achieve the original goals set forth in the PUDs.

**SECTION 2.** That this Resolution shall be officially recorded with Brazoria County, Texas deed records.

**SECTION 3.** That this Resolution shall be effective immediately upon its passage and approval.

PASSED AND APPROVED ON THIS 21<sup>ST</sup> DAY OF AUGUST 2023.

CITY OF IOWA COLONY, TEXAS

\_\_\_\_\_  
WIL KENNEDY, MAYOR

ATTEST:

\_\_\_\_\_  
KAYLEEN ROSSER, CITY SECRETARY



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, ESTABLISHING A WATER AND SEWER UTILITIES FRANCHISE FEE WITH REGARDS TO PROVIDING WATER AND SEWER UTILITIES SERVICES; PROVIDING A SEVERABILITY CLAUSE, AND DECLARING AN EFFECTIVE DATE**

**WHEREAS**, the City of Iowa Colony, Texas (“City”), is a home rule municipality operating pursuant to its Charter and the laws of the State of Texas; and

**WHEREAS**, the City Council of the City of Iowa Colony, Texas, to maintain the integrity of water and sewer utilities services in the corporate limits of the City of Iowa Colony, Texas, desires to offset the impact to the general fund due to providing water and sewer utilities services;

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

**SECTION 1.** That the City of Iowa Colony, Texas Water and Sewer Operations Fund shall pay to the City general fund a water and sewer utilities franchise fee equal to five percent (5%) of the gross receipts earned from all sales of those services and other revenue generated by the operation of the water and sewer funds.

**SECTION 2.** That the utility shall pass the water and sewer utilities franchise fee of five percent (5%) directly to the customer for the portion directly related to the customer's individual bill.

**SECTION 3.** That such water and sewer utilities franchise fees shall be payable monthly to the Accounting Department, with such budgetary transfers to be made not later than thirty (30) days after the expiration of the month for which payment is due.

**SECTION 4. Severability.** 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 4. Effective Date.** This ordinance shall be effective immediately upon its passage and approval.

PASSED AND APPROVED ON THE FIRST READING ON August 21, 2023.

PASSED, APPROVED, AND ADOPTED ON THE SECOND AND FINAL READING ON \_\_\_\_\_.

**CITY OF IOWA COLONY, TEXAS**

\_\_\_\_\_  
WIL KENNEDY, MAYOR

**ATTEST:**

\_\_\_\_\_  
KAYLEEN ROSSER, CITY SECRETARY

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS FOR THE PURPOSE OF REGULATING NOISE; PROVIDING OFFENSES AND PENALTIES UP TO \$500.00 PER VIOLATIONS; PROHIBITIONS OF NOISE, PROVIDING MAXIMUM SOUND LEVELS, DEFENSES, METHODS OF MEASUREMENT, PERMITS, OTHER REGULATIONS, AND RELATED PROVISIONS**

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

**SECTION 1. Findings of Fact**

That the City Council of the City of Iowa Colony, Texas (“the City”) hereby finds that the following facts and all other facts stated in any part of this ordinance are true:

- a. This ordinance promotes the public health, safety, and general welfare of the people of Iowa Colony.
- b. A violation of this ordinance is a public nuisance.
- c. A violation of this ordinance is a danger to public health.
- d. This ordinance is authorized by Section 217.042 of the Texas Local Government Code, the Home Rule Charter of the City, and all applicable law.

**SECTION 2. Definitions**

That the following words, terms and phrases, when used in this ordinance, shall have the meanings ascribed to them in this section, unless the context of their usage clearly indicates another meaning:

*Daytime hours* mean the hours between 7:00 a.m. on one day and 9:00 p.m. the same day.

*dB(A)* means the intensity of a sound expressed in decibels.

*Emergency* means any occurrence or set of circumstances involving actual or imminent physical trauma or property damage or loss that demands immediate action.

*Emergency work* means any work performed for the purpose of preventing or alleviating the physical trauma or property damage threatened or caused by an emergency, or which is otherwise necessary to restore property to a safe condition following a fire, accident, or natural disaster, or which is required to protect persons or property from exposure to danger, or which is required to restore public utilities.

*Engine Breaking*, commonly known as Jake-Braking, means the use or operation of any mechanical exhaust device designed to aid in the braking, decompression, or deceleration of any motor vehicle which results in the excessive, loud, unusual, or explosive noise from such vehicle.

*Nighttime hours* mean the hours between 9:00 p.m. on one day and 7:00 a.m. the following day.

*Person* means any individual, association, partnership, or corporation, governmental unit, or other legal entity.

*Property line* means the line along the ground surface, and its vertical extension, which separates the real property owned, leased, or occupied by one person from that owned, leased, or occupied by another person and the imaginary line which represents the legal limits of property of any person who owns, leases, or otherwise occupies an apartment, condominium, hotel or motel room, office, or any other type of occupancy.

*Public right-of-way* means any street, avenue, boulevard, highway, road, thoroughfare, sidewalk, alley, or any other property that is owned or controlled by a governmental entity.

*Residential property* means any location used for noncommercial purposes as a place of abode by any person.

*Sound* means any pressure variation that can be detected by the human ear.

*Sound amplifying equipment* means any machine or device for the amplification of the human voice, music, or other.

*Vibration* means an oscillatory motion of solid bodies described by displacement, velocity or acceleration.

### **SECTION 3. Prohibitions**

(a) That it shall be unlawful for any person to make, cause, assist, or allow the making or continuance of any sound that either exceeds the maximum permitted sound levels specified in this ordinance or which otherwise unreasonably disturbs, causes material distress, injures or endangers the comfort, repose, health, peace or safety, that is offensive to the sensibilities of a reasonable and prudent person within the city limits, or to make an unreasonable noise in a public place other than a sport shooting range, as defined by Section [250.001](#), Local Government Code, or in or near a private residence that the person has no right to occupy; or otherwise violates this ordinance.

(b) That it shall be unlawful for the driver of any motor vehicle to use, or to operate or to cause to be used or operated, at any time and on any street or road over which the city has jurisdiction, any mechanical exhaust or decompression device which results in the practice known as “engine-braking” or commonly known as “jake-braking”.

That the provisions of this section shall not apply to the application of unmuffled compression brakes where necessary for the protection of persons and/or property which cannot be avoided by application of an alternative braking system. Noise caused by the application of engine compression brakes, otherwise known as “engine-braking” and commonly known as “jake-braking” which is effectively muffled or if the application is necessary for the health, safety, and welfare of the community is exempt from the provisions of this section.

That the City is hereby authorized and directed to post, at reasonable locations within the city, signs indicating the prohibition of “engine-braking” and/or “jake-braking”.

(c) That it shall be unlawful for any person to use or operate, or cause to be used or operated, any mechanical or electrical device, machine, apparatus or instrument to intensify, amplify, or reproduce the human voice or to produce, reproduce, intensify or amplify any sound in any building

or on any premises of the city for any purpose whereby the sound therefrom is cast directly upon the public streets or places, or which is so placed or operated that the sound coming therefrom can be heard on the streets or on neighboring premises to the annoyance or inconvenience of a reasonable person having normal sensibilities, and being of ordinary tastes, habits and modes of living.

(d) That in determining whether a violation of this ordinance occurs, the following may be considered:

1. The level, frequency or duration of the noise;
2. The proximity of the noise to the dwelling or business;
3. The nature and zoning of the area within which the noise occurs;
4. The time of day or night the noise occurs.

That nothing in this ordinance shall require a complaint as a condition of a violation.

(e) That any noise that by its character, intensity, or duration, whether by one of those factors or by more than one in combination, either: (1) substantially interferes with the peaceful and comfortable enjoyment of a private home, business, or property by a person of ordinary sensibilities; or (2) otherwise violates this ordinance; is hereby declared to be a nuisance and is hereby prohibited. The following acts, among others, are declared to be examples of loud, disturbing, and unnecessary noises that shall be prima facie evidence in violation of this section and shall not require measurement or proof of a dB(A) in order to establish a violation unless the specific provision requires a maximum dB(A):

(1) *Horns or other signaling devices.* The sounding of any horn or signaling device on any automobile or other vehicle on any street or public place of the city, except as a danger warning; the creation by means of any such signaling device of any unreasonably loud or harsh sound; and the sounding of any such device for an unnecessary and unreasonable period of time.

(2) *Exhausts.* The discharge into the open air of the exhaust of any internal combustion engine, other engine, or motor vehicle except through a muffler or other device that effectively prevents loud or explosive noise from that source.

(3) *Defect in vehicle or load.* The use of any automobile or other vehicle so out of repair, loaded, modified, or used as to create loud grating, grinding, rattling, or other noise.

(4) *Noise near schools, courts, churches, or hospitals.* The creation of any excessive noise on any street adjacent to any school, church, or court while in use, or adjacent to any hospital, which unlawfully interferes with the workings of such institution, or which unreasonably disturbs or unduly annoys patients in the hospital, provided conspicuous signs are displayed in adjoining streets to indicate the presence of a school, church, hospital or court.

(5) *Pile drivers, hammers and other machinery.* The operation between the hours of 9:00 p.m. and 7:00 a.m. of any pile driver, excavator, earth moving equipment, powered hammer, derrick or other appliance or machinery that produces loud or unusual noise.

(6) *Vehicular sound systems.* Any radio or other device made, adapted, or used to produce or play music or other sound, which device is connected to, located in, or located on a motor vehicle, and which device is operated at a volume that causes material distress, discomfort, or injury to a person of ordinary sensibilities in the vicinity thereof. If the sound is audible at a distance of

thirty (30) feet from the source or causes a person to be aware of or feel the vibration accompanying the sound at a distance of thirty (30) feet from the source, a prima facie case is established that the device is being operated at a volume that causes material distress, discomfort, or injury to a person of ordinary sensibilities.

#### **SECTION 4. Agricultural Operations**

That this ordinance does not apply to an agricultural operation to the extent the operation is protected by Texas Agriculture Code chapter 251.

#### **SECTION 5. Maximum Sound Levels**

(a) That no person shall conduct, assist, allow, or cause any activity or sound source that produces a noise that exceeds any one or more of the following decibel levels:

- (1) a decibel level of 85dB(A) during daytime hours;
- (2) a decibel level of 65 dB(A) during nighttime hours.

(b) That the dB(A) levels set forth in this section apply to the property where the sound is being received. Any sound that when measured at the property where the sound is being received exceeds the dB(A) levels set forth in this section is a violation of this ordinance.

(c) That the evidence that an activity or sound source produces a sound that exceeds the dB(A) levels specified in this section, when measured at the site where the sound is being received, if available, shall be prima facie evidence that the sound is unreasonable, is a nuisance, and violates this ordinance.

#### **SECTION 6. Defenses**

That the following defenses shall apply to any offense established in this ordinance:

(a) That the emission of the sound was for the purpose of alerting persons to the existence of an emergency, danger, or attempted crime.

(b) That the sound was produced by an authorized emergency vehicle.

(c) That the sound was produced by emergency work as herein defined.

(d) That the sound was generated:

(1) At a lawfully scheduled stadium event, and the sound was normal and customary for that type of event;

(2) By a permitted parade and spectators or participants on the parade route during that parade, and the sound was normal and customary for that type of event;

(3) By spectators or participants at a lawfully scheduled amphitheater event, and the sound was normal and customary for that type of event;

(4) By patrons and participants using cannons and gunfire during historical battle reenactments or by a pyrotechnic display for which a pyrotechnic permit was obtained, and for which the explosives were inspected by the fire marshal;

(5) By spectators or participants of any outdoor event, fun run, race, festival, fiesta, or concert that was sponsored, cosponsored, or permitted by the city, and the sound was normal and customary for that type of event; or

(6) By any other otherwise lawful activity that constitutes protected expression pursuant to the First Amendment of the United States Constitution.

(e) The sound was produced by aircraft in flight or in operation at an airport, or by railroad equipment in operation on railroad rights-of-way.

(f) The sound was produced by a type of power equipment such as a mechanically powered saw, drill, sander, router, grinder, lawn or garden tool, lawnmower, or any other similar device used between the hours of 7:00 a.m. and 9:00 p.m., and which device did not produce a sound exceeding 85 dB(A) when measured from the nearest residential property where the sound is being received, and which device was being used for the maintenance or upkeep of the property on which it was used.

(g) The sound was generated as authorized under the terms of a permit issued under **section 8**.

(h) The sound was produced by the operation of any air conditioning unit that did not produce a sound exceeding 65 dB(A) when measured at least 15 feet from that air conditioning unit.

(i) The sound was produced by church bells or church chimes, when used as part of a genuine religious observance or service during daytime hours, and which did not exceed five continuous minutes in duration in any one-hour period.

## **SECTION 7. Methods of Sound Measurement**

(a) That whenever portions of this ordinance prohibit sound over a certain decibel limit, measurement of that sound shall be made with a Type 1 or Type 2 calibrated sound level meter utilizing the A-weighting seals and the slow meter response as specified by the American National Standards Institute (ANSI S1.4-1984/85A).

(b) That noise levels shall be measured in decibels and A-weighted. The unit of measurement shall be designated as dB(A). Meters shall be maintained in calibration and good working order. Calibrations shall be employed which meet ANSI S1.40-1984 prior to and immediately after every sampling of sound. Measurements recorded shall be taken so as to provide a proper representation of the sound being measured. The microphone of said meter shall be positioned so as not to create any unnatural enhancement or diminution of the measured sound. A windscreen for said microphone shall be used. Measurements shall be taken at or near the nearest property line of the property where the sound is being received.

(c) That however, regardless of any other provision, nothing in this ordinance shall require measurement or proof of a decibel level in order to establish a violation of any provision of this ordinance that is not stated in terms of a specific maximum number of decibels allowed.

## **SECTION 8. Permits**

(a) That no person shall use or cause to be used any loudspeaker, loudspeaker system, sound amplifier, or any other machine or device that produces, reproduces, or amplifies sound outside

of buildings or other enclosed structures in a manner that violates this ordinance, without first obtaining a permit to do so.

(1) Such permit may be obtained by making application to the director of the city department so designated by the city manager.

(2) Such permit requires payment of a \$20.00 fee for the administrative costs of issuing the permit.

(3) Such permit is valid for one period not to exceed 14 hours and not between the hours of 9:00 p.m. and 7:00 a.m.

(4) Such permit shall not be issued for the same location more than twice during any 30-day period.

(5) Such permit shall not authorize, allow, or otherwise permit the production, reproduction, or amplification of sound that exceeds 75 dB(A) when measured from the nearest receiving property.

(b) That the use of any loudspeaker, loudspeaker system, sound amplifier, or any other similar machine or device pursuant to a permit under this ordinance is subject to the following regulations:

(1) The only sound permitted shall be music and human speech.

(2) The volume of the sound amplified pursuant to this section shall not exceed 75 dB(A) when measured from the nearest receiving property.

(3) No equipment permitted pursuant to this section shall be operated during the hours between 9:00 p.m. and 7:00 a.m.

(c) The application for the permit under this section shall contain the following information:

(1) The date of the application and the date and hours for which the permit is requested.

(2) The name and address of the applicant.

(3) The name and address of the person who will have charge of the sound amplifying equipment at the permitted event.

(4) The purpose for which the sound equipment will be used.

(5) The address and a description of the location where the sound equipment will be used.

(6) A description of the type of sound amplifying equipment to be used.

(7) Any other information reasonably pertinent to the permit and requested by the city official administering the permit application.



(d) That if an applicant for a permit under this section is unable to pay the full amount of the permit fee pursuant to **subsection (a)** of this section, then the fee shall be reduced to that amount the applicant is able to pay, provided the applicant submits a sworn affidavit containing the following information:

(1) A statement that the applicant and the group or organization on whose behalf the applicant is making the application are unable to pay the full amount of the permit fee.

(2) A statement that the applicant and the group or organization on whose behalf the applicant is making the application have made diligent efforts to raise money to pay the permit fee.

(3) A statement of the exact amount the applicant and the group or organization, on whose behalf he is making the application are able to pay for the permit fee.

### **SECTION 9. Conflicts in Terms**

That in the event of a conflict of terms between this ordinance and any other ordinance or other law, the more restrictive provision shall govern and control.

### **SECTION 10. Offenses, Penalties, and Remedies**

(a) That any references in this Ordinance to “the penalty provisions of this Ordinance” or similar phrases shall refer to this section and the penalties herein.

(b) That any person who intentionally, knowingly, recklessly, or with criminal negligence violates any provision of this Ordinance shall be guilty of a misdemeanor and upon conviction shall be fined in an amount not to exceed \$500.00. Each calendar day or portion of a calendar day a violation continues, occurs, or recurs shall constitute a separate offense.

(c) That the City shall have the right to enforce this ordinance and the Codes hereby adopted by injunction and by other actions in a civil court and/or by any and all remedies from any and all sources.

(d) That all rights and remedies of the City provided in this ordinance shall be cumulative of all other rights and remedies provided herein, by other ordinances, or by any applicable law. Furthermore, the exercise of one right or remedy by the City shall not be construed as an election of remedies and shall not impair any other right or remedy of the City. The City may exercise any right or remedy herein either alone or together with any other right or remedy under this ordinance, any other ordinance, or any applicable law. Without limiting the generality of the foregoing, pursuing or receiving any civil remedy for any violation of this ordinance shall not preclude the pursuit or receipt of any criminal penalty for any violation hereof.

### **SECTION 11. Nonwaiver**

That the failure or omission of the City, upon one or more occasions, to enforce any right, obligation, or remedy under this Ordinance or any other law concerning utilities shall never be construed as a waiver of the City’s right to strictly enforce such right, obligation, or remedy, and the City may resume such strict enforcement without advance notice.

**SECTION 12. Nonwaiver of Immunity**

That nothing in this Ordinance or in any other law concerning utilities shall ever be construed as a full or partial waiver of governmental immunity, official immunity, or any other immunity of the City or its officers, agents, employees, or representatives.

**SECTION 13. Nonliability**

That neither the City, nor its officers, employees, agents, or representatives shall be liable to any person, other than the City, for any act, omission, or condition in any way concerning this ordinance or the subject matter hereof.

**Sec. 14. Severance Clause**

That if any portion, of any size, of this ordinance is for any reason invalid, then the remainder of this ordinance shall remain valid.

**Sec. 15. Effective Date**

That this ordinance shall be effective upon passage, approval, and adoption.

PASSED AND APPROVED ON FIRST READING ON JULY 17, 2023.

PASSED, APPROVED, AND ADOPTED on second and final reading on \_\_\_\_\_.

**CITY OF IOWA COLONY, TEXAS**

**By: \_\_\_\_\_**  
**WIL KENNEDY, MAYOR**

**ATTEST:**

**\_\_\_\_\_  
KAYLEEN ROSSER, CITY SECRETARY**

Iowa/Ordinance/Regulating Noise (July 17, 2023)

# MEMORANDUM

**Date:** July 12, 2023  
**To:** Mayor Wil Kennedy  
& Councilmembers  
**From:** Dinh V. Ho, P.E.  
**RE:** Iowa Colony Engineering Design Criteria – Summary of Changes  
Staff’s Summary and Recommendations  
**CC:** Robert Hemminger Kayleen Rosser

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Below is a summary of recommended changes to be incorporated into the City of Iowa Colony Engineering Design Criteria Manual.

## Chapter 3: Water Distribution System

Section 3.3.6.A – All water meters shall be installed by and inspected by the City of Iowa Colony.

Section 3.3.6.F.d. Water meters shall be Hydrus Ultrasonic Water Meter by Diehl Metering

## Chapter 5: Storm Water Drainage Design

Section 5.1.1. Storm Water Drainage Design General: Updated to reflect Brazoria County Drainage Criteria Manual, adopted in May 2022.

Section 5.3.6.B. Intensity Duration Curves: - Updated IDC to reflect Atlas 14 rainfall guidance in accordance with Brazoria County Drainage Criteria Manual.

Section 5.3.6.C. Rational Method: - Updated Rational Method analysis of peak flow rate for tract less than 50 acres from 100 acres.

Section 5.3.6.J.b.(c) Calculation of Detention Storage: Detention Storage shall be not be less than 0.75 acre-ft/acre of the parent tract. This is consistent with BCDD5 Design Criteria Manual.

Chapter 10: Construction, Inspection, Approval and Acceptance of Infrastructure: - Require GIS shape files for water, sanitary sewer, drainage facilities and streets and determined by City Engineer.

Water Details Sheet 1: Revise model of meter boxes to DFW Plastics, Inc. Model no. DFW1300-12-1KT DIZ to fit approved Hydrus Ultrasonic Water Meter.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, FOR THE PURPOSE OF AMENDING THE IOWA COLONY ENGINEERING DESIGN CRITERIA MANUAL; REPLACING EARLIER VERSIONS OF THE DESIGN CRITERIA MANUAL, WITH EXCEPTIONS; REQUIRING COMPLIANCE; PROVIDING FOR DENIAL OR REVOCATION OF APPROVAL AND PERMITS DUE TO NONCOMPLIANCE; PROVIDING FOR OTHER REGULATIONS AND REQUIREMENTS; PROVIDING THAT A VIOLATION IS A MISDEMEANOR PUNISHABLE BY A FINE OF UP TO \$500 PER DAY; PROVIDING FOR OTHER PENALTIES AND REMEDIES; REPEALING PRIOR ORDINANCES ADOPTING OR AMENDING PRIOR DESIGN CRITERIA MANUALS, WITH EXCEPTIONS; AND PROVIDING FOR NONWAIVER BY NONENFORCEMENT, NONWAIVER OF IMMUNITY, NONLIABILITY OF THE CITY, A SEVERANCE CLAUSE, AND AN EFFECTIVE DATE**

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

**1. Adoption of Engineering Design Criteria Manual**

That the attached City of Iowa Colony Engineering Design Criteria Manual (the “Engineering Design Criteria Manual” or “Design Criteria Manual”) is hereby adopted and ordained, and the regulations and provisions therein stated are hereby established. Any reference in any other ordinance, policy, or other source to an engineering design criteria manual or design criteria manual of the City of Iowa Colony shall refer to the attached City of Iowa Colony Engineering Design Criteria Manual, as amended from time to time. Any reference herein to “this Ordinance” or similar terms shall also include the Engineering Design Criteria Manual hereby adopted, and that manual is a part of this ordinance.

**2. Compliance Required**

That any construction, planned construction, or plans for which a permit or approval from the City of Iowa Colony is required must be done in compliance with the Design Criteria Manual, according to its terms.

**3. Denial or Revocation of Permits for Approval**

That the failure of any plans, construction, or planned construction to comply with Design Criteria Manual shall be grounds for the City to deny or revoke any approval or permit from the City concerning such plans, construction, or planned construction.

#### **4. Other Requirements**

a. That the attached Engineering Design Criteria Manual replaces all prior Engineering Design Criteria Manuals of the City; provided, however, that to the extent of any vested rights under a prior version of the Design Criteria Manual, that prior version shall remain in effect.

b. That otherwise, the attached Engineering Design Criteria Manual is cumulative of all requirements from any other source and shall not authorize noncompliance with any other regulation or requirement from any source.

c. That in the event of any conflict in terms, the stricter requirement shall govern and control.

#### **5. Offenses, Penalties, and Remedies**

a. That any person who participates in any violation of any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$500.00. Each day or portion of a day a violation continues, occurs, or recurs shall constitute a separate offense.

b. That the City shall have the right to enforce this ordinance by injunction and by other actions in a civil court and/or by any and all remedies from any and all sources.

c. That all rights and remedies of the City provided in this ordinance shall be cumulative of all other rights and remedies provided herein, by other ordinances, or by any source.

d. That the exercise of any right or remedy by the City shall not be construed as an election of remedies and shall not impair any other right or remedy of the City. The City may exercise any right or remedy herein either alone or together with any other right or remedy under this ordinance, any other ordinance, or any applicable law. Without limiting the generality of the foregoing, pursuing or receiving any civil remedy for any violation of this ordinance shall not preclude the pursuit or receipt of any criminal penalty for any violation hereof.

#### **6. Nonwaiver by Nonenforcement**

That the failure or omission of the City, upon one or more occasions, to enforce any right, obligation, or remedy under this Ordinance or any other law concerning the subject matter hereof shall never be construed as a waiver of the City's right to strictly enforce such right, obligation, or remedy, and the City may resume such strict enforcement without advance notice.

**7. Nonwaiver of Immunity**

That nothing in this Ordinance shall ever be construed as a full or partial waiver of governmental immunity, official immunity, or any other immunity of the City or its officers, employees, agents, or representatives.

**8. Nonliability of City**

That neither the City, nor its officers, employees, agents, or representatives shall be liable to any person, other than the City, for any act, omission, or condition in any way concerning this ordinance or the subject matter hereof.

**9. Repeal**

That this ordinance repeals all prior ordinances adopting or amending any prior versions of the Design Criteria Manual, except that such prior ordinances shall remain in effect only as to prosecution and other enforcement concerning violations accruing while those ordinances were in effect.

**10. Severance Clause**

That 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.

**11. Effective Date**

That this ordinance shall be effective immediately upon its passage and approval.

PASSED AND APPROVED ON FIRST READING ON JULY 17, 2023.

PASSED, APPROVED, AND ADOPTED ON SECOND AND FINAL READING ON AUGUST 21, 2023.

**CITY OF IOWA COLONY**

**By: \_\_\_\_\_  
WIL KENNEDY, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**KAYLEEN ROSSER, CITY SECRETARY**



**CITY OF  
IOWA  
COLONY**

**CITY COUNCIL MEETING MINUTES**

Item 23.

**Monday, July 17, 2023  
7:00 PM**

**Iowa Colony City Hall, 12003 Iowa Colony Blvd., Iowa Colony, TX 77583**

Phone: 281-369-2471

Fax: 281-369-0005

[www.iowacolonytx.gov](http://www.iowacolonytx.gov)

STATE OF TEXAS  
COUNTY OF BRAZORIA  
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 17th day of July 2023, the City Council of the City of Iowa Colony, Texas, held a Council Meeting at 7:00 P.M. at Iowa Colony City Hall, there being present and in attendance the following members to wit:

- Mayor Wil Kennedy
- Councilmember Arnetta Murray
- Councilmember McLean Barnett
- Mayor Pro Tem Marquette Greene-Scott
- Councilmember Tim Varlack
- Councilmember Steven Byrum-Bratsen
- Councilmember Sydney Hargroder

And none being absent, constituting a quorum at which time the following business was transacted.

**CALL TO ORDER**

Mayor Kennedy called the meeting to order at 7:11 P.M.

**INVOCATION**

Councilmember Varlack prayed aloud.

**PLEDGE OF ALLEGIANCE**

Pledge of Allegiance and Texas Pledge were recited.

**SPECIAL PRESENTATIONS & ANNOUNCEMENTS**

Mayor Kennedy presented a Proclamation for Pride Month.

**CITIZEN COMMENT**

There were no comments from the public.

**EXECUTIVE SESSION-7:15 P.M.**

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

1. Discuss personnel matters related to City Manager annual performance appraisal.

**POST EXECUTIVE SESSION- 7:58 P.M.**



## PUBLIC HEARINGS

2. Hold a public hearing for a sign variance regarding the height and sign area for a temporary free-standing sign at the Southwest corner of Crystal View Drive and County Road 48.

Mayor Kennedy opened the public hearing at 7:58 P.M. There were no comments from the public. Mayor Kennedy closed the public hearing at 9:01 P.M.

3. Hold a public hearing on the approval of a Crime Control Plan and Budget for the Iowa Colony Crime Control and Prevention District for FY 23-24.

Mayor Kennedy opened the public hearing at 7:59 P.M. There were no comments from the public. Mayor Kennedy closed the public hearing at 9:43 P.M.

## COUNCIL COMMENTS

- Councilmember Barnett had no comments.
- Councilmember Murray stated that the Fourth of July event was amazing.
- Mayor Pro Tem Greene-Scott stated that the Fourth of July event was great even though Whitney Houston's version of the National Anthem was not played. She reminded everyone to stay hydrated as it is hot outside. She thanked those in attendance at the meeting.
- Councilmember Varlack thanked the members of the public for attending the meeting. He also thanked the staff for being in attendance. He mentioned that the Fourth of July event was outstanding. It appeared that there were more people in attendance at the event this year than last year. Staff did an outstanding job getting folks out of the parking lot after the event. It was a major improvement from last year. Just a reminder to please stay hydrated in this heat. There are still many stones that are being deposited onto the road particularly coming out of the concrete crushing facility at Meridiana Parkway leading both directions on 288 going South and North. He is asking the contractor to please run the street sweeper at least early in the morning and around late afternoon. He stated that the Touch a Truck event was awesome.
- Councilmember Byrum-Bratsen concurred with Council Member Varlack stating that there is a scatter of rocks on Meridiana Parkway exit turning left onto 288. He asked if the pipeline of CR 57 West secured a deposit for the road for the new pipeline, they are putting in across and under 288. He drove through Sterling Lakes and the fire hydrant painting looks great. He thanked the Mayor for the Pride Proclamation.
- Councilmember Hargroder expressed her appreciation for the staff. Fourth of July was above and beyond. She thanked Jeremy and Parks and Recreation for the wonderful event.
- Mayor Kennedy stated he is honored and humbled to have such an outstanding council to work with. He thanked the three members of council who attended the Planning and Zoning Commission meeting. He stated that the Iowa Colony Pioneers will be kicking off their fall season soon. Go Iowa Colony Pioneers! Stay Hydrated. He stated that after the last work session he wanted to apologize to the council and specifically to Matt Lawson. He allowed the meeting to get off track and get off task as it related to that discussion so for that reason he wanted to apologize to Mr. Lawson and thank Rise for being present and being accountable in participating in our process in making Iowa Colony a better place to live.

## STAFF REPORTS

City Manager, Robert Hemminger mentioned that he provided all Councilmembers with a copy of the proposed budget for FY 2024.

4. Fire Marshal/Building Official Monthly Report
5. Police Department Monthly Report

6. Municipal Court Monthly Report
7. Public Works Monthly Report
8. City Engineer Monthly Report
9. Finance Monthly Reports

### ITEMS FOR CONSIDERATION

10. Consideration and possible action on personnel matters.

No action was taken.

11. Consideration and possible action regarding a request for a variance to the sign ordinance for a temporary free-standing sign at the Southwest corner of Crystal View Drive and County Road 48.

Motion made by Councilmember Byrum-Bratsen to approve the sign variance with the following conditions:

- size of the sign be 8x12 (3 sheets of plywood)
- sign can be up for the extent of 1 calendar year (365 days)
- sign is engineered stamp for wind load
- sign can be a maximum height of 16ft.

Seconded by Councilmember Barnett.

Voting Yea: Councilmember Barnett, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Byrum-Bratsen

Voting Nay: Councilmember Murray, Councilmember Hargroder, Councilmember Varlack

12. Consideration and possible action authorizing the purchase of data servers, telephones, and related components in the amount of \$215,230.22 for the Public Safety Building from DataVox using The Interlocal Purchasing System (TIPS) Cooperative Purchasing Program contract number 230105.

Motion made by Councilmember Byrum-Bratsen, Seconded by Councilmember Murray.

Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Byrum-Bratsen, Councilmember Varlack

13. Consideration and possible action for a variance request to section 33 of the subdivision ordinance for Caldwell Lakes

Motion made by Councilmember Byrum-Bratsen to grant the variance request to section 33 of the subdivision ordinance for Caldwell Lakes, Seconded by Mayor Pro Tem Greene-Scott.

Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Councilmember Hargroder, Councilmember Byrum-Bratsen, Councilmember Varlack

Voting Nay: Mayor Kennedy

14. Consideration and possible action for a variance to section 36 of the subdivision ordinance for Caldwell Lakes.

Motion made by Mayor Pro Tem Greene-Scott to grant a variance to section 36 of the subdivision ordinance for Caldwell Lakes, Seconded by Councilmember Murray.

Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott,

Mayor Kennedy, Councilmember Hargroder, Councilmember Byrum-Bratsen, Councilmember Varlack

15. Consideration and possible action for the Caldwell Lakes General Plan.

Motion made by Councilmember Murray to approve the Caldwell Lakes General Plan, Seconded by Mayor Pro Tem Greene-Scott.

Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Byrum-Bratsen, Councilmember Varlack

16. Consideration and possible action adopting a Noise Ordinance on first reading.

Motion made by Councilmember Hargroder to approve the ordinance on first reading, Seconded by Councilmember Varlack. City Secretary read the ordinance caption aloud. Motion carried.

Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Byrum-Bratsen, Councilmember Varlack

17. Consideration and possible action adopting an ordinance amending the Engineering Design Criteria Manual.

Motion made by Councilmember Hargroder to adopt an ordinance amending the Engineering Design Criteria Manual., Seconded by Councilmember Murray. City Secretary read the ordinance caption aloud. Motion carried.

Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Byrum-Bratsen, Councilmember Varlack

18. Consideration and possible action on a resolution adopting the Capital Investments Plan (CIP).

Motion made by Councilmember Hargroder to approve a resolution adopting the Capital Investments Plan (CIP), Seconded by Councilmember Varlack.

Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Byrum-Bratsen, Councilmember Varlack

19. Consideration and possible action on an ordinance adopting a Master Drainage Plan.

Motion made by Councilmember Byrum-Bratsen to approve an ordinance adopting a Master Drainage Plan, Seconded by Councilmember Murray. City Secretary read the ordinance caption aloud.

Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Byrum-Bratsen, Councilmember Varlack

**CONSENT AGENDA**

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

Motion made by Councilmember Varlack to approve consent items No. 21,22, and 23 as presented, Seconded by Mayor Pro Tem Greene-Scott.

Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Byrum-Bratsen, Councilmember Varlack

20. Consider approval of the June 26, 2023, Council work session minutes.

Motion made by Councilmember Hargroder to approve the June 26, 2023, Council work session minutes., Seconded by Councilmember Varlack.

Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Kennedy, Councilmember Hargroder, Councilmember Byrum-Bratsen, Councilmember Varlack

Voting Abstaining: Mayor Pro Tem Greene-Scott as she was absent for the work session on June 26, 2023.

21. Consider approval of the June 26, 2023 Council meeting minutes.

22. Consider approval of the June 27, 2023, Council work session minutes.

23. Consider approval of the Sierra Vista Plaza Final Plat.

24. Approval of Quarterly Investment Report

Motion made by Councilmember Hargroder to approve the Quarterly Investment Report, Seconded by Councilmember Murray.

Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Byrum-Bratsen, Councilmember Varlack

**ADJOURNMENT**

The meeting was adjourned at 9:43 P.M.

APPROVED THIS 21<sup>ST</sup> DAY OF AUGUST 2023

\_\_\_\_\_  
Kayleen Rosser, City Secretary

\_\_\_\_\_  
Wil Kennedy, Mayor



**CITY OF  
IOWA  
COLONY**

**CITY COUNCIL WORKSESSION  
MINUTES**

**Monday, July 17, 2023  
6:00 PM**

**Iowa Colony City Hall, 12003 Iowa Colony Blvd., Iowa Colony, TX 77583**

Phone: 281-369-2471 • Fax: 281-369-0005 • [www.iowacolonytx.gov](http://www.iowacolonytx.gov)

STATE OF TEXAS  
COUNTY OF BRAZORIA  
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 17th day of July 2023, the City Council of the City of Iowa Colony, Texas, held a Council Meeting at 6:00 P.M. at Iowa Colony City Hall, there being present and in attendance the following members to wit:

Mayor Wil Kennedy  
Councilmember Arnetta Murray  
Councilmember McLean Barnett  
Mayor Pro Tem Marquette Greene-Scott  
Councilmember Tim Varlack  
Councilmember Steven Byrum-Bratsen  
Councilmember Sydney Hargroder

And none being absent, constituting a quorum at which time the following business was transacted.

**CALL TO ORDER**

Mayor Kennedy called the work session to order at 6:00 P.M.

**CITIZEN COMMENTS**

Shelby Crowe- 10414 Kiowa Ct. She stated she is a local realtor, and she will be speaking on the signs. She has been putting up signs up for a long time and all the sudden they are no longer able to put up their open house signs. She puts the signs up for two to three hours a day. She would like the council to look at the sign ordinance again and reconsider.

**ITEMS FOR DISCUSSION**

1. Discussion on possible zoning change request on Iowa Colony Blvd. Afsha Ali discussed the proposed zoning change request stating they are proposing office condos with a retail center. She asked if the city would be interested in going through the zoning list and narrowing down the list of uses. Their end goal is to bring a quality

family friendly center to the property, and they are willing to work with the city on this project. Councilmember Murray asked what they are thinking in terms of the uses? She asked for their top two uses. Afsha stated they are thinking of a restaurant and a after school activity. Councilmember Hargroder thanked Afsha for presenting and also her willingness to work with the city. Councilmember Hargroder is concerned that this would be a traffic issue and that there is not a collector street. Councilmember Byrum-Bratsen is concerned about the traffic as well. He asked if there will be warehouses in the back. Afsha stated they are only proposing office condos. Councilmember Varlack mentioned that the traffic including commercial traffic will be a bit of a concern. He is also concerned that when it's discussed about condos, that the ownership changes and that the items that are stated when the building goes in carries over to whoever purchases that property in the future. Afsha asked if they could tie that portion to the deed restrictions. Councilmember Varlack stated that they would need to work with the Attorney to see. Mayor Pro Tem Greene-Scott stated that we cannot think five years ahead, we must think further than that and we don't know who is going to buy these spaces and then who they will sell them to. They asked for recommendations at this point. The mayor stated the consensus was to work with Staff and Planning and Zoning to figure out how to move forward as Iowa Colony is open for business.

2. Discussion on HOA-provided landscape maintenance in certain subdivisions. City Attorney, Natasha Brooks provided two options for the City Council to consider regarding the HOA-provided landscape maintenance in certain subdivisions. (see attachment) The City Council concurred with adopting a policy statement by resolution as listed in the attachment. It is noted that the POA is under no obligation to lift the requirement. The mayor addressed that he received one email in favor of the current arrangement that the city has in place.
3. Discussion on the city's sign ordinance. City Manager, Robert Hemminger mentioned that this is a discussion to see what the Council's interest is in looking at the sign ordinance. Robert provided a brief PowerPoint of pictures taken of bandit signs that have been seen in the city. Code Enforcement has been going out and picking up these signs. The current sign ordinance does not allow bandit signs. With any sign, a city event is exempt from the regulation, which is consistent in most cities. Building Official, Albert Cantu provided his research findings to the council on this topic. He stated there are some other cities that do allow bandit signs for open houses; however, they go through a permit process. One city charges \$5 for a sticker that is placed on the back of the sign, and they are allowed to have the sign up during a specific time frame. Those cities did not have a cap on the number of signs that were allowed to be put out, however there were locations specified where the signs could be placed. Mayor Pro Tem Greene-Scott asked if this would be too burdensome. Albert stated that there are some challenges with this. Councilmember Hargroder asked about our current enforcement procedure. Albert stated that Ruben would go out and pick up the signs, then they would hold them for a couple days and if the owner does not come get them after so many days they go in the garbage. Councilmember Varlack feels like we need to do a fee / time analysis and make sure if we chose to charge a fee, that we are not charging a \$5 fee for a \$500 service. The mayor stated there seems to be a consensus to look at the sign ordinance and to look into a permitting process to allow realtors to put out bandit signs legally.

4. Discussion on proposed Noise Ordinance. Chief Bell and Natasha Brooks worked on a noise ordinance. Chief Bell stated the only way they can currently enforce loud noise is through the penal code. That requires a decibel reading and to be told by a peace officer or magistrate that it is a nuisance. This causes problems for the PD during shift change and things of that nature. This ordinance will help the PD to enforce when a neighbor's noise is a nuisance. Per the ordinance the officer can ask them to turn it down and they can issue a citation and the offender can come talk to the judge. The officer can still do a decibel reading if it is a big issue. Councilmember Varlack stated he thinks we need to have specific ordinances for residential and one for commercial areas. Councilmember Varlack stated that he supports Chief 100%. Councilmember Barnett asked if we have something for engine break. The Chief stated that they currently do not, but they can put that in before a second reading. The Chief mentioned that we will have to put signs up if this is added to the ordinance.
5. Discussion on Council Meeting schedule. City Manager, Robert Hemminger mentioned that a few council members have had discussions with him regarding our meetings. The previous mayor was considering a second meeting as the meetings were getting longer. Robert mentioned he has heard different viewpoints including to keep it at one meeting a month regardless of how long it lasts and the other was to have two meetings at a modest amount of time. Robert is asking the council to provide guidance on what they would like to see in the meeting schedule. Robert provided a list of the meetings and potential holidays that conflict with those meetings. Mayor Pro Tem Greene-Scott stated that the last two meetings were very long, and she does not have a problem with doing the work session the week before if we are going to be here late. If not, then she is good with just having one meeting. Councilmember Murray stated maybe looking into time limits for council members, as she has seen with the city of Houston meetings. Councilmember Varlack commented on Robert's list of potential holiday conflicts. He asked if the staff had a preference. He also stated the council could make better use of their time meaning that when developers come to the worksession, they need to arrive at worksession so they are not doing this during council meeting and all they will be doing is acting on the item. Councilmember Hargroder stated she would like to see the calendar overlaid with other local meetings that the council members may want to attend. She would also like to see joint meetings with the Planning and Zoning Commission. Robert mentioned that there will be worksesissions with Planning and Zoning as we have hired Kendig Keast to do UDC updates. Robert mentioned that the majority of the staff prefer the one night of the meetings, but all of the staff are committed to attending whatever meeting schedule the council decides on.

## **ADJOURNMENT**

The work session was adjourned at 7:01 P.M.

APPROVED THIS 21st DAY OF AUGUST 2023

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Kayleen Rosser, City Secretary

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Wil Kennedy, Mayor





## **HOA-provided front yard maintenance**

Meridiana is a Planned Unit Development (PUD)

PUD is a zoning document

Not a Development Agreement with the developer

## **Council may choose to amend the PUD through the formal process (ordinance)**

Meridiana PUD; Section IV; Paragraph G – Changes

*The PUD may be substantially amended by the procedure outlined in Article VIII of the City of Iowa Colony Zoning Ordinance.*

Zoning Ordinance; Article VIII; Section 80

*Nothing herein shall be construed to limit the City Council from initiating consideration of amendments to this Ordinance.*

Procedure & Cost

Publish notice in newspaper

Sign(s) on Property – each pod

Mailed notices to property owners and all within 200' (~400 notices)

Approximate out of pocket cost \$2,500-\$3,000

Approximate staff time (mostly City Secretary) – 20-30 hours

## **Council may choose to adopt a policy statement (by resolution)**

Acknowledge requirement in PUD

Establish policy of Council to:

No longer enforce this requirement in the PUD

Waive this obligation of developer

Defer to deed records and allow the HOA to enforce this (as with all deed restrictions)

Record this resolution in the deed records (so future buyers are aware)



Houston Office  
 3737 Buffalo Speedway  
 Suite 1600  
 Houston, Texas 77098  
 713.621.1515 Main

whitleypenn.com

August 2, 2023

To the Honorable Mayor and  
 Members of the City Council  
 City of Iowa Colony, Texas

You have requested that we audit the financial statements of the governmental activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of City of Iowa Colony, Texas (the "City"), as of September 30, 2023 and for the year then ended, and the related notes to the financial statements, which collectively comprise the City's basic financial statements.

We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audits will be conducted with the objectives of our expressing an opinion on each opinion unit. The objectives of our audit of the financial statements are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

*Accounting principles generally accepted in the United States of America* require that *certain information* be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by *Governmental Accounting Standards Board*, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by accounting principles generally accepted in the United States of America. This RSI will be subjected to certain limited procedures but will not be audited:

- Management's Discussion and Analysis
- General Fund Budgetary Comparison Schedules
- Pension Information

Supplementary information other than RSI will accompany the City's basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the basic financial statements and certain additional procedures, including comparing and reconciling the supplementary information to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on the following supplementary information in relation to the financial statements as a whole:

- Combining and individual fund financial statements and schedules

To the Honorable Mayor and Members of the City Council  
City of Iowa Colony, Texas

### **Audit of the Financial Statements**

We will conduct our audit in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS). As part of an audit of financial statements in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements or noncompliance may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

We will issue a written report upon completion of our audit of the City's basic financial statements. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s) to our auditor's report, or if necessary, withdraw from the engagement. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

### **Management's Responsibilities**

Our audit will be conducted on the basis that management and, when appropriate, those charged with governance acknowledge and understand that they have responsibility:

- For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
- For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
- For identifying and ensuring that the entity complies with federal and state laws, statutes, regulations, rules, provisions of contracts or grant agreements, and implementing systems designed to achieve compliance with applicable federal and state statutes, regulations, and the terms and conditions of the programs;
- For identifying and providing report copies of previous audits, attestation engagements, or other studies that directly relate to the objectives of the audit, including whether related recommendations have been implemented;
- For taking prompt action when instances of noncompliance are identified;

To the Honorable Mayor and Members of the City Council  
City of Iowa Colony, Texas

- For addressing the findings and recommendations of auditors, for establishing and maintaining a process to track the status of such findings and recommendations and taking corrective action on reported audit findings from prior periods and preparing a summary schedule of prior audit findings;
- For following up and taking corrective action on current year audit findings and preparing a corrective action plan for such findings;
- To provide us with:
  - a) Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements, and relevant to federal award programs, such as records, documentation, and other matters;
  - b) Additional information that we may request from management for the purpose of the audit; and
  - c) Unrestricted access to persons within the SEDC from whom we determine it necessary to obtain audit evidence.
  - d) A written acknowledgement of all the documents that management expects to issue that will be included in the annual report and the planned timing and method of issuance of that annual report; and
  - e) A final version of the annual report (including all the documents that, together, comprise the annual report) in a timely manner prior to the date of the auditor's report
- For including the auditor's report in any document containing basic financial statements that indicates that such basic financial statements have been audited by us;
- For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole;
- For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
- For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
- For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on compliance;
- For the accuracy and completeness of all information provided;
- For taking reasonable measures to safeguard protected personally identifiable and other sensitive information; and
- For confirming your understanding of your responsibilities as defined in this letter to us in your management representation letter.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility (a) for the preparation of the supplementary information in accordance with the applicable criteria, (b) to provide us with the appropriate written representations regarding supplementary information, (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information, and (d) to present the supplementary information with the audited financial statements, or if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

As part of our audit process, we will request from management and, when appropriate, those charged with governance, written confirmation concerning representations made to us in connection with the audit.

We understand that your employees will prepare all confirmations we request and will locate any documents or invoices selected by us for testing.

If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Nonattest services could include assistance with preparation of the financial statements and note disclosures, and government-wide adjustment adjusting entries. We will not assume management responsibilities on behalf of the City. However, we will provide advice and recommendations to assist management of the City in performing its responsibilities.

To the Honorable Mayor and Members of the City Council  
City of Iowa Colony, Texas

The City’s management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the nonattest services are described below:

The nonattest services are limited to the services we described above. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries. Our firm will advise the City regarding these nonattest services, but the City must make all decisions with regard to those matters.

**Fees and Timing**

The timing of our audit will be scheduled for performance and completion as follows:

Document internal control and preliminary tests	August 2023
Perform year-end audit procedures	January 2024
Issue audit reports	March 2024

We anticipate meeting these deadlines barring any delays.

Patrick Simmons, CPA is the engagement partner for the audit services specified in this letter. His responsibilities include supervising Whitley Penn, LLP’s services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fee for the audit services will be based on the amount of time required and the difficulty of the work involved which we estimate to be \$42,000. The fee estimate for the audit is based on anticipated cooperation from the City’s personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation and payment is due in Tarrant County. You agree to pay reasonable attorney fees and collection costs incurred relating to collection of fees for services performed under the terms of this engagement. In accordance with Whitley Penn, LLP policy, work may be suspended if your account becomes 30 days or more past due and will not resume until your account is paid in full. In addition, invoices not paid in full by the last day of the month will be assessed interest at a rate of one percent per month. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been complete even if we have not issued our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination. Our final auditors’ report will be released upon final payment of any outstanding invoices.

You may request that we perform additional services not addressed in this engagement letter. If this occurs, we will communicate with you concerning the scope of the additional services and the estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any other written communication from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

To the Honorable Mayor and Members of the City Council  
City of Iowa Colony, Texas

We would like to make the following comments regarding the fee estimates:

1. Our fee estimates have not considered the effects of any changes to auditing standards and accounting principles, which may be promulgated by the AICPA, Congress, or any other regulatory body in the future and are unknown to us at this time. If significant additional time is necessary resulting in increased fees, we will endeavor to notify you of any such circumstances as they are assessed.
2. The City's personnel are responsible for the preparation of all items requested in the Prepared by Client ("PBC") listing and received by the date requested. Any delays caused by not preparing the items when requested may result in additional fees, as well as the possibility of postponing our fieldwork. The PBC listing will be provided to you during the planning process of the engagement.
3. Time incurred for audit adjustments identified during our audit and the related additional testing required has not been considered in our fee estimates. Prior to performing any additional testing, we will notify you of the exceptions and obtain approval for any additional fees which may be incurred.
4. Our fee estimates are based on all general ledger sub ledgers being reconciled to the general ledger balance and any adjustment necessary should be recorded to the general ledger prior to our fieldwork start date.

The ethics of our profession prohibit the rendering of professional services where the fee for such services is contingent, or has the appearance of being contingent, upon the results of such services. Accordingly, it is important that our bills be paid promptly when received. If a situation arises in which it may appear that our independence would be questioned because of significant unpaid bills, we may be prohibited from issuing our auditors' report.

In the unlikely event that differences concerning our services or fees should arise that are not resolved by mutual agreement, to facilitate judicial resolution and save time and expense of both parties, the City and Whitley Penn, LLP agree not to demand a trial by jury in any action, proceeding or counterclaim arising out of or relating to our services and fees for this engagement. Any controversy, dispute, or questions arising out of or in connection with this agreement or our engagement shall be determined by arbitration conducted in accordance with the rules of the American Arbitration Association, and any decision rendered by the American Arbitration Association shall be binding on both parties to this agreement. The costs of any arbitration shall be borne equally by the parties. Any and all claims in arbitration relating to or arising out of this contract/agreement shall be governed by the laws of Texas and to the extent any issue regarding the arbitration is submitted to a court, including the appointment of arbitrators or confirmation of an award, the District courts in Tarrant County shall have exclusive jurisdiction. Any action arising out of this agreement or the services provided shall be initiated within two years of the service provided.

This letter replaces and supersedes any previous proposals, correspondence and understanding, whether written or oral. The agreements contained in this engagement letter shall survive the completion or termination of this engagement.

To ensure that Whitley Penn, LLP's independence is not impaired under the AICPA Code of Professional Conduct, you agree to inform the engagement partner before entering into any substantive employment discussions with any of our personnel.

#### **Other Matters**

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

In the course of our services, our firm may transmit confidential information that you provided us to third parties in order to facilitate our services. As applicable, we require confidentiality agreements with all our service providers to maintain the confidentiality of your information and additionally the firm will take reasonable precautions to determine that our service providers have the appropriate procedures in place to prevent the unauthorized release of confidential information to others.

We will remain ultimately responsible for the work provided by any third-party service providers used under this agreement. By your signature below, you consent to having confidential information transmitted to entities outside the firm. Please feel free to inquire if you would like additional information regarding the transmission of confidential information to entities outside the firm.

To the Honorable Mayor and Members of the City Council  
City of Iowa Colony, Texas

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

In the event we are required by government regulation, required by subpoena or other legal process to produce information or our personnel for interviews or depositions in relation to a matter involving the City, the City will, so long as we are not a party or the focus of the proceeding or inquiry in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Whitley Penn, LLP and constitutes confidential information. However, we may be requested to make certain audit documentation available to your pass-through regulatory entity and federal agencies and the U.S. Government Accountability Office pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision Whitley Penn, LLP's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to these agencies and regulators. The regulators and agencies may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

The City may wish to include our report on these financial statements in an exempt offering document. The City agrees that the aforementioned auditor's report, or reference to our Firm, will not be included in such offering document without prior permission or consent. Any agreement to perform work in connection with an exempt offering document, including an agreement to provide permission or consent, will be a separate engagement letter. For exempt offerings for which we are not involved, you will clearly indicate that we were not involved with the contents of such offering document and a disclosure as shown below will be included in the exempt offering:

"Whitley Penn, our independent auditor, has not been engaged to perform and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. Whitley Penn also has not performed any procedures relating to this offering document."

Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit, we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

You agree to inform us of facts that may affect the financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

At the conclusion of our audit engagement, we will communicate to the Honorable Mayor and Members of City Council the following significant findings from the audit:

- Our view about the qualitative aspects of the City's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;

To the Honorable Mayor and Members of the City Council  
City of Iowa Colony, Texas

- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management’s consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements compliance over major federal award programs including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,



Houston, Texas

RESPONSE:

This letter correctly sets forth our understanding.

Acknowledged and agreed on behalf of City of Iowa Colony, Texas by:

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_





CliftonLarsonAllen LLP  
CLAconnect.com

## REPORT ON THE FIRM'S SYSTEM OF QUALITY CONTROL

To the Partners of Whitley Penn LLP  
and the National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of Whitley Penn LLP (the firm) applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended April 30, 2021. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the standards may be found at [www.aicpa.org/prsummary](http://www.aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

### Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards* (including compliance audits under the Single Audit Act), audits of employee benefit plans, audits performed under the Federal Deposit Insurance Corporation Improvement Act (FDICIA), and an examination of a service organization (SOC 1 engagement).

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

To the Honorable Mayor and Members of the City Council  
City of Iowa Colony, Texas

Whitley Penn LLP  
Page 2

**Opinion**

In our opinion, the system of quality control for the accounting and auditing practice of Whitley Penn LLP applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended April 30, 2021, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Whitley Penn LLP has received a peer review rating of *pass*.

*CliftonLarsonAllen LLP*  
**CliftonLarsonAllen LLP**

Phoenix, Arizona  
October 6, 2021

**Matt Hanks, P.E., CFM**  
COUNTY ENGINEER

979.864.1265  
ANGLETON



979.388.1265  
CLUTE

281.756.1265  
HOUSTON

**Karen McKinnon, P.E.**  
ASST. COUNTY ENGINEER

**Wael Tabara, P.E., CFM**  
ASST. COUNTY ENGINEER

979.864.1270  
FAX

**BRAZORIA COUNTY ENGINEERING**

451 N VELASCO, SUITE 230  
ANGLETON, TEXAS 77515

July 28, 2023

City of Iowa Colony  
ATTN: Mayor  
12003 Iowa Colony Boulevard  
Iowa Colony, TX 77583-5719

RE: Interlocal Agreement with Brazoria County and the City of Iowa Colony

Please find two copies of the above referenced Interlocal Agreement between Brazoria County and the City of Iowa Colony. Please carefully review the conditions of the agreement and have it signed by the Mayor of the City of Iowa Colony. Please return one signed copy back to the Brazoria County Engineer's Office.

If you have any questions please feel free to contact me at 979.864.1265 or by email at [engineer-interlocals@brazoriacountytx.gov](mailto:engineer-interlocals@brazoriacountytx.gov).

Sincerely,

Tricia L. Simmons  
Interlocal Coordinator

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

### **INTERLOCAL AGREEMENT**

This agreement is made at Angleton, Brazoria County, Texas between BRAZORIA COUNTY, TEXAS acting through its Commissioners' Court (hereinafter "COUNTY"), and the CITY OF IOWA COLONY, acting through its Mayor (hereinafter "CITY").

NOW THEREFORE, THE COUNTY AND THE CITY agrees as follows:

1.0 The term of this agreement shall be from October 1, 2023, to September 30, 2024. The AGREEMENT may be renewed annually by the written approval of COUNTY and CITY.

1.1 Pursuant to the Interlocal Cooperation Act, Texas Government Code, Chapter 791 and the Texas Transportation Code, Section 251.012, the COUNTY agrees to provide personnel and equipment at its own expense to assist in the construction, improvement, maintenance and/or repair of a street or alley located within the corporate limits of the CITY OF IOWA COLONY, subject to the approval of the County Engineer as set forth in Section 1.3, including sub grade preparation, base preparation, asphalt paving, culverts and ditch work, herbicide spraying, painting and striping roads, installation of permanent traffic signs, and other routine road maintenance operations. Any work performed on the City's streets and alleys which are not an integral part of, or a connecting link to, other roads and highways is allowed if such work is determined to be

a benefit to the County by Commissioners' Court. The CITY will provide materials, including fuel used by the equipment for these projects. All such materials shall be paid for by the CITY, and may be purchased through the County's suppliers. The CITY shall reimburse the cost of any work performed or obtained by the COUNTY, which is determined to be beyond the scope of this agreement, to the County.

1.2 The county work authorized by this AGREEMENT may be done:

- (1) By the COUNTY through use of county equipment;
- (2) By an independent contractor with whom the COUNTY has contracted for the provision of certain services and materials, conditioned on the CITY providing a purchase order to such independent contractor for the full amount of such services or materials.

1.3 During the term of this AGREEMENT when COUNTY work is requested, the Mayor of the City shall submit a request in writing to the County Engineer. The County Engineer and the Mayor of the City shall agree in writing as to the location and type of assistance to be provided pursuant to this AGREEMENT. It is expressly understood between the parties that the COUNTY shall have no authority or obligation to provide any service or work on any city street or alley not so agreed to in writing. The County Engineer is authorized to sign an acceptance statement for each project at the appropriate time and authorize the work subject to be completed as the Road and Bridge Department schedules permit.

1.4 The parties intend that the COUNTY in performing such services shall act as an independent contractor and shall have control of the work and the manner in which it is performed. The COUNTY shall not be considered an agent, employee, or borrowed servant of the CITY.

1.5 For and in consideration of the above agreement by the County, the CITY agrees to provide all warning and safety signs and other safety protections as required when such work is being performed by the COUNTY.

1.6 The parties further agree that such work and materials are provided by the COUNTY without warranty of any kind to the CITY or any third party, and that the COUNTY has no obligation to provide any supplemental warranty work after a project's completion. The CITY agrees to provide any engineering or design work required for work done pursuant to this agreement.

## II.

2.0 The Parties expressly acknowledge that the City's and the County's authority to indemnify and hold harmless any third party is governed by Article XI, Section 7 of the Texas Constitution, and any provision that purports to require indemnification by the City or the County is invalid. Nothing in this Agreement requires that either the City or County incur debt, assess or collect funds, or create a sinking fund.

2.1 Payment for services or materials under this agreement shall be payable from current revenues available to the paying party.

III.

3.0 Either party may terminate this agreement upon thirty (30) day's written notice to the other party.

3.1 Nothing herein shall be construed to make either party a purchaser or consumer of goods or services from the other.

3.2 Nothing herein shall be construed to create any rights in third parties.

SIGNED AND ENTERED this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

BRAZORIA COUNTY, TEXAS

By: L.M. "Matt" Sebesta Jr.  
Brazoria County Judge

By: Mayor

DATE: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
CITY SECRETARY

THE STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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3.1 Nothing herein shall be construed to make either party a purchaser or consumer of goods or services from the other.

3.2 Nothing herein shall be construed to create any rights in third parties.

SIGNED AND ENTERED this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

BRAZORIA COUNTY, TEXAS

By: L.M. "Matt" Sebesta Jr.  
Brazoria County Judge

By: Mayor

DATE: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
CITY SECRETARY

**DEDICATION OF RIGHT-OF-WAY**

THE STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF BRAZORIA               §

That City of Iowa Colony, Texas, a home-rule municipal corporation organized and existing under the laws of the State of Texas, for and in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS cash, and the benefits to accrue to the citizens of the City of Iowa Colony, Texas, and other valuable consideration, has DEDICATED, GIVEN, GRANTED, AND CONVEYED and by these presents does hereby DEDICATE, GIVE, GRANT, AND CONVEY this public right-of-way over and under the following area:

A 0.9531 acre or 41,519 square feet of land situated in the Charles M. Hays Survey, Abstract No. 537, Brazoria County, Texas

This dedication as public right-of-way is for the purpose of streets, drainage, together with the right of ingress to and egress, the right to clear and to keep clear all obstructions from the surface and subsurface, includes, but is not limited to, the right to pedestrian access, vehicular traffic access, construction of roadways, landscaping, use for utility purposes (including but not limited to storm sewer lines, water lines, sanitary sewer lines, gas lines, electric power distribution lines, and communication lines), located within that certain tract or parcel of real property more particularly described above and further described by metes and bounds on Exhibit “A,” attached hereto and incorporated herein for all purposes.

All acts necessary to lay, construct, maintain, inspect, operate, protect, repair, alter, change the size of, replace, relocate, substitute, and/or remove said roadway and utilities along, across, over, and under said right-of-way, and operate thereon all necessary machinery and equipment may be performed.

This dedication as public right-of-way is for the use and benefit of the public. The right-of-way, and the rights and privileges herein granted, shall be perpetual.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2023.

CITY OF IOWA COLONY, TEXAS

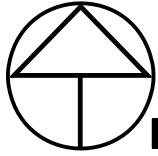
By: \_\_\_\_\_  
Wil Kennedy, Mayor

**ACKNOWLEDGEMENT**

THE STATE OF TEXAS           §  
  §  
COUNTY OF BRAZORIA       §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2023,  
by Wil Kennedy, as Mayor, on behalf of the City of Iowa Colony, Texas.

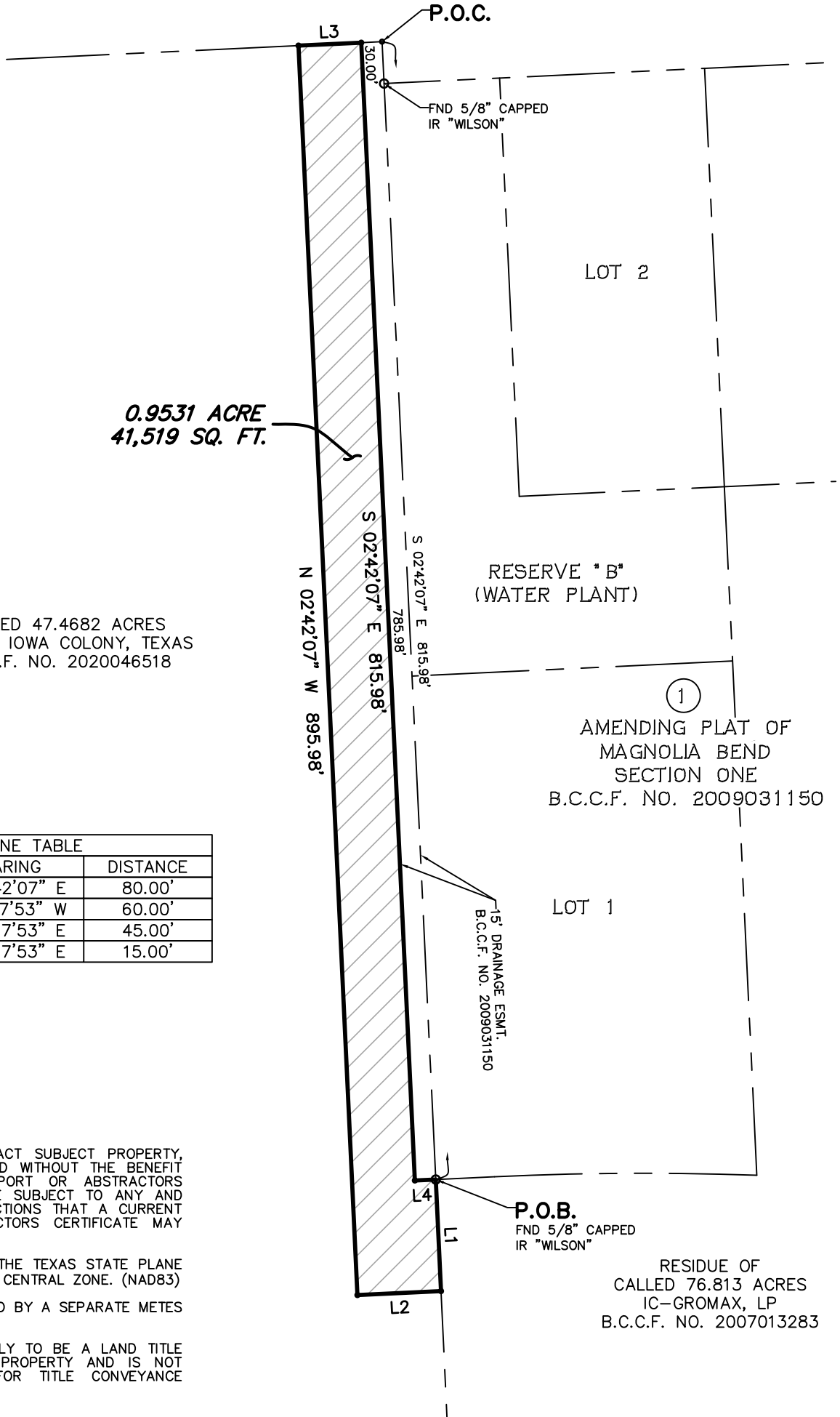
\_\_\_\_\_  
Notary Public in and For the State of Texas  
My Commission expires:\_\_\_\_\_



**NORTH**

SCALE: 1" = 100'

COUNTY ROAD NO. 63  
 R.O.W. VARIES  
 VOL. 45, PG. 256, VOL. 45, 266, B.C.D.R.  
 B.C.C.F. NO. 2008044618



**0.9531 ACRE  
 41,519 SQ. FT.**

CALLED 47.4682 ACRES  
 CITY OF IOWA COLONY, TEXAS  
 B.C.C.F. NO. 2020046518

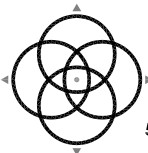
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°42'07" E	80.00'
L2	S 87°17'53" W	60.00'
L3	N 87°17'53" E	45.00'
L4	N 87°17'53" E	15.00'

**GENERAL NOTES**

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD83)
3. THIS EXHIBIT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
4. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.

EXHIBIT OF  
 0.9531 ACRE / 41,519 SQ. FT.  
 SITUATED IN THE  
 CHARLES M. HAYS SURVEY, A-537  
 BRAZORIA COUNTY, TEXAS

FIELD BY: -	DATE: 09-26-22
DRAWN BY: TW	REV: 07-17-23
CHECKED BY: RK	REV:
JOB NO. 57268-ROW-1	REV:
SHEET 1 OF 2	REV:



**WINDROSE**  
 LAND SURVEYING | PLATTING

5353 W SAM HOUSTON PKWY N, STE 150 | HOUSTON, TX 77041 | 713.468.2281  
 FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM



# WINDROSE

LAND SURVEYING | PLATTING

## DESCRIPTION OF 0.9531 ACRE OR 41,519 SQ. FT.

A TRACT OR PARCEL CONTAINING 0.9531 ACRE OR 41,519 SQUARE FEET OF LAND SITUATED IN THE CHARLES M. HAYS SURVEY, ABSTRACT NO. 537, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 47.4682 ACRE TRACT OF LAND CONVEYED TO THE CITY OF IOWA COLONY, TEXAS AS RECORDED UNDER BRAZORIA COUNTY CLERKS FILE (B.C.C.F.) NO. 2020046518, WITH SAID 0.9531 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

**COMMENCING** AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD NO. 63 (WIDTH VARIES) AS RECORDED UNDER VOLUME 45, PAGE 256, VOLUME 45, PAGE 266 OF THE BRAZORIA COUNTY DEED RECORDS AND B.C.C.F. NO. 2008044618, FOR THE NORTHEASTERLY CORNER OF SAID 47.4682 ACRE TRACT;

**THENCE**, SOUTH 02 DEG. 42 MIN. 07 SEC. EAST ALONG SAID SOUTHERLY R.O.W. LINE OF COUNTY ROAD NO. 63, PASSING AT A DISTANCE OF 30.00 FEET A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND MARKING THE NORTHWESTERLY CORNER OF BLOCK 1 OF THE AMENDING PLAT OF MAGNOLIA BEND SECTION ONE, MAP OR PLAT THEREOF RECORDED UNDER B.C.C.F. NO. 2009031150, CONTINUING ALONG THE COMMON LINE OF SAID 47.4682 ACRE TRACT AND SAID BLOCK 1, A TOTAL DISTANCE OF 815.98 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND MARKING THE SOUTHWESTERLY CORNER OF SAID BLOCK 1, FOR THE **POINT OF BEGINNING** AND A NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 02 DEG. 42 MIN. 07 SEC. EAST CONTINUING ALONG THE EASTERLY LINE OF SAID 47.4682 ACRE TRACT, A DISTANCE OF 80.00 FEET TO A POINT FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, OVER AND ACROSS SAID 47.4682 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

SOUTH 87 DEG. 17 MIN. 53 SEC. WEST, A DISTANCE OF 60.00 FEET TO A POINT FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 02 DEG. 42 MIN. 07 SEC. WEST, A DISTANCE OF 895.98 FEET TO A POINT ON SAID SOUTHERLY R.O.W. LINE OF COUNTY ROAD NO. 63, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

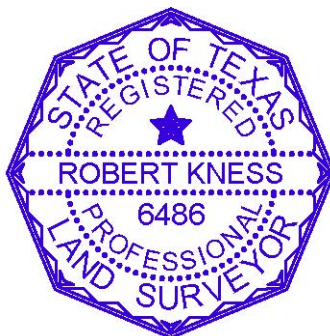
**THENCE**, NORTH 87 DEG. 17 MIN. 53 SEC. EAST ALONG SAID SOUTHERLY R.O.W. LINE OF COUNTY ROAD NO. 63, A DISTANCE OF 45.00 FEET TO A POINT FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, OVER AND ACROSS SAID 47.4682 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

SOUTH 02 DEG. 42 MIN. 07 SEC. EAST, A DISTANCE OF 815.98 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 87 DEG. 17 MIN. 53 SEC. EAST, A DISTANCE OF 15.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.9531 ACRE OR 41,519 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 57268-ROW-1, PREPARED BY WINDROSE.

ROBERT KNESS  
R.P.L.S. NO. 6486  
STATE OF TEXAS  
FIRM REGISTRATION NO. 10108800



SHEET 2 OF 2

09-26-22

DATE:  
REV: 07-17-23

Tuesday, July 25, 2023

Caitlin King  
META Planning + Design  
24285 Katy Freeway, Ste. 525  
Katy, TX 77494

Re: Fite Tract Section One Preliminary Plat  
Letter of Recommendation to Approve with Conditions  
COIC Project No. 2671  
Adico, LLC Project No. 16007-2-311

Dear Ms. King;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Fite Tract Section One Preliminary Plat received on or about July 25, 2023. The review of the preliminary plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

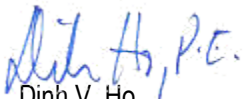
Based upon our review, we have no objections to approving this preliminary plat with conditions. The conditions were noted in our First Review dated July 18, 2023, and as follows:

1. Locate pipeline. Provide a 50' setback from location of pipeline.

Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday July 26, 2023, for consideration at the August 1<sup>st</sup> Planning and Zoning Meeting.

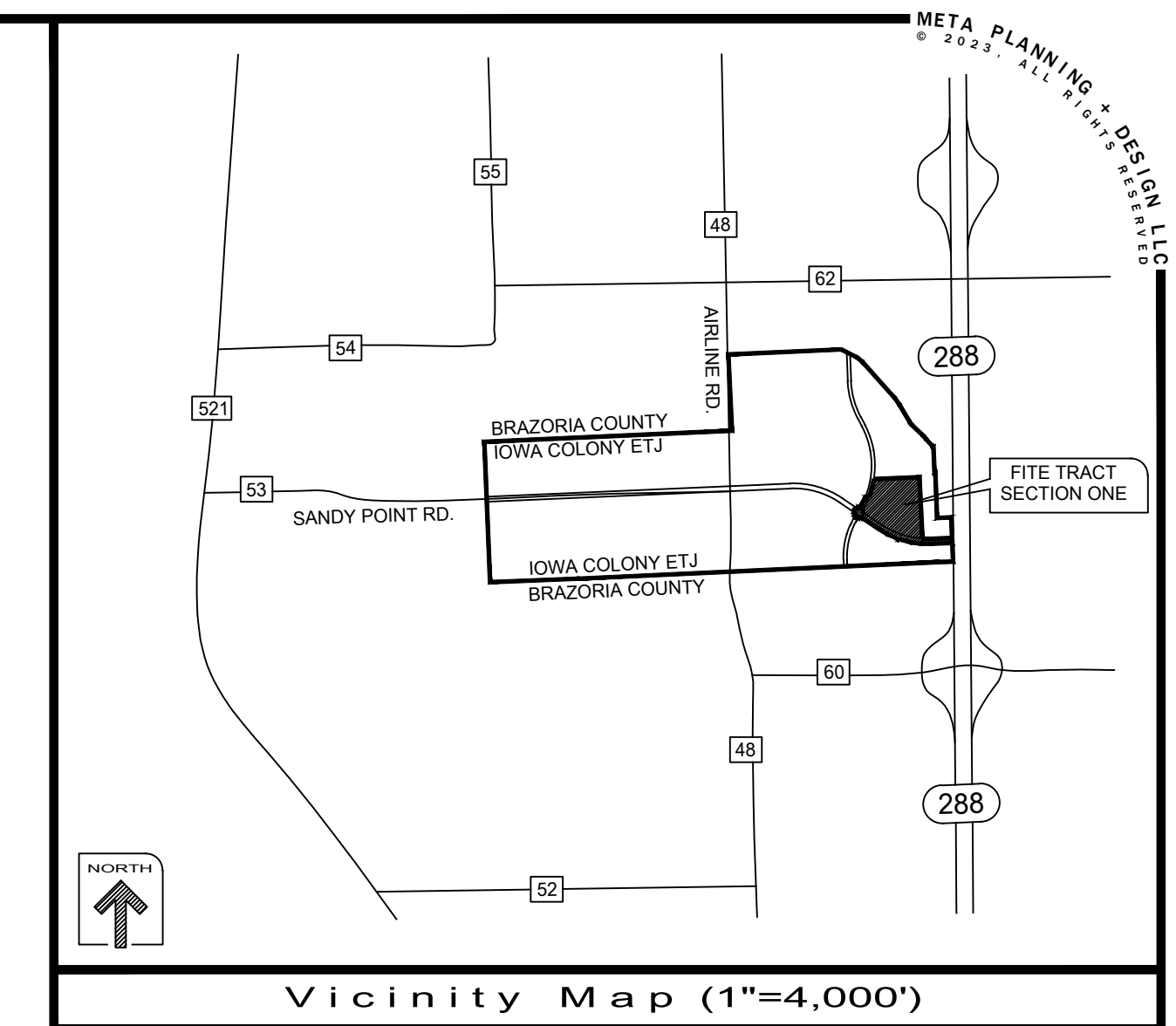
Should you have any questions, please do not hesitate to call me.

Sincerely,  
Adico, LLC

  
Dinh V. Ho  
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC





- GENERAL NOTES**
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
  - The Coordinates show 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: 0.999642155.
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C010K, 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. This flood statement shall not create liability on the part of Elevation Land Solutions.
  - "B.C.O.P.R." indicates Brazoria County Official Public Records  
 "B.C.D.R." indicates Brazoria County Deed Records  
 "S.L." indicates Subdividing Line  
 "S.E." indicates Subdividing Easement  
 "P.O.B." indicates Point of Beginning  
 "P.U.E." indicates Public Utility Easement  
 "R.O.W." indicates Right Of Way  
 "T.E." indicates Title Easement  
 "V.O.L." indicates Voluntary Easement  
 "C" indicates change in street name.
  - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, and Brazoria County Drainage District No. 5.
  - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage may shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
  - The Developer /Homeowners' Association shall be responsible for maintenance of all reserves.
  - Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
  - Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.
  - 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.
  - Drainage plans to be provided prior to final plat submittal.
  - 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).
  - This plat contains Type I, II, III 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.
  - Drainage plans to be provided prior to final plat submittal.

S.H. 288  
 VOL. 1057 PG. 910 B.C.D.R.  
 VOL. 1058 PG. 643 B.C.D.R.  
 VOL. 1074 PG. 643 B.C.D.R.

# FITE TRACT SECTION ONE

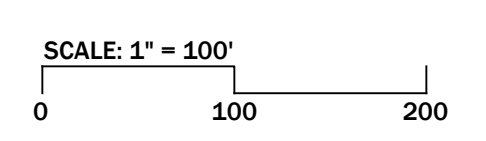
BEING 42.57 ACRES OF LAND CONTAINING 168 LOTS AND FOUR RESERVES IN FIVE BLOCKS.

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

OWNER:  
**SANDY POINT DEV OWNER, LP**  
 845 TEXAS ST., STE. 3400  
 HOUSTON, TX, 77002

ENGINEER:  
**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



JULY 25, 2023

MTA-89001

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	1.39	60,658	LANDSCAPE/ OPEN SPACE
B	0.70	30,343	LANDSCAPE/ OPEN SPACE
C	0.70	30,439	LANDSCAPE/ OPEN SPACE
D	0.17	7,328	LANDSCAPE/ OPEN SPACE
	2.96	128,768	TOTAL

LINE	DISTANCE	BEARING
L1	60.00'	S 71°32'25" E
L2	99.68'	S 61°52'05" E
L3	80.00'	S 68°43'46" E
L4	1068.73'	N 87°29'16" E

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2060.00'	20°07'14"	723.41'	S 82°15'58" E	719.70'
C2	30.00'	89°20'04"	46.78'	S 63°07'37" W	42.18'
C3	3030.00'	00°02'18"	2.03'	N 18°28'44" E	2.03'
C4	30.00'	87°24'48"	45.77'	N 25°12'31" W	41.46'
C5	2060.00'	12°49'52"	461.33'	N 62°29'59" W	460.37'
C6	50.00'	51°34'35"	45.01'	N 81°52'20" W	43.50'
C7	127.00'	13°37'05"	30.19'	S 79°08'54" W	30.11'
C8	50.00'	55°05'43"	48.08'	S 58°24'36" W	46.25'
C9	500.00'	00°32'30"	4.73'	N 28°24'10" E	4.73'
C10	50.00'	54°00'59"	47.14'	S 01°39'56" W	45.41'
C11	127.00'	20°50'07"	46.18'	S 14°55'30" E	45.93'
C12	50.00'	51°34'35"	45.01'	N 30°17'45" W	43.50'
C13	50.00'	51°34'35"	45.01'	N 81°52'20" W	43.50'
C14	127.00'	13°32'51"	30.03'	N 79°06'47" E	29.96'
C15	50.00'	56°16'36"	49.11'	S 57°44'55" W	47.16'
C16	1950.00'	01°43'27"	58.68'	S 28°44'53" W	58.68'
C17	500.00'	00°37'35"	5.47'	S 28°11'57" W	5.47'
C18	500.00'	06°45'32"	58.98'	S 25°07'59" W	58.95'
C19	1960.00'	00°28'59"	16.53'	N 21°30'43" E	16.53'
C20	2040.00'	12°07'27"	431.68'	N 15°12'30" E	430.87'
C21	1940.00'	06°00'44"	203.57'	N 89°19'13" W	203.48'

**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 AFORESAID ORDINANCES WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF IOWA COLONY PLANNING AND 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.

Tuesday, July 25, 2023

Caitlin King  
META Planning + Design  
24285 Katy Freeway, Ste. 525  
Katy, TX 77494

Re: Fite Tract Section Two Preliminary Plat  
Letter of Recommendation to Approve with Conditions  
COIC Project No. 2672  
Adico, LLC Project No. 16007-2-312

Dear Ms. King;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Fite Tract Section Two Preliminary Plat received on or about July 25, 2023. The review of the preliminary plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

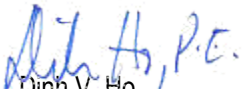
Based upon our review, we have no objections to approving this preliminary plat with conditions. The conditions were noted in our First Review dated July 18, 2023, and as follows:

1. Locate pipeline. Provide a 50' setback from location of pipeline.

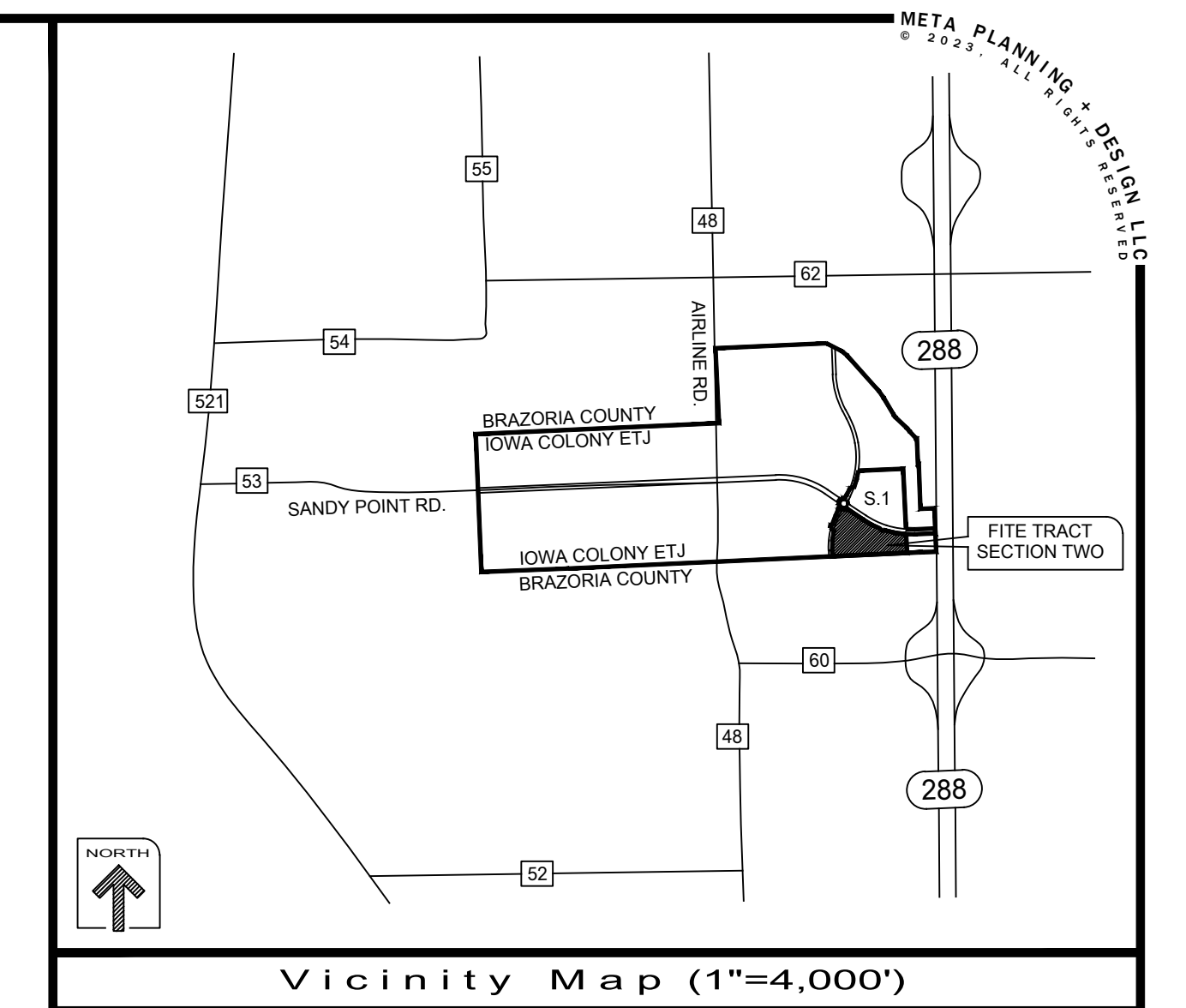
Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, July 26, 2023, for consideration at the August 1<sup>st</sup> Planning and Zoning Meeting.

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

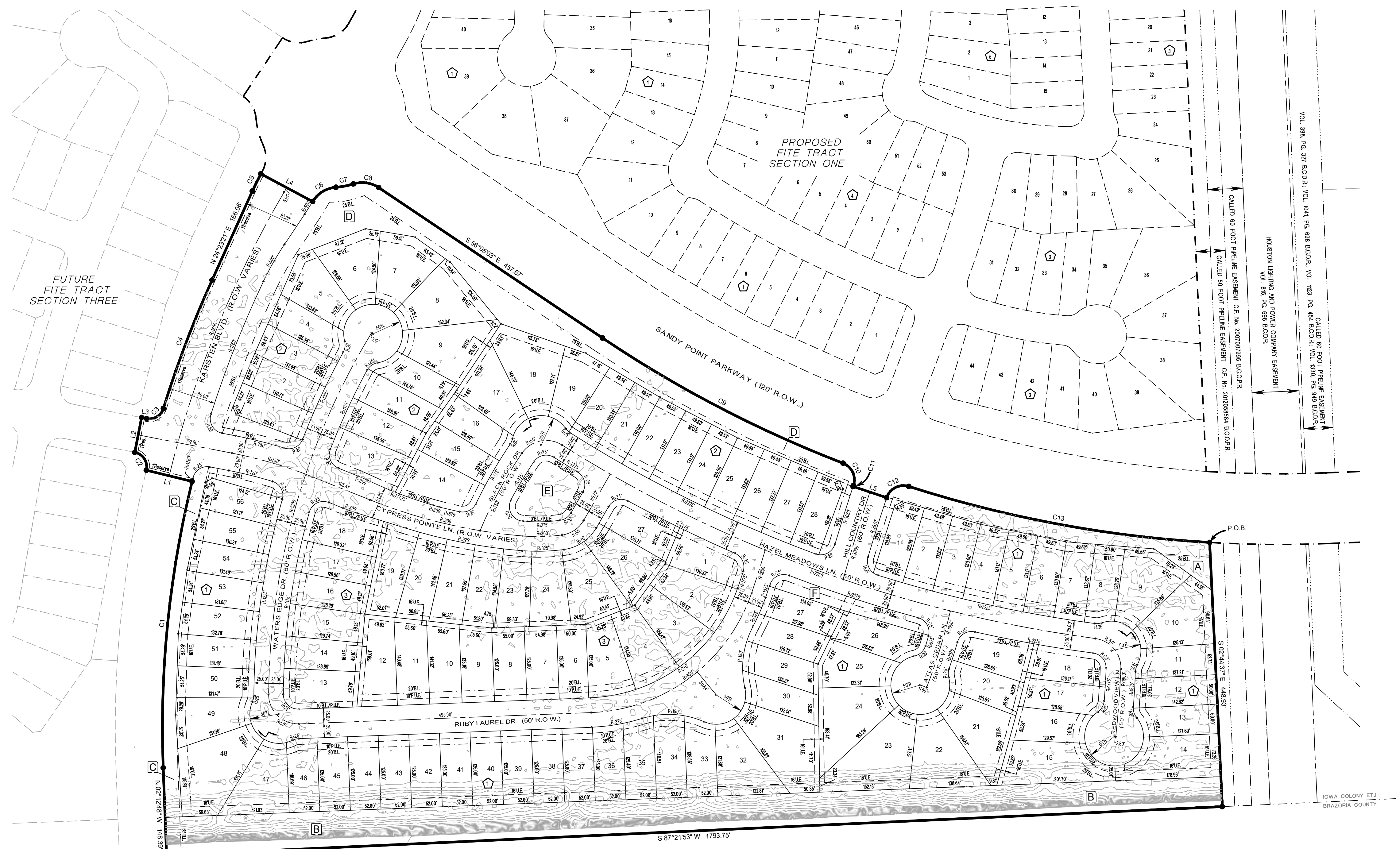
Sincerely,  
Adico, LLC

  
Dinh V. Ho  
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC



- GENERAL NOTES**
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
  - The Coordinates shown herein are Texas South Central Zone No. 4204 state plane grid coordinates INAD 831 and may be brought to surface by applying the following scale factor 0.999864295.
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 480302000K, 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.
  - "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.  
"V.O." indicates Volume.  
"—" indicates change in street name.
  - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County Drainage District No. 5.
  - 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.
  - The Developer /Homeowners' Association shall be responsible for maintenance of all reserves.
  - Contour lines shown herein are based on the NGS Benchmark E 306 being noted herein.
  - 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.
  - 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.
  - Drainage plans to be provided prior to final plat submital.
  - 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 and 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 therein shall revert to and revert in the dedicant, his heirs, assigns, or successors.
  - 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).
  - 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.
  - Drainage plans to be provided prior to final plat submital.



CALLED 615.92 ACRES  
TO AA SHARP INVESTMENTS, LTD.  
C.F. No. 2007068904 B.C.O.P.R.

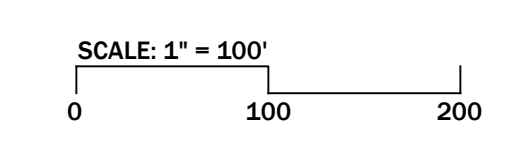
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.42	18,388	LANDSCAPE/ OPEN SPACE
B	2.37	103,158	DRAINAGE
C	0.38	16,751	LANDSCAPE/ OPEN SPACE
D	1.54	67,163	LANDSCAPE/ OPEN SPACE
E	0.24	10,329	LANDSCAPE/ OPEN SPACE
F	0.15	6,749	LANDSCAPE/ OPEN SPACE
	5.10	222,538	TOTAL

LINE	DISTANCE	BEARING
L1	90.00'	N 76°15'08" W
L2	60.00'	S 10°59'55" W
L3	8.55'	S 79°07'05" E
L4	99.68'	S 61°52'05" E
L5	60.00'	S 71°32'25" E

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1760.00'	15°57'40"	490.29'	N 05°46'02" E	488.70'
C2	25.00'	92°44'57"	40.47'	N 32°37'36" W	36.19'
C3	25.00'	83°51'39"	36.59'	N 59°04'06" E	33.41'
C4	1840.00'	07°15'05"	232.87'	N 20°45'49" E	232.71'
C5	500.00'	03°44'34"	32.66'	N 26°15'38" E	32.66'
C6	50.00'	55°05'43"	48.08'	N 58°24'36" E	46.25'
C7	127.00'	13°37'05"	30.19'	N 79°08'54" E	30.11'
C8	50.00'	51°34'35"	45.01'	N 81°52'20" W	43.50'
C9	2060.00'	12°49'52"	461.33'	S 62°29'59" E	460.37'
C10	30.00'	87°24'48"	45.77'	N 25°12'31" W	41.46'
C11	3030.00'	00°02'18"	2.03'	S 18°28'44" W	2.03'
C12	30.00'	89°20'04"	46.76'	N 63°07'37" E	42.18'
C13	2060.00'	14°28'58"	520.71'	S 79°26'50" E	519.33'

**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 AFORESAID ORDINANCES WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF IOWA COLONY PLANNING AND 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.



JULY 25, 2023

PLANNER:

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

MTA-89001

Tuesday, July 25, 2023

Caitlin King  
META Planning + Design  
24285 Katy Freeway, Ste. 525  
Katy, TX 77494

Re: Fite Tract Section 3 Preliminary Plat  
Letter of Recommendation to Approve with Conditions  
COIC Project No. 2673  
Adico, LLC Project No. 16007-2-310

Dear Ms. King;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Fite Tract Section 3 Preliminary Plat received on or about July 25, 2023. The review of the preliminary plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

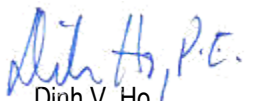
Based upon our review, we have no objections to approving this preliminary plat with conditions. The conditions were noted in our First Review dated July 18, 2023, and as follows:

1. Locate pipeline. Provide a 50' setback from location of pipeline.

Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, July 26, 2023, for consideration at the August 1<sup>st</sup> Planning and Zoning Meeting.

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

Sincerely,  
Adico, LLC

  
Dinh V. Ho  
TBPE Firm No.16423

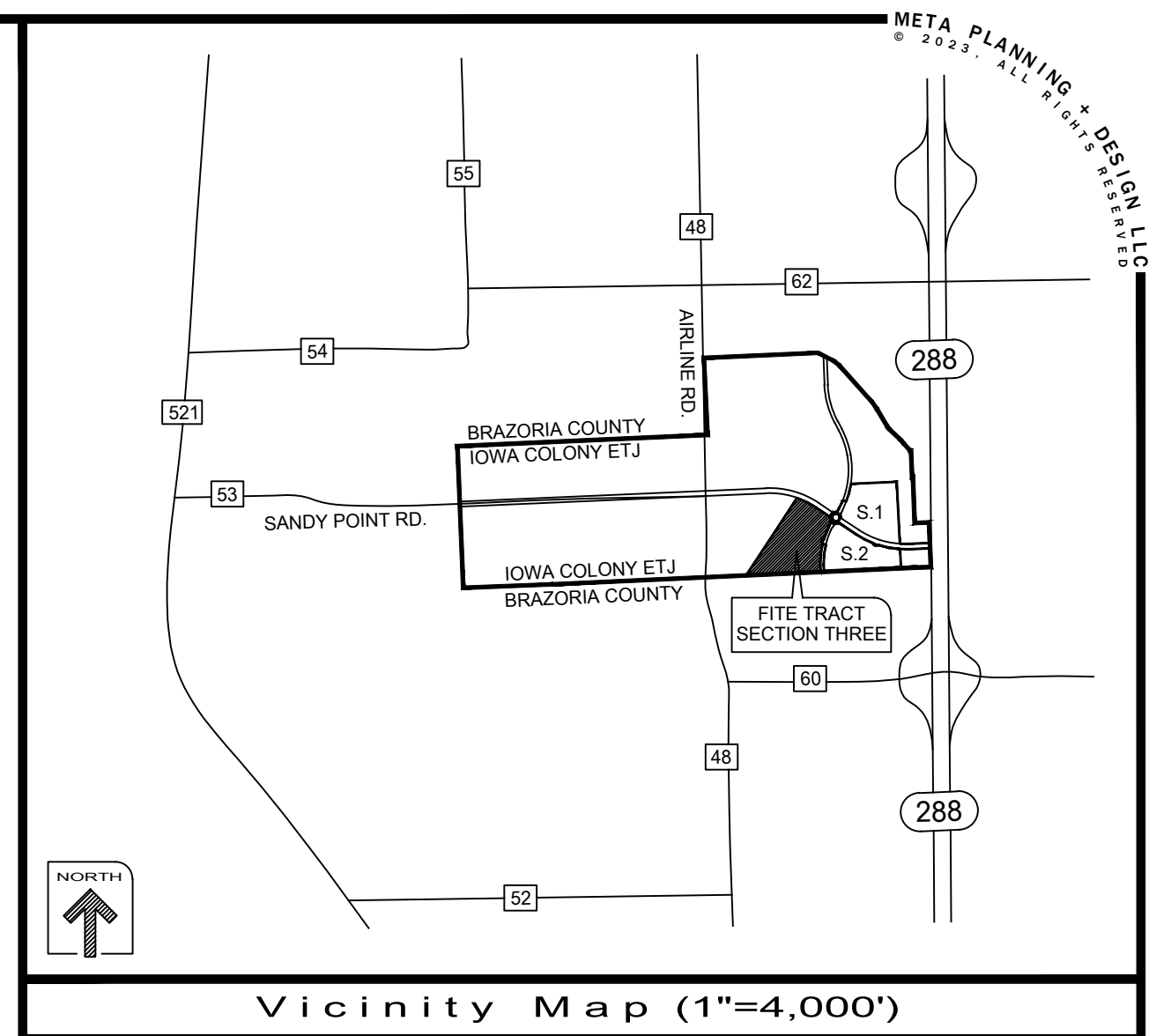
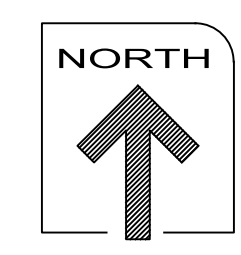
Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC

**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	51°34'35"	45.01'	S 30°17'45" E	43.50'
C2	127.00'	20°50'07"	46.18'	S 14°55'30" E	45.93'
C3	50.00'	54°00'59"	47.14'	S 01°39'56" W	45.41'
C4	500.00'	04°17'04"	37.39'	S 26°31'53" W	37.38'
C5	1840.00'	07°15'05"	232.87'	S 20°45'49" W	232.71'
C6	25.00'	83°51'39"	36.59'	S 59°04'06" W	33.41'
C7	25.00'	92°44'57"	40.47'	N 32°37'36" W	36.19'
C8	1840.00'	15°57'40"	512.57'	S 05°46'02" W	510.92'
C9	1940.00'	14°48'29"	501.39'	S 63°29'17" E	500.00'

**LINE TABLE**

LINE	DISTANCE	BEARING
L1	8.55'	S 79°00'05" E
L2	60.00'	S 10°59'55" W
L3	374.29'	S 56°05'03" E



**LAND USE TABLE**

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.33	14,528	LANDSCAPE/ OPEN SPACE
B	1.10	48,002	WATER PLANT SITE
C	2.79	121,490	DRAINAGE
D	0.77	33,562	LANDSCAPE/ OPEN SPACE
E	9.06	394,654	RESTRICTION/ OPEN SPACE
F	1.14	49,619	LANDSCAPE/ OPEN SPACE
G	0.09	4,102	LANDSCAPE/ OPEN SPACE
H	0.08	3,348	LANDSCAPE/ OPEN SPACE
	15.36	669,305	TOTAL

- GENERAL NOTES**
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
  - The Coordinates shown herein 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: 0.99994295.
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C000K, 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.
- "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.  
"R.O.W." indicates Right of Way.  
"P.U.E." indicates Public Utility Easement.  
"R." indicates Right.  
"R.O.W." indicates Right-Of-Way.  
"U.E." indicates Utility Easement.  
"V.O.L." indicates Volume.  
"---" indicates change in street name.
  - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County Drainage District No. 5.
  - 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.
  - The Developer /Homeowners' Association shall be responsible for maintenance of all reserves.
  - Contour lines shown herein are based on the NGS Benchmark E 306 being noted herein.
  - 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.  
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.
  - Drainage plans to be provided prior to final plat submittal.
  - 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 tracts; the condition of such dedication being that when the adjacent property is subdivided in a recorded plat; the one-foot reserves shall hereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicator, his heirs, assigns, or successors.
  - 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).
  - This plat contains Type B lots, and is subject to such regulations defined in the Development agreement between Hives Interests and the City of Iowa Colony dated August 15, 2022.
  - Drainage plans to be provided prior to final plat submittal.

# FITE TRACT SECTION THREE

**BEING 46.72 ACRES OF LAND CONTAINING 124 LOTS AND EIGHT RESERVES IN FOUR BLOCKS.**

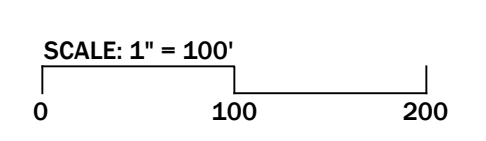
OUT OF THE DAVID TALLY LEAGUE, A-130 BRAZORIA COUNTY, TEXAS

OWNER:  
**SANDY POINT DEV OWNER, LP**  
845 TEXAS ST., STE. 3400  
HOUSTON, TX, 77002

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

PLANNER:

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



JULY 25, 2023

MTA-89001

CALLED 615.92 ACRES TO AA SHARP INVESTMENTS, LTD. C.F. No. 2007068904 B.C.O.P.R.

CALLED 615.92 ACRES TO AA SHARP INVESTMENTS, LTD. C.F. No. 2007068904 B.C.O.P.R.

**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 AFORESAID ORDINANCES WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF IOWA COLONY PLANNING AND 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.

Friday, July 21, 2023

Kaitlin Gile  
EHRA Inc.  
10555 Westoffice Dr.  
Houston, TX 77042

**Re:** Meridiana Section 37B Amending Plat  
**Letter of Recommendation to Approve**  
COIC Project No. 2674  
Adico, LLC Project No. 16007-2-309

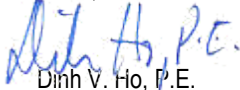
Dear Ms. Gile;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 37B Amending Plat No. 1 plat package received on or about July 21, 2023. 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 objections to the plat as resubmitted on July 21, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, July 26, 2023, for consideration at the August 1, 2023, Planning and Zoning meeting.

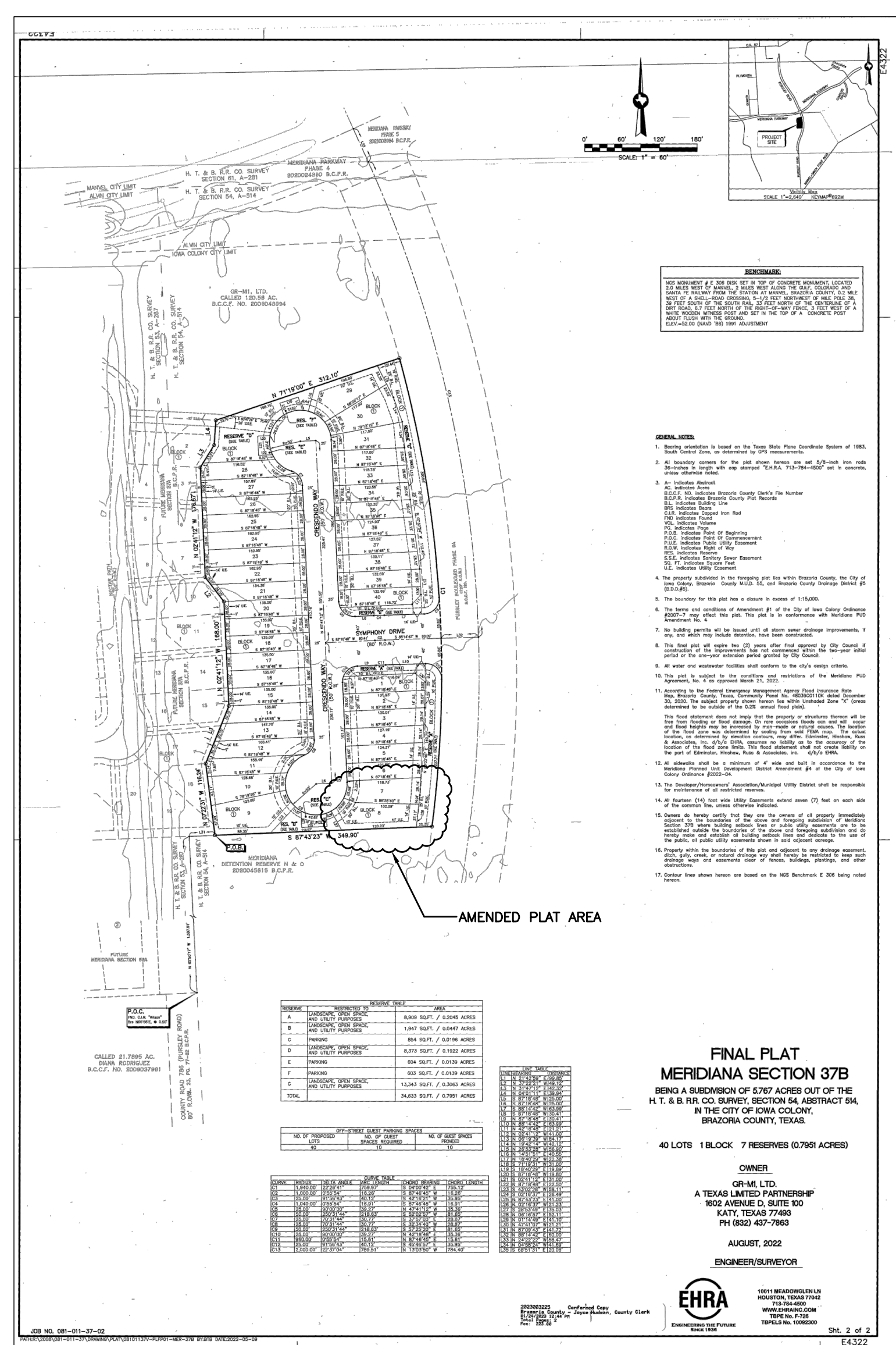
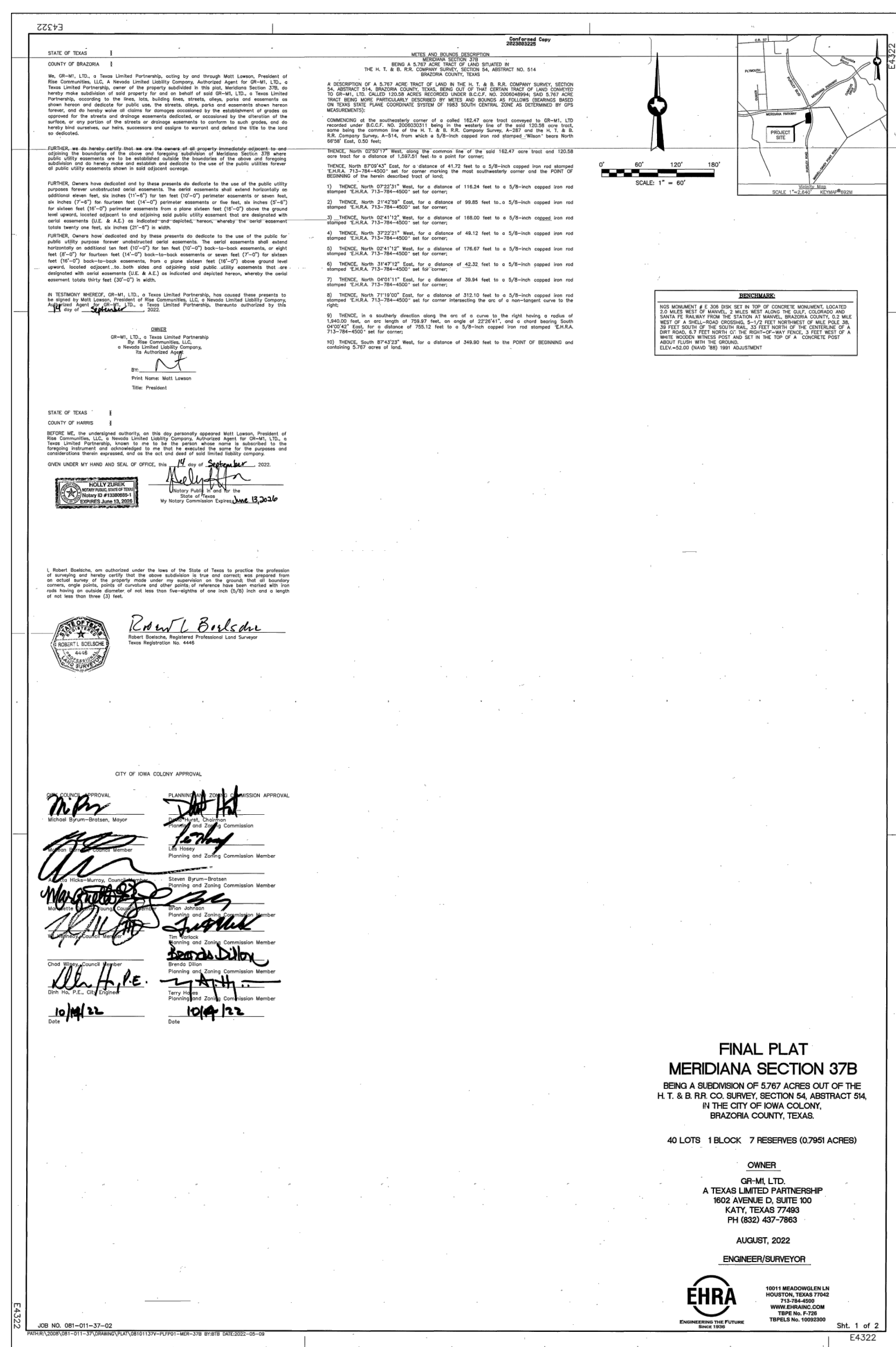
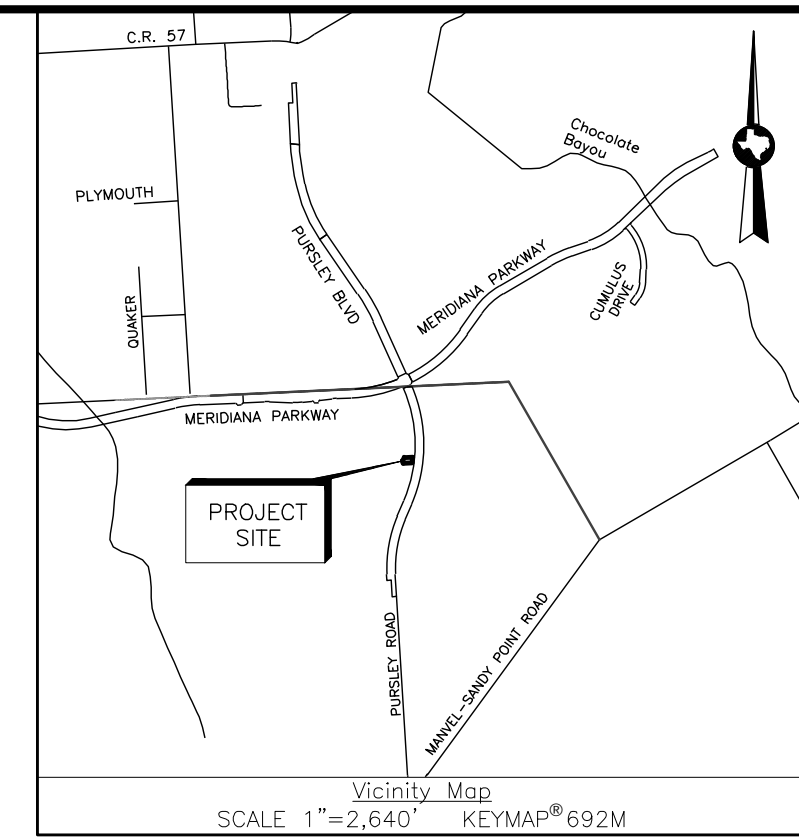
Should you have any questions, please do not hesitate to contact our office.

Sincerely,  
Adico, LLC



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

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-309



# AMENDED PLAT OF MERIDIANA SECTION 37B

BEING AN AMENDED PLAT OF MERIDIANA  
SECTION 37B IN THE CITY OF IOWA COLONY,  
AS RECORDED AT B.C.C.F. NO. 2023003225  
BRAZORIA COUNTY, TEXAS.

PURPOSE OF AMENDING PLAT:  
TO REVISE A COMMON LOT LINE BETWEEN LOT 7  
AND LOT 8 IN BLOCK 1

**OWNER**

CHESMAR HOMES, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
17220 KATY FREEWAY, SUITE 130,  
HOUSTON, TEXAS 77094  
PH (281) 850-7049

JULY, 2023

**ENGINEER/SURVEYOR**



10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
EHRA TEAM  
TBPE No. F-726  
TBPELS No. 10092300

STATE OF TEXAS
COUNTY OF BRAZORIA

We, Chesmar Homes, LLC, a Texas Limited Liability Company, acting by and through Jeff Johnson, Division President of Chesmar Homes, LLC, A Texas Limited Liability Company, owner (or owners) hereinafter referred to as Owners (whether one or more) of the property directly affected by this Amended Plat, being a portion of Meridiana Section 37B, as recorded under Brazoria County Clerk's Document No. 2023003225, as indicated hereon, do hereby consent to this amended plat for the purposes herein expressed.

IN TESTIMONY WHEREOF, Chesmar Homes, LLC, a Texas Limited Liability Company, has caused these presents to be signed by Jeff Johnson, Division President of Chesmar Homes, LLC, A Texas Limited Liability Company, thereunto authorized by this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

OWNER
Chesmar Homes, LLC,
a Texas Limited Liability Company

BY:
Print Name: Jeff Johnson
Title: Division President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Johnson, Division President of Chesmar Homes, LLC, A Texas Limited Liability Company, 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 as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the
State of Texas
My Notary Commission Expires \_\_\_\_\_

I, Robert Boelsche, am authorized 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 boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths of one inch (5/8) inch and a length of not less than three (3) feet.

"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."

Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Wil Kennedy, Mayor
McLean Barnett, Council Member
Arnetta Hicks-Murray, Council Member
Marquette Greene-Scott, Council Member
Timothy Varlack, Council Member
Steven Byrum-Bratsen, Council Member
Sydney Hargroder, Council Member
Dinh Ho, P.E., City Engineer
Date

PLANNING AND ZONING COMMISSION APPROVAL

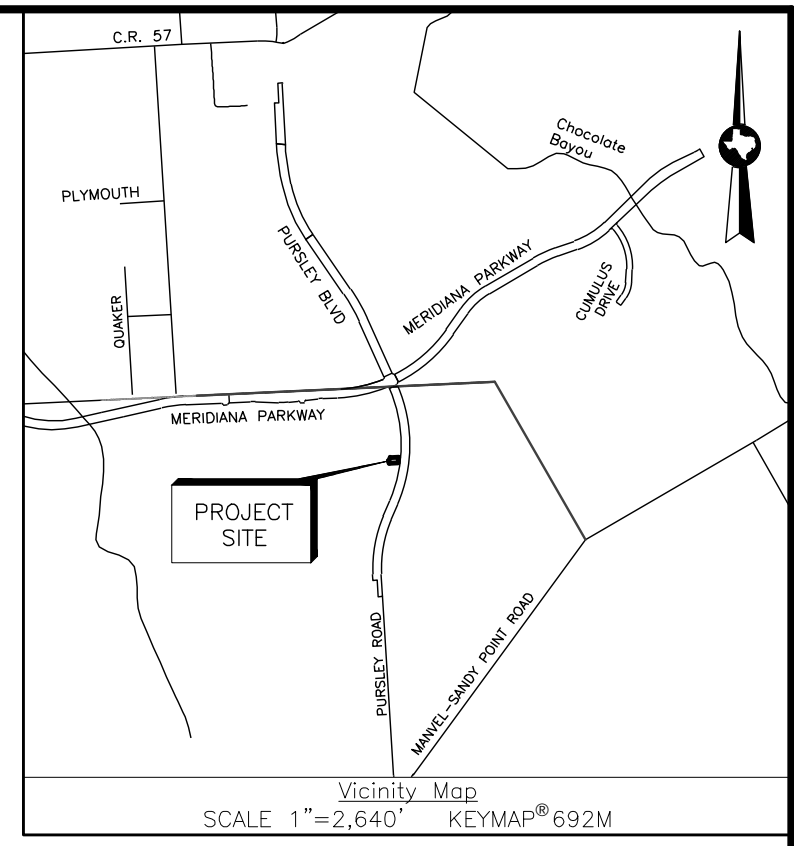
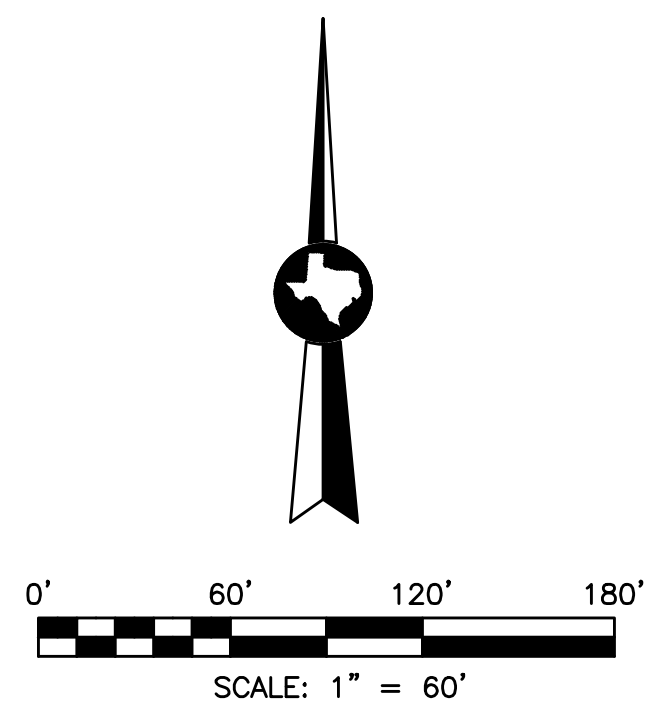
David Hurst, Chairman
Planning and Zoning Commission
Les Hosey
Planning and Zoning Commission Member
Brenda Dillon
Planning and Zoning Commission Member
Brian Johnson
Planning and Zoning Commission Member
Terry Hayes
Planning and Zoning Commission Member
Robert Wall
Planning and Zoning Commission Member
Warren Davis Jr.
Planning and Zoning Commission Member
Date

METES AND BOUNDS DESCRIPTION
AMENDED MERIDIANA SECTION 37B
BEING A 9,991 SQUARE FOOT (0.2294 ACRE) TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 9,991 SQUARE FOOT (0.2294 ACRE) TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT 514, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOTS 7 AND 8 IN BLOCK 1 OF MERIDIANA SECTION 37B A SUBDIVISION AS PER PLAT RECORDED UNDER FILE NUMBER 2023003225 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R. NO.); SAID 9,991 SQUARE FOOT (0.2294 ACRE) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the southeast corner of said Lot 8 common to Reserve "A" in said Block 1 of Meridiana Section 37B;

- 1) THENCE, South 87°43'23" West, along the southerly line of said lot 8 for a distance of 120.23 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the southwest corner of said Lot 8;
2) THENCE, North 28°53'49" West, for a distance of 35.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the arc of curve being the easterly right-of-way line of Crescendo Way (50-foot wide) as per said plat of Meridiana Section 37B;
3) THENCE, in a northerly direction along the said easterly right-of-way line with the arc of said curve to the left having a radius of 50.00 feet, an arc length of 55.67 feet, an angle of 63°47'23", and a chord bearing North 29°12'30" East, for a distance of 52.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of tangency;
4) THENCE, North 02°41'12" West, continuing along said easterly right-of-way line for a distance of 2.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a westerly common corner of the aforementioned Lot 7 and Lot 6 in Block 1 of said Meridiana Section 37B;
5) THENCE, North 87°18'48" East, for a distance of 118.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an easterly common corner of said Lot 6 and Lot 7;
6) THENCE, South 03°03'46" West, for a distance of 28.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point in the easterly line of said Lot 7;
7) THENCE, South 08°16'57" West, for a distance of 52.11 feet to the POINT OF BEGINNING and containing 9,991 square feet (0.2294 acres) of land.



BENCHMARK:
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

AMENDED PLAT OF
MERIDIANA SECTION 37B

BEING AN AMENDED PLAT OF MERIDIANA SECTION 37B IN THE CITY OF IOWA COLONY, AS RECORDED AT B.C.C.F. NO. 2023003225 BRAZORIA COUNTY, TEXAS.

PURPOSE OF AMENDING PLAT:
TO REVISE A COMMON LOT LINE BETWEEN LOT 7 AND LOT 8 IN BLOCK 1

OWNER

CHESMAR HOMES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
17220 KATY FREEWAY, SUITE 130,
HOUSTON, TEXAS 77094
PH (281) 850-7049

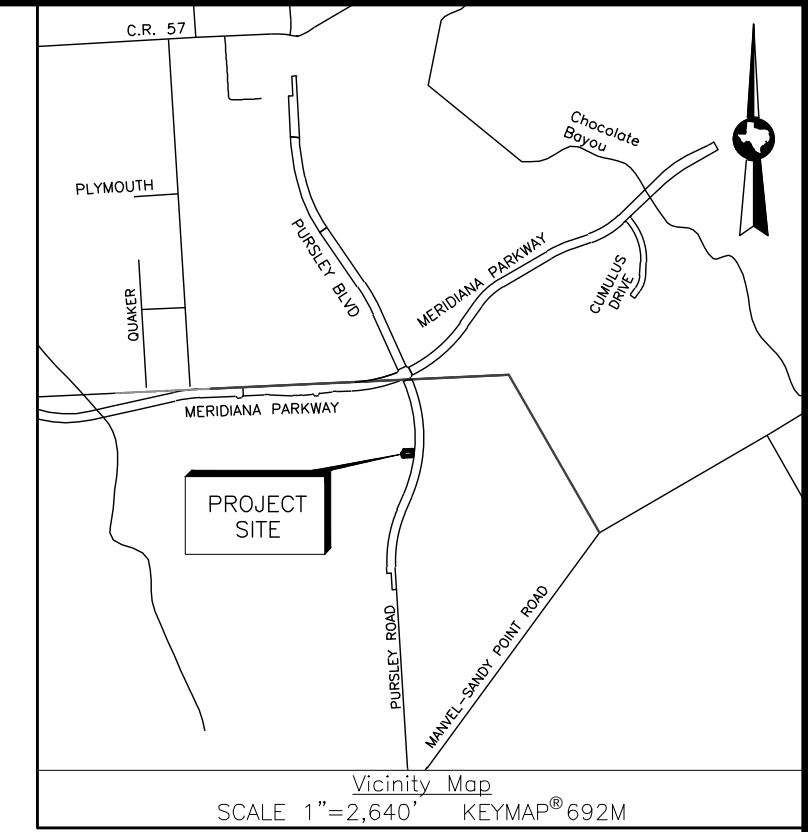
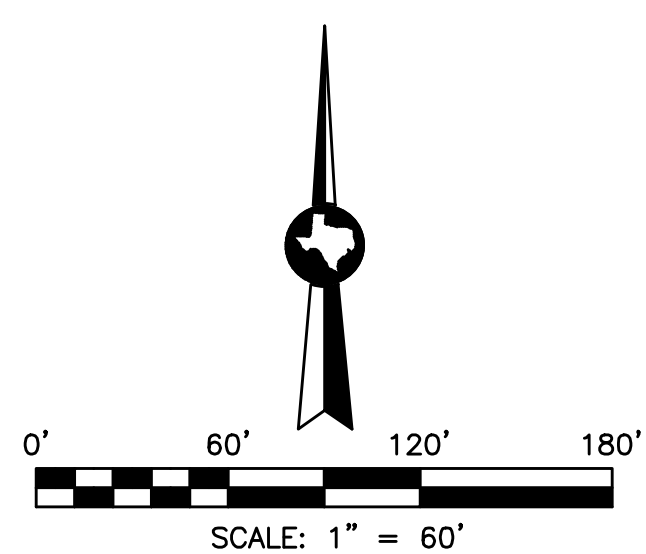
JULY, 2023

ENGINEER/SURVEYOR

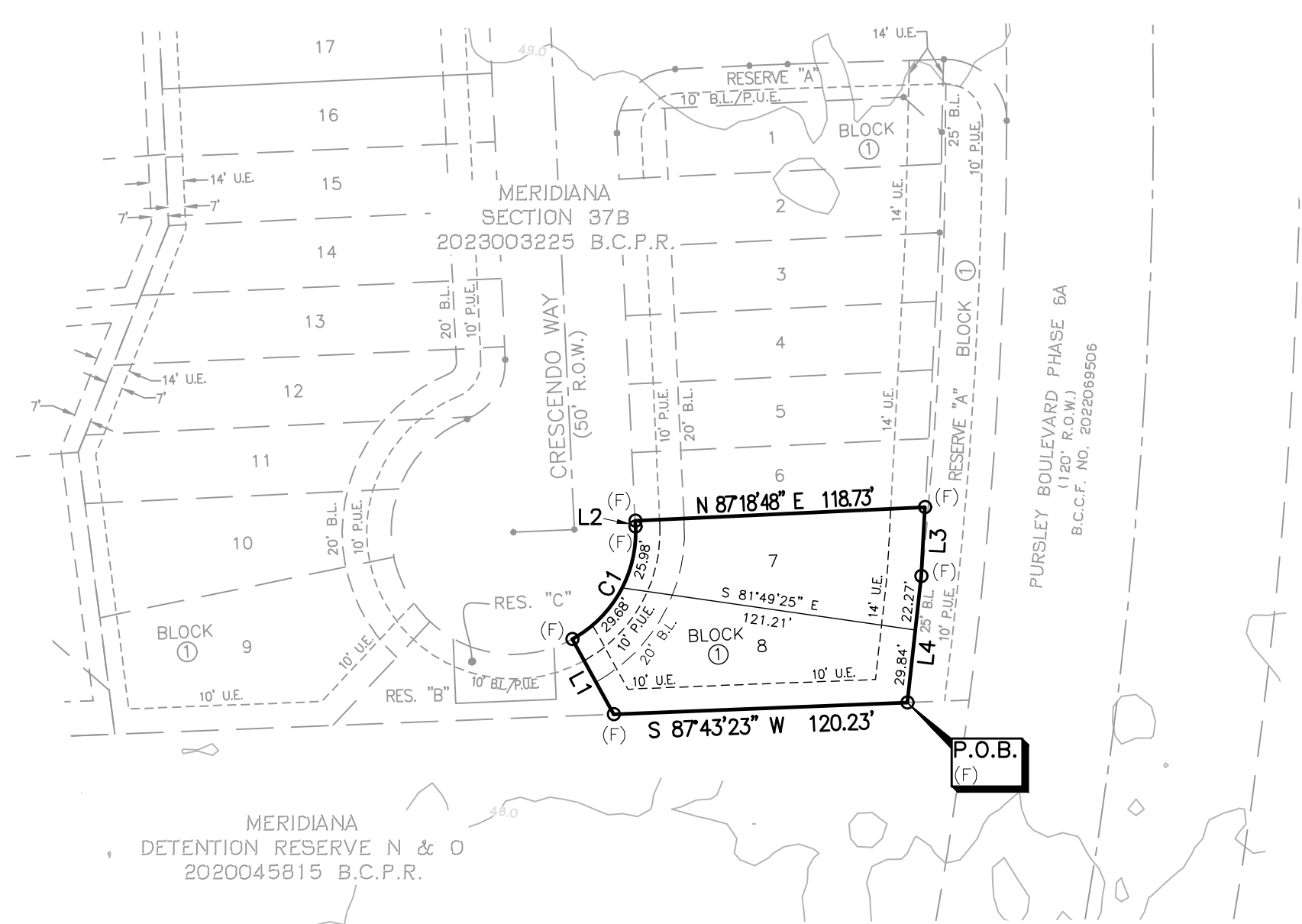


10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA TEAM
TBPE No. F-726
TBPELS No. 10092300





**BENCHMARK:**  
 NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.  
 ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT



**GENERAL NOTES:**

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
- A- indicates Abstract  
 AC, indicates Acres  
 B.C.C.F. NO. indicates Brazoria County Clerk's File Number  
 B.C.P.R. indicates Brazoria County Plat Records  
 B.L. indicates Building Line  
 P.O.B. indicates Point Of Beginning  
 P.U.E. indicates Public Utility Easement  
 R.O.W. indicates Right of Way  
 RES. indicates Reserve  
 U.E. indicates Utility Easement  
 (F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
- The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 55, and Brazoria County Drainage District #5 (B.D.D.#5).
- The boundary for this plat has a closure in excess of 1:15,000.
- The terms and conditions of Amendment #1 of the City of Iowa Colony Ordinance #2007-7 may affect this plat. This plat is in conformance with Meridiana PUD Amendment No. 4.
- No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
- This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
- All water and wastewater facilities shall conform to the city's design criteria.
- This plat is subject to the conditions and restrictions of the Meridiana PUD Agreement, No. 4 as approved March 21, 2022.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K dated December 30, 2020. The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 0.2% annual 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. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a E.H.R.A. 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 Edminster, Hinshaw, Russ & Associates, Inc. d/b/a E.H.R.A.
- All sidewalks shall be a minimum of 4' wide and built in accordance to the Meridiana Planned Unit Development District Amendment #4 of the City of Iowa Colony Ordinance #2022-04.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all restricted reserves.
- All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 37B 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.
- 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.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- This plat is subject to easements and building lines as reflected on the plat recorded under Brazoria County Clerk's File Number 2023003225.
- This plat is subject to an Agreement for underground electric service recorded under Brazoria County Clerk's File Number 2023015799.
- This plat is subject to a Short Form Blanket Easement for Certain Utilities recorded under Brazoria County Clerk's File Number 2023019159.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 28°53'49" W	35.03
L2	N 02°41'12" W	2.32
L3	S 03°03'46" W	28.14
L4	S 06°16'57" W	52.11

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	63°47'23"	55.67'	N 29°12'30" E	52.64'

**AMENDED PLAT OF  
 MERIDIANA SECTION 37B**  
 BEING AN AMENDED PLAT OF MERIDIANA  
 SECTION 37B IN THE CITY OF IOWA COLONY,  
 AS RECORDED AT B.C.C.F. NO. 2023003225  
 BRAZORIA COUNTY, TEXAS.

PURPOSE OF AMENDING PLAT:  
 TO REVISE A COMMON LOT LINE BETWEEN LOT 7  
 AND LOT 8 IN BLOCK 1

**OWNER**

CHESMAR HOMES, LLC,  
 A TEXAS LIMITED LIABILITY COMPANY  
 17220 KATY FREEWAY, SUITE 130,  
 HOUSTON, TEXAS 77094  
 PH (281) 850-7049

JULY, 2023

**ENGINEER/SURVEYOR**



10011 MEADOWGLEN LN  
 HOUSTON, TEXAS 77042  
 713-784-4500  
 E.H.R.A. TEAM  
 TBPE No. F-726  
 TBPELS No. 10092300

Wednesday, July 25, 2023

Amanda Rabiuss  
Windrose  
5353 W Sam Houston N #150  
Houston, TX 77041  
Email: amanda.rabiuss@windroseservices.com

Re: MH Sierra Vista Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 2392  
Adico, LLC Project No. 16007-2-306


Dear Ms. Rabiuss;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Sterling Lakes Retail preliminary plat, received on or about July 25, 2023. 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, Adico, LLC, recommends to approve the third submittal of the preliminary plat, dated July 25, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, July 26, 2023, for consideration at the August 1<sup>st</sup> Planning and Zoning Meeting.

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

Sincerely,  
Adico, LLC



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

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-306

STATE OF TEXAS  
COUNTY OF BRAZORIA

GENERAL NOTES

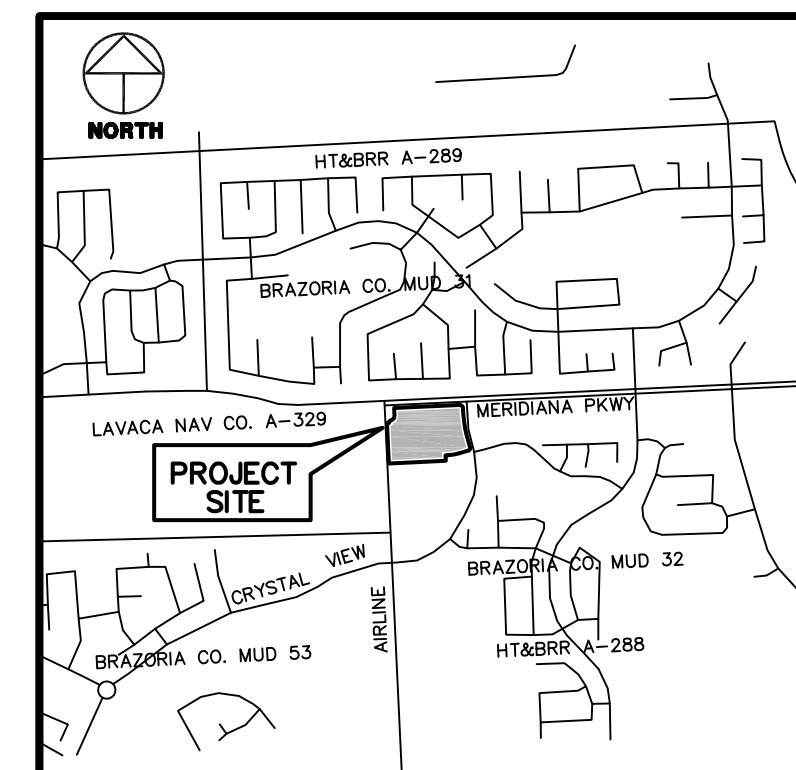
- 1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF BRAZORIA COUNTY AND THE CITY OF IOWA COLONY. FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENT REQUIREMENTS OF THE CITY OF IOWA COLONY, TEXAS, AND IS SUBJECT TO THE ORDINANCES OF SAID CITY.
2. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
3. ALL 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 - 0.999862130.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48039C0115K REVISED/DATED DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. 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 WINDROSE SURVEYING AND LAND SERVICES.
5. THE BUILDING LINES (B.L.) FOR THIS SUBDIVISION SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CODE OF ORDINANCES, CITY OF IOWA COLONY, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED.
6. 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.
7. 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.
8. THIS TRACT LIES WITHIN THE BOUNDARY OF BCOMUD NO. 31.

DISTRICT NOTES

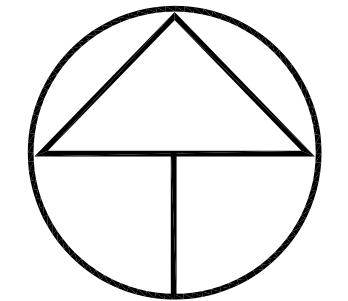
- 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WILL BE PRIVATE AND 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 90% 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.
18. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
19. A MINIMUM OF FIVE (5) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG ALL STREETS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
20. OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
21. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

DESCRIPTION

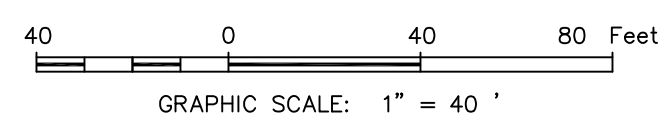
A TRACT OR PARCEL CONTAINING 10.192 ACRES OR 443,957 SQUARE FEET OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF THE RESIDUE OF A CALLED 46.321 ACRES DESCRIBED IN DEED TO ASTRO SIERRA VISTA L.P. AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER (NO.) 202005458. WITH SAID 10.192 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):
BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND ON THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF MERIDIANA PARKWAY (A.K.A. C.S. 56) (120' R.O.W.) AND THE WEST R.O.W. LINE OF CRYSTAL VIEW DRIVE (R.O.W. VARIES) AS RECORDED UNDER B.C.C.F. NO. 2019057667, MARKING THE BEGINNING OF A CURVE TO THE RIGHT;
THENCE, ALONG THE WEST R.O.W. LINE OF SAID CRYSTAL VIEW DRIVE, THE FOLLOWING COURSES AND DISTANCES;
WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEG. 00 MIN. 00 SEC., AN ARC LENGTH OF 54.98 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 47 DEG. 43 MIN. 36 SEC. EAST - 49.50 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;
SOUTH 02 DEG. 43 MIN. 36 SEC. EAST, A DISTANCE OF 41.98 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE LEFT;
WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 04 DEG. 01 MIN. 05 SEC., AN ARC LENGTH OF 35.76 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 04 DEG. 44 MIN. 08 SEC. EAST - 35.76 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND TO A POINT OF TANGENCY;
SOUTH 06 DEG. 44 MIN. 40 SEC. EAST, A DISTANCE OF 82.93 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE LEFT;
WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 08 DEG. 56 MIN. 03 SEC., AN ARC LENGTH OF 120.98 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 11 DEG. 12 MIN. 42 SEC. EAST - 130.85 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;
SOUTH 15 DEG. 40 MIN. 43 SEC. EAST, A DISTANCE OF 128.18 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE RIGHT;
THENCE, OVER AND ACROSS THE RESIDUE OF SAID 46.321 ACRES, THE FOLLOWING COURSES AND DISTANCES;
WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEG. 00 MIN. 00 SEC., AN ARC LENGTH OF 39.27 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 29 DEG. 19 MIN. 17 SEC. WEST - 35.36 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;
SOUTH 74 DEG. 19 MIN. 17 SEC. WEST, A DISTANCE OF 18.84 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE LEFT;
WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 01 DEG. 28 MIN. 02 SEC., AN ARC LENGTH OF 12.51 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 73 DEG. 36 MIN. 15 SEC. WEST - 12.51 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;
SOUTH 72 DEG. 53 MIN. 14 SEC. WEST, A DISTANCE OF 63.28 FEET TO CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A THE BEGINNING OF A CURVE TO THE RIGHT;
WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 14 DEG. 20 MIN. 44 SEC. WEST, AN ARC LENGTH OF 125.16 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 80 DEG. 03 MIN. 31 SEC. WEST - 124.84 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;
SOUTH 87 DEG. 13 MIN. 48 SEC. WEST, A DISTANCE OF 25.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
SOUTH 02 DEG. 46 MIN. 12 SEC. EAST, A DISTANCE OF 57.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
SOUTH 87 DEG. 13 MIN. 48 SEC. WEST, A DISTANCE OF 593.76 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND ON THE CENTERLINE OF COUNTY ROAD 48 (40' WIDE) AS RECORDED UNDER VOLUME (VOL.) 2, PAGE (PG.) 113 AND VOL. 3, PG. 66, OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, NORTH 02 DEG. 44 MIN. 32 SEC. WEST, ALONG THE CENTERLINE OF SAID COUNTY ROAD 48, A DISTANCE OF 423.05 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE SOUTHWEST CORNER OF RESTRICTED RESERVE "A", BLOCK 1, MERIDIANA PARKWAY PHASE V STREET DEDICATION AND RESERVE AS RECORDED UNDER PLAT NO. 2020051576, BRAZORIA COUNTY PLAT RECORDS, MARKING A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE ALONG THE EAST LINE OF SAID RESTRICTED RESERVE "A", THE FOLLOWING COURSES AND DISTANCES;
NORTH 87 DEG. 15 MIN. 28 SEC. EAST, A DISTANCE OF 20.02 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE RIGHT;
WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80 DEG. 08 MIN. 04 SEC., AN ARC LENGTH OF 34.97 FEET, A CHORD BEARING AND DISTANCE OF NORTH 37 DEG. 19 MIN. 30 SEC. EAST - 32.18 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 80 DEG. 07 MIN. 07 SEC., AN ARC LENGTH OF 69.92 FEET, A CHORD BEARING AND DISTANCE OF NORTH 37 DEG. 19 MIN. 58 SEC. EAST - 64.36 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;
NORTH 02 DEG. 43 MIN. 36 SEC. WEST, A DISTANCE OF 78.85 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND ON THE SOUTH R.O.W. LINE OF SAID MERIDIANA PARKWAY MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, NORTH 87 DEG. 16 MIN. 24 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID MERIDIANA PARKWAY, A DISTANCE OF 681.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.192 ACRES OR 443,957 SQUARE FEET OF LAND.



IOWA COLONY, BRAZORIA COUNTY, TEXAS  
VICINITY MAP  
SCALE: 1" = 2000'



NORTH



STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PARVEZ MERCHANT AND MOUNANG DESAI OF MALABAR HILL CAPITAL LLC, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET FORTH.

WITNESS MY HAND AND SEAL OF OFFICE THIS

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

THIS IS TO CERTIFY THAT I, LUCAS G. DAVIS, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION NO. 6486, HAVE PLATTED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME, AND; THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDATION, THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

LUCAS G. DAVIS  
Registered Professional Land Surveyor  
Texas Registration No. 6599

I, \_\_\_\_\_, registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Brazoria County, Texas, to the best of my knowledge.

Name: \_\_\_\_\_  
Texas Registration No. \_\_\_\_\_

APPROVED BY THE CITY ENGINEER OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CITY ENGINEER  
DINH V. HO, P.E.

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

- DAVID HURST, CHAIRMAN
MEMBER BRIAN JOHNSON
MEMBER ROBERT WALL
MEMBER TERRY HAYES
MEMBER LES HOSEY
MEMBER WARREN DAVIS JR.
MEMBER BRENDA DILLON

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

- LEE WALDEN, P.E. PRESIDENT
KERRY OSBURN VICE PRESIDENT
BRANDON MIDDLETON SECRETARY/TREASURER
NAZAR SAGBI DISTRICT ENGINEER

APPROVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

- MAYOR W.L. KENNEDY
COUNCIL POSITION 4 TIM VARLACK
COUNCIL POSITION 1 MCLÉAN BARNETT
COUNCIL POSITION 5 STEVEN BYRUM-BRATSEN
COUNCIL POSITION 2 ARNETTA HICKS-MURRAY
COUNCIL POSITION 6 SYDNEY HARGRODER
COUNCIL POSITION 3 MARQUETTE GREENE-SCOTT

PRELIMINARY PLAT  
MH SIERRA VISTA

A SUBDIVISION OF  
10.192 ACRES / 443,957 SQ. FT.  
SITUATED IN THE  
H. T. & B. RR. CO. SURVEY, ABSTRACT NO. 288  
IOWA COLONY, BRAZORIA COUNTY, TEXAS

1 BLOCK 5 RESERVES

JULY 2023

Owner  
MH SIERRA VISTA HOLDINGS LLC

6003 ISLA VISTA CT  
HOUSTON TX 77041  
832 858-5016

Surveyor



WINDROSE  
LAND SURVEYING I PLATTING

FIRM REGISTRATION NO. 10108800  
713.458.2281 | WINDROSESERVICES.COM  
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041



Thursday, July 20, 2023

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

Re: Sierra Vista West Section 6, Water, Sanitary, Drainage and Paving Facilities  
Recommendation for Final Approval of Facilities  
City of Iowa Colony Project No. CSW 210127-0090  
Adico, LLC Project No. 16007-4-341

Dear Mayor Wil Kennedy and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final reinspection of the Sierra Vista West Section 6 Water, Sanitary, Storm and Paving facilities. The final reinspection inspection was completed on July 13, 2022, with all outstanding punch list items addressed January 31, 2023.

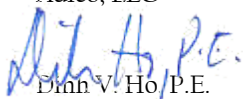
City Council approved the project into the One Year Maintenance Period in July 2021. Therefore, Adico, LLC recommends final approval of facilities, effective August 21, 2023, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included 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, COIC  
Robert Hemminger, COIC  
File: 16007-4-341

Tuesday, July 13, 2021

Mayor Michael Byrum-Bratsen  
City Council  
City of Iowa Colony  
12003 Iowa Colony Blvd.  
Iowa Colony, TX 77553

Re: Sierra Vista West Section 6, Water, Sanitary, Drainage and Paving Facilities  
Recommendation for Approval into One-Year Maintenance Period  
City of Iowa Colony Project No. CSW 210127-0090  
Adico, LLC Project No. 16007-4-341

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 6 – Water, Sanitary, Drainage and Paving Facilities. The final inspection was completed on June 2, 2021, with all outstanding punch list items addressed on July 1, 2021.

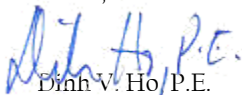
Adico, LLC recommends approval of facilities into the One-Year Maintenance period. The effective date shall be July 19, 2021, if approved by City Council.

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, City of Iowa Colony, ([krosser@iowacolonytx.gov](mailto:krosser@iowacolonytx.gov))  
Ron Cox, City Manager ([rcox@rcoxconsulting.com](mailto:rcox@rcoxconsulting.com))  
File: 16007-4-341



**Project:**

Construction of Water, Sanitary, Drainage and Paving Facilities for Sierra Vista West Sec. 6 for Brazoria County Municipal Utility District No. 53

**Project Number:** 610.020019.00

**Contract Date:** 02-01-2021

**Owner:**

Brazoria County MUD No. 53  
c/o Allen Boone Humphries Robinson, LLP  
3200 Southwest Freeway, Suite 2600  
Houston, Texas 77027

**To:**

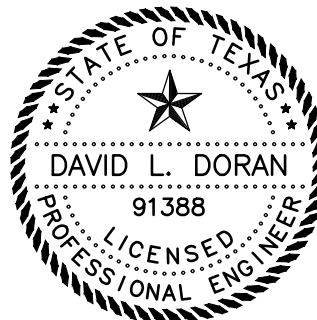
Adico, LLC.  
211 East Parkwood, Suite 209  
Friendswood, Texas 77546

Mr. Ho,

I hereby certify that this project is substantially complete as of June 2, 2021; 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,

David L. Doran, P.E., CCM  
Director of Construction Management



July 7, 2021



July 14, 2021

Mr. Dinh Ho, P.E.  
 City of Iowa Colony Engineering Departement  
 c/o Adico, LLC  
 2114 El Dorado Boulevard, Suite 400  
 Friendswood, Texas 77546

Re: Punchlist Completion Letter  
 Construction of Water, Sanitary, Drainage, and Paving Facilities for  
 Sierra Vista West Section 6 for Brazoria County Municipal Utility District No. 53

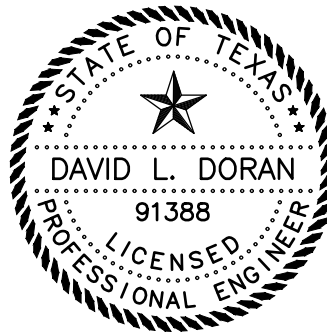
Mr. Dinh Ho,

A Final Walk to verify that all punchlist items have been addressed occurred for the above referenced project on June 30, 2021. The appropriate municipal authority representatives were present for this walk. This Final Walk revealed that all punchlist items previously referenced in the Punchlist Letter were verified, and confirmed, as addressed by the appropriate governing authorities for this project.

Sincerely,

David L. Doran, P.E., CCM  
 Partner, Construction Management

DLD/mm



July 14, 2021

P:\020 Sierra Vista West Development\019 Section 6 WSD & Paving\Construction\Acceptance Packages\City of Iowa Colony\Sierra Vista West Section 6 WSD&P - Punchlist Completion Letter.docx





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 6th day of May, 2021.

**Principal**

Land Tejas Sierra Vista West, LLC,  
a Texas limited liability company

By:   
Al P. Brende, Sole Manager

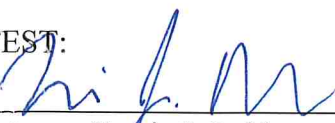
ATTEST:

  
Secretary

**SureTec Insurance Company, Surety**

By:   
ATTORNEY IN FACT – Kelly J. Brooks

ATTEST:

  
Secretary – Travis J. Robles

# 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  
Michael C. Keimig, President



Markel Insurance Company

By: Robin Russo  
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.



By: Donna Donavant  
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 6th day of May, 2021.

SureTec Insurance Company

By: M. Brent Beaty  
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: Richard R. Grinnan  
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](mailto:ConsumerProtection@tdi.texas.gov)

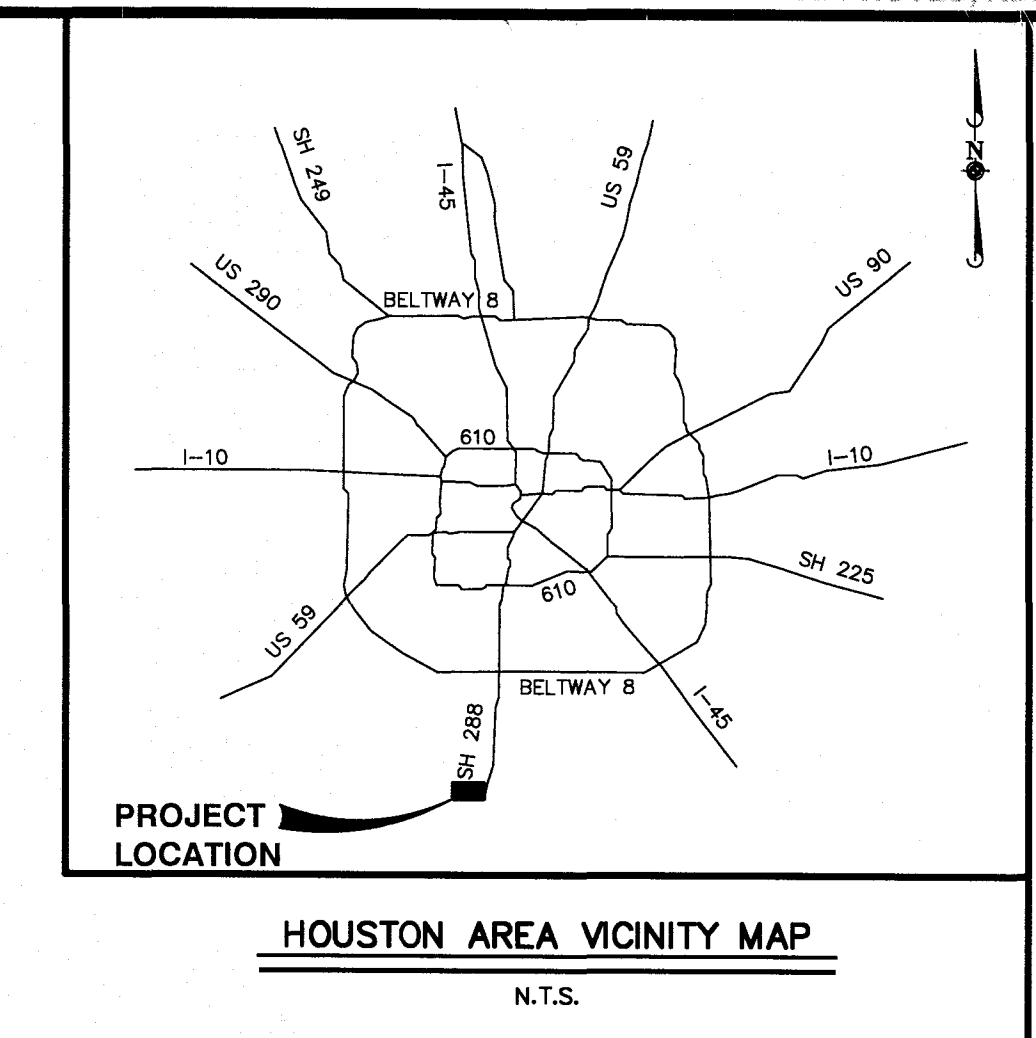
**PREMIUM OR CLAIMS DISPUTES:** Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

---

DEVELOPER: MR JOSH WADLEY  
 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. 6

BRAZORIA COUNTY M.U.D. NO. 53  
 BRAZORIA COUNTY, TX  
 PROJECT NO. 610.020019.00

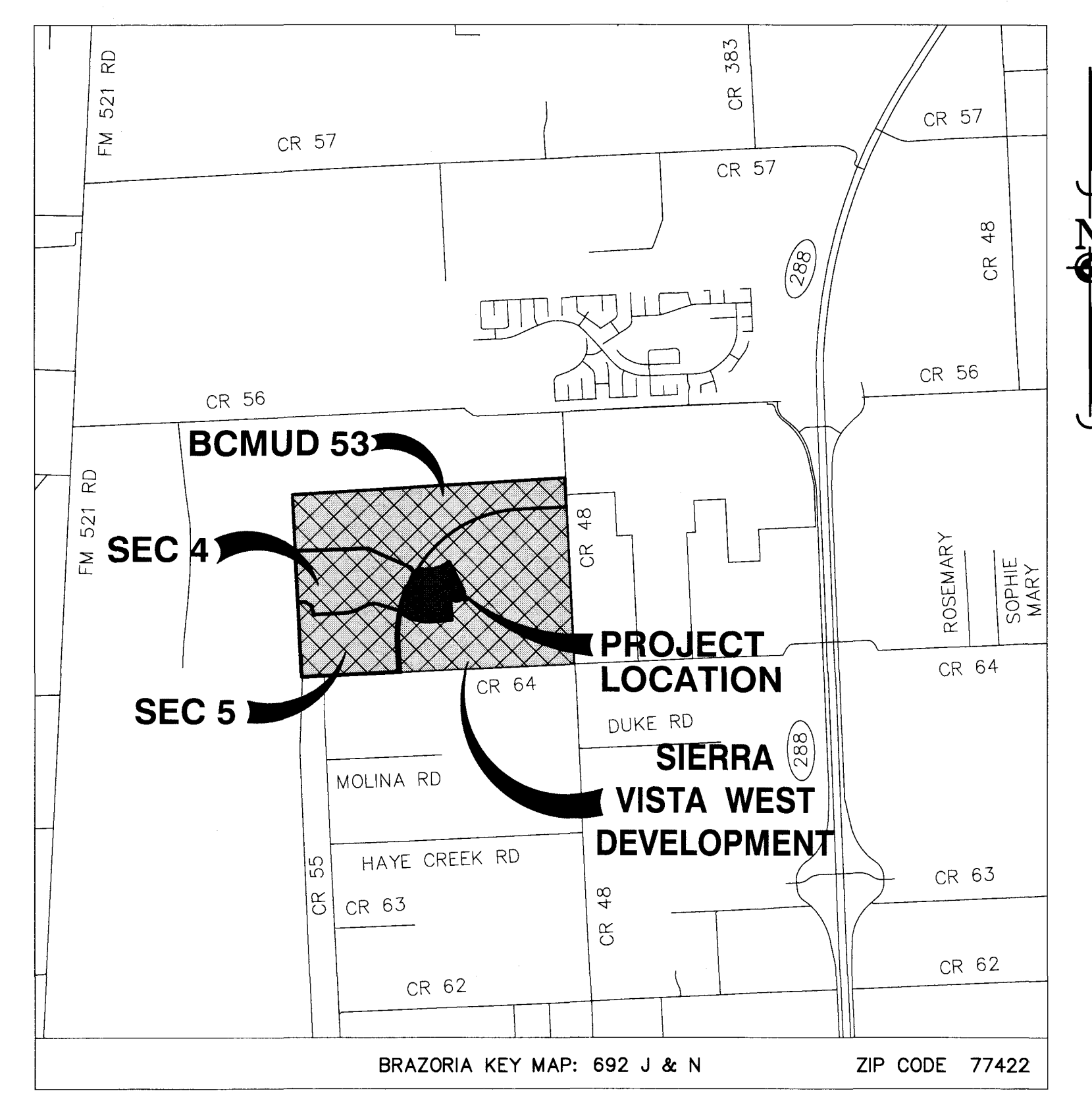


## INDEX OF SHEETS

SHEET NO.	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 DR STA 29+50 TO 37+00
10	PONDEROSA PINE DR STA 37+00 TO 43+00
11	SEQUOIA RUN DRIVE
12	TULARE CANYON DRIVE & BLACK OAK DRIVE
13	BLACK OAK DR & JUNIPER BRANCH DR
14	SCRUB OAK DRIVE
15	YUBA VALLEY DRIVE & BASELINE A
16	AMADOR PEAK DRIVE
17	OUTFALL NORTH & SOUTH
18	WATERLINE DETAIL - 1
19	WATERLINE DETAIL - 2
20	SANITARY SEWER DETAIL - 1
21	SANITARY SEWER DETAIL - 2
22	SANITARY SEWER DETAIL - 3
23	STORM SEWER DETAIL - 1
24	STORM SEWER DETAIL - 2
25	STORM SEWER DETAIL - 3
26	STORM SEWER DETAIL - 4
27	STORM WATER POLLUTION PREVENTION DETAILS
28	PAVING DETAILS - 1
29	PAVING DETAILS - 2
30	PAVING DETAILS - 3
31	PAVING DETAILS - 4
32	PAVEMENT MARKING DETAILS - 1
33	PAVEMENT MARKING DETAILS - 2
34	SLOPE PAVING DETAIL & MISCELLANEOUS DETAILS
35	DRAINAGE AREA SERVICE MAP

**RECORD  
 DRAWING**

**ISSUED FOR  
 CONSTRUCTION**



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

**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. 48039C0115H 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.

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.

BRAZORIA COUNTY ENGINEERING DEPARTMENT  
 REVIEWED FOR CONSTRUCTION:

MATT HANKS, PE, COUNTY ENGINEER DATE 06/10/2020

JORGE REYNA, DEVELOPMENT COORDINATOR DATE 5-5-2020

ENGINEER'S SEAL  
 Parker Krause  
 07/09/2020  
 PARKER R. KRAUSE  
 137218  
 LICENSED PROFESSIONAL ENGINEER

CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY  
 C/O ADICO, LLC (DINH V. HO, P.E. © 832-895-1093 OR  
 INSPECTIONS@ADICO-LLC.COM) AND BRAZORIA COUNTY  
 ENGINEER AT CONSTRUCTION@BRAZORIA-COUNTY.COM 48  
 HOURS BEFORE COMMENCING WORK.



2445 Technology Forest Blvd, Suite 200, The Woodlands, TX 77381 ph:832.823.2200 tx: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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, P.E. Date 8/3/20 President  
 Kerry L. Osburn Date 8/3/20 Vice President

Mark Roller Date 8/3/20 Secretary/Treasurer  
 Jarrod D. Aden, P.E., C.F.M. Date 8/3/20 District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

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.

Mike Brown DATE 07222020  
 MICHAEL BROWN-BRATSEN, MAYOR  
 DinH Ho, P.E. DATE 07222020  
 DINH HO, P.E., CITY ENGINEER

CITY OF IOWA COLONY

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

Manhard CONSULTING  
 2445 Technology Forest Blvd, Suite 200, The Woodlands, TX 77381 ph:832.823.2200 tx: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 WEST SEC. 6  
 BRAZORIA COUNTY M.U.D. NO. 53  
 TITLE SHEET & SHEET INDEX

PROJ. MGR.: CMB  
 PROJ. ASSOC.: JS  
 DRAWN BY: SLC/RL  
 DATE: JUNE 2020  
 SCALE: N/A

SHEET  
 1 OF 35  
 610.020019.00

FINAL APPROVAL

June 17, 2020 - 10:18 - Dwg Name: P:\2020 Sierra Vista West Development\019 Section 6 WSD & Paving\Drawings\Title Sheet & Notes.dwg - Updated By: Schammon

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.

Tuesday, August 15, 2023

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

**Re: Davenport Pkwy and Discovery Drive – Storm Water and Paving Facilities  
Recommendation for Acceptance into One-Year Maintenance Period  
City of Iowa Colony Project No. CSW-210706-0873  
Adico, LLC Project No. 16007-4-356**

Dear Mayor and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the **Davenport Pkwy and Discovery Drive – Storm Water and Paving Facilities**. The final inspection was completed on June 28, 2022, with all outstanding punch list items addressed on April 6, 2023.

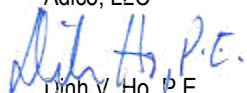
Adico, LLC recommends acceptance of facilities into the One-Year Maintenance period. The effective date shall be August 21, 2023, if approved by City Council.

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: 16007-4-356



ENGINEERING THE FUTURE  
SINCE 1936

TBPE No. F-726  
TBPLS No. 10092300

# Engineers Certificate of Completion

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

**Name of District:**

Brazoria County Municipal Utility District No. 55

**Owner of property, if other than District:**

Alvin I.S.D.

**Kind of project, contract identification:**

Proposed Paving and Storm Water Facilities to serve Davenport Parkway and Discovery Drive at Alvin ISD

**Name of contractor:**

Main Lane Industries, Ltd.

**Name of consulting engineer:**

Edminster, Hinshaw, Russ & Associates, Inc.

**Address of consulting engineer:**

10011 Meadowglen Lane, Houston, Texas 77042

I certify this project was at least 95% complete on April 6, 2023; that the project was under continual observation; that all observation of the work was performed by or under the supervision of Jared R. Bowlin, a Licensed Professional Engineer; that to the best of my knowledge the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and "record drawings" will be furnished to the District.

Signed and Sealed,

*Jared Bowlin*

Jared R. Bowlin, P.E.  
Registration No. 103429



*Jared Bowlin*

07 / 26 / 2023



**CITY OF IOWA COLONY  
MAINTENANCE BOND**

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

a. Bond Number: 35BCSFR7198

b. Principal: Main Lane Industries, Ltd.

c. Surety:

Name: Hartford Fire Insurance Company

State Where Surety is Incorporated: Connecticut

d. Obligee(s): Alvin Independent School District; 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: 5/12/2021

Parties: Principal and Alvin ISD

Subdivision involved: Iowa Colony

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Paving and Storm Water Facilities to serve Davenport Parkway and Discovery Drive at Alvin ISD

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: \$7,534,016.00

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: 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: 5/5/2023

SURETY: Hartford Fire Insurance Company

PRINCIPAL: ~~Main Lane Industries, Ltd.~~

By:   
Signature

By:   
Signature

Susan L. Small  
Print or Type Signer's Name

Anthony Colombo  
Print or Type Signer's Name

Attorney-In-Fact  
Signer's Title

PRESIDENT  
Signer's Title

**ATTACH POWER OF ATTORNEY**

# POWER OF ATTORNEY

Direct Inquiries/Claims to:

**THE HARTFORD**

BOND, T-11

One Hartford Plaza

Hartford, Connecticut 06155

[Bond.Claims@thehartford.com](mailto:Bond.Claims@thehartford.com)

call: 888-266-3488 or fax: 860-757-5835

Item 34.

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: VALENTI TROBEC & WOODY

Agency Code: 35-355032

- 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 Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
- Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of the Southeast**, a corporation duly organized under the laws of the State of Florida

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** :  
 Wendy L. Hingson, Dawn Onzo, Jeffrey A. Chandler, Alan P. Chandler of FT MYERS, Florida

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.



*Shelby Wiggins*

Shelby Wiggins, Assistant Secretary

*Joelle L. LaPierre*

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

§§. Lake Mary

On this 20th day of May, 2021, before me personally came Joelle 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.



*Jessica Ciccone*

Jessica Ciccone  
 My Commission HH 122280  
 Expires June 20, 2025

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 May 5th, 2023.

Signed and sealed in Lake Mary, Florida.



*Keith Dozols*

Keith D. Dozols, Assistant Vice President

# BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 55

## PLANS FOR CONSTRUCTION OF PROPOSED PAVING AND STORM WATER FACILITIES TO SERVE

# DAVENPORT PARKWAY AND DISCOVERY DRIVE AT ALVIN ISD

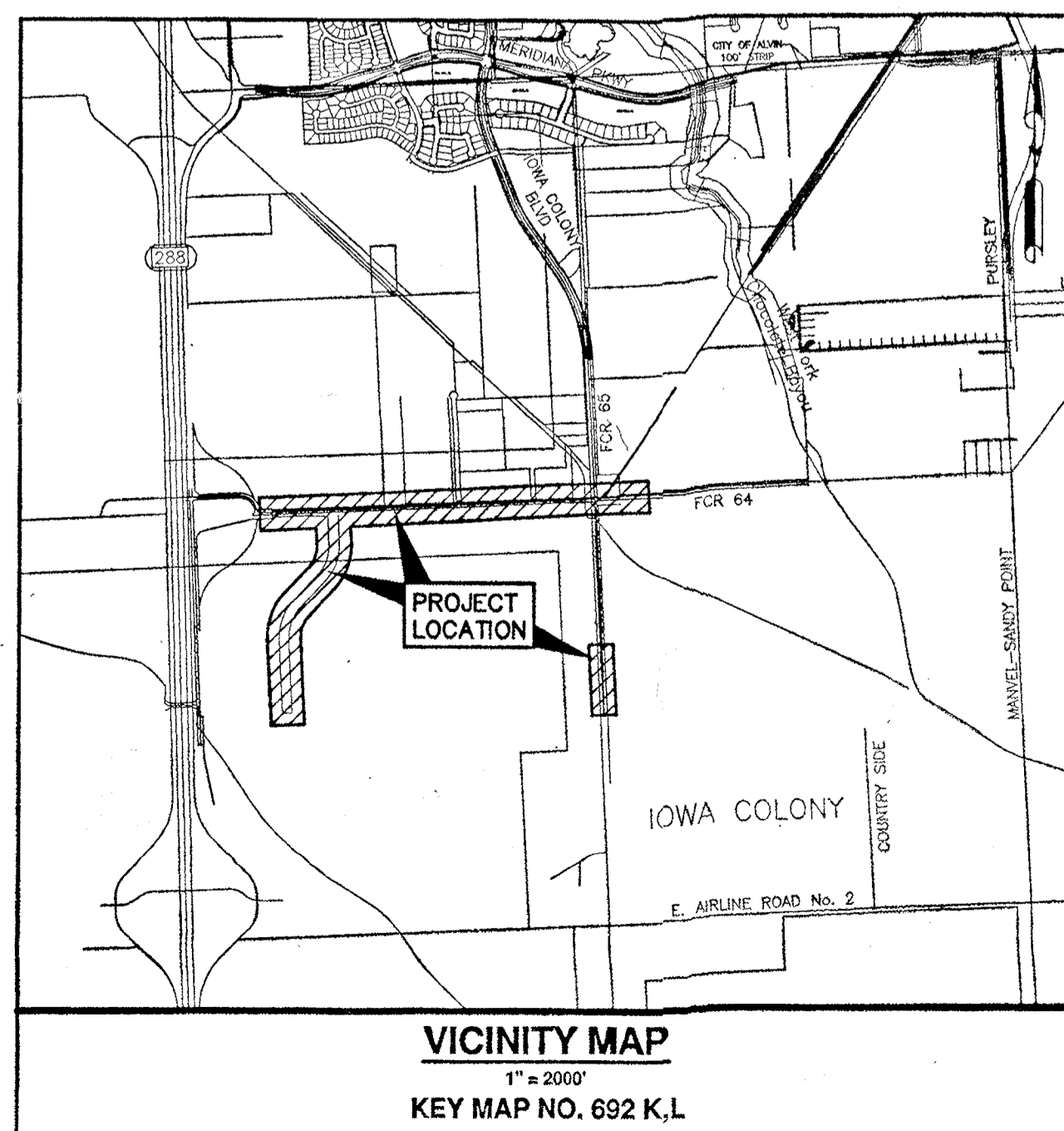
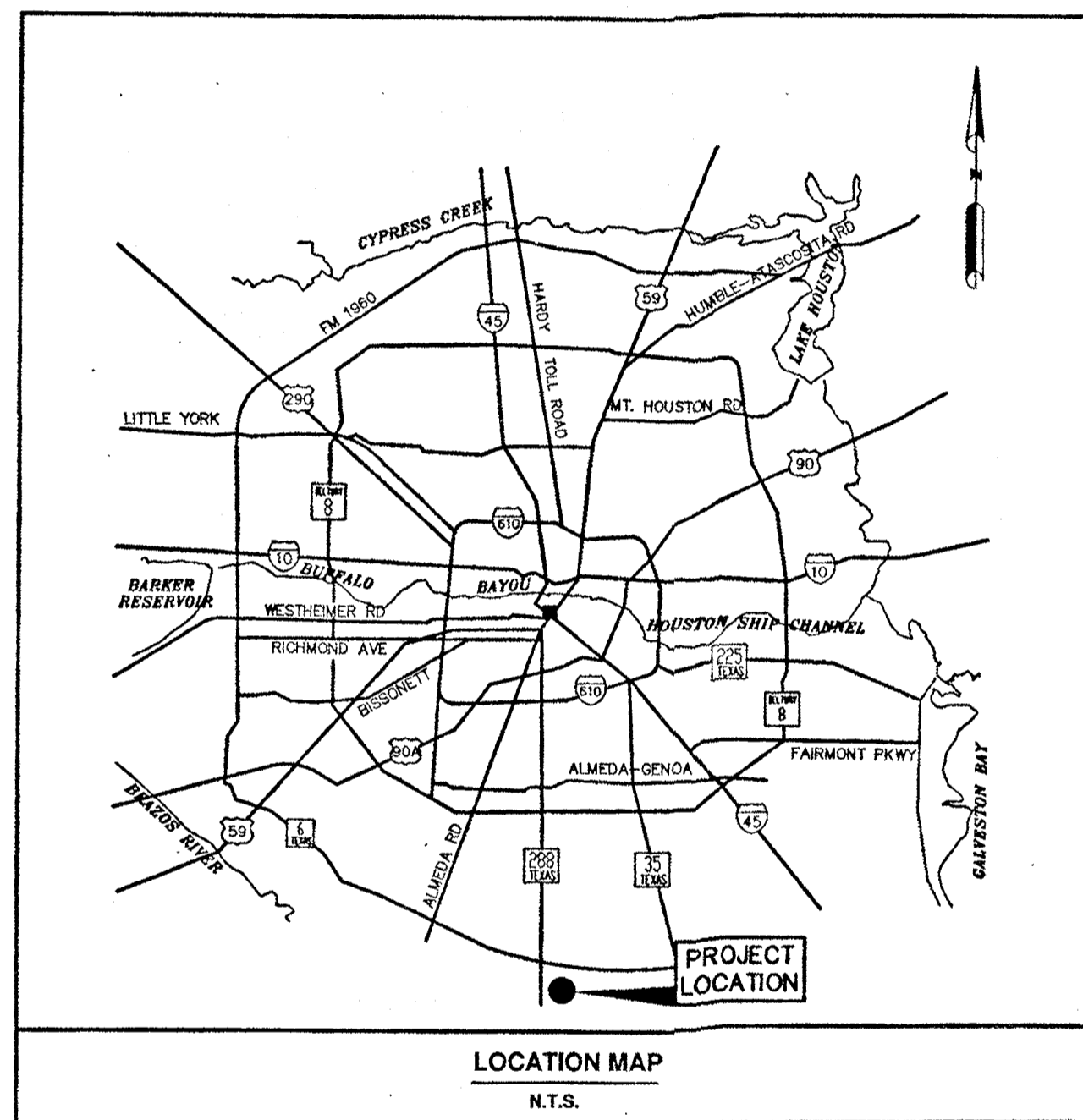
## IOWA COLONY, TEXAS

RECORD DRAWINGS

PRINTED  
OCT 11 2022

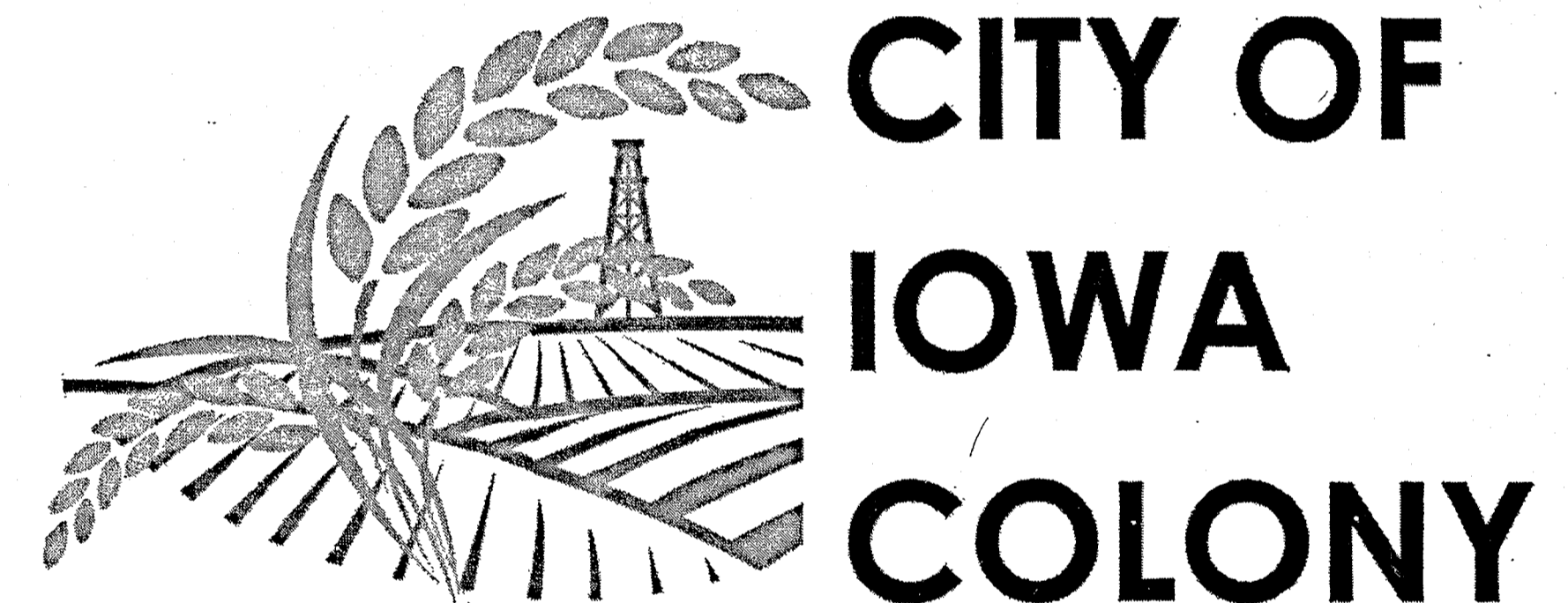
"AS BUILT"

PCTS By T. Kelly  
11/14/22 E. Enala  
R/GPS DL/2018/181-038-10/PCTS 10-20-22 TK  
R/GPS DL/2018/181-038-10/PCTS 10-27-22 TK  
R/GPS DL/2018/181-038-10/PCTS 10-31-22 TK  
R/GPS DL/2018/181-038-10/PCTS 11-2-22 TK  
R/GPS DL/2018/181-038-10/PCTS 11-3-22 TK  
R/GPS DL/2018/181-038-10/PCTS 12-7-22 TK



SHEET NO.	DESCRIPTION
<b>GENERAL</b>	
1	COVER SHEET (P-3978)
2	GENERAL NOTES
<b>LAYOUTS</b>	
3-11	AISD TOPO REFERENCE (SHEET 1-9)
12/12A	OVERALL SHEET INDEX/OVERALL SIGNAGE LAYOUT
13	OVERALL DRAINAGE AREA LAYOUT
14-16	DRAINAGE AREA LAYOUT
17	SANITARY & WATER LAYOUT
18-19	DAVENPORT PARKWAY SWPPP PHASE 1 & 2
20	IOWA COLONY BOULEVARD SWPPP
21	DISCOVERY DRIVE SWPPP PHASE 1 & 2
<b>CONSTRUCTION &amp; TCP</b>	
22	DAVENPORT PARKWAY TCP DETOUR PLAN
23	OVERALL TRAFFIC CONTROL PHASE LAYOUT
24-28	CONSTRUCTION & TRAFFIC CONTROL PLAN (PHASE 1-4)
30	TRAFFIC CONTROL PLAN DETAILS
31	IOWA COLONY BOULEVARD TCP PLAN PHASE 4
<b>PLAN AND PROFILES</b>	
32-41	DAVENPORT PARKWAY
42-48	IOWA COLONY BOULEVARD
49-54	DISCOVERY DRIVE
55	8 INCH SANITARY
55-59	AISD 10 INCH SANITARY FORCE MAIN
60	OFF-SITE 10 INCH SANITARY FORCE MAIN

SHEET NO.	DESCRIPTION
<b>PLAN AND PROFILES</b>	
61-64	LATERAL A-G STA 0+00 TO END & BC DRAINAGE DITCH 101-05-00
65	BC DRAINAGE DITCH 101-05-00 HEADWALLS
66	36 INCH STORM SEWER OUTFALL & 24 INCH STORM SEWER OUTFALL STA 0+00 TO 5+00
67	24 INCH STORM SEWER OUTFALL STA 5+00 TO END
<b>PAVEMENT CROSS SECTIONS</b>	
68-69	DAVENPORT PARKWAY CROSS SECTIONS
<b>TRAFFIC SIGNAL PLANS</b>	
70-118	TRAFFIC SIGNAL
<b>DETAILS</b>	
119-122	PAVING DETAILS
123	STANDARD PAVEMENT MARKING DETAILS
128-129	STORM SEWER DETAILS
127	STORM OUTFALL DETAILS
128-129	WATER LINE DETAILS
130	SANITARY SEWER DETAILS
131	STORM WATER POLLUTION PREVENTION PLAN
132	TxDOT SINGLE GUARDRAIL TERMINAL DETAILS
133	TxDOT CRASH CUSHION DETAILS
134-136	TxDOT BOX CULVERT & HEADWALL DETAILS



APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

*Lee Walden* 6/17/21  
LEE WALDEN, P.E. DATE  
PRESIDENT

*Kerry L. Osburn* 11/1/21  
KERRY L. OSBURN DATE  
VICE PRESIDENT

*Brandon Middleton* 6/17/2021  
BRANDON MIDDLETON DATE  
SECRETARY/TREASURER

*Jarrod D. Aden* 6/1/2021  
JARROD D. ADEN, P.E., C.F.M. 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. # B200046

April 26, 2021

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

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

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.

*Mike Brown* 06152021  
MICHAEL BROWN, MAYOR DATE  
06152021

*Dinh Ho* 06152021  
DINH HO, P.E., CITY ENGINEER DATE

CITY OF IOWA COLONY

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

NOTE:  
CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY c/o Adico, LLC (Dinh V. Ho, P.E. @ 832-895-1093 OR inspections@adico-llc.com) 48 HOURS BEFORE COMMENCING WORK.

CIOC Project No. EPR2-200820-0926  
Adico, LLC Project No. 16007-3-297

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SHEET 1 OF 136 SHF

DAVENPORT PARKWAY AND DISCOVERY DRIVE AT ALVIN ISD P-3978