



CITY OF IOWA COLONY

CITY COUNCIL MEETING

Wednesday, July 10, 2024
7:00 PM

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583

Phone: 281-369-2471

Fax: 281-369-0005

www.iowacolonytx.gov

THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE CITY COUNCIL OF IOWA COLONY WILL HOLD A COUNCIL MEETING AT 7:00 PM ON WEDNESDAY, JULY 10, 2024 AT IOWA COLONY CITY COUNCIL CHAMBERS, 3144 MERIDIANA PKWY, 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.

COUNCIL COMMENTS

STAFF REPORTS

- [1.](#) Building Official/Fire Marshal Monthly Report
- [2.](#) Police Department Monthly Report
- [3.](#) Municipal Court Monthly Report
- [4.](#) Public Works Monthly Report
- [5.](#) City Engineer Monthly Report
- [6.](#) Finance Monthly Reports

EXECUTIVE SESSION

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

7. Discuss personnel matters related to City Manager annual performance appraisal.
8. Discussion on potential or threatened legal action related to development agreement default.

POST EXECUTIVE SESSION

ITEMS FOR CONSIDERATION

- [9.](#) Consideration and possible action on the Mayor's Disaster Declaration for Tropical Storm (Hurricane) Beryl and related matters.
- [10.](#) Consideration and possible action to set the date, time, and place for the public hearing on the proposed Crime Control and Prevention District Plan and Budget.
11. Consideration and possible action on City Manager annual performance review.
- [12.](#) Consideration and possible action on an ordinance granting a variance to the transparency requirements in the City's Unified Development Code at 3215 Meridiana Parkway.
- [13.](#) Consideration and possible action on a specific use permit for a car dealership in Sierra Vista.
- [14.](#) Consideration and possible action on the Crystal Center Entertainment District Plan of Development (PD).


CONSENT AGENDA

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

- [15.](#) Consider approval of the June 10, 2024 City Council Worksession minutes.
- [16.](#) Consider approval of the June 10, 2024 City Council meeting minutes.
- [17.](#) Consider renewal of Certificate of Deposit xxx7818 with Veritex Community Bank
- [18.](#) Consider approval of the 2023 Tax Increment Reinvestment Zone No. 2 (TIRZ 2) Annual Report
- [19.](#) Consider approval of an engagement letter with Whitley Penn for auditing services.
- [20.](#) Consider acceptance of the Quarterly Investment Report.
- [21.](#) Consider approval of the Ellwood Section 1A Preliminary Plat.
- [22.](#) Consider approval of the Ellwood Section 1B Preliminary Plat.
- [23.](#) Consider approval of the Ellwood Detention Reserve A and B Preliminary Plat.
- [24.](#) Consider approval of the Ellwood Karsten Boulevard Phase I Street Dedication Preliminary Plat.
- [25.](#) Consider approval of the Brazoria County Municipal Utility District No. 57 Lift Station No. 3 Final Plat.
- [26.](#) Consider approval of the Prose Sierra Vista Preliminary Plat.
- [27.](#) Consider approval of the Sierra Vista Corner Replat No. 2.
- [28.](#) Consider approval of Sterling Lakes North Section 2 Early Plat Disbursement Request No. 6.
- [29.](#) Consider approval of an interlocal agreement with Brazoria County for ROW acquisition.

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 July 7, 2024.



Kayleen Rosser, City Secretary



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

Kayleen Rosser

Kayleen Rosser, City Secretary

Date Signed: _____



MONTHLY REPORT- June 2024

July 3, 2024

Mayor and Council,

See June 2024, monthly report for Building Department, Code Enforcement/Animal Control, Community Development and Fire Marshal’s Office below.

Building Department

Inspections Conducted by BBG-

Building Inspections-	358
Plumbing Inspections -	540
Mechanical Inspections-	153
Electrical Inspections-	<u>302</u>
Total-	1353

Inspections Conducted by In-House City Personnel

City Ordinance Violations-	47
Animal Control Violations-	<u>43</u>

Total 90

Inspections paid to BBG for June 2023 total of 1087 Inspections- \$24,457.50

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

June 2024, Total Inspections 1353

Total paid to BBG \$30,442.50

Building Department: 54 Plan reviews for construction were conducted.

3- Building 2- Commercial Build Out 1- Electrical 52- New Residential 1- P/Z Plan Review

Permits Issued:

2023- 161

Other Permits- 69 New Homes- 78 Civil Projects- 14

2024- 147

Other Permits- 80 New Homes- 49 Civil Projects- 18

Permit Fees Collected:

2023- \$240,448.83

New Homes- \$139,834.36 Other Permit- \$43,324.47 Civil Projects- \$57,290.00

2024- \$300,122.321

New Homes- \$144,581.66 Other Permit- \$21,548.78 Civil Projects- \$133,991.88

Fire Marshals Report/Building Officials Report:

Nothing to report.

Thanks,



Albert Cantu,
Fire Marshal/Building Official



IOWA COLONY POLICE DEPARTMENT

Item 2.

3144 Meridiana Pkwy
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

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

Monthly Report June 2024

Offense	May 2024	June 2024
Burglary	1	1
Theft	4	3
Robbery	0	0
Total Index Crimes Reported	5	4
Reports Taken		
Misdemeanor	14	11
Felony	9	10
Charges Filed/Arrests		
Misdemeanor	9	7
Felony	1	5
Outside Agency Warrant Arrest	1	1
Traffic Enforcement		
Citations	387	573
Crash Investigations		
Minor Crashes	25	17
Major Crashes	1	3
Fatality Crashes	0	0
Calls for Service		
Alarms	23	43
Assist Other Agency	20	29
Disturbance	19	17
Other	167	120
Security Checks	425	601
Suspicious Activity/Persons	20	31

Significant Events

- June 1 – Officers were dispatched to the 9900 block of Bronze Mill Dr in reference to a disturbance. A report was generated.
- June 2 – Officers were dispatched to the 3600 block of Pasture Lane in reference to a disturbance. Upon arrival it was found that an assault had occurred. An arrest was made and a report was generated.
- June 2 – Officers were dispatched to the 9400 block of Ruby Mist Dr in reference to a disturbance. Upon arrival it was found that an assault had occurred. An arrest was made and a report was generated.



IOWA COLONY POLICE DEPARTMENT

Item 2.

3144 Meridiana Pkwy
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

Phone: (281) 369-3444
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-
- June 4 – Officers were dispatched to the area of SH 288/Cedar Rapids Pkwy for a motor vehicle crash. It was found that one of the drivers had a suspended license. An arrest was made and a report was generated.
 - June 7 – Officers were dispatched to the 5200 block of Murillo Dr in reference to a theft. Several items were stolen from a construction site. A report was generated and forwarded to investigations.
 - June 10 – Officers were dispatched to the 8800 block of Ice Quartz Ln in reference to a theft. Several items were stolen from a construction site. A report was generated and forwarded to investigations.
 - June 11 – Officers were dispatched to the 1800 block of Luminous Waters Lane in reference to a disturbance. A report was generated.
 - June 12 – Officers were dispatched to the 4000 block of Meridiana Pkwy in reference to a juvenile problem. During the event one juvenile fled the scene on foot. The juvenile was later identified and charged.
 - June 14 – Officers were dispatched to the area of Valley Glen Dr/Dubuque Pkwy for a minor crash. While investigating the crash it was found that the driver of the vehicle was intoxicated. Illegal narcotics were also located in the vehicle. An arrest was made and a report was generated.
 - June 16 – Officers conducted a traffic stop on a vehicle in the area of SH 288/Dubuque Pkwy. The driver of the vehicle was found to have several outstanding warrants through Harris County. An arrest was made and a report was generated.
 - June 22 – Officers were dispatched to the 4000 block of Meridiana Pkwy in reference to a suspicious person. During the investigation illegal narcotics were located on the person. An arrest was made and a report was generated.
 - June 22 – Officers conducted a traffic stop on a vehicle in the area of Cedar Rapids Pkwy/Canterra Creek Dr for a traffic violation. The driver of the vehicle was found to be intoxicated. An arrest was made and a report was generated.
 - June 27 – Officers were dispatched to the 3100 block of Meridiana Pkwy in reference to a suspicious person. During the investigation the person fled the scene on foot and resisted arrest. An arrest was made and a report was generated.

City of Iowa Colony
Municipal Court Council Report
From 6/1/2024 to 6/30/2024

7/3/2024 8:

Item 3.

Violations by Type

Traffic	Penal	City Ordinance	Parking	Other	Total
393	1	2	0	2	398

Financial

State Fees	Court Costs	Fines	Tech Fund	Building Security	Total
\$18,495.28	\$24,508.62	\$8,205.00	\$776.58	\$951.32	\$52,936.80

Warrants

Issued	Served	Closed	Total
0	0	0	0

FTAs/VPTAs

FTAs	VPTAs	Total
0	0	0

Dispositions

Paid	Non-Cash Credit	Dismissed	Driver Safety	Deferred	Total
50	0	50	13	108	221

Trials & Hearings

Jury	Bench	Appeal	Total
0	0	0	0

Omni/Scofflaw/Collection

Omni	Scofflaw	Collections	Total
3	0	3	6

NO.	LOCATION	DESCRIPTION	NOTES	STATUS	DATE COMPLETED
A Street SIGNAGE					
1	baggs @e. observation Dr	Stop sign	Turn stop sign	Completed	6/3/2024
2	baggs @e. observation Dr	Emergency sign turn		Completed	6/3/2024
3	Iowa Colony Blvd	Remove sign		Completed	6/4/2024
4	Iowa Colony Blvd @ Cedar Rapids	Turn stop sign around		Completed	6/6/2024
5	Iowa Colony@ Davenport	reinstall sign		Completed	6/10/2024
6	Iowa Colony @ Davenport	Reinstall Sign		Completed	6/11/2024
B. DEBRIS REMOVAL					
1	FCr 78@ Fcr 79	Move tree out of road		Completed	6/4/2024
2	Bullard Rd	Move tree out of road		Completed	6/4/2024
3	Pursley Blvd @ Brister Pkwy	Move tree out of road		Completed	6/4/2024
4	Cedar Rapids Pkwy	Move tree out of road		Completed	6/4/2024
5	The City of Iowa Colony	Chechecked inlets for Debris		Completed	6/4/2024
6	Meridiana Pkwy @ E. observation	push concrete of the road		Completed	6/4/2024
7	Cr 78	Remove sign		Completed	6/4/2024
C. MOWING/TREE TRIMMING					
1	Public works	Mow Grass		Completed	6/3/2024
2	524A	Mow Grass		Completed	6/3/2024
3	524 A	Trim Trees		Completed	6/3/2024
4	City Hall	Cut Grass		Completed	6/5/2024
5	Iowa Colony	Move tree off road		Completed	6/6/2024
6	City Hall/PD	Cut Grass		Completed	6/6/2024
7	PublicWorks	Cut Grass		Completed	6/8/2024
8	Public works	Cut Grass		Completed	6/10/2024
9	Public works	Cut trees		Completed	6/10/2024
10	Public works	Cut Grass		Completed	6/12/2024
11	City Hall	Cut Grass		Completed	6/27/2024
12	524 A	Cut Grass		Completed	6/24/2023
D STREET REPAIRS					
1	CR 190 @ Iowa colony Blvd	Fill potholes	there were 13 potholes	Completed	6/3/2024

2	Pursley Blvd @ Brister Pkwy	Fill potholes	17 potholes	Completed	6/3/2024
3	10314 Granite Ct	Curb repair		Completed	6/4/2024
4	3719 Granite Ct	Curb repair		Completed	6/4/2024
5	3706 Granite Ct	Curb repair		Completed	6/4/2024
6	3707 Granite Ct	Curb repair		Completed	6/4/2024
7	3703 Granite Ct	Curb repair		Completed	6/4/2024
8	10326 Granite Ct	Curb repair		Completed	6/4/2024
9	10326 Granite Ct	Curb repair		Completed	6/4/2024
10	10326 Granite Ct	Curb repair		Completed	6/4/2024
11	10314 Granite Ct	Curb repair		Completed	6/4/2024
12	10211 Mesa Dr	Curb repair		Completed	6/4/2024
13	10211 Mesa Dr	Curb repair		Completed	6/4/2024
14	10211 Mesa Dr	Curb repair		Completed	6/4/2024
15	10207 Mesa Dr	Curb repair		Completed	6/4/2024
16	10207 Mesa Dr	Curb repair		Completed	6/4/2024
17	10207 Mesa Dr	Curb repair		Completed	6/4/2024
18	10203 mesa dr	Curb repair		Completed	6/4/2024
19	10203 mesa dr	Curb repair		Completed	6/4/2024
20	10303 Mesa Dr	Curb repair		Completed	6/4/2024
21	3407 Shockley	Curb repair		Completed	6/20/2024
22	3410 Shockley	Curb repair		Completed	6/20/2024
23	3411 Shockley	Curb repair		Completed	6/20/2024
24	3415 Shockley	Curb repair		Completed	6/20/2024
25	9311 Bardeen Wy	Curb repair		Completed	6/20/2024
26	9223 Eckert rd	Curb repair		Completed	6/20/2024
27	9222 Eckert rd	Curb repair		Completed	6/20/2024
28	3619 Brattain Dr	Curb repair		Completed	6/20/2024
29	3626 Brattain Dr	Curb repair		Completed	6/20/2024
30	3607 Brattain Dr	Curb repair	(3) location	Completed	6/20/2024
31	3606 Brattain Dr	Curb repair		Completed	6/20/2024
32	3602 Brattain Dr	Curb repair	(3) location	Completed	6/20/2024
33	3603 Brattain Dr	Curb repair		Completed	6/20/2024
	Ditch Drainage issue				

Parks					
1	Park	Trash pick up			6/6/2024
2	Baseball Field	Trash pick up			6/6/2024
3	Parks	Trash pick up			6/12/2024
Miscellaneous works					
1	City Hall/PD	replace filters	replace 8	Completed	6/4/2024
2	Public Works	Clean Lawn Mower		Completed	6/4/2024
3	City Hall/PD	Paint drop box		Completed	6/4/2024
4	City Hall/PD	Sharpen Chain Saw		Completed	6/4/2024
5	City Hall/PD	Cabinet building		Completed	6/5/2024
6	City Hall/PD	Water plants		Completed	6/6/2024
7	City Hall/PD	Hang pictures		Completed	6/11/2024
8	City Hall/PD	Training		Completed	6/11/2024
9	Public Works	Reorganize Garage		Completed	6/21/2024

M E M O R A N D I U M

Date: July 2, 2024
 To: Mayor Wil Kennedy
 City Council Members
 From: Dinh V. Ho, P.E.
 RE: COIC Council Meeting – July 2024 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 will be switching to the new off and on ramps at Cedar Rapids for both south and northbound lanes on 6/6 (North) and 6/7 (South). This will allow them to finish the crossing.
 - Davenport Parkway West will be closed from 6/6 to 6/16 to perform fast track work at the intersection.
2. GRANTS UPDATE
 - GLO MIT MOD – ICB DRAINAGE IMPROVEMENTS
 - i. Currently at 70% design phase.
 - ii. Working with pipeline company to verify depths of pipeline under the existing channel. Coordinating with BCDD5 to assist with removing existing rip rap to probe.
 - iii. Currently in environmental review phase, including wetland delineation.
3. Capital Improvement Projects
 - 2021 Waterline Extension
 - i. We are working with Public Management on review of the procurement for this project.
 - ii. Expected to bid in June.
 - 2023 Ames Blvd Extension
 - i. Survey is complete.
 - ii. Working with the County on ROW acquisition. Slow process.
 - iii. Currently under design at 80%.
4. CONSTRUCTION PROJECT STATUS:
 - A. *MERIDIANA SUBDIVISION – RISE COMMUNITIES*
 - Active construction projects
 - Detention Pond O & P – Hardscape – 90% Complete
 - B. *STERLING LAKES – LAND TEJAS*
 - Active construction projects.
 - BCMUD 31 WWTP Expansion Ph IV – 99% Complete. Awaiting punch list items to be addressed. Awaiting final closeout documents.
 - BCMUD 31 Water Well 1 and 2 Rework – 40% completed Well No.2
 - C. *SIERRA VISTA - LAND TEJAS*
 - Active construction projects
 - Section 10 – 30% of utilities complete.

D. SIERRA VISTA WEST - LAND TEJAS

- Active construction projects:
 - Baird Blvd Ph 1 – On agenda for one year maintenance period
 - BCMUD 53 Wastewater Treatment Plant Expansion – 70% complete
 - Sierra Vista West Mass Grading and Detention Phase II – Awaiting final walk.
 - Sierra Vista West Ph II B Excavation and Grading – 95% Complete.
 - BCMUD 53 Water Plant Expansion – 80% Complete.
 - SVW Civil Site – Amenity Center – Awaiting final walk.

E. STERLING LAKES NORTH

- Active construction projects:
 - Sterling Lakes North Detention – 95% Complete.
 - Sterling Lakes North Lift Station No. 1 – 85% Complete. Awaiting Power
 - Sterling Lakes North Lift Station No. 2 – 80% Complete.
 - Sterling Lakes North Mass Grading Only – 95% Complete.
 - Cedar Rapids Parkway Phase II – 80% Utilities and Paving 85% complete.
 - Sterling Lakes North Sec 7 – 85% utilities complete and 90% paving complete.
 - Sterling Lakes North Sec 8 – 75% utilities complete and 30% paving complete.
 - Sterling Lakes North (Canterra Creek) Rec Center- Awaiting final walk
 - Bullard Parkway Ph III- Awaiting final walk.

F. CALDWELL CROSSING

- Active construction projects
 - BCMUD 87 Detention and Grading Phase 1 – awaiting closeout docs.
 - BCMUD 87 Detention and Grading Phase 2 – 65% Complete.
 - BCMUD 87 Water Plant No. 1 – 85% Complete. Awaiting power.
 - Caldwell Crossing Section 2 – 85% utilities, Paving 80%
 - BCMUD 87 Offsite 8" Force Main & Waterline – 75% utilities.
 - Caldwell Crossing Section 1 – 85% of utilities, 20% paving.
 - BCMUD 87 Lift Station No. 2 – 70% complete, awaiting power.
 - BCMUD 87 WWTP Expansion and Onsite Lift Station No. 1 – 70% complete
 - BCMUD 87 Detention and Grading Ph 3 – 65% complete
 - Caldwell Ranch Crossing Detention Ph IIB – 65% complete
 - Caldwell Ranch Blvd Ph IIIB – permit pulled.

G. CREEKHAVEN

- Active construction projects:
 - Mass Grading and Detention Ph 1 – 70% complete
 - BCMUD 92 Water Plant No. 1 – 30% complete
 - Creekhaven Sec 1 – 80% utilities, 20% paving
 - Creekhaven Sec 2 – 40% utilities, no paving
 - Creekhaven Sec 3 – 25% utilities
 - Creekhaven Blvd and Karsten Blvd Ph 1- 115% utilities

H. OTHER CONSTRUCTION PROJECTS

- AISD JHS – Awaiting Final walk.
- Magnolia Bend Sec 2 – 40% complete
- C-Store Break Time – Meridiana Pkwy & Karsten Blvd – Utilities 85% Complete
- Primespot C-Store – 75% utilities complete
- Shops at Meridiana – 20% utilities complete

City of Iowa Colony
 Balance Sheet
 As of June 30, 2024

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Item 6.

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Assets				
	10-1000	Cash / Due From Consolidated Cash	8,283,379.20	
	10-1003	First State Bank - Manvel	(3,340.97)	
	10-1004	Petty Cash	300.00	
	10-1005	Texas Advantage - CD	6,290.33	
	10-1006	TexStar CD	2,650,968.85	
	10-1007	Veritex - CD 5471	103,393.18	
	10-1008	Veritex - CD 7818	145,000.00	
	10-1111	Sales Tax Receivable	105,613.00	
	10-1112	Allowance for Fines Receivable	(298,310.04)	
	10-1113	Fines Receivable	314,011.00	
	10-1114	Property Taxes Receivable	30,646.00	
	10-1115	Property Tax Receivable - P & I	10,334.00	
	10-1303	Due from Project Fund Series 2022	(0.38)	
	Total Assets		<u>11,348,284.17</u>	<u>11,348,284.17</u>

City of Iowa Colony
 Balance Sheet
 As of June 30, 2024

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Item 6.

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Liabilities				
	10-2000	Due To Consolidated Cash / Accounts Payable	80,125.51	
	10-2001	Accounts Payable at Year End	(202.13)	
	10-2200	Wages Payable	34,236.99	
	10-2201	Employee Dental Insurance	1,662.95	
	10-2203	Federal Tax Payable	5,015.00	
	10-2205	TMRS Payable	4,322.01	
	10-2206	Texas Workforce Commission Payable	(2,219.36)	
	10-2207	Health & Life Insurance Payable	3,113.81	
	10-2208	Child Support Payable	(1,256.04)	
	10-2300	State Fees	59,718.94	
	10-2301	Collections	357.00	
	10-2304	Credit Card Fee	2,642.17	
	10-2305	Deferred Revenues - Fines	15,701.00	
	10-2405	Deferred Inflows-Prop taxes	40,980.00	
	10-2501	Baseball Field Reserve	13,696.00	
	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	
	10-2542	Early Plat - Sterling Lakes North Sec 2, 3	387,357.13	
	10-2543	Early Plat - Sterling Lakes North Sec 1	158,279.00	
	10-2544	Early Plat - Sterling Lakes North Sec 4 & Force Main	807,624.00	
	10-2603	Due to Crime Prevention	(3,993.01)	
	10-2606	Due to ARPA Fund	0.20	
	10-2608	Due to Court Tech Fund	(79.00)	
	Total Liabilities		<u>3,337,311.67</u>	

Fund Balance

10-3000	Fund Balance	278,034.37
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City of Iowa Colony
 Balance Sheet
 As of June 30, 2024

7/2/2024 4

Item 6.

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Fund Balance				
	10-3002	Fund Balance Assigned	600,000.00	
		Total Fund Balance	878,034.37	
		Total Revenue	8,663,085.67	
		Total Expenses	5,012,241.23	
		Current Year Increase (Decrease)	7,132,938.13	
		Fund Balance Total	878,034.37	
		Current Year Increase (Decrease)	7,132,938.13	
		Total Fund Balance/Equity	8,010,972.50	
		Total Liabilities & Fund Balance		11,348,284.17

City of Iowa Colony
 Balance Sheet
 As of June 30, 2024

7/2/2024 4

Item 6.

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Assets				
	11-1000	Cash / Due From Consolidated Cash	(131,557.00)	
	11-1002	Retainer Account	1,959,985.66	
	Total Assets		<u>1,828,428.66</u>	
				<u><u>1,828,428.66</u></u>

City of Iowa Colony
 Balance Sheet
 As of June 30, 2024

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Item 6.

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Liabilities				
	11-2001	Accounts Payable at Year End	(4,287.50)	
	11-2010	Accounts Payable	3,325.00	
	11-2400	Road Damage Deposit	342,183.65	
	11-2502	Baymark Pipeline LLC	1.00	
	11-2504	Cherry Crushed Concrete	23,200.00	
	11-2505	DR Horton/MUD 87	(16,521.37)	
	11-2509	Formosa/Lav Pipeline-TRC	10,826.04	
	11-2510	M2E3/Enterprise Pipeline	(47,206.15)	
	11-2511	Meridiana Escrow	4,345.00	
	11-2512	Old Airline Market-Axis Dev	208.00	
	11-2513	Sierra Vista - Land Tejas	1,748.10	
	11-2514	Sierra Vista West - Land Tejas	23,856.83	
	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	8,545.97	
	11-2537	Southern Star PUD	5,881.21	
	11-2538	PUD Hines Investments	(7,255.00)	
	11-2539	SVW Entertainment Dist PUD	(1,883.80)	
	11-2541	Extension of Ames Blvd Project	1,463,787.50	
	Total Liabilities		<u>1,828,427.67</u>	
		Total Revenue	0.00	
		Total Expenses	<u>0.00</u>	
		Current Year Increase (Decrease)	0.99	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	<u>0.99</u>	
		Total Fund Balance/Equity	<u>0.99</u>	
	Total Liabilities & Fund Balance			<u><u>1,828,428.66</u></u>

City of Iowa Colony
 Balance Sheet
 As of June 30, 2024

7/2/2024 4

Item 6.

Account Type	Account Number	Description	Balance	Total
12 - Project Fund Series 2022				
Assets				
	12-1000	Cash / Due From Consolidated Cash	(6,901,416.52)	
	12-1010	Project Fund Series 2022	1,608,084.16	
	12-1012	Proj Fund Series 22 - Tx Class	6,434,559.17	
	12-4937	Interest Income - Investments	(54,000.00)	
	Total Assets		<u>1,087,226.81</u>	<u>1,087,226.81</u>

City of Iowa Colony
 Balance Sheet
 As of June 30, 2024

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Account Type	Account Number	Description	Balance	Total
12 - Project Fund Series 2022				
Liabilities				
	12-2000	Due To Consolidated Cash / Accounts Payable	475,499.16	
	12-2001	Accounts Payable at Year End	17,236.63	
	12-2601	Due to General Fund	(0.38)	
	Total Liabilities		<u>492,735.41</u>	
Fund Balance				
	12-3000	Fund Balance	<u>5,972,564.82</u>	
	Total Fund Balance		<u>5,972,564.82</u>	
		Total Revenue	270,578.33	
		Total Expenses	<u>2,368,204.38</u>	
		Current Year Increase (Decrease)	(5,378,073.42)	
		Fund Balance Total	5,972,564.82	
		Current Year Increase (Decrease)	<u>(5,378,073.42)</u>	
		Total Fund Balance/Equity	<u>594,491.40</u>	
	Total Liabilities & Fund Balance			<u><u>1,087,226.81</u></u>

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 Balance Sheet
 As of June 30, 2024

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Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District Fund				
Assets				
	20-1000	Cash / Due From Consolidated Cash	132,159.39	
	20-1013	TexStar - Crime Control	444,687.32	
	20-1301	Due from General Fund	(3,993.01)	
	20-1302	Sales Tax Receivable Crime Prevention District	43,273.00	
	Total Assets		<u>616,126.70</u>	<u>616,126.70</u>

City of Iowa Colony
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Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District Fund				
Liabilities				
	20-2000	Due To Consolidated Cash / Accounts Payable	3,193.08	
	20-2001	Accounts Payable at Year End	976.17	
	Total Liabilities		<u>4,169.25</u>	
Fund Balance				
	20-3000	Fund Balance	<u>460,394.17</u>	
	Total Fund Balance		<u>460,394.17</u>	
		Total Revenue	275,273.88	
		Total Expenses	<u>132,096.16</u>	
		Current Year Increase (Decrease)	151,563.28	
		Fund Balance Total	460,394.17	
		Current Year Increase (Decrease)	<u>151,563.28</u>	
		Total Fund Balance/Equity	<u>611,957.45</u>	
	Total Liabilities & Fund Balance			<u><u>616,126.70</u></u>

City of Iowa Colony
 Balance Sheet
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Account Type	Account Number	Description	Balance	Total
21 - Law Enforcement				
Assets				
	21-1000	Cash / Due From Consolidated Cash	1,585.50	
	Total Assets		<u>1,585.50</u>	<u>1,585.50</u>

City of Iowa Colony
 Balance Sheet
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Account Type	Account Number	Description	Balance	Total
21 - Law Enforcement				
Fund Balance				
	21-3000	Fund Balance	1,585.50	
	Total Fund Balance		1,585.50	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	0.00	
		Fund Balance Total	1,585.50	
		Current Year Increase (Decrease)	0.00	
		Total Fund Balance/Equity	1,585.50	
	Total Liabilities & Fund Balance			1,585.50

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 Balance Sheet
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Account Type	Account Number	Description	Balance	Total
30 - Capital Improvements Plan				
Fund (Debt Service)				
Assets				
	30-1000	Cash / Due From Consolidated Cash	(425,253.09)	
	30-1114	Property Taxes Receivable	8,055.00	
	30-1115	Property Tax Receivable - P & I	1,666.00	
	Total Assets		<u>(415,532.09)</u>	
				<u><u>(415,532.09)</u></u>

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 Balance Sheet
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Account Type	Account Number	Description	Balance	Total
30 - Capital Improvements Plan Fund (Debt Service)				
Liabilities				
	30-2405	Deferred Inflows-Prop taxes	9,721.00	
	Total Liabilities		<u>9,721.00</u>	
Fund Balance				
	30-3000	Fund Balance	563,656.91	
	Total Fund Balance		<u>563,656.91</u>	
		Total Revenue	0.00	
		Total Expenses	<u>988,910.00</u>	
		Current Year Increase (Decrease)	(988,910.00)	
		Fund Balance Total	563,656.91	
		Current Year Increase (Decrease)	<u>(988,910.00)</u>	
		Total Fund Balance/Equity	<u>(425,253.09)</u>	
	Total Liabilities & Fund Balance			<u><u>(415,532.09)</u></u>

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 Balance Sheet
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Account Type	Account Number	Description	Balance	Total
35 - Capital Improvements Plan				
Fund (Local)				
Assets				
	35-1000	Cash / Due From Consolidated Cash	(0.32)	
	35-1101	Grant / Funding Account	(0.25)	
	Total Assets		<u>(0.57)</u>	<u>(0.57)</u>

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Account Type	Account Number	Description	Balance	Total
35 - Capital Improvements Plan Fund (Local)				
Liabilities				
	35-2411	TWDB Unearned Revenue	(0.25)	
	35-2532	Road Works Fund	(0.44)	
	Total Liabilities		<u>(0.69)</u>	
Fund Balance				
	35-3000	Fund Balance	<u>(49,999.88)</u>	
	Total Fund Balance		<u>(49,999.88)</u>	
		Total Revenue	79,049.50	
		Total Expenses	<u>79,049.50</u>	
		Current Year Increase (Decrease)	50,000.00	
		Fund Balance Total	(49,999.88)	
		Current Year Increase (Decrease)	<u>50,000.00</u>	
		Total Fund Balance/Equity	<u>0.12</u>	
	Total Liabilities & Fund Balance			<u><u>(0.57)</u></u>

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Account Type	Account Number	Description	Balance	Total
36 - Public Safety Grants				
Assets				
	36-1000	Cash / Due From Consolidated Cash	5,993.22	
	Total Assets		<u>5,993.22</u>	<u>5,993.22</u>

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Account Type	Account Number	Description	Balance	Total
36 - Public Safety Grants				
Liabilities				
	36-2000	Due To Consolidated Cash / Accounts Payable	249.00	
	Total Liabilities		<u>249.00</u>	
Fund Balance				
	36-3000	Fund Balance	1,745.76	
	Total Fund Balance		<u>1,745.76</u>	
		Total Revenue	4,582.46	
		Total Expenses	<u>584.00</u>	
		Current Year Increase (Decrease)	3,998.46	
		Fund Balance Total	1,745.76	
		Current Year Increase (Decrease)	<u>3,998.46</u>	
		Total Fund Balance/Equity	<u>5,744.22</u>	
	Total Liabilities & Fund Balance			<u><u>5,993.22</u></u>

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Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Assets				
	40-1000	Cash / Due From Consolidated Cash	17,767.91	
	40-1301	Due from General Fund	(79.00)	
	Total Assets		<u>17,688.91</u>	<u>17,688.91</u>

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 Balance Sheet
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Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Fund Balance				
	40-3000	Fund Balance	11,448.42	
		Total Fund Balance	<u>11,448.42</u>	
		Total Revenue	6,398.94	
		Total Expenses	<u>158.90</u>	
		Current Year Increase (Decrease)	6,240.49	
		Fund Balance Total	11,448.42	
		Current Year Increase (Decrease)	<u>6,240.49</u>	
		Total Fund Balance/Equity	<u>17,688.91</u>	
		Total Liabilities & Fund Balance		<u><u>17,688.91</u></u>

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 Balance Sheet
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Account Type	Account Number	Description	Balance	Total
41 - Court Security Fund				
Assets				
	41-1000	Cash / Due From Consolidated Cash	29,797.47	
	Total Assets		<u>29,797.47</u>	<u>29,797.47</u>

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 Balance Sheet
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Account Type	Account Number	Description	Balance	Total
41 - Court Security Fund				
Fund Balance				
	41-3000	Fund Balance	22,035.61	
	Total Fund Balance		22,035.61	
		Total Revenue	7,834.90	
		Total Expenses	73.40	
		Current Year Increase (Decrease)	7,761.86	
		Fund Balance Total	22,035.61	
		Current Year Increase (Decrease)	7,761.86	
		Total Fund Balance/Equity	29,797.47	
	Total Liabilities & Fund Balance			29,797.47

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

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Account Type	Account Number	Description	Balance	Total
45 - American Rescue Plan Act (ARPA) Fund				
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>

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Account Type	Account Number	Description	Balance	Total
50 - Vehicle Replacement Fund				
Assets				
	50-1000	Cash / Due From Consolidated Cash	(228,673.72)	
	50-1014	TexStar - Veh Rep Fund	339,392.49	
	Total Assets		<u>110,718.77</u>	
				<u><u>110,718.77</u></u>

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 Balance Sheet
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Account Type	Account Number	Description	Balance	Total
50 - Vehicle Replacement Fund				
Fund Balance				
	50-3000	Fund Balance	286,622.08	
		Total Fund Balance	286,622.08	
		Total Revenue	12,392.49	
		Total Expenses	188,295.80	
		Current Year Increase (Decrease)	(175,903.31)	
		Fund Balance Total	286,622.08	
		Current Year Increase (Decrease)	(175,903.31)	
		Total Fund Balance/Equity	110,718.77	
		Total Liabilities & Fund Balance		110,718.77

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 Balance Sheet
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Account Type	Account Number	Description	Balance	Total
60 - Utility Fund				
Assets				
	60-1000	Cash / Due From Consolidated Cash	7,488.00	
	Total Assets		<u>7,488.00</u>	<u>7,488.00</u>

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 Balance Sheet
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Account Type	Account Number	Description	Balance	Total
60 - Utility Fund				
		Total Revenue	7,488.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	7,488.00	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	7,488.00	
		Total Fund Balance/Equity	7,488.00	
		Total Liabilities & Fund Balance		7,488.00

City of Iowa Colony
 Balance Sheet
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Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Assets				
	99-1000	Cash	2,323,745.32	
	99-1210	Due From General Fund	(87,170.49)	
	99-1220	Due From Crime Prevention District Fund	3,248.08	
	Total Assets		<u>2,239,822.91</u>	<u>2,239,822.91</u>

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 Balance Sheet
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Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Liabilities				
	99-2000	Accounts Payable	(83,922.41)	
	99-2110	Due To General Fund	12,516,012.00	
	99-2130	Due To Debt Service Fund	64,456.00	
	99-2145	Due To American Rescue Plan Act (ARPA) Fund	997,244.00	
	99-2999	Due To Other Funds	(11,253,966.68)	
	Total Liabilities		<u>2,239,822.91</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>2,239,822.91</u></u>

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Financial Statement
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Item 6.

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales Tax	67,722.27	45,315.20	22,407.07	664,542.14	544,000.00	122.16%	(120,542.14)
Property Tax	26,238.36	260,262.52	(234,024.16)	3,878,259.58	3,124,400.00	124.13%	(753,859.58)
Miscellaneous	18,050.89	123,405.89	(105,355.00)	630,644.63	1,481,450.00	42.57%	850,805.37
License & Permits	292,634.32	183,597.65	109,036.67	2,736,104.17	2,204,000.00	124.14%	(532,104.17)
Business & Franchise	19,482.56	25,825.00	(6,342.44)	481,306.61	310,000.00	155.26%	(171,306.61)
Fines & Forfeitures	33,020.09	23,782.17	9,237.92	271,978.73	285,500.00	95.26%	13,521.27
Grant Income	0.00	0.00	0.00	249.81	0.00	0.00%	(249.81)
Revenue Totals	<u>457,148.49</u>	<u>662,188.43</u>	<u>(205,039.94)</u>	<u>8,663,085.67</u>	<u>7,949,350.00</u>	<u>108.98%</u>	<u>(713,735.67)</u>
Expense Summary							
Personnel Services	225,309.08	262,085.50	(36,776.42)	1,965,357.44	3,146,250.00	62.47%	1,180,892.56
Professional/Contract Services	75,187.08	149,822.35	(74,635.27)	1,880,631.12	1,798,400.00	104.57%	(82,231.12)
Materials & Supplies	27,392.36	36,987.06	(9,594.70)	282,739.60	443,900.00	63.69%	161,160.40
Services	3,622.23	34,170.86	(30,548.63)	810,704.69	410,200.00	197.64%	(400,504.69)
Capital Outlay	0.00	37,490.00	(37,490.00)	72,808.38	450,000.00	16.18%	377,191.62
Expense Totals	<u>331,510.75</u>	<u>520,555.77</u>	<u>(189,045.02)</u>	<u>5,012,241.23</u>	<u>6,248,750.00</u>	<u>80.21%</u>	<u>1,236,508.77</u>

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Item 6.

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Sales Tax							
10-4109 Mixed Beverage Tax	0.00	333.20	(333.20)	4,800.29	4,000.00	120.01%	(800.29)
10-4110 City Sales Tax	67,722.27	44,982.00	22,740.27	659,741.85	540,000.00	122.17%	(119,741.85)
Sales Tax Totals	67,722.27	45,315.20	22,407.07	664,542.14	544,000.00	122.16%	(120,542.14)
Property Tax							
10-4120 Property Tax	26,274.26	194,089.00	(167,814.74)	2,345,268.31	2,330,000.00	100.66%	(15,268.31)
10-4121 Delinquent Property Tax	(35.90)	1,249.50	(1,285.40)	(8,192.23)	15,000.00	(54.61%)	23,192.23
10-4135 Property Tax MUD 31 - 70%	0.00	64,924.02	(64,924.02)	739,886.31	779,400.00	94.93%	39,513.69
10-4139 Admin Fee Revenue	0.00	0.00	0.00	801,297.19	0.00	0.00%	(801,297.19)
Property Tax Totals	26,238.36	260,262.52	(234,024.16)	3,878,259.58	3,124,400.00	124.13%	(753,859.58)
Miscellaneous							
10-4124 Accident Reports	40.00	12.50	27.50	365.00	150.00	243.33%	(215.00)
10-4134 Intermodel Ship Container	0.00	250.00	(250.00)	5,470.56	3,000.00	182.35%	(2,470.56)
10-4140 Intergovernmental receipts from	0.00	0.00	0.00	303,000.00	0.00	0.00%	(303,000.00)
10-4910 Interest Income	14,864.45	10,412.50	4,451.95	119,952.18	125,000.00	95.96%	5,047.82
10-4911 Other Revenue	2,146.44	110,230.89	(108,084.45)	139,682.53	1,323,300.00	10.56%	1,183,617.47
10-4912 Donations/Sponsorships	1,000.00	2,500.00	(1,500.00)	62,174.36	30,000.00	207.25%	(32,174.36)
Miscellaneous Totals	18,050.89	123,405.89	(105,355.00)	630,644.63	1,481,450.00	42.57%	850,805.37
License & Permits							
10-4201 Building Construction Permits	115,843.66	99,960.00	15,883.66	1,080,208.69	1,200,000.00	90.02%	119,791.31
10-4202 Trade Fees	7,163.78	8,333.33	(1,169.55)	53,153.39	100,000.00	53.15%	46,846.61
10-4203 Reinspection Fees	8,475.00	2,082.50	6,392.50	61,975.00	25,000.00	247.90%	(36,975.00)
10-4204 Signs	100.00	83.30	16.70	400.00	1,000.00	40.00%	600.00
10-4205 Property Improvement Permits	515.00	166.60	348.40	3,402.15	2,000.00	170.11%	(1,402.15)
10-4206 Dirt Work Permits	500.00	83.33	416.67	750.00	1,000.00	75.00%	250.00

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10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
License & Permits							
10-4207 Driveway Permits	0.00	125.00	(125.00)	500.00	1,500.00	33.33%	1,000.00
10-4208 Encroachment Permit	150.00	0.00	150.00	300.00	0.00	0.00%	(300.00)
10-4210 Culvert Permit	0.00	41.67	(41.67)	350.00	500.00	70.00%	150.00
10-4211 Commercial Vehicle Permit	0.00	250.00	(250.00)	1,200.00	3,000.00	40.00%	1,800.00
10-4212 Park Use Permit	3,600.00	83.33	3,516.67	4,100.00	1,000.00	410.00%	(3,100.00)
10-4213 Mobile Food Unit Permit	250.00	83.33	166.67	3,575.00	1,000.00	357.50%	(2,575.00)
10-4301 Preliminary Plat Fees	1,520.00	6,247.50	(4,727.50)	64,360.00	75,000.00	85.81%	10,640.00
10-4302 Final Plat Fees	1,850.00	2,915.50	(1,065.50)	52,970.00	35,000.00	151.34%	(17,970.00)
10-4303 Abbreviated Plat Fees	0.00	2,083.33	(2,083.33)	9,360.00	25,000.00	37.44%	15,640.00
10-4305 Admin Fee - Early Plat Recording	0.00	6,664.00	(6,664.00)	70,606.22	80,000.00	88.26%	9,393.78
10-4401 Infrastructure Plan Review Fee	50,746.88	16,660.00	34,086.88	275,550.11	200,000.00	137.78%	(75,550.11)
10-4403 Civil Site Plan Review Fee	77,625.00	37,485.00	40,140.00	909,678.61	450,000.00	202.15%	(459,678.61)
10-4501 Rezoning Fees	0.00	166.60	(166.60)	4,000.00	2,000.00	200.00%	(2,000.00)
10-4502 ROW Plan Review Fee	0.00	0.00	0.00	1,000.00	0.00	0.00%	(1,000.00)
10-4503 Specific Use Permit	1,000.00	83.33	916.67	1,000.00	1,000.00	100.00%	0.00
10-4504 Water Meter Fees	23,295.00	0.00	23,295.00	137,665.00	0.00	0.00%	(137,665.00)
License & Permits Totals	<u>292,634.32</u>	<u>183,597.65</u>	<u>109,036.67</u>	<u>2,736,104.17</u>	<u>2,204,000.00</u>	<u>124.14%</u>	<u>(532,104.17)</u>
Business & Franchise							
10-4601 Franchise Tax - Electric	19,482.56	20,825.00	(1,342.44)	351,436.51	250,000.00	140.57%	(101,436.51)
10-4602 Franchise Tax - Gas	0.00	2,916.67	(2,916.67)	112,598.74	35,000.00	321.71%	(77,598.74)
10-4603 Telecommunication Fee - Sales	0.00	2,083.33	(2,083.33)	17,271.36	25,000.00	69.09%	7,728.64
Business & Franchise Totals	<u>19,482.56</u>	<u>25,825.00</u>	<u>(6,342.44)</u>	<u>481,306.61</u>	<u>310,000.00</u>	<u>155.26%</u>	<u>(171,306.61)</u>
Fines & Forfeitures							
10-4701 Citations/Warrants	8,205.00	18,742.50	(10,537.50)	64,923.40	225,000.00	28.85%	160,076.60

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10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Fines & Forfeitures							
10-4703 Municipal Jury Funds	19.42	0.00	19.42	159.77	0.00	0.00%	(159.77)
10-4704 Local Truancy Prevention	76.15	0.00	76.15	5,093.20	0.00	0.00%	(5,093.20)
10-4705 Time Payment Reimbursement	45.00	41.67	3.33	465.00	500.00	93.00%	35.00
10-4709 Court Costs	24,674.52	4,998.00	19,676.52	201,337.36	60,000.00	335.56%	(141,337.36)
Fines & Forfeitures Totals	<u>33,020.09</u>	<u>23,782.17</u>	<u>9,237.92</u>	<u>271,978.73</u>	<u>285,500.00</u>	<u>95.26%</u>	<u>13,521.27</u>
Grant Income							
10-4803 State & Federal Grants	0.00	0.00	0.00	249.81	0.00	0.00%	(249.81)
Grant Income Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>249.81</u>	<u>0.00</u>	<u>0.00%</u>	<u>(249.81)</u>
Revenue Totals	<u>457,148.49</u>	<u>662,188.43</u>	<u>(205,039.94)</u>	<u>8,663,085.67</u>	<u>7,949,350.00</u>	<u>108.98%</u>	<u>(713,735.67)</u>

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10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	4,004.69	7,164.57	(3,159.88)	54,796.49	86,000.00	63.72%	31,203.51
Personnel Services	54,634.17	62,647.82	(8,013.65)	451,389.26	752,050.00	60.02%	300,660.74
Professional/Contract Services	8,167.38	23,082.84	(14,915.46)	248,195.32	277,100.00	89.57%	28,904.68
Services	2,186.79	6,173.06	(3,986.27)	24,285.40	74,100.00	32.77%	49,814.60
Administration Totals	68,993.03	99,068.29	(30,075.26)	778,666.47	1,189,250.00	65.48%	410,583.53

10 - General Fund Finance	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	61.88	2,149.27	(2,087.39)	13,359.68	25,800.00	51.78%	12,440.32
Personnel Services	16,548.57	17,852.94	(1,304.37)	135,461.41	214,320.00	63.21%	78,858.59
Professional/Contract Services	0.00	541.47	(541.47)	4,659.68	6,500.00	71.69%	1,840.32
Finance Totals	16,610.45	20,543.68	(3,933.23)	153,480.77	246,620.00	62.23%	93,139.23

10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	7,133.11	9,049.22	(1,916.11)	86,349.68	108,600.00	79.51%	22,250.32
Personnel Services	108,243.49	123,642.14	(15,398.65)	986,028.87	1,484,290.00	66.43%	498,261.13
Professional/Contract Services	0.00	83.33	(83.33)	1,772.54	1,000.00	177.25%	(772.54)
Services	604.64	8,996.60	(8,391.96)	40,534.17	108,000.00	37.53%	67,465.83
Police Totals	115,981.24	141,771.29	(25,790.05)	1,114,685.26	1,701,890.00	65.50%	587,204.74

10 - General Fund Animal Control	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	738.09	491.53	246.56	4,995.85	5,900.00	84.68%	904.15

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Personnel Services	6,594.35	6,365.76	228.59	43,578.24	76,420.00	57.02%	32,841.76
Professional/Contract Services	567.70	483.20	84.50	3,106.81	5,800.00	53.57%	2,693.19
Services	107.53	833.06	(725.53)	1,388.02	10,000.00	13.88%	8,611.98
Animal Control Totals	<u>8,007.67</u>	<u>8,173.55</u>	<u>(165.88)</u>	<u>53,068.92</u>	<u>98,120.00</u>	<u>54.09%</u>	<u>45,051.08</u>

10 - General Fund Emergency Management	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	250.00	(250.00)	0.00	3,000.00	0.00%	3,000.00
Professional/Contract Services	77.00	666.67	(589.67)	399.98	8,000.00	5.00%	7,600.02
Emergency Management Totals	<u>77.00</u>	<u>916.67</u>	<u>(839.67)</u>	<u>399.98</u>	<u>11,000.00</u>	<u>3.64%</u>	<u>10,600.02</u>

10 - General Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	5,187.36	982.99	4,204.37	12,237.54	11,800.00	103.71%	(437.54)
Personnel Services	11,108.36	13,143.13	(2,034.77)	105,461.40	157,780.00	66.84%	52,318.60
Professional/Contract Services	3,750.00	8,123.80	(4,373.80)	57,957.45	97,500.00	59.44%	39,542.55
Municipal Court Totals	<u>20,045.72</u>	<u>22,249.92</u>	<u>(2,204.20)</u>	<u>175,656.39</u>	<u>267,080.00</u>	<u>65.77%</u>	<u>91,423.61</u>

10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	7,060.04	6,791.49	268.55	34,378.81	81,500.00	42.18%	47,121.19
Personnel Services	12,620.40	21,045.71	(8,425.31)	91,897.70	252,650.00	36.37%	160,752.30
Professional/Contract Services	9,900.00	29,738.34	(19,838.34)	52,360.16	357,000.00	14.67%	304,639.84
Services	651.44	2,382.73	(1,731.29)	3,418.47	28,600.00	11.95%	25,181.53
Public Works Totals	<u>30,231.88</u>	<u>59,958.27</u>	<u>(29,726.39)</u>	<u>182,055.14</u>	<u>719,750.00</u>	<u>25.29%</u>	<u>537,694.86</u>

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10 - General Fund Parks & Recreation	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	2,888.46	7,541.58	(4,653.12)	53,166.37	90,500.00	58.75%	37,333.63
Professional/Contract Services	52,585.00	6,000.00	46,585.00	96,103.58	72,000.00	133.48%	(24,103.58)
Parks & Recreation Totals	<u>55,473.46</u>	<u>13,541.58</u>	<u>41,931.88</u>	<u>149,269.95</u>	<u>162,500.00</u>	<u>91.86%</u>	<u>13,230.05</u>

10 - General Fund Community Development	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	114.29	1,391.63	(1,277.34)	15,240.80	16,700.00	91.26%	1,459.20
Personnel Services	5,434.09	6,008.40	(574.31)	50,853.38	72,130.00	70.50%	21,276.62
Professional/Contract Services	0.00	59,611.20	(59,611.20)	1,206,821.66	715,500.00	168.67%	(491,321.66)
Services	0.00	14,952.35	(14,952.35)	739,886.31	179,500.00	412.19%	(560,386.31)
Community Development Totals	<u>5,548.38</u>	<u>81,963.58</u>	<u>(76,415.20)</u>	<u>2,012,802.15</u>	<u>983,830.00</u>	<u>204.59%</u>	<u>(1,028,972.15)</u>

10 - General Fund Fire Marshal/Building Official	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	204.44	1,174.78	(970.34)	8,214.38	14,100.00	58.26%	5,885.62
Personnel Services	10,125.65	11,379.60	(1,253.95)	100,687.18	136,610.00	73.70%	35,922.82
Professional/Contract Services	140.00	21,491.50	(21,351.50)	209,253.94	258,000.00	81.11%	48,746.06
Services	71.83	833.06	(761.23)	1,192.32	10,000.00	11.92%	8,807.68
Fire Marshal/Building Official Totals	<u>10,541.92</u>	<u>34,878.94</u>	<u>(24,337.02)</u>	<u>319,347.82</u>	<u>418,710.00</u>	<u>76.27%</u>	<u>99,362.18</u>

10 - General Fund Capital and Planning Projects	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	37,490.00	(37,490.00)	72,808.38	450,000.00	16.18%	377,191.62

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Capital and Planning Projects Totals	<u>0.00</u>	<u>37,490.00</u>	<u>(37,490.00)</u>	<u>72,808.38</u>	<u>450,000.00</u>	<u>16.18%</u>	<u>377,191.62</u>
Expense Total	<u>331,510.75</u>	<u>520,555.77</u>	<u>(189,045.02)</u>	<u>5,012,241.23</u>	<u>6,248,750.00</u>	<u>80.21%</u>	<u>1,236,508.77</u>

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10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5101 Salaries - Full Time	40,729.60	44,680.45	(3,950.85)	337,845.60	536,380.00	62.99%	198,534.40
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	3,115.68	3,418.63	(302.95)	23,585.98	41,040.00	57.47%	17,454.02
10-10-5107 TMRS	4,654.46	4,915.53	(261.07)	38,870.86	59,010.00	65.87%	20,139.14
10-10-5108 Health & Life Insurance	4,550.59	3,998.40	552.19	33,810.15	48,000.00	70.44%	14,189.85
10-10-5109 Worker's Comp	0.00	315.70	(315.70)	753.10	3,790.00	19.87%	3,036.90
10-10-5110 Texas Workforce Commission	0.00	19.15	(19.15)	997.09	230.00	433.52%	(767.09)
10-10-5111 Vehicle Allowance	553.84	600.00	(46.16)	5,261.48	7,200.00	73.08%	1,938.52
10-10-5112 457(b) Reimbursement	1,030.00	875.00	155.00	9,785.00	10,500.00	93.19%	715.00
10-10-5114 Benefits Admin Fees	0.00	29.98	(29.98)	0.00	360.00	0.00%	360.00
10-10-5115 Longevity Pay	0.00	44.98	(44.98)	480.00	540.00	88.89%	60.00
10-10-5201 Legal Services	0.00	2,915.50	(2,915.50)	1,792.50	35,000.00	5.12%	33,207.50
10-10-5202 Audit Services	0.00	4,165.00	(4,165.00)	61,000.00	50,000.00	122.00%	(11,000.00)
10-10-5206 Professional Services	0.00	4,998.00	(4,998.00)	91,597.77	60,000.00	152.66%	(31,597.77)
10-10-5210 Election Expenses	2,893.71	666.67	2,227.04	5,941.30	8,000.00	74.27%	2,058.70
10-10-5211 Bank Fees	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
10-10-5212 Credit Card Processing Fees	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-10-5213 Legal Notices Expense	0.00	583.10	(583.10)	2,386.02	7,000.00	34.09%	4,613.98
10-10-5215 BCAD Fee	0.00	2,332.40	(2,332.40)	29,098.23	28,000.00	103.92%	(1,098.23)
10-10-5217 Professional Cleaning Services	2,000.00	2,082.50	(82.50)	17,300.00	25,000.00	69.20%	7,700.00
10-10-5221 Website Administration	0.00	499.80	(499.80)	1,325.00	6,000.00	22.08%	4,675.00
10-10-5223 Training & Travel	1,344.29	3,665.20	(2,320.91)	14,914.77	44,000.00	33.90%	29,085.23
10-10-5224 Dues & Subscriptions	590.00	291.67	298.33	6,812.16	3,500.00	194.63%	(3,312.16)
10-10-5225 Seminars & Meetings	1,339.38	583.10	756.28	16,027.57	7,000.00	228.97%	(9,027.57)
10-10-5227 Legislative Affairs	0.00	166.60	(166.60)	0.00	2,000.00	0.00%	2,000.00

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10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5228 Tax Appraisal & Collection	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
10-10-5301 Office Supplies	442.57	1,166.67	(724.10)	10,680.98	14,000.00	76.29%	3,319.02
10-10-5302 Janitorial Supplies	108.50	333.33	(224.83)	1,596.09	4,000.00	39.90%	2,403.91
10-10-5309 Uniforms	0.00	166.67	(166.67)	2,537.91	2,000.00	126.90%	(537.91)
10-10-5310 Postage	(79.09)	83.33	(162.42)	869.78	1,000.00	86.98%	130.22
10-10-5311 Building Repairs &	2,072.19	1,249.50	822.69	14,152.45	15,000.00	94.35%	847.55
10-10-5312 Recognition,	0.00	249.90	(249.90)	2,366.22	3,000.00	78.87%	633.78
10-10-5314 Computer & Technology	1,031.00	999.60	31.40	3,383.74	12,000.00	28.20%	8,616.26
10-10-5315 Computer Software/License	15.98	2,082.50	(2,066.52)	14,614.85	25,000.00	58.46%	10,385.15
10-10-5317 Equipment & Other Rentals	413.54	499.80	(86.26)	4,594.47	6,000.00	76.57%	1,405.53
10-10-5329 Mayor's Special Expense	0.00	166.60	(166.60)	0.00	2,000.00	0.00%	2,000.00
10-10-5330 Miscellaneous	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
10-10-5401 Utilities - Electricity	467.96	1,666.00	(1,198.04)	6,226.61	20,000.00	31.13%	13,773.39
10-10-5403 Utilities - Telephone	1,073.34	1,333.33	(259.99)	9,738.84	16,000.00	60.87%	6,261.16
10-10-5404 Mobile Technology Expense	125.49	83.30	42.19	869.02	1,000.00	86.90%	130.98
10-10-5405 Insurance - Liability & Prop	520.00	999.60	(479.60)	7,268.68	12,000.00	60.57%	4,731.32
10-10-5406 Insurance - Windstorm	0.00	2,082.50	(2,082.50)	0.00	25,000.00	0.00%	25,000.00
10-10-5407 Insurance - Vehicles	0.00	8.33	(8.33)	182.25	100.00	182.25%	(82.25)
Administration Totals	68,993.03	99,068.29	(30,075.26)	778,666.47	1,189,250.00	65.48%	410,583.53

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10 - General Fund Finance	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-15-5101 Salaries - Full Time	11,718.40	13,076.43	(1,358.03)	96,867.20	156,980.00	61.71%	60,112.80
10-15-5106 Social Security/Medicare	869.30	1,000.43	(131.13)	7,189.67	12,010.00	59.86%	4,820.33
10-15-5107 TMRS	1,314.42	1,438.59	(124.17)	10,885.95	17,270.00	63.03%	6,384.05
10-15-5108 Health & Life Insurance	2,415.67	1,999.20	416.47	18,030.35	24,000.00	75.13%	5,969.65
10-15-5109 Worker's Comp	0.00	53.31	(53.31)	158.79	640.00	24.81%	481.21
10-15-5110 Texas Workforce Commission	0.00	7.50	(7.50)	234.00	90.00	260.00%	(144.00)
10-15-5114 Benefits Admin Fees	0.00	12.49	(12.49)	0.00	150.00	0.00%	150.00
10-15-5115 Longevity Pay	0.00	14.99	(14.99)	180.00	180.00	100.00%	0.00
10-15-5117 Certificate/Education Pay	230.78	250.00	(19.22)	1,915.45	3,000.00	63.85%	1,084.55
10-15-5223 Training & Travel	0.00	499.80	(499.80)	4,424.68	6,000.00	73.74%	1,575.32
10-15-5224 Dues & Subscriptions	0.00	41.67	(41.67)	235.00	500.00	47.00%	265.00
10-15-5301 Office Supplies	0.00	166.67	(166.67)	1,623.81	2,000.00	81.19%	376.19
10-15-5309 Uniforms	0.00	25.00	(25.00)	0.00	300.00	0.00%	300.00
10-15-5310 Postage	26.88	83.33	(56.45)	355.84	1,000.00	35.58%	644.16
10-15-5314 Computer & Technology	0.00	333.20	(333.20)	259.00	4,000.00	6.48%	3,741.00
10-15-5315 Computer Software/License	0.00	1,499.40	(1,499.40)	10,890.63	18,000.00	60.50%	7,109.37
10-15-5317 Equipment & Other Rentals	35.00	41.67	(6.67)	230.40	500.00	46.08%	269.60
Finance Totals	16,610.45	20,543.68	(3,933.23)	153,480.77	246,620.00	62.23%	93,139.23

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10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-20-5101 Salaries - Full Time	75,733.57	84,751.08	(9,017.51)	673,306.37	1,017,420.00	66.18%	344,113.63
10-20-5104 Salaries - Overtime	1,036.32	2,635.61	(1,599.29)	24,307.00	31,640.00	76.82%	7,333.00
10-20-5106 Social Security/Medicare	5,720.20	6,484.07	(763.87)	53,200.63	77,840.00	68.35%	24,639.37
10-20-5107 TMRS	8,666.83	9,322.93	(656.10)	79,564.19	111,920.00	71.09%	32,355.81
10-20-5108 Health & Life Insurance	14,909.56	13,994.40	915.16	110,960.84	168,000.00	66.05%	57,039.16
10-20-5109 Worker's Comp	0.00	4,232.47	(4,232.47)	21,264.45	50,810.00	41.85%	29,545.55
10-20-5110 Texas Workforce Commission	157.76	52.47	105.29	1,721.29	630.00	273.22%	(1,091.29)
10-20-5114 Benefits Admin Fees	0.00	84.17	(84.17)	0.00	1,010.00	0.00%	1,010.00
10-20-5115 Longevity Pay	0.00	134.94	(134.94)	1,200.00	1,620.00	74.07%	420.00
10-20-5117 Certificate Pay	2,019.25	1,950.00	69.25	20,504.10	23,400.00	87.62%	2,895.90
10-20-5206 Professional Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5223 Training & Travel	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5231 Recruiting & Hiring Expense	0.00	83.33	(83.33)	1,772.54	1,000.00	177.25%	(772.54)
10-20-5301 Office Supplies	516.37	250.00	266.37	1,636.85	3,000.00	54.56%	1,363.15
10-20-5309 Uniforms	955.11	699.72	255.39	4,474.10	8,400.00	53.26%	3,925.90
10-20-5310 Postage	8.69	16.66	(7.97)	81.48	200.00	40.74%	118.52
10-20-5313 Fuel Expense	3,286.68	3,333.33	(46.65)	28,482.51	40,000.00	71.21%	11,517.49
10-20-5317 Equipment & Other Rentals	372.87	541.67	(168.80)	2,496.45	6,500.00	38.41%	4,003.55
10-20-5319 Vehicle Repairs & Maintenance	1,928.39	1,249.50	678.89	13,423.65	15,000.00	89.49%	1,576.35
10-20-5328 Small Tools & Minor	0.00	2,916.67	(2,916.67)	35,154.61	35,000.00	100.44%	(154.61)
10-20-5330 Miscellaneous	65.00	41.67	23.33	600.03	500.00	120.01%	(100.03)
10-20-5404 Mobile Technology Expense	604.64	500.00	104.64	5,390.67	6,000.00	89.84%	609.33
10-20-5405 Insurance - Liability & Prop	0.00	999.60	(999.60)	7,565.25	12,000.00	63.04%	4,434.75
10-20-5407 Insurance - Vehicles	0.00	833.00	(833.00)	9,239.25	10,000.00	92.39%	760.75
10-20-5410 Vehicle Replacement Fund	0.00	6,664.00	(6,664.00)	18,339.00	80,000.00	22.92%	61,661.00
Police Totals	115,981.24	141,771.29	(25,790.05)	1,114,685.26	1,701,890.00	65.50%	587,204.74

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10 - General Fund Animal Control	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-21-5101 Salaries - Full Time	4,743.17	4,151.67	591.50	29,125.32	49,840.00	58.44%	20,714.68
10-21-5104 Salaries - Overtime	0.00	153.27	(153.27)	1,092.29	1,840.00	59.36%	747.71
10-21-5106 Social Security/Medicare	356.48	318.20	38.28	2,270.15	3,820.00	59.43%	1,549.85
10-21-5107 TMRS	521.75	457.31	64.44	3,343.74	5,490.00	60.91%	2,146.26
10-21-5108 Health & Life Insurance	911.29	999.60	(88.31)	5,890.54	12,000.00	49.09%	6,109.46
10-21-5109 Worker's Comp	0.00	259.89	(259.89)	1,476.75	3,120.00	47.33%	1,643.25
10-21-5110 Texas Workforce Commission	61.66	4.16	57.50	199.45	50.00	398.90%	(149.45)
10-21-5114 Benefits Admin Fees	0.00	6.67	(6.67)	0.00	80.00	0.00%	80.00
10-21-5115 Longevity Pay	0.00	14.99	(14.99)	180.00	180.00	100.00%	0.00
10-21-5223 Training & Travel	550.00	333.20	216.80	1,991.66	4,000.00	49.79%	2,008.34
10-21-5224 Dues & Subscriptions	17.70	25.00	(7.30)	79.90	300.00	26.63%	220.10
10-21-5229 Contractual Services	0.00	125.00	(125.00)	1,035.25	1,500.00	69.02%	464.75
10-21-5301 Office Supplies	0.00	16.66	(16.66)	231.72	200.00	115.86%	(31.72)
10-21-5309 Uniforms	298.00	41.67	256.33	1,219.88	500.00	243.98%	(719.88)
10-21-5310 Postage	0.00	16.67	(16.67)	19.90	200.00	9.95%	180.10
10-21-5313 Fuel Expense	440.09	249.90	190.19	2,061.58	3,000.00	68.72%	938.42
10-21-5319 Vehicle Repairs & Maintenance	0.00	83.33	(83.33)	1,203.13	1,000.00	120.31%	(203.13)
10-21-5328 Small Tools & Minor	0.00	83.30	(83.30)	259.64	1,000.00	25.96%	740.36
10-21-5404 Mobile Technology Expense	107.53	83.33	24.20	922.27	1,000.00	92.23%	77.73
10-21-5407 Insurance - Vehicles	0.00	83.33	(83.33)	465.75	1,000.00	46.58%	534.25
10-21-5410 Vehicle Replacement Fund	0.00	666.40	(666.40)	0.00	8,000.00	0.00%	8,000.00
Animal Control Totals	8,007.67	8,173.55	(165.88)	53,068.92	98,120.00	54.09%	45,051.08

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10 - General Fund Emergency Management	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-22-5214 Advertising/Printing Expense	77.00	166.67	(89.67)	154.00	2,000.00	7.70%	1,846.00
10-22-5223 Training & Travel	0.00	83.33	(83.33)	245.98	1,000.00	24.60%	754.02
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	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
Emergency Management Totals	77.00	916.67	(839.67)	399.98	11,000.00	3.64%	10,600.02

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10 - General Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-25-5101 Salaries - Full Time	8,193.60	9,050.54	(856.94)	77,942.49	108,650.00	71.74%	30,707.51
10-25-5104 Salaries - Overtime	0.00	122.45	(122.45)	387.35	1,470.00	26.35%	1,082.65
10-25-5106 Social Security/Medicare	629.00	693.05	(64.05)	6,042.10	8,320.00	72.62%	2,277.90
10-25-5107 TMRS	920.58	996.26	(75.68)	8,832.51	11,960.00	73.85%	3,127.49
10-25-5108 Health & Life Insurance	1,189.80	1,999.20	(809.40)	9,868.20	24,000.00	41.12%	14,131.80
10-25-5109 Worker's Comp	0.00	36.65	(36.65)	188.64	440.00	42.87%	251.36
10-25-5110 Texas Workforce Commission	0.00	7.49	(7.49)	234.00	90.00	260.00%	(144.00)
10-25-5114 Benefits Admin Fees	0.00	12.50	(12.50)	0.00	150.00	0.00%	150.00
10-25-5115 Longevity Pay	0.00	24.99	(24.99)	300.00	300.00	100.00%	0.00
10-25-5117 Certificate Pay	175.38	200.00	(24.62)	1,666.11	2,400.00	69.42%	733.89
10-25-5203 Attorney/Prosecutor Fees	3,750.00	5,000.00	(1,250.00)	40,450.00	60,000.00	67.42%	19,550.00
10-25-5209 Judge Fees	0.00	2,915.50	(2,915.50)	16,423.68	35,000.00	46.92%	18,576.32
10-25-5220 Interpreter Services	0.00	83.30	(83.30)	182.82	1,000.00	18.28%	817.18
10-25-5223 Training & Travel	0.00	125.00	(125.00)	900.95	1,500.00	60.06%	599.05
10-25-5301 Office Supplies	0.00	249.90	(249.90)	2,283.30	3,000.00	76.11%	716.70
10-25-5308 Jury Trial Expense	0.00	124.95	(124.95)	1,140.65	1,500.00	76.04%	359.35
10-25-5309 Uniforms	142.89	66.67	76.22	191.50	800.00	23.94%	608.50
10-25-5310 Postage	43.52	83.30	(39.78)	759.10	1,000.00	75.91%	240.90
10-25-5314 Computer & Technology	4,961.25	0.00	4,961.25	7,586.25	0.00	0.00%	(7,586.25)
10-25-5315 Computer Software/License	0.00	416.50	(416.50)	0.00	5,000.00	0.00%	5,000.00
10-25-5317 Equipment & Other Rentals	39.70	41.67	(1.97)	276.74	500.00	55.35%	223.26
Municipal Court Totals	20,045.72	22,249.92	(2,204.20)	175,656.39	267,080.00	65.77%	91,423.61

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10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-30-5101 Salaries - Full Time	8,377.68	13,233.87	(4,856.19)	59,607.32	158,870.00	37.52%	99,262.68
10-30-5104 Salaries - Overtime	665.96	801.34	(135.38)	5,921.42	9,620.00	61.55%	3,698.58
10-30-5106 Social Security/Medicare	679.13	1,012.92	(333.79)	4,947.12	12,160.00	40.68%	7,212.88
10-30-5107 TMRS	994.80	1,456.08	(461.28)	7,227.96	17,480.00	41.35%	10,252.04
10-30-5108 Health & Life Insurance	1,863.08	3,498.60	(1,635.52)	11,300.46	42,000.00	26.91%	30,699.54
10-30-5109 Worker's Comp	0.00	988.77	(988.77)	2,455.50	11,870.00	20.69%	9,414.50
10-30-5110 Texas Workforce Commission	39.75	14.99	24.76	257.92	180.00	143.29%	(77.92)
10-30-5114 Benefits Admin Fees	0.00	24.15	(24.15)	0.00	290.00	0.00%	290.00
10-30-5115 Longevity Pay	0.00	14.99	(14.99)	180.00	180.00	100.00%	0.00
10-30-5217 Professional Cleaning Services	600.00	416.67	183.33	3,300.00	5,000.00	66.00%	1,700.00
10-30-5219 Roads, Bridges & Drainage	0.00	24,990.00	(24,990.00)	2,446.41	300,000.00	0.82%	297,553.59
10-30-5223 Training & Travel	0.00	166.67	(166.67)	113.75	2,000.00	5.69%	1,886.25
10-30-5229 Contractual Services	9,300.00	4,165.00	5,135.00	46,500.00	50,000.00	93.00%	3,500.00
10-30-5301 Office Supplies	25.80	249.90	(224.10)	2,289.97	3,000.00	76.33%	710.03
10-30-5309 Uniforms	0.00	166.60	(166.60)	1,419.69	2,000.00	70.98%	580.31
10-30-5311 Building Repairs &	4,609.72	666.67	3,943.05	5,881.91	8,000.00	73.52%	2,118.09
10-30-5313 Fuel Expense	269.19	333.33	(64.14)	2,814.43	4,000.00	70.36%	1,185.57
10-30-5317 Equipment & Other Rentals	1,116.22	1,000.00	116.22	4,297.12	12,000.00	35.81%	7,702.88
10-30-5319 Vehicle Repairs & Maintenance	777.21	208.33	568.88	979.23	2,500.00	39.17%	1,520.77
10-30-5321 Public Works Maintenance	0.00	2,083.33	(2,083.33)	5,355.04	25,000.00	21.42%	19,644.96
10-30-5322 Special Road Work	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
10-30-5328 Small Tools & Minor	261.90	416.67	(154.77)	3,200.23	5,000.00	64.00%	1,799.77
10-30-5331 Signs & Postings	0.00	833.33	(833.33)	8,141.19	10,000.00	81.41%	1,858.81
10-30-5401 Utilities - Electricity	609.61	833.33	(223.72)	2,547.65	10,000.00	25.48%	7,452.35
10-30-5404 Mobile Technology Expense	41.83	50.00	(8.17)	376.57	600.00	62.76%	223.43
10-30-5407 Insurance - Vehicles	0.00	166.60	(166.60)	494.25	2,000.00	24.71%	1,505.75

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10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-30-5410 Vehicle Replacement Fund	0.00	1,332.80	(1,332.80)	0.00	16,000.00	0.00%	16,000.00
Public Works Totals	30,231.88	59,958.27	(29,726.39)	182,055.14	719,750.00	25.29%	537,694.86

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10 - General Fund Parks & Recreation	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-32-5229 Contractual Services	52,585.00	6,000.00	46,585.00	96,103.58	72,000.00	133.48%	(24,103.58)
10-32-5301 Office Supplies	0.00	208.25	(208.25)	3,069.86	2,500.00	122.79%	(569.86)
10-32-5309 Uniforms	2,160.46	83.33	2,077.13	2,404.88	1,000.00	240.49%	(1,404.88)
10-32-5317 Equipment & Other Rentals	0.00	500.00	(500.00)	192.76	6,000.00	3.21%	5,807.24
10-32-5324 Park Maintenance	400.00	6,666.67	(6,266.67)	47,170.87	80,000.00	58.96%	32,829.13
10-32-5331 Signs & Postings	328.00	83.33	244.67	328.00	1,000.00	32.80%	672.00
Parks & Recreation Totals	55,473.46	13,541.58	41,931.88	149,269.95	162,500.00	91.86%	13,230.05

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10 - General Fund Community Development	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-35-5101 Salaries - Full Time	3,793.64	4,050.87	(257.23)	35,466.44	48,630.00	72.93%	13,163.56
10-35-5104 Salaries - Overtime	0.00	149.10	(149.10)	199.40	1,790.00	11.14%	1,590.60
10-35-5106 Social Security/Medicare	283.90	310.70	(26.80)	2,694.53	3,730.00	72.24%	1,035.47
10-35-5107 TMRS	417.30	445.65	(28.35)	3,956.24	5,350.00	73.95%	1,393.76
10-35-5108 Health & Life Insurance	939.25	999.60	(60.35)	8,033.25	12,000.00	66.94%	3,966.75
10-35-5109 Worker's Comp	0.00	16.66	(16.66)	86.52	200.00	43.26%	113.48
10-35-5110 Texas Workforce Commission	0.00	4.16	(4.16)	117.00	50.00	234.00%	(67.00)
10-35-5114 Benefits Admin Fees	0.00	6.67	(6.67)	0.00	80.00	0.00%	80.00
10-35-5115 Longevity Pay	0.00	24.99	(24.99)	300.00	300.00	100.00%	0.00
10-35-5206 Professional Services	0.00	4,166.67	(4,166.67)	95,609.83	50,000.00	191.22%	(45,609.83)
10-35-5208 Engineering Services	0.00	6,250.00	(6,250.00)	49,798.13	75,000.00	66.40%	25,201.87
10-35-5223 Training & Travel	0.00	125.00	(125.00)	138.00	1,500.00	9.20%	1,362.00
10-35-5232 Early Plat - Admin Fee	0.00	5,331.20	(5,331.20)	104,691.69	64,000.00	163.58%	(40,691.69)
10-35-5233 Eng Svc: Permits/Inspections	0.00	29,155.00	(29,155.00)	680,867.14	350,000.00	194.53%	(330,867.14)
10-35-5234 Eng Svc: Plan Review	0.00	8,333.33	(8,333.33)	176,020.87	100,000.00	176.02%	(76,020.87)
10-35-5235 Eng Svc: Platting	0.00	6,250.00	(6,250.00)	99,696.00	75,000.00	132.93%	(24,696.00)
10-35-5301 Office Supplies	78.20	83.30	(5.10)	259.96	1,000.00	26.00%	740.04
10-35-5309 Uniforms	0.00	16.66	(16.66)	0.00	200.00	0.00%	200.00
10-35-5315 Computer Software/License	0.00	1,250.00	(1,250.00)	14,715.00	15,000.00	98.10%	285.00
10-35-5317 Equipment & Other Rentals	36.09	41.67	(5.58)	265.84	500.00	53.17%	234.16
10-35-5411 TIF Fund/MUD 31 Payable	0.00	14,952.35	(14,952.35)	739,886.31	179,500.00	412.19%	(560,386.31)
Community Development Totals	5,548.38	81,963.58	(76,415.20)	2,012,802.15	983,830.00	204.59%	(1,028,972.15)

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10 - General Fund Fire Marshal/Building Official	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-36-5101 Salaries - Full Time	7,716.80	8,315.83	(599.03)	73,120.80	99,830.00	73.25%	26,709.20
10-36-5106 Social Security/Medicare	577.78	636.41	(58.63)	5,316.18	7,640.00	69.58%	2,323.82
10-36-5107 TMRS	848.84	915.46	(66.62)	8,063.02	10,990.00	73.37%	2,926.98
10-36-5108 Health & Life Insurance	982.23	999.60	(17.37)	11,210.43	12,000.00	93.42%	789.57
10-36-5109 Worker's Comp	0.00	491.47	(491.47)	2,679.75	5,900.00	45.42%	3,220.25
10-36-5110 Texas Workforce Commission	0.00	4.16	(4.16)	117.00	50.00	234.00%	(67.00)
10-36-5114 Benefits Admin Fees	0.00	6.67	(6.67)	0.00	80.00	0.00%	80.00
10-36-5115 Longevity Pay	0.00	10.00	(10.00)	180.00	120.00	150.00%	(60.00)
10-36-5207 Building Inspector	0.00	20,825.00	(20,825.00)	204,390.00	250,000.00	81.76%	45,610.00
10-36-5223 Training & Travel	0.00	416.50	(416.50)	2,505.90	5,000.00	50.12%	2,494.10
10-36-5224 Dues & Subscriptions	140.00	250.00	(110.00)	2,358.04	3,000.00	78.60%	641.96
10-36-5301 Office Supplies	0.00	83.30	(83.30)	245.77	1,000.00	24.58%	754.23
10-36-5303 Public Education & Training	0.00	249.90	(249.90)	65.64	3,000.00	2.19%	2,934.36
10-36-5307 Investigation Supplies	0.00	83.33	(83.33)	145.49	1,000.00	14.55%	854.51
10-36-5309 Uniforms	0.00	125.00	(125.00)	956.90	1,500.00	63.79%	543.10
10-36-5310 Postage	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
10-36-5313 Fuel Expense	204.44	250.00	(45.56)	2,674.65	3,000.00	89.16%	325.35
10-36-5319 Vehicle Repairs & Maintenance	0.00	208.25	(208.25)	4,005.75	2,500.00	160.23%	(1,505.75)
10-36-5328 Small Tools & Minor	0.00	166.67	(166.67)	120.18	2,000.00	6.01%	1,879.82
10-36-5404 Mobile Technology Expense	71.83	83.33	(11.50)	648.57	1,000.00	64.86%	351.43
10-36-5407 Insurance - Vehicles	0.00	83.33	(83.33)	543.75	1,000.00	54.38%	456.25
10-36-5410 Vehicle Replacement Fund	0.00	666.40	(666.40)	0.00	8,000.00	0.00%	8,000.00
Fire Marshal/Building Official Totals	10,541.92	34,878.94	(24,337.02)	319,347.82	418,710.00	76.27%	99,362.18

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10 - General Fund Capital and Planning Projects	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-90-5610 Land Purchase and	0.00	20,825.00	(20,825.00)	60,783.38	250,000.00	24.31%	189,216.62
10-90-5620 Building Purchase,	0.00	4,165.00	(4,165.00)	8,525.00	50,000.00	17.05%	41,475.00
10-90-5660 Contingency/Reserves	0.00	12,500.00	(12,500.00)	3,500.00	150,000.00	2.33%	146,500.00
Capital and Planning Projects Totals	0.00	37,490.00	(37,490.00)	72,808.38	450,000.00	16.18%	377,191.62
Expense Totals	331,510.75	520,555.77	(189,045.02)	5,012,241.23	6,248,750.00	80.21%	1,236,508.77

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12 - Project Fund Series 2022	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Miscellaneous	28,559.24	0.00	28,559.24	270,578.33	0.00	0.00%	(270,578.33)
Revenue Totals	<u>28,559.24</u>	<u>0.00</u>	<u>28,559.24</u>	<u>270,578.33</u>	<u>0.00</u>	<u>0.00%</u>	<u>(270,578.33)</u>
Expense Summary							
Professional/Contract Services	120.82	0.00	120.82	991,981.43	0.00	0.00%	(991,981.43)
Materials & Supplies	0.00	0.00	0.00	898,490.70	0.00	0.00%	(898,490.70)
Services	5,981.79	0.00	5,981.79	57,942.11	0.00	0.00%	(57,942.11)
Capital Outlay	0.00	0.00	0.00	419,790.14	0.00	0.00%	(419,790.14)
Expense Totals	<u>6,102.61</u>	<u>0.00</u>	<u>6,102.61</u>	<u>2,368,204.38</u>	<u>0.00</u>	<u>0.00%</u>	<u>(2,368,204.38)</u>

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12 - Project Fund Series 2022	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous							
12-4938 Interest Income - Investments	28,559.24	0.00	28,559.24	270,578.33	0.00	0.00%	(270,578.33)
Miscellaneous Totals	28,559.24	0.00	28,559.24	270,578.33	0.00	0.00%	(270,578.33)
Revenue Totals	28,559.24	0.00	28,559.24	270,578.33	0.00	0.00%	(270,578.33)

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12 - Project Fund Series 2022 Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	0.00	0.00	419,790.14	0.00	0.00%	(419,790.14)
Materials & Supplies	0.00	0.00	0.00	898,490.70	0.00	0.00%	(898,490.70)
Professional/Contract Services	120.82	0.00	120.82	991,981.43	0.00	0.00%	(991,981.43)
Services	5,981.79	0.00	5,981.79	57,942.11	0.00	0.00%	(57,942.11)
Administration Totals	6,102.61	0.00	6,102.61	2,368,204.38	0.00	0.00%	(2,368,204.38)
Expense Total	6,102.61	0.00	6,102.61	2,368,204.38	0.00	0.00%	(2,368,204.38)

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12 - Project Fund Series 2022 Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
12-10-5206 Professional Services	120.82	0.00	120.82	34,958.25	0.00	0.00%	(34,958.25)
12-10-5208 Engineering Services	0.00	0.00	0.00	7,740.44	0.00	0.00%	(7,740.44)
12-10-5229 Contractual Services	0.00	0.00	0.00	949,282.74	0.00	0.00%	(949,282.74)
12-10-5301 Office Supplies	0.00	0.00	0.00	5,424.78	0.00	0.00%	(5,424.78)
12-10-5314 Computer & Technology	0.00	0.00	0.00	893,065.92	0.00	0.00%	(893,065.92)
12-10-5401 Utilities - Electricity	4,101.54	0.00	4,101.54	18,997.74	0.00	0.00%	(18,997.74)
12-10-5403 Utilities - Telephone	1,793.52	0.00	1,793.52	9,079.12	0.00	0.00%	(9,079.12)
12-10-5405 Insurance - Liability & Prop	0.00	0.00	0.00	27,696.00	0.00	0.00%	(27,696.00)
12-10-5409 Utilities - Water/Sewer	86.73	0.00	86.73	1,986.84	0.00	0.00%	(1,986.84)
12-10-5412 Utilities - Gas	0.00	0.00	0.00	182.41	0.00	0.00%	(182.41)
12-10-5630 Furniture & Equipment	0.00	0.00	0.00	419,790.14	0.00	0.00%	(419,790.14)
Administration Totals	6,102.61	0.00	6,102.61	2,368,204.38	0.00	0.00%	(2,368,204.38)
Expense Totals	6,102.61	0.00	6,102.61	2,368,204.38	0.00	0.00%	(2,368,204.38)

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Item 6.

20 - Crime Control and Prevention District Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales Tax	27,951.81	18,000.00	9,951.81	259,036.56	216,000.00	119.92%	(43,036.56)
Miscellaneous	1,932.73	0.00	1,932.73	16,237.32	0.00	0.00%	(16,237.32)
Revenue Totals	<u>29,884.54</u>	<u>18,000.00</u>	<u>11,884.54</u>	<u>275,273.88</u>	<u>216,000.00</u>	<u>127.44%</u>	<u>(59,273.88)</u>
Expense Summary							
Personnel Services	0.00	10,704.73	(10,704.73)	3,993.13	128,460.00	3.11%	124,466.87
Professional/Contract Services	1,989.30	2,873.85	(884.55)	27,848.00	34,500.00	80.72%	6,652.00
Materials & Supplies	2,928.52	7,353.89	(4,425.37)	34,650.22	88,276.00	39.25%	53,625.78
Capital Outlay	0.00	6,250.00	(6,250.00)	65,604.81	75,000.00	87.47%	9,395.19
Expense Totals	<u>4,917.82</u>	<u>27,182.47</u>	<u>(22,264.65)</u>	<u>132,096.16</u>	<u>326,236.00</u>	<u>40.49%</u>	<u>194,139.84</u>

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Item 6.

20 - Crime Control and Prevention District Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Sales Tax							
20-4112 CCPD - Sales Tax	27,951.81	18,000.00	9,951.81	259,036.56	216,000.00	119.92%	(43,036.56)
Sales Tax Totals	27,951.81	18,000.00	9,951.81	259,036.56	216,000.00	119.92%	(43,036.56)
Miscellaneous							
20-4910 Interest Income	1,932.73	0.00	1,932.73	16,237.32	0.00	0.00%	(16,237.32)
Miscellaneous Totals	1,932.73	0.00	1,932.73	16,237.32	0.00	0.00%	(16,237.32)
Revenue Totals	29,884.54	18,000.00	11,884.54	275,273.88	216,000.00	127.44%	(59,273.88)

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20 - Crime Control and Prevention Dist Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	6,250.00	(6,250.00)	65,604.81	75,000.00	87.47%	9,395.19
Materials & Supplies	2,928.52	7,353.89	(4,425.37)	34,650.22	88,276.00	39.25%	53,625.78
Personnel Services	0.00	10,704.73	(10,704.73)	3,993.13	128,460.00	3.11%	124,466.87
Professional/Contract Services	1,989.30	2,873.85	(884.55)	27,848.00	34,500.00	80.72%	6,652.00
Police Totals	<u>4,917.82</u>	<u>27,182.47</u>	<u>(22,264.65)</u>	<u>132,096.16</u>	<u>326,236.00</u>	<u>40.49%</u>	<u>194,139.84</u>
Expense Total	<u>4,917.82</u>	<u>27,182.47</u>	<u>(22,264.65)</u>	<u>132,096.16</u>	<u>326,236.00</u>	<u>40.49%</u>	<u>194,139.84</u>

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20 - Crime Control and Prevention Dist Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
20-20-5101 Salaries - Full Time	0.00	6,725.83	(6,725.83)	0.00	80,710.00	0.00%	80,710.00
20-20-5104 Salaries - Overtime	0.00	666.40	(666.40)	3,993.13	8,000.00	49.91%	4,006.87
20-20-5106 Social Security/Medicare	0.00	515.00	(515.00)	0.00	6,180.00	0.00%	6,180.00
20-20-5107 TMRS	0.00	740.00	(740.00)	0.00	8,880.00	0.00%	8,880.00
20-20-5108 Health & Life Insurance	0.00	2,000.00	(2,000.00)	0.00	24,000.00	0.00%	24,000.00
20-20-5109 Worker's Comp	0.00	27.50	(27.50)	0.00	330.00	0.00%	330.00
20-20-5110 Texas Workforce Commission	0.00	11.67	(11.67)	0.00	140.00	0.00%	140.00
20-20-5114 Benefits Admin Fees	0.00	18.33	(18.33)	0.00	220.00	0.00%	220.00
20-20-5206 Professional Services	1,989.30	624.75	1,364.55	8,024.22	7,500.00	106.99%	(524.22)
20-20-5222 Investigations	0.00	133.28	(133.28)	1,176.17	1,600.00	73.51%	423.83
20-20-5223 Training & Travel	0.00	1,666.00	(1,666.00)	13,319.61	20,000.00	66.60%	6,680.39
20-20-5230 Radio Service	0.00	449.82	(449.82)	5,328.00	5,400.00	98.67%	72.00
20-20-5301 Office Supplies	0.00	166.60	(166.60)	44.38	2,000.00	2.22%	1,955.62
20-20-5303 Public Education & Training	7.28	333.33	(326.05)	4,014.60	4,000.00	100.37%	(14.60)
20-20-5307 Investigation Supplies	343.75	64.64	279.11	636.34	776.00	82.00%	139.66
20-20-5309 Uniforms	221.96	416.67	(194.71)	1,097.64	5,000.00	21.95%	3,902.36
20-20-5314 Computer & Technology	599.45	2,915.50	(2,316.05)	11,978.03	35,000.00	34.22%	23,021.97
20-20-5315 Computer Software/License	0.00	1,541.05	(1,541.05)	10,243.79	18,500.00	55.37%	8,256.21
20-20-5316 Equipment Repair/Parts	468.07	416.67	51.40	1,130.02	5,000.00	22.60%	3,869.98
20-20-5317 Equipment & Other Rentals	0.00	999.60	(999.60)	0.00	12,000.00	0.00%	12,000.00
20-20-5328 Small Tools & Minor	1,288.01	416.50	871.51	4,589.20	5,000.00	91.78%	410.80
20-20-5330 Miscellaneous	0.00	83.33	(83.33)	916.22	1,000.00	91.62%	83.78
20-20-5650 Vehicles & Machinery	0.00	6,250.00	(6,250.00)	65,604.81	75,000.00	87.47%	9,395.19
Police Totals	<u>4,917.82</u>	<u>27,182.47</u>	<u>(22,264.65)</u>	<u>132,096.16</u>	<u>326,236.00</u>	<u>40.49%</u>	<u>194,139.84</u>
Expense Totals	<u><u>4,917.82</u></u>	<u><u>27,182.47</u></u>	<u><u>(22,264.65)</u></u>	<u><u>132,096.16</u></u>	<u><u>326,236.00</u></u>	<u><u>40.49%</u></u>	<u><u>194,139.84</u></u>

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Item 6.

30 - Capital Improvements Plan Fund (Debt Service)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Expense Summary							
Debt Service	0.00	140,775.34	(140,775.34)	988,910.00	1,689,700.00	58.53%	700,790.00
Expense Totals	0.00	140,775.34	(140,775.34)	988,910.00	1,689,700.00	58.53%	700,790.00

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Item 6.

30 - Capital Improvements Plan Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Debt Service	0.00	140,775.34	(140,775.34)	988,910.00	1,689,700.00	58.53%	700,790.00
Administration Totals	0.00	140,775.34	(140,775.34)	988,910.00	1,689,700.00	58.53%	700,790.00
Expense Total	0.00	140,775.34	(140,775.34)	988,910.00	1,689,700.00	58.53%	700,790.00

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30 - Capital Improvements Plan Fund (Administration)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
30-10-5501 Debt Principal	0.00	82,442.01	(82,442.01)	330,000.00	989,700.00	33.34%	659,700.00
30-10-5513 Interest on Debt	0.00	0.00	0.00	658,910.00	0.00	0.00%	(658,910.00)
30-10-5520 MUD 55 Debt Adjustment	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00
30-10-5521 MUD 31 Rebate Payment	0.00	50,000.00	(50,000.00)	0.00	600,000.00	0.00%	600,000.00
Administration Totals	0.00	140,775.34	(140,775.34)	988,910.00	1,689,700.00	58.53%	700,790.00
Expense Totals	0.00	140,775.34	(140,775.34)	988,910.00	1,689,700.00	58.53%	700,790.00

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Item 6.

35 - Capital Improvements Plan Fund (Local)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Grant Income	77,775.00	0.00	77,775.00	79,049.50	0.00	0.00%	(79,049.50)
Revenue Totals	<u>77,775.00</u>	<u>0.00</u>	<u>77,775.00</u>	<u>79,049.50</u>	<u>0.00</u>	<u>0.00%</u>	<u>(79,049.50)</u>
Expense Summary							
Professional/Contract Services	0.00	0.00	0.00	79,049.50	0.00	0.00%	(79,049.50)
Expense Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>79,049.50</u>	<u>0.00</u>	<u>0.00%</u>	<u>(79,049.50)</u>

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Item 6.

35 - Capital Improvements Plan Fund (Local)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Grant Income							
35-4803 GLO Grant Funds	77,775.00	0.00	77,775.00	79,049.50	0.00	0.00%	(79,049.50)
Grant Income Totals	77,775.00	0.00	77,775.00	79,049.50	0.00	0.00%	(79,049.50)
Revenue Totals	77,775.00	0.00	77,775.00	79,049.50	0.00	0.00%	(79,049.50)

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Item 6.

35 - Capital Improvements Plan Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Professional/Contract Services	0.00	0.00	0.00	79,049.50	0.00	0.00%	(79,049.50)
Administration Totals	0.00	0.00	0.00	79,049.50	0.00	0.00%	(79,049.50)
Expense Total	0.00	0.00	0.00	79,049.50	0.00	0.00%	(79,049.50)

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Item 6.

35 - Capital Improvements Plan Fund (Administration)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
35-10-5208 Engineering Services	0.00	0.00	0.00	79,049.50	0.00	0.00%	(79,049.50)
Administration Totals	0.00	0.00	0.00	79,049.50	0.00	0.00%	(79,049.50)
Expense Totals	0.00	0.00	0.00	79,049.50	0.00	0.00%	(79,049.50)

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36 - Public Safety Grants	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Grant Income	0.00	0.00	0.00	4,582.46	0.00	0.00%	(4,582.46)
Revenue Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,582.46</u>	<u>0.00</u>	<u>0.00%</u>	<u>(4,582.46)</u>
Expense Summary							
Professional/Contract Services	249.00	0.00	249.00	584.00	0.00	0.00%	(584.00)
Expense Totals	<u>249.00</u>	<u>0.00</u>	<u>249.00</u>	<u>584.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>(584.00)</u>

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Item 6.

36 - Public Safety Grants	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Grant Income							
36-4803 State & Federal Grants	0.00	0.00	0.00	2,942.46	0.00	0.00%	(2,942.46)
36-4804 Office of Governor Body Armor	0.00	0.00	0.00	1,640.00	0.00	0.00%	(1,640.00)
Grant Income Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,582.46</u>	<u>0.00</u>	<u>0.00%</u>	<u>(4,582.46)</u>
Revenue Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,582.46</u>	<u>0.00</u>	<u>0.00%</u>	<u>(4,582.46)</u>

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36 - Public Safety Grants State & Federal Grants	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Professional/Contract Services	249.00	0.00	249.00	584.00	0.00	0.00%	(584.00)
State & Federal Grants Totals	249.00	0.00	249.00	584.00	0.00	0.00%	(584.00)
Expense Total	249.00	0.00	249.00	584.00	0.00	0.00%	(584.00)

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Item 6.

36 - Public Safety Grants State & Federal Grants	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
36-20-5223 Training & Travel	249.00	0.00	249.00	584.00	0.00	0.00%	(584.00)
State & Federal Grants Totals	249.00	0.00	249.00	584.00	0.00	0.00%	(584.00)
Expense Totals	249.00	0.00	249.00	584.00	0.00	0.00%	(584.00)

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Item 6.

40 - Court Technology Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	776.58	0.00	776.58	6,398.94	0.00	0.00%	(6,398.94)
Revenue Totals	<u>776.58</u>	<u>0.00</u>	<u>776.58</u>	<u>6,398.94</u>	<u>0.00</u>	<u>0.00%</u>	<u>(6,398.94)</u>
Expense Summary							
Materials & Supplies	0.00	0.00	0.00	158.90	0.00	0.00%	(158.90)
Expense Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>158.90</u>	<u>0.00</u>	<u>0.00%</u>	<u>(158.90)</u>

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Item 6.

40 - Court Technology Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Fines & Forfeitures							
40-4707 Court Technology Fee	776.58	0.00	776.58	6,398.94	0.00	0.00%	(6,398.94)
Fines & Forfeitures Totals	<u>776.58</u>	<u>0.00</u>	<u>776.58</u>	<u>6,398.94</u>	<u>0.00</u>	<u>0.00%</u>	<u>(6,398.94)</u>
Revenue Totals	<u><u>776.58</u></u>	<u><u>0.00</u></u>	<u><u>776.58</u></u>	<u><u>6,398.94</u></u>	<u><u>0.00</u></u>	<u><u>0.00%</u></u>	<u><u>(6,398.94)</u></u>

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Item 6.

40 - Court Technology Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	0.00	0.00	158.90	0.00	0.00%	(158.90)
Municipal Court Totals	0.00	0.00	0.00	158.90	0.00	0.00%	(158.90)
Expense Total	0.00	0.00	0.00	158.90	0.00	0.00%	(158.90)

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Item 6.

40 - Court Technology Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
40-25-5332 Court Technology	0.00	0.00	0.00	158.90	0.00	0.00%	(158.90)
Municipal Court Totals	0.00	0.00	0.00	158.90	0.00	0.00%	(158.90)
Expense Totals	0.00	0.00	0.00	158.90	0.00	0.00%	(158.90)

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41 - Court Security Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	951.32	0.00	951.32	7,834.90	0.00	0.00%	(7,834.90)
Revenue Totals	<u>951.32</u>	<u>0.00</u>	<u>951.32</u>	<u>7,834.90</u>	<u>0.00</u>	<u>0.00%</u>	<u>(7,834.90)</u>
Expense Summary							
Materials & Supplies	0.00	0.00	0.00	73.40	0.00	0.00%	(73.40)
Expense Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>73.40</u>	<u>0.00</u>	<u>0.00%</u>	<u>(73.40)</u>

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Item 6.

41 - Court Security Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Fines & Forfeitures							
41-4708 Court Security Fee	951.32	0.00	951.32	7,834.90	0.00	0.00%	(7,834.90)
Fines & Forfeitures Totals	951.32	0.00	951.32	7,834.90	0.00	0.00%	(7,834.90)
Revenue Totals	951.32	0.00	951.32	7,834.90	0.00	0.00%	(7,834.90)

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7/2/2024 4:35:

Item 6.

41 - Court Security Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	0.00	0.00	73.40	0.00	0.00%	(73.40)
Municipal Court Totals	0.00	0.00	0.00	73.40	0.00	0.00%	(73.40)
Expense Total	0.00	0.00	0.00	73.40	0.00	0.00%	(73.40)

City of Iowa Colony
 Financial Statement
 As of June 30, 2024

7/2/2024 4:41

Item 6.

41 - Court Security Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
41-25-5333 Court Security	0.00	0.00	0.00	73.40	0.00	0.00%	(73.40)
Municipal Court Totals	0.00	0.00	0.00	73.40	0.00	0.00%	(73.40)
Expense Totals	0.00	0.00	0.00	73.40	0.00	0.00%	(73.40)

City of Iowa Colony
 Financial Statement
 As of June 30, 2024

7/2/2024 4

Item 6.

50 - Vehicle Replacement Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Miscellaneous	1,475.09	0.00	1,475.09	12,392.49	0.00	0.00%	(12,392.49)
Revenue Totals	<u>1,475.09</u>	<u>0.00</u>	<u>1,475.09</u>	<u>12,392.49</u>	<u>0.00</u>	<u>0.00%</u>	<u>(12,392.49)</u>
Expense Summary							
Capital Outlay	6,675.50	0.00	6,675.50	188,295.80	0.00	0.00%	(188,295.80)
Expense Totals	<u>6,675.50</u>	<u>0.00</u>	<u>6,675.50</u>	<u>188,295.80</u>	<u>0.00</u>	<u>0.00%</u>	<u>(188,295.80)</u>

City of Iowa Colony
 Financial Statement
 As of June 30, 2024

7/2/2024 4

Item 6.

50 - Vehicle Replacement Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous							
50-4910 Interest Income	1,475.09	0.00	1,475.09	12,392.49	0.00	0.00%	(12,392.49)
Miscellaneous Totals	1,475.09	0.00	1,475.09	12,392.49	0.00	0.00%	(12,392.49)
Revenue Totals	1,475.09	0.00	1,475.09	12,392.49	0.00	0.00%	(12,392.49)

City of Iowa Colony
 Financial Statement
 As of June 30, 2024

7/2/2024 4:35:

Item 6.

50 - Vehicle Replacement Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	6,675.50	0.00	6,675.50	188,295.80	0.00	0.00%	(188,295.80)
Administration Totals	<u>6,675.50</u>	<u>0.00</u>	<u>6,675.50</u>	<u>188,295.80</u>	<u>0.00</u>	<u>0.00%</u>	<u>(188,295.80)</u>
Expense Total	<u><u>6,675.50</u></u>	<u><u>0.00</u></u>	<u><u>6,675.50</u></u>	<u><u>188,295.80</u></u>	<u><u>0.00</u></u>	<u><u>0.00%</u></u>	<u><u>(188,295.80)</u></u>

City of Iowa Colony
 Financial Statement
 As of June 30, 2024

7/2/2024 4:

Item 6.

50 - Vehicle Replacement Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
50-10-5650 Vehicles & Machinery	6,675.50	0.00	6,675.50	188,295.80	0.00	0.00%	(188,295.80)
Administration Totals	6,675.50	0.00	6,675.50	188,295.80	0.00	0.00%	(188,295.80)
Expense Totals	6,675.50	0.00	6,675.50	188,295.80	0.00	0.00%	(188,295.80)

DECLARATION OF LOCAL DISASTER BY PROCLAMATION OF THE MAYOR OF THE CITY OF IOWA COLONY, TEXAS FOR TROPICAL STORM EVENT

WHEREAS, the Tropical Storm Beryl storm event presents an imminent threat of widespread or severe damage, injury, or loss of life or property resulting from flood, wind, storm, and other public calamity resulting therefrom which requires emergency action; and

WHEREAS, §418.108 of the Texas Government Code and §3.05 of the Home Rule Charter and §12-2(3) of the Code of Ordinances of the City of Iowa Colony authorize the Mayor of the City of Iowa Colony, as the presiding officer of the governing body of a political subdivision, to declare a local state of disaster; and

WHEREAS, I, as the Mayor of Iowa Colony, have determined that extraordinary measures must be taken to alleviate the suffering of people and to protect or rehabilitate property; and

WHEREAS, I believe that the City of Iowa Colony's Emergency Management Plan should be activated;

NOW, THEREFORE, I, THE PRESIDING OFFICER OF THE CITY COUNCIL OF THE CITY OF IOWA COLONY, HEREBY PROCLAIM AND DECLARE:

SECTION 1. That a local state of disaster exists for the City of Iowa Colony.

SECTION 2. That this declaration of local disaster takes effect immediately, and, pursuant to 418.108(b) of the Government Code, shall continue for a period of not more than 7 days from the date of this declaration unless terminated earlier, continued, or renewed by the City Council of Iowa Colony.

SECTION 3. That this declaration directs the City Manager to activate the recovery and rehabilitation aspects of all applicable local or interjurisdictional emergency management plans; authorizes the furnishing of all aid and assistance, as deemed necessary or desirable by those administering the plans and activates the preparedness and response aspects of the plans.

SECTION 4. Pursuant to §418.108(c) of the Government Code, this declaration of a local state of disaster shall be given prompt and general publicity and shall be filed promptly with the City Secretary.

DECLARED AND ORDERED this the 7th day of July, 2024.

CITY OF IOWA COLONY, TEXAS



WIL KENNEDY, MAYOR

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, CONCERNING ELIGIBILITY FOR DISASTER DEBRIS REMOVAL ON PUBLICLY SERVICED ROADWAYS/RIGHT-OF-WAYS THAT ARE PRIVATELY OWNED, PRIVATELY MAINTAINED AND/OR GATED

WHEREAS, the Mayor of Iowa Colony, Texas, issued a declaration of local disaster by proclamation for Hurricane Beryl, on July 8, 2024, which brought fierce winds and heavy rains to a large portion of southeastern Texas, causing severe damage, injury, or loss of life or property that requires emergency action; and

WHEREAS, President Joe Biden declared Hurricane Beryl a major disaster Tuesday, July 9, 2024; and

WHEREAS, the nuisance or condition has caused difficulties in agencies providing emergency medical, fire, police, utility, and sanitation services because of debris on streets in all communities; and

WHEREAS, the debris resulting from natural or man-made disasters can block streets and can hinder emergency management’s ability to provide emergency medical services and to fight fires, provide basic services and save lives; and

WHEREAS, the situation can jeopardize and compromise the ability to provide emergency management services to the residents in private communities and the City at large; and

WHEREAS, in an emergency condition, constituting an immediate threat to the life, health and safety of the citizens of the City, it is necessary to eliminate an immediate threat of significant damage to improved property; and

WHEREAS, the City in this emergency condition, has jurisdiction over all private roads in the City for the purposes set forth herein; and

WHEREAS, the City in a natural disaster that has been declared a public emergency by the Mayor and/or City Council, has the obligation, authority, and responsibility to enforce its laws on private streets and to provide emergency services;

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

SECTION 1. That the City of Iowa Colony, Texas, has the authority and responsibility to protect the public health and safety, to enter upon and clear debris from public and private streets, to clear and remove debris to permit access by other agencies, public emergency vehicles, and other municipal service providers.

SECTION 2. That in a natural disaster that has been declared a public emergency by the Mayor and/or City Council (County, State and Federal), the City may exercise its authority to implement the measures set forth herein.

SECTION 3. That in order to respond to emergency conditions, the City must expeditiously clear debris from all roads, including roads in private communities. This is necessary to eliminate an imminent threat to the public health, safety, and welfare.

SECTION 4. That the City is hereby authorized to remove debris from private roads, rights-of-ways, and ingress/egress easements in private communities. The actions authorized hereby do not permit debris removal except from streets (and rights-of-ways and ingress/egress easements) to clear streets for emergency vehicle travel and delivery of services essential to the public health and safety. No other property will be cleared in a private community. This shall apply only to streets where the City regularly provided access for emergency vehicles and the enforcement of City regulations as well as access for municipal and other public service vehicles. Debris will be removed only where there is unrestricted access during removal times.

SECTION 5. That the City shall conduct similar operations on public streets.

READ, PASSED AND ADOPTED ON JULY 10, 2024.

WIL KENNEDY, MAYOR
CITY OF IOWA COLONY, TEXAS

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS

IOWA COLONY CRIME CONTROL AND PREVENTION DISTRICT
FY24/25 PROPOSED BUDGET
PROGRAM AREA BY ACTIVITY

COMMUNICATIONS DIVISION

These funds will be utilized to provide funding, including salaries and benefits, for two full-time Communication Operators within the Communications Division.

GL Code	Description	Approved FY23/24	Proposed FY24/25
20-20-5101	Salaries – Full-Time	80,710.00	81,140.00
20-20-5104	Salaries – Overtime	3,000.00	3,000.00
20-20-5106	Social Security/Medicare	6,180.00	6,210.00
20-20-5107	TMRS	8,880.00	8,930.00
20-20-5108	Health & Life Insurance	24,000.00	28,000.00
20-20-5109	Worker's Comp	330.00	330.00
20-20-5110	Texas Workforce Commission	140.00	90.00
20-20-5114	Benefits Admin Fees	220.00	150.00

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 FY23/24	Proposed FY24/25
20-20-5104	Salaries - Overtime	5,000.00	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 FY23/24	Proposed FY24/25
20-20-5303	Public Education & Training Materials	4,000.00	12,610.00

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 FY23/24	Proposed FY24/25
20-20-5314	Computer & Technology Equipment	25,000.00	10,000.00
20-20-5315	Computer Software & License	18,500.00	19,540.00
20-20-5230	Radio Service	5,400.00	6,500.00
20-20-5328	Small Tools & Minor Equipment	5,000.00	5,000.00

INVESTIGATIONS

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

GL Code	Description	Approved FY23/24	Proposed FY24/25
20-20-5222	Investigations	1,600.00	3,000.00
20-20-5307	Investigation Supplies	776.00	16,000.00

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 FY23/24	Proposed FY24/25
20-20-5223	Training & Travel	10,000.00	15,000.00

POLICE EQUIPMENT

These funds will purchase upgrades to equipment and new equipment, as well as maintain existing equipment for police 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 FY23/24	Proposed FY24/25
20-20-5309	Uniforms	5,000.00	5,000.00
20-20-5316	Equipment Repair/Parts	5,000.00	5,000.00
20-20-5317	Equipment & Other Rentals	4,000.00	23,000.00

PROFESSIONAL SERVICES

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

GL Code	Description	Approved FY23/24	Proposed FY24/25
20-20-5206	Professional Services	7,500.00	7,500.00

POLICE OPERATIONS

Funds allocated will be used to provide miscellaneous equipment and supplies for the daily operation of all divisions within the police department.

GL Code	Description	Approved FY23/24	Proposed FY24/25
20-20-5301	Office Supplies	2,000.00	2,000.00
20-20-5330	Miscellaneous	1,000.00	1,000.00

ONE-TIME EXPENDITURES

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.

GL Code	Description	Proposed FY24/25
20-20-5206	Professional Services	5,000.00
20-20-5317	Equipment & Other Rentals	20,000.00
20-20-5650	Vehicles & Machinery*	50,000.00

*One-time expenditures from the fund balance.
Fund Balance September 30, 2023 - \$471,405.40
Proposed Expenditures this budget - \$75,000.00
Remaining Balance - \$421,405.40



City Council Agenda Item Request Form

Item 12.

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date: 07/03/2024

Department Making Request: 35 - Community Development

Person Making Request: Albert Cantu

Item Type: Ordinance

Budgeted? NO

Cost:

If budgeted, identify account:

Short Description:

Transparency- Section 3.5.3.12. Storefronts Sub-section (b) Transparency for 3215 Meridiana Parkway- McDonalds

Explanation/Justification Details:

This is a request for a transparency variance for McDonald's. They are asking to minimize the transparency on the West side of the building (Left side of the building looking at it from Meridiana) to allow for 3 (three) drive-thru windows and hide kitchen equipment.

Requestor Signature: **Albert Cantu** Digitally signed by Albert Cantu Date: 2024.07.03 12:02:36 -05'00'

This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary



APPLICATION FOR VARIANCE REQUEST or APPEAL

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

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

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

APPLICANT INFORMATION:

Name of Applicant: JR Permits/Jasmine Rios

Address of Applicant: 2800 Broadway C 251, Pearland, TX, 77581 Phone: 832-250-6429
 Email: jazz@jrpermits.com

Name of Owner: Regina Killebrew

Address of Owner: 22136 Westheimer Parkway #324, Katy, TX 77450 Phone: 346-300-5853
 Email: regina.killebrew@us.mcd.com

PROPERTY INFORMATION:

Address of Subject Property: 3215 Meridiana Parkway, Rosharon, TX 77583

Legal Description of Subject Property: A 1.713 Acre Tract of land located in H.T. & B.R.R. Co. Survey, Section 57, Abstract No. 289. Brazoria County, TX

Brazoria County Tax No(s): 711795

Current Zoning: Shops at Sterling Lakes Commercial Reserve Water and Sanitary Serviced by: Brazoria County MUD 31

Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: 48039C0110K

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

List Ordinance or Code: UDC Section 3.5.3.12 (b)

Request and reason: We are requesting a variance for the UDC section listed above because the Drive-thru facade, which holds a large amount of Kitchen equipment, is not able to provide 65% of transparent material when it faces the public street on the Drive-thru facade.

List Ordinance or Code: _____

Request and reason: _____

List of supplemental documentation provided: C-2.00 Civil Site Plan and A2.0 Architectural Exterior Elevations. These drawings are already at the City for Permit Plan Review.

Planning Commission Date Requested: _____ City Council Date Requested: _____

Requestor Signature or Owner and Date: Jasmine Rios Agent 4/30/24

FOR CITY USE ONLY: Application Received By: Rachel Patterson Date Received: 05/01/24

Planning Commission Date: _____ Fee Received: check # 3093

City Council Date: _____

Date Approved or Denied: _____

Project No.: 4006

Notifications Required: Published Notice Public Hearing
 Posting on Property (applicant responsibility) Personal Notice
 Written Notice of Decision



3144 Meridiana Parkway
Iowa Colony Tx. 77583
Phone: (346) 395-4551
Fax: (281) 369-0005
www.iowacolonytx.gov

May 24, 2024

McDonald's
3215 Meridiana Parkway
Iowa Colony, TX 77583

Re.: Letter of Recommendation
Transparency Variance

Attn.: Planning and Zoning Commission
City Council

On April 30, 2024, JR Permits/Jasmine Rios applied for a variance in reference transparency on the Westside of the building facing Karsten Blvd.

Section 3.5.3.12. Storefronts Sub-section (b) Transparency
Transparency – Each exterior wall of a commercial/retail/office building facing a public street must contain at least sixty-five (65) percent transparent material to allow visual penetration of at least three (3) feet into the building. Transparency includes stationary glass, windows, and the glass area of doors.

Due to the large amount of kitchen equipment and the minimum footprints to choose from, such as McDonald's Corporation only have 5 pre-selected footprints. All drive through windows is placed on the left side of the structure facing the building. With the kitchen equipment and drive through windows it minimizes the amount of transparency they can put on that one side.

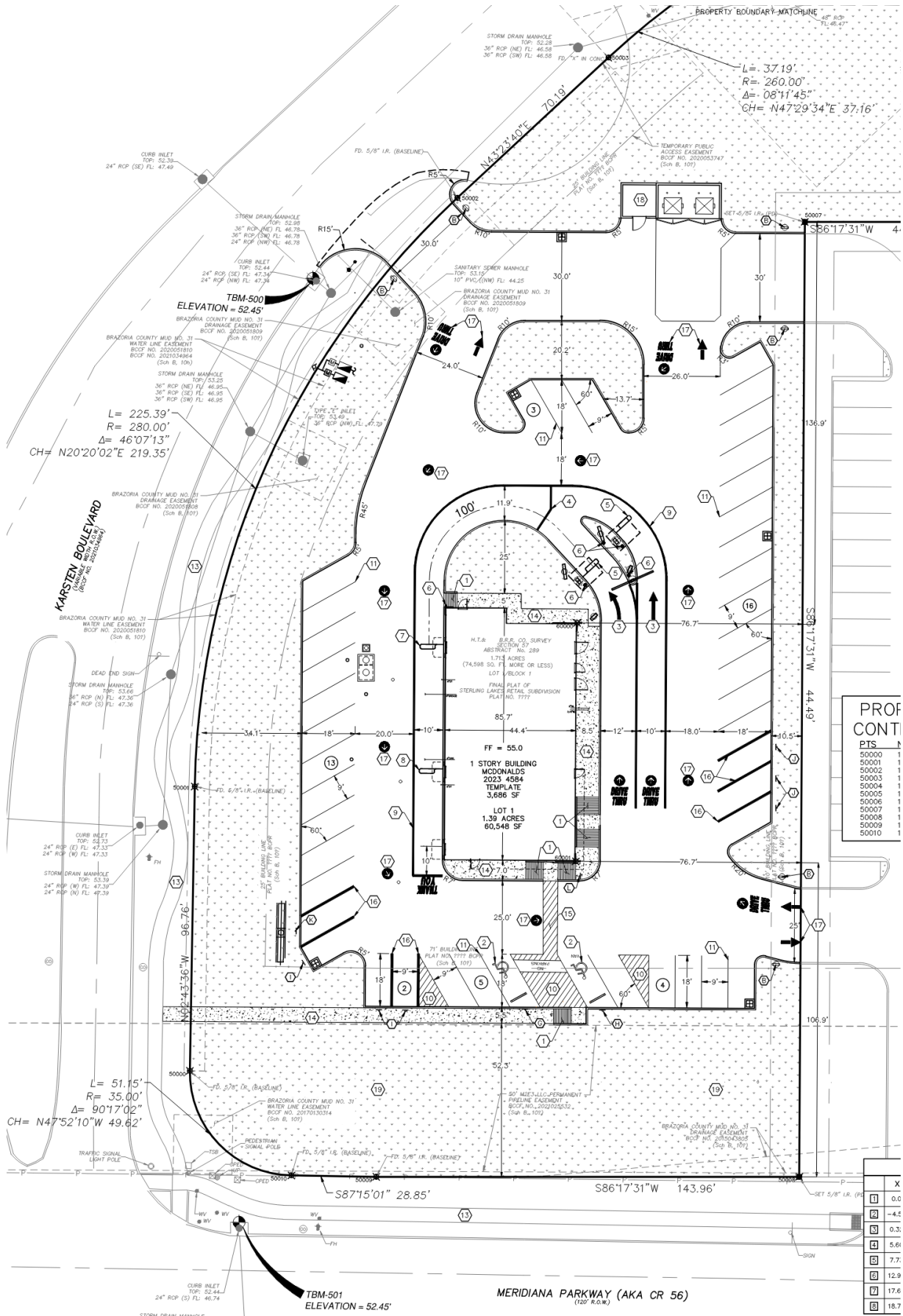
The staff finds no hardship on the property to recommend a transparency variance.

See attached plans.

Thanks,

Albert Cantu

Albert Cantu,
Building Official/Fire Marshal



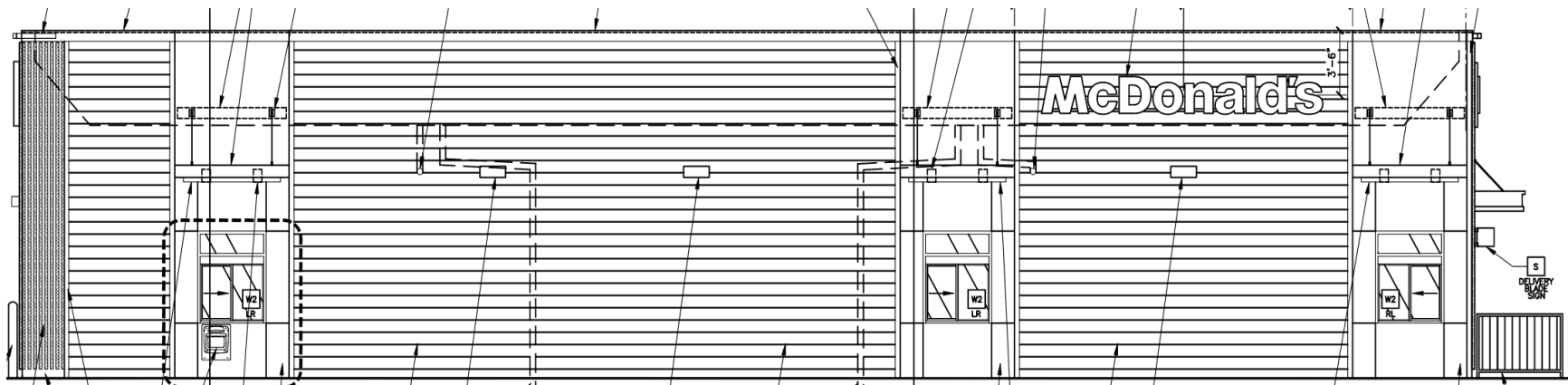
PROF
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PTS	X
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50003	1
50004	1
50005	1
50006	1
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50008	1
50009	1
50010	1

X	PTS
0.0	1
-4.5	2
0.3	3
5.64	4
7.7	5
12.9	6
17.6	7
18.7	8

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Westside facing Karsten



ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS
GRANTING A WAIVER AND VARIANCE TO CERTAIN
TRANSPARENCY REQUIREMENTS AT 3215 MERIDIANA PARKWAY;
WITH RELATED PROVISIONS**

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

SECTION 1. Findings of Fact

- a. The Planning and Zoning Commission has made a written report to the City Council concerning this variance.
- b. The City Council has determined that a waiver or variance should be granted as herein provided, because the criteria in Section 1.3.4.3 of the Unified Development Code have been satisfied.
- c. All requirements of law concerning this ordinance and the waiver and variance herein granted have been satisfied.

SECTION 2. Legal Requirements

Section 3.5.3.12(b) of the Iowa Colony Unified Development Code provides:

“(b) Transparency – Each exterior wall of a commercial/retail/office building facing a public street must contain at least sixty-five (65) percent transparent material to allow visual penetration of at least three (3) feet into the building. Transparency includes stationary glass, windows, and the glass area of doors.”

SECTION 3. Background

The City has received an application for a variance from the above provision for a structure to be located at 3215 Meridiana Parkway. The background is more fully stated in the Staff Report attached hereto and incorporated herein in full.

SECTION 4. Grant of Waiver and Variance

Accordingly, the City Council hereby grants a waiver and variance to the requirements of Sections 3.5.3.12(b) of the Uniform Development Code concerning transparency for the proposed structure at 3215 Meridiana Parkway; provided, however, that this variance is granted:

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

- b. but only to the extent stated in the **Staff Report attached hereto**;
- c. in reliance upon the statements of fact in the **attached Application for Variance Request or Appeal** filed in this matter; and
- d. subject to any conditions or limitations stated in the Staff Report.

SECTION 5. Savings Clause

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

SECTION 6. Severance Clause

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

SECTION 7. Effective Date

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

PASSED AND APPROVED ON JULY 10, 2024.

CITY OF IOWA COLONY

By: _____
WIL KENNEDY, MAYOR

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY

APPLICATION
AND
STAFF REPORT

ATTACHMENTS TO ORDINANCE GRANTING
VARIANCE TO CERTAIN PROVISIONS OF
UNIFIED DEVELOPMENT CODE FOR
3215 MERIDIANA PARKWAY



City Council Agenda Item Request Form

Item 13.

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date: 07/03/2024

Department Making Request: 30 - Public Works

Person Making Request: Dinh V. Ho, P.E.

Item Type: Agreement

Budgeted? NO

Cost: 0

If budgeted, identify account:

Three empty rectangular boxes for account identification.

Short Description:

Interlocal Agreement between the City of Iowa Colony and Brazoria County to acquire ROW for portions of Ames Blvd. and Bullard Parkway.

Explanation/Justification Details:

The interlocal agreement is for Brazoria County to acquire the necessary ROW for the extension of Ames Blvd. from Cedar Rapids (FCR 57) to south of Harper Drive (SL13) and Bullard Parkway from Caldwell Lakes to Sterling Lakes North western boundary.

The City has agreements in place for the Developer (DR Horton and Land Tejas) to assume all costs associated with the ROW acquisition and construction of two lanes of Ames Blvd. (jointly funded by DRHI and LT) and four lanes of Bullard Parkway (funded by DRHI).

Recommendation: Approve interlocal agreement, subject to final review by City Attorney.

Requestor Signature:
Digitally signed by 34c39192-9eed-4de6-b431-c28a41339330
DN: CN=34c39192-9eed-4de6-b431-c28a41339330
Reason: I am the author of this document
Location: Friendswood, Texas
Date: 2024-07-03 12:53:23
Foxit PhantomPDF Version: 9.7.1

This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the

Council Agenda.

City Secretary

CITY OF IOWA COLONY

"Where We Make It Happen"

Item 13.

APPLICATION FOR SPECIFIC USE PERMIT FORM 'B'

APPLICATION DATE: June 18, 2024

NAME OF APPLICANT: Durdin Family Properties, LLC


THE LEGAL DESCRIPTION AND THE ADDRESS OF THE PROPERTY THAT IS SUBJECT OF THE APPLICATION FOR SPECIFIC USE:

See attached survey and metes & bounds

~~A0288 H T & B R R TRACT 605C1- 605D-606-606A1-608-608B-609-609B- 610-621B- ACRES 53.091 621E-622-622A-623-624-625A-625D-625E-626B~~

A DETAILED DESCRIPTION OF THE SPECIFIC USE PERMIT THAT IS PROPOSED: Applying for SUP to build and operate a Class A Kia dealership

THE ZONING DISTRICT IN WHICH THE SUBJECT PROPERTY IS LOCATED. CIRCLE ONE: (MU) (SFR) (MH) (BR)

THE SIGNED CONSENT OF THE OWNER OR OWNERS OF THE SUBJECT PROPERTY, IF THE APPLICANT IS NOT THE OWNER OF THE PROPERTY:  Suri Pullerla (Jun 20, 2024 10:45 CDT)

THE APPLICANT'S INTEREST IN THE SUBJECT PROPERTY IF THE APPLICANT IS NOT AN OWNER OF ALL OR PART OF THE PROPERTY. Applicant has 25.72 acres under contract with owner to build a Kia car dealership on 12 acres of the subject tract.

SUCH OTHER INFORMATION OR DOCUMENTATION AS THE CITY COUNCIL OR ZONING ADMINISTRATOR MAY DEEM NECESSARY. See attached presentation.

EACH APPLICATION FOR SPECIFIC USE PERMIT MUST BE ACCOMPANIED BY A NON-REFUNDABLE FEE OF \$1,000.00 TO DEFRAY THE COST OF NOTIFICATION, ATTORNEY'S FEES OR PROCESSING THE APPLICATION.

NOTE: THIS APPLICATION EXPIRES IN 180 DAYS IF NOT SUBMITTED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS AND/ OR ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

SIGNATURE REQUIRED:  Sharilyn Durdin Lampson (Jun 20, 2024 11:06 CDT)



DBE/MBE/HUB/SBE/8(A)

Ally General Solutions, LLC
dba AGS Engineering & Construction LLC
7070 W. 43rd St. Ste. 203
Houston, Texas 77092
281-888-7682

METES AND BOUNDS OF
25.72 ACRES OF LAND SITUATED IN
THE H.T.&B. RR. CO. SURVEY, SECTION 51
ABSTRACT NO. 288
BRAZORIA COUNTY, TEXAS

Being a 25.72 acres (1,120,165 square feet) tract of land situated in the H.T.&B. RR. CO. Survey, Section 51, Abstract No. 288, Brazoria County, Texas, being out of and part of Lots 608, 609, 622, 623, 624 & 625 and portions of two 40-foot wide unnamed and unimproved roads, of the Emigration Land Company Plat of Sections 50, 51, & 56 H.T.&B. and of 2, 3, & 4 L.&N., a subdivision of record according to the map or plat thereof recorded under Volume 2, Page 133 of the Plat Records of Brazoria County, Texas and being all of a called 3.979 acres (Tract 3) of land and out of and a portion of a called 45.63 acres (Tract 1) of land as described in a Special Warranty Deed with Vendor's Lien as conveyed to Sierravista-383 Investments, LLC, a Texas limited liability company and recorded under Brazoria County Clerk's File (B.C.C.F.) No. 2019045563 of the Official Public Records of Brazoria County, Texas (O.P.R.B.C.T.); said 12.00 acre tract being more particularly described by metes and bounds as follows (bearing basis based on Texas Coordinate System of 1983, South Central Zone No. 4204 (NAD 1983)):

BEGINNING at a 5/8-inch iron rod with cap stamped "Baseline" found on the west right-of-way line of State Highway 288 (variable width as recorded under Volume 1043, Page 908 of the Brazoria County Deed Records, Texas (B.C.D.R.T.)) and being the southeast corner of Restricted Reserve E, Block 2, of Karsten Boulevard Phase I Street Dedication as recorded under Document No. 2018053880 of the Plat Records of Brazoria County, Texas, and being the northeast corner of said 3.979 acre tract (Tract 3) and the northeast corner of the herein described tract, and the beginning of a curve to the right from which its radius point bears South 59°26'23" West, 1273.24 feet;

THENCE, in a Southeasterly direction, along the west right-of-way line of State Highway 288 and the east line of said 3.979 acre tract (Tract 3) and said curve to the right, along an arc length of 405.17 feet, a radius distance of 1273.24 feet, having a central angle of 18°13'58", and whose chord bearing and distance bears South 21°26'38" East, 403.47 feet to a point of tangency, from which a 3/4-inch rod found bears South 70°19'49" East, 0.14 feet and a TxDOT concrete monument found bears South 16°20'35" East, 2.84 feet;

THENCE, South 12°19'41" East, continuing along the west right-of-way line of State Highway 288 and the east line of said 3.979 acre tract (Tract 3), pass at a distance of 18.24 feet the southeast corner of said 3.979 acre tract (Tract 3) and the northeast corner of said 45.63 acre tract (Tract 1), and continuing with the east line of said 45.63 acre tract (Tract 1) for a total distance of 584.67 feet to a 5/8-inch steel rod with cap stamped "Ally" set for an angle point of the herein described tract;

THENCE, South 02°19'40" East, continuing along the west right-of-way line of State Highway 288 and the east line of said 45.63 acre tract (Tract 1), a distance of 868.85 feet to a 5/8-inch steel rod found for the northeast corner of a called 22.3121 acre tract (Tract A) as described in a Gift Deed as conveyed to Texas Medical Center, a Texas nonprofit corporation as recorded under B.C.C.F. No. 02-043288 same being the southeast corner of said 45.63 acre tract (Tract 1) and the southeast corner of the herein described tract;



DBE/MBE/HUB/SBE/8(A)

Ally General Solutions, LLC
dba AGS Engineering & Construction LLC
7070 W. 43rd St. Ste. 203
Houston, Texas 77092
281-888-7682

THENCE, South 87°16'10" West, departing the west right-of-way line of State Highway 288 along the south line of said 45.63 acre tract (Tract 1), and the north line of said 22.3121 acre (Tract A), a distance of 676.82 feet to a 5/8-inch iron rod with cap stamped "Baseline" found on the west line of a 80-foot CenterPoint Energy Easement as recorded under B.C.C.F. No.'s 2019014551, 2019014569, 2019014571 & 2019014575 O.P.R.B.C.T. and Volume 815, Page 687 B.C.D.R.T.) for the southeast corner of Karsten Boulevard Phase IV Street Dedication as recorder under Document Number 202060010 of the Brazoria County Plat Records, same being the southwest corner of said 45.63 acre tract (Tract 1) and of the herein described tract

THENCE, North 02°32'26" West, with the west line of said 80-foot CenterPoint Energy Easement, and through the interior of said 45.63 acre tract (Tract 1), a distance of 1,697.78 feet to a 5/8-inch steel rod with cap stamped "Ally" set and being the northwest corner of the herein described tract;

THENCE, North 87°27'34" East, crossing through the said 80-foot CenterPoint Energy Easement, pass at a distance of 65.00 feet for the southwest corner of Unrestricted Reserve E, Block 2 of Karsten Boulevard Phase I Street Dedication Subdivision and being a corner on the east line of said 45.63 acre tract (Tract 1), and continuing with the south line of Unrestricted Reserve E and the east line of said 45.63 acre tract (Tract 1), for a total distance of 72.27 feet to a 5/8-inch iron rod with cap stamped "Baseline" found for an angle point;

THENCE, North 68°18'22" East, continuing with the south line of Unrestricted Reserve E and the east line of said 45.63 acre tract (Tract 1), pass at a distance of 8.18 feet a 5/8-inch iron rod with cap stamped "Baseline" found and being the northwest corner of said 3.979 acre tract (Tract 3), and continuing with the north line of said 3.979 acre tract (Tract 3) and the south line of Unrestricted Reserve E for a total distance of 399.80 feet to the POINT OF BEGINNING and containing 25.72 acres (1,120,165 square feet) of land.

Note: A survey map of even date was prepared in conjunction with this property description.

Daniel Paul Coyer
Daniel Paul Coyer, R.P.L.S.
Registered Professional Land Surveyor No. 4867
TBPELS Firm No. 10194392
March 21, 2024
Job No. 0133-014-23












APPLICATION FOR SPECIFIC USE PERMIT

Final Audit Report

2024-06-20

Created:	2024-06-20
By:	Cherie Brewster (cbrewster@newquest.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMa4I4puwc1HN9mEY8civ4ykMuMOH892e

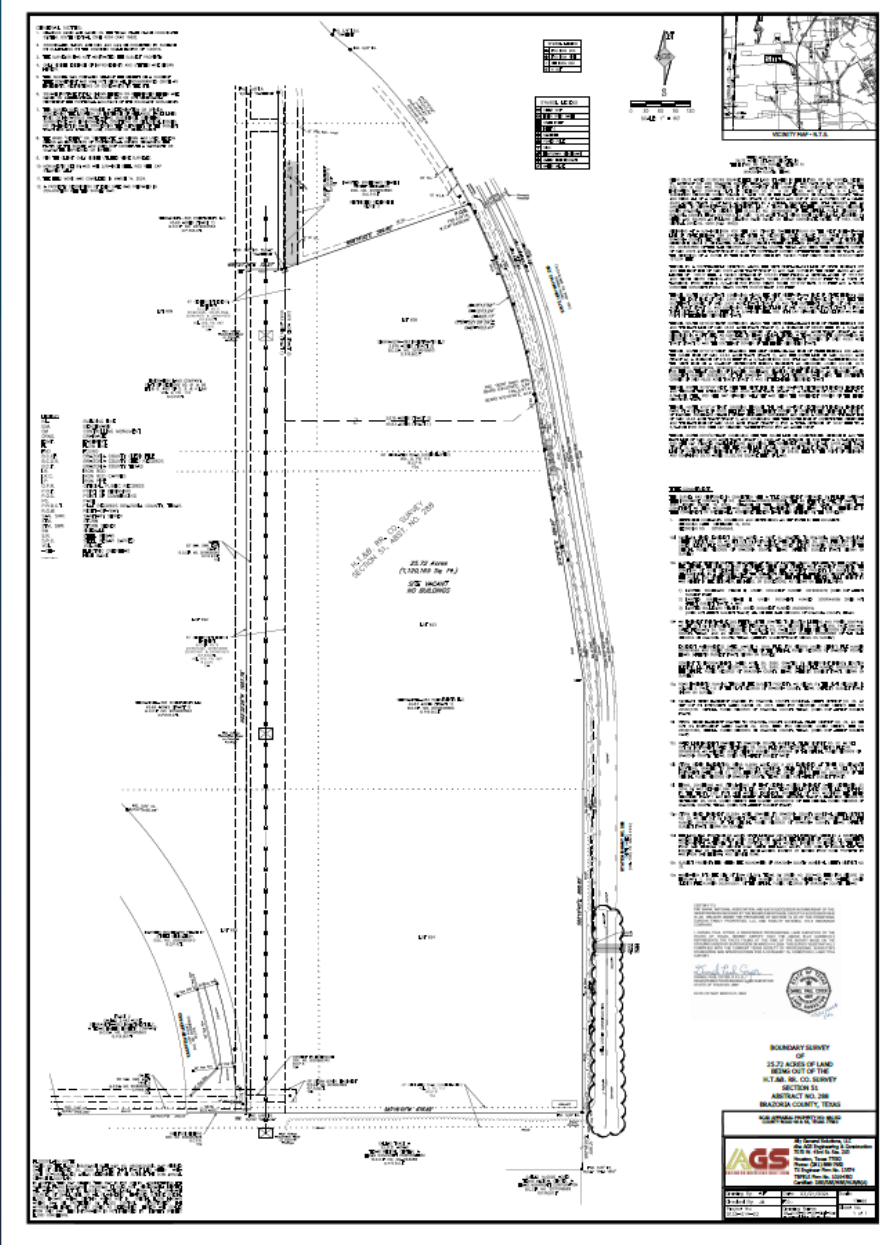
"APPLICATION FOR SPECIFIC USE PERMIT" History

-  Document created by Cherie Brewster (cbrewster@newquest.com)
2024-06-20 - 1:44:12 PM GMT
-  Document emailed to Suri Pullemla (spullemla@ronitsystems.com) for signature
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-  Document emailed to sharilyn@parkwayfamily.com for signature
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-  Email viewed by Suri Pullemla (spullemla@ronitsystems.com)
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-  Document e-signed by Suri Pullemla (spullemla@ronitsystems.com)
Signature Date: 2024-06-20 - 3:45:15 PM GMT - Time Source: server
-  Email viewed by sharilyn@parkwayfamily.com
2024-06-20 - 4:05:18 PM GMT
-  Signer sharilyn@parkwayfamily.com entered name at signing as Sharilyn Durdin Lampson
2024-06-20 - 4:06:02 PM GMT
-  Document e-signed by Sharilyn Durdin Lampson (sharilyn@parkwayfamily.com)
Signature Date: 2024-06-20 - 4:06:04 PM GMT - Time Source: server
-  Agreement completed.
2024-06-20 - 4:06:04 PM GMT



Parkway Kia of Iowa Colony







About Parkway Family Auto Group

- Family run since 1979
- Number 1 Kia Dealership in Texas
- Approved Chevrolet, Mazda, Chrysler Dodge and Ford Dealer as well



Benefits of Parkway Dealership

- Employee Count – up to 150 employees
- Tax Benefits – Parkway Dealerships appraise in value up to \$15m
- Community Involvement
- Potential future retail development on the southern 14 acres of the tract.



Sales

Parkway Dealerships Sales from Car Wash, Quick Maintenance and Repair/Parts range from \$25-35m

Comparable Retailers Avg Sales

Target - \$35m (Avg Footprint – 15 ac)
Burlington - \$11m (Avg Footprint – 6 ac)
At Home - \$8m (Avg Footprint – 9 ac)
Ross - \$13m
Dicks - \$11m

Parkway Employment



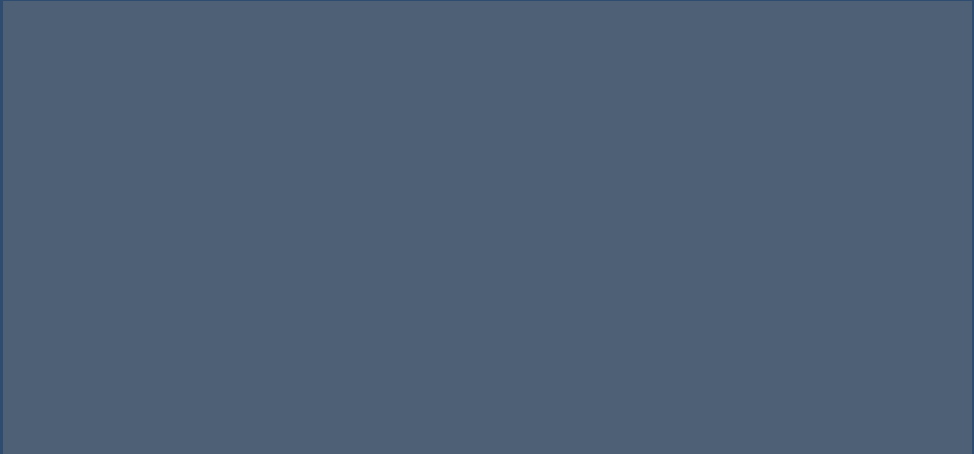
- Projected employee count within 5 years – 150
- Jobs ranging from sales, repair, IT, admin, and management
- Average wage per employee - \$102,196.65

Parkway Community Involvement

- Annual Charity Gala benefitting local charities that raises \$50-120k per year
- Chamber membership including sponsorships
 - Greater Tomball Area Chamber of Commerce
 - Cy-Fair Chamber of Commerce
 - Partnership Lake Houston Chamber of Commerce
 - Greater Area Pampa Chamber of Commerce
- Tomball Rotary \$40k contribution over the last 2 years
- Donate \$20-30k annually to the FFA supporting Tomball, Cy-Fair, and Klein
- Football field sponsorship in Kingwood and Pampa, over \$200k commitment to each
- Little league baseball team sponsorships and scoreboard sponsorships - \$20k
- Various Golf Tournament sponsorships for local charities
- Pampa Rodeo Gold Sponsorship
- Food and Toy Drives annually at each dealership
- Various board positions held by corporate officers
- Donations made to Methodist Hospital, American Heart Association, NW Assistance Ministries, Women's Fund for Health Education and Resiliency, Tomball Emergency Assistance Ministries, Texas Panhandle Fire Fund, and many other charities throughout the area

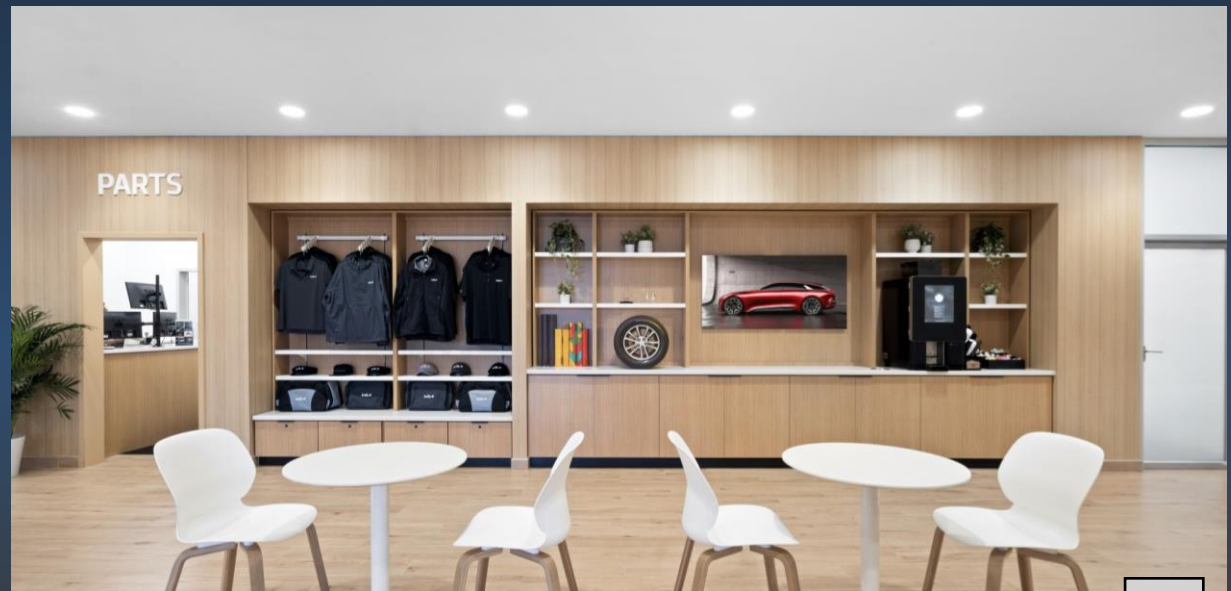


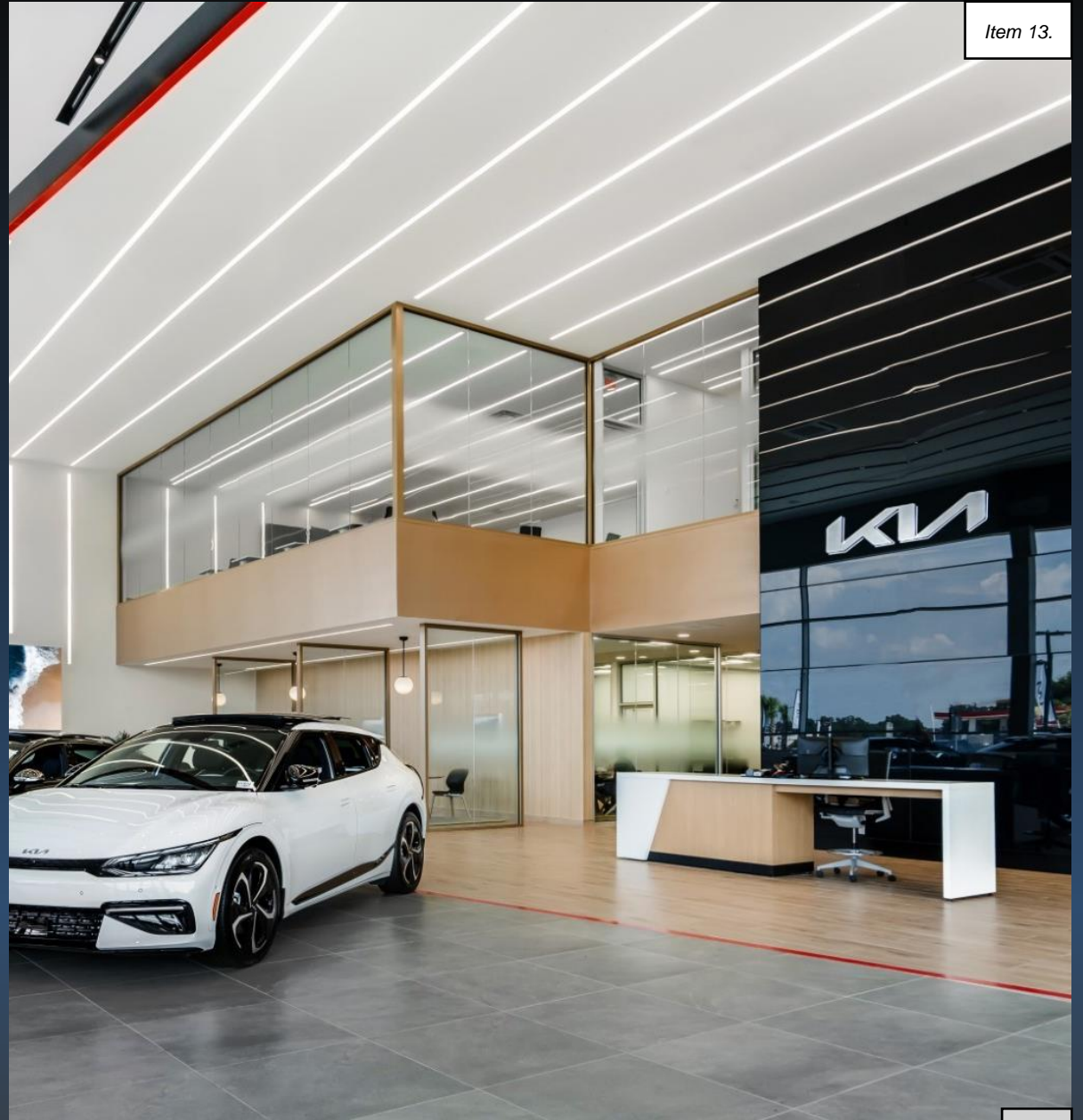






Item 13.

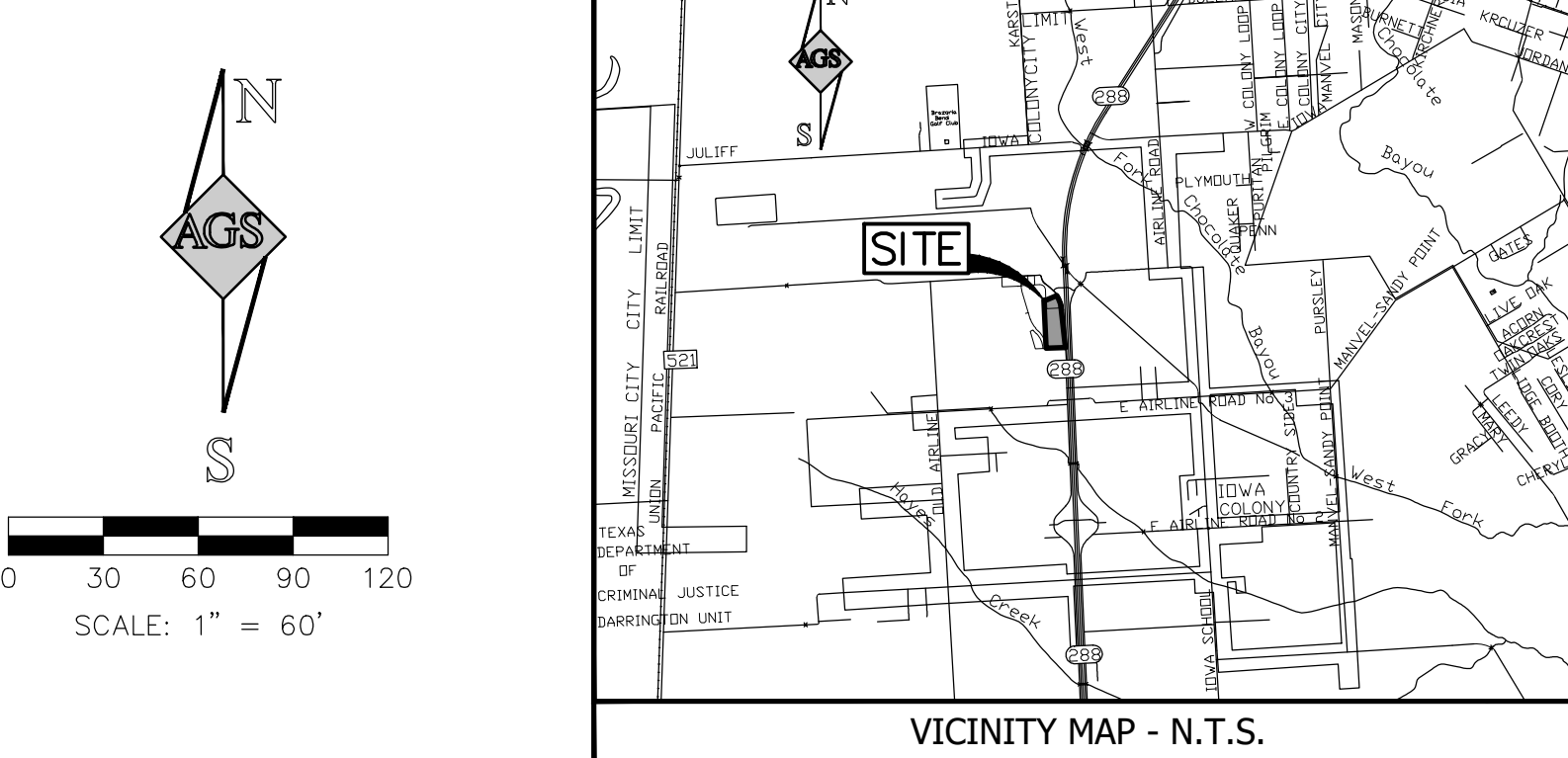
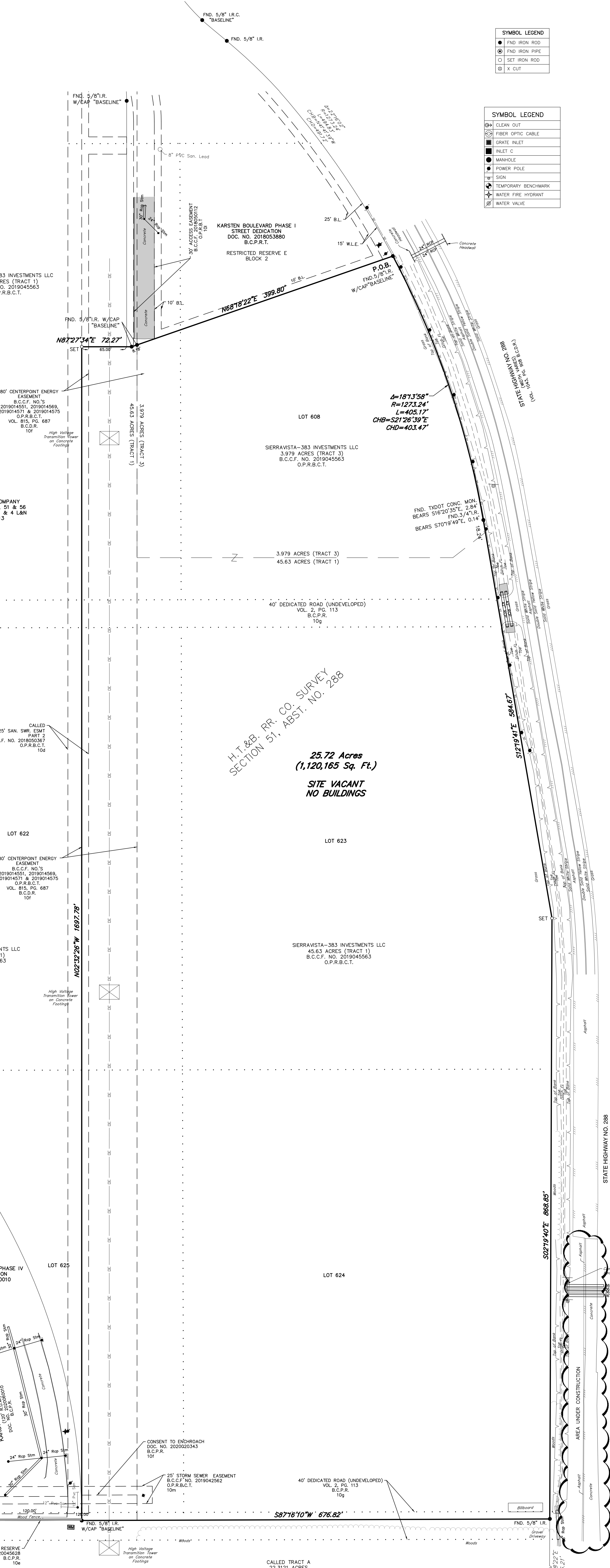




- GENERAL NOTES:**
1. BEARINGS BASIS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD 1983).
 2. COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00013.
 3. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
 4. ONLY VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES ARE SHOWN HEREON.
 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES (SUCH AS EASEMENTS, RESTRICTIONS OR COVENANTS) TO THE SITE.
 6. SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
 7. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WELLS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
 8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 9. PER THE CLIENT, ONLY VISIBLE UTILITIES WERE SURVEYED.
 10. MONUMENTS SET BY AGS ARE 5/8-INCH STEEL ROD WITH CAP STAMPED "ALLY".
 11. THE FIELD WORK WAS COMPLETED IN MARCH 14, 2024.
 12. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY MAP.

- LEGEND**
- B.L. BUILDING LINE
 - B.M. BENCHMARK
 - CM CONTROLLING MONUMENT
 - DRNG. DRAINAGE
 - ESMT. EASEMENT
 - FL FLOW LINE
 - FND FOUND
 - B.C.C.F. BRAZORIA COUNTY CLERK FILE
 - B.C.D.R. BRAZORIA COUNTY DEED RECORDS
 - B.C.T. BRAZORIA COUNTY TEXAS
 - I.R. IRON ROD
 - I.R.C. IRON ROD CAPPED
 - I.P. IRON PIPE
 - O.P.R. OFFICIAL PUBLIC RECORDS
 - P.O.T. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - P.C. PAGE
 - P.R.B.C.T. PLAT RECORDS BRAZORIA COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - SAN. SWR. SANITARY SEWER
 - STM. STORM SEWER
 - STM. SWR. STORM SEWER
 - SW SIDEWALK
 - S.R. STEEL REBAR
 - S.R.C. STEEL REBAR CAPPED
 - VOL. VOLUME
 - OE- OVERHEAD ELECTRIC

FLOODPLAIN NOTE:
 BASED ON THE FLOOD INSURANCE RATE MAP NO. 48039C0120K, MAP REVISED DATE OF DECEMBER 30, 2020 INDICATES THAT TRACT LIES WITHIN AREA ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 IN ADDITION THIS MAP STATES THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANNING FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IN SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES. THE APPROXIMATE LIMITS OF SAID ZONES AS DETERMINED HEREON ARE SCALED FROM SAID MAP. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.



BEING 25.72 ACRES (1,120,165 SQUARE FEET) OF LAND SITUATED IN THE H.T.&B. RR. CO. SURVEY, SECTION 51, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS, AND BEING OUT OF AND PART OF LOTS 609, 608, 622, 623, 624 & 625 AND PORTIONS OF TWO 40-FOOT WIDE UNNAMED AND UNIMPROVED ROADS, OF THE EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51 & 56 H.T.&B. RR. CO. SURVEY, SECTION 51, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS, AND BEING PART OF A SUBDIVISION RECORDED UNDER VOLUME 2, PAGE 133 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS AND BEING ALL OF A CALLED 3.979 ACRE TRACT (3) OF LAND AND OUT OF AND A PORTION OF A CALLED 45.63 ACRES (TRACT 1) OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED WITH WENDERS (TRACT 1) AS CONVEYED TO SIERRAVISTA-383 INVESTMENTS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY AND RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2019045563 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.); SAID 12.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARING BASIS BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE NO. 4204 (NAD 1983)):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "BASELINE" FOUND ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 (VARIABLE WIDTH AS RECORDED UNDER VOLUME 1043, PAGE 908 OF THE BRAZORIA COUNTY DEED RECORDS, TEXAS (B.C.D.R.T.)) AND BEING THE SOUTHWEST CORNER OF RESTRICTED RESERVE E, BLOCK 2, OF KARSTEN BOULEVARD PHASE I STREET DEDICATION AS RECORDED UNDER VOLUME 2, PAGE 133 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF SAID 3.979 ACRE TRACT (3) AND THE NORTHEAST CORNER OF THE HEREBY DESCRIBED TRACT; AND THE BEGINNING OF A CURVE TO THE RIGHT FROM WHICH ITS RADIUS POINT BEARS SOUTH 59°26'23" WEST, 1273.24 FEET;

THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 AND THE EAST LINE OF SAID 3.979 ACRE TRACT (TRACT 3) AND SAID CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 405.17 FEET, A RADIUS DISTANCE OF 1273.24 FEET, HAVING A CENTRAL ANGLE OF 187°35'51" AND WHOSE CHORD BEARING AND DISTANCE BEARS SOUTH 21°26'38" EAST, 403.47 FEET TO A POINT OF TANGENCY, FROM WHICH A 3/4-INCH IRON ROD FOUND BEARS SOUTH 70°18'49" EAST, 0.14 FEET AND A TYPICAL CONCRETE MONUMENT FOUND BEARS SOUTH 16°20'35" EAST, 2.84 FEET;

THENCE, SOUTH 12°19'41" EAST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 AND THE EAST LINE OF SAID 3.979 ACRE TRACT (TRACT 3), PASS AT A DISTANCE OF 18.24 FEET TO THE SOUTHWEST CORNER OF SAID 3.979 ACRE TRACT (TRACT 3) AND THE NORTHEAST CORNER OF SAID 45.63 ACRE TRACT (TRACT 1), AND CONTINUING WITH THE EAST LINE OF SAID 45.63 ACRE TRACT (TRACT 1) FOR A TOTAL DISTANCE OF 586.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.72 ACRES (1,120,165 SQUARE FEET) OF LAND.

- TITLE COMMITMENT:**
- THIS SURVEY WAS PERFORMED IN CONNECTION WITH A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, 601 W. 76th - 70766020268, WITH AN EFFECTIVE DATE OF MARCH 14, 2024, ISSUED MARCH 19, 2024. RELIANCE BY THE SURVEYOR HAS BEEN MADE UPON SAID TITLE COMMITMENT AS BEING ACCURATE AND COMPLETE. NO EASEMENTS, OTHER THAN THOSE REFERENCED IN THE COMMITMENT OR SPECIFICALLY ADDRESSED HEREBY, HAVE BEEN IDENTIFIED BY THE SURVEYOR.
1. RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT: RECORDING DATE: SEPTEMBER 16, 2019; RECORDING NO.: 2019045563.
 - 10d. SANITARY SEWER EASEMENT (2.746 ACRES - PART 2), GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED SEPTEMBER 23, 2019, FILED FOR RECORD UNDER CLERK'S FILE NO. 2019040214 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)
 - 10e. A ONE-FOOT RESERVE (BUFFER SEPARATION AT END OF KARSTEN BLVD.) DEDICATED TO THE PUBLIC, IN BETWEEN THE SIDES OR ENDS OF STREETS WHERE SUCH RESERVE IS SUBSIDIZED, OR RE-SUBSIDIZED, IN A RECONSTRUCTED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BE VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, OR SUCCESSORS, AS SHOWN ON THE FOLLOWING:
 - 1) KARSTEN BOULEVARD PHASE II, UNDER DOCUMENT NUMBER 2019003372, (DOES NOT AFFECT SUBJECT TRACT)
 - 2) KARSTEN BOULEVARD PHASE III, UNDER DOCUMENT NUMBER 2020045628; (DOES NOT AFFECT SUBJECT TRACT) AND
 - 3) KARSTEN BOULEVARD PHASE IV, UNDER DOCUMENT NUMBER 2020060010, (DOES NOT AFFECT SUBJECT TRACT) ALL OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
 - 10f. AN EASEMENT TWENTY-FIVE (25) FEET IN WIDTH, GRANTED TO HOUSTON LIGHTING AND POWER COMPANY, AS SET OUT BY INSTRUMENT DATED FEBRUARY 14, 1941, RECORDED IN VOLUME 815, PAGE 686 AND DATED FEBRUARY 24, 1941, RECORDED IN VOLUME 815, PAGE 687 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND AS SHOWN ON THE PLAT IN DOCUMENT NUMBER 201803869 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)
 - EASEMENT AMENDMENT(S) DATED MARCH 4, 2019, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2019014569 AND UNDER 2019014571, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)
 - CONSENT TO ENCROACHMENT, DATED APRIL 20, 2020, GRANTED BY CENTERPOINT ENERGY HOUSTON ELECTRIC, L.L.C. FILED FOR RECORD ON APRIL 23, 2020, UNDER CLERK'S FILE NUMBER 2020020343 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)
 - 10g. ROAD EASEMENTS RUNNING THROUGH THE SUBJECT PROPERTY, AS SHOWN BY THE PLAT RECORDED IN VOLUME 2, PAGE 113 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)
 - 10h. SANITARY SEWER EASEMENT GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED MARCH 29, 2018, FILED FOR RECORD UNDER CLERK'S FILE NO. 201807481, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
 - 10i. STORM SEWER EASEMENT GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED MARCH 29, 2018, FILED FOR RECORD UNDER CLERK'S FILE NO. 201807482, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
 - 10j. WATER LINE EASEMENT GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED SEPTEMBER 28, 2018, FILED FOR RECORD UNDER CLERK'S FILE NO. 2018050348, AS AMENDED UNDER CLERK'S NUMBER 2019042564 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
 - 10k. STORM SEWER EASEMENT(S), BEING 0.0092 ACRE (20' X 20') EASEMENTS AT THREE (3) SEPARATE LOCATIONS, GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED JUNE 27, 2019, FILED FOR RECORD UNDER CLERK'S FILE NO. 2019031215 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
 - 10l. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN ACCESS EASEMENT DATED SEPTEMBER 27, 2019, BY AND BETWEEN 288 PROJECT, LTD., AND LAND TEXAS STERLING LAKES SOUTH, L.L.C., PERTAINING TO THE THIRTY (30) FOOT WIDE ACCESS EASEMENT, NORTHERLY OF AND ADJOINING THE HEREBY DESCRIBED TRACT 1 AND FOR THE BENEFIT OF THE HEREBY DESCRIBED TRACT 3, FILED FOR RECORD ON SEPTEMBER 28, 2019, UNDER CLERK'S FILE NUMBER 2019080112 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
 - 10m. STORM SEWER EASEMENT (0.3684 ACRE) GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED AUGUST 22, 2019, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2019042662 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)
 - 10n. THE LAND HAS FRONTAGE OR ABUTS STATE HIGHWAY 288 (SOUTH FREEWAY), WHICH IS A CONTROLLED ACCESS HIGHWAY. THIS POLICY DOES NOT INSURE AGAINST THE EXERCISE OF POWER BY COMPETENT GOVERNMENTAL AUTHORITY TO LIMIT, CONTROL, OR DENY ACCESS, INGRESS OR EGRESS TO THE LAND FROM SAID HIGHWAY OR SERVICE ROAD WHICH THE LAND ABUTS. NOR DOES IT INSURE THAT THE INSURED HAS OR SHALL CONTINUE TO HAVE ACCESS, INGRESS OR EGRESS FROM SUCH PROPERTY TO AND FROM SAID HIGHWAY AND SERVICE ROAD.
 - 10o. SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32.
 - 10w. ANNEXATION INTO THE CITY OF IDOWA COLONY, TEXAS, BY ORDER NO. 2017-07, FILED FOR RECORD ON FEBRUARY 7, 2023, UNDER CLERK'S FILE NUMBER 2023005439, REAFFIRMED AND RATIFIED UNDER CLERK'S FILE NUMBER 2023012501, OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

CERTIFY TO:
 PNC BANK, NATIONAL ASSOCIATION, AND EACH SUCCESSOR IN OWNERSHIP OF THE INTERESTS SECURED BY THE INSURED MORTGAGE, EXCEPT A SUCCESSOR WHO IS AN OBLIGOR UNDER THE PROVISIONS OF SECTION 12 (D) OF THE CONDITION DURIN FAMILY PROPERTIES, L.L.C. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

I, DANIEL PAUL COVER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MARCH 14, 2024. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY.

Daniel Paul Cover
 DANIEL PAUL COVER, P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 4867

DATE OF MAP: MARCH 21, 2024

BOUNDARY SURVEY
 OF
 25.72 ACRES OF LAND
 BEING OUT OF THE
 H.T.&B. RR. CO. SURVEY
 SECTION 51
 ABSTRACT NO. 288
 BRAZORIA COUNTY, TEXAS

BCAD APPRAISAL PROPERTY NO: 681252
 COUNTY ROAD 48 & 56, TEXAS 77583

Ally General Solutions, LLC
 dba AGS Engineering & Construction
 7070 W. 43rd St., Ste. 203
 Houston, Texas 77092
 Phone: (281) 888-7682
 TX Engineer Firm No. 13574
 TBPELS Firm No. 10194392
 Certified: DBE/SBE/MBE/HUB(8)(A)

AGS
 ENGINEERING & CONSTRUCTION

Drawing By: A.F. Date: 03/21/2024 Scale: 1"=60'
 Checked By: J.M. F.B.: Project No: 0133-014-23 Drawing Name: 0133-014-23-Civil-CON Sheet No: 1 of 1
 Project No: 0133-014-23 Drawing Name: 0133-014-23-Civil-CON = Manual K10-26 Ac.dwg



June 21, 2024

RE: The Durdin Family
Parkway Chevrolet
25500 Tomball Parkway
P.O. Box 1569
Tomball, TX 77377-1569

To Whom It May Concern:

Please accept this letter as my personal recommendation of Ms. Jean Durdin, Dealer/ Owner of Parkway Chevrolet in Tomball, Texas. As President and CEO of the Greater Tomball Area Chamber of Commerce, I have had the good fortune to work alongside the entire Durdin family for many, many years, and it pleases me greatly to make this commendation of their collective character, business sense, and community spirit.

Since taking ownership of Parkway Chevrolet in 1979, Jean Durdin and her family have sought to establish themselves as caring members of what was already a close-knit community. They became members of the Greater Tomball Area Chamber of Commerce and quickly involved, promoting the healthy growth and development of the area through their support of various Chamber events and this support continues to present day. The Durdins have expanded their participation, giving to a business community which has always been proud to have them. They have done this through their Annual 2-Step Gala where they have honored local non-profits. Additionally, Parkway Chevrolet has a long-standing relationship with the Rotary Club of Tomball, an organization they have supported through fundraisers and event sponsorships.

Parkway Chevrolet has been family owned and operated for more than forty-five years, being run as an establishment where people can keep "Doing business on a Handshake," trusting in their fellow community members to treat them like family. With two generations of the Durdin family serving in many roles both in management and sales at the Parkway Chevrolet Dealership, Sharilyn and Forbes Durdin have carried on the values instilled in them from their parents, Ray (deceased) and Jean.

Through their years in Tomball, the Parkway Chevrolet team has maintained a reputation of community support and of giving back, as well as a customer base of loyal local shoppers who know that when they go to Parkway, they'll be treated exceptionally well. This is proof positive that the competitive spirit of the auto-sales industry *can* work in partnership with a friendly, neighborly atmosphere.

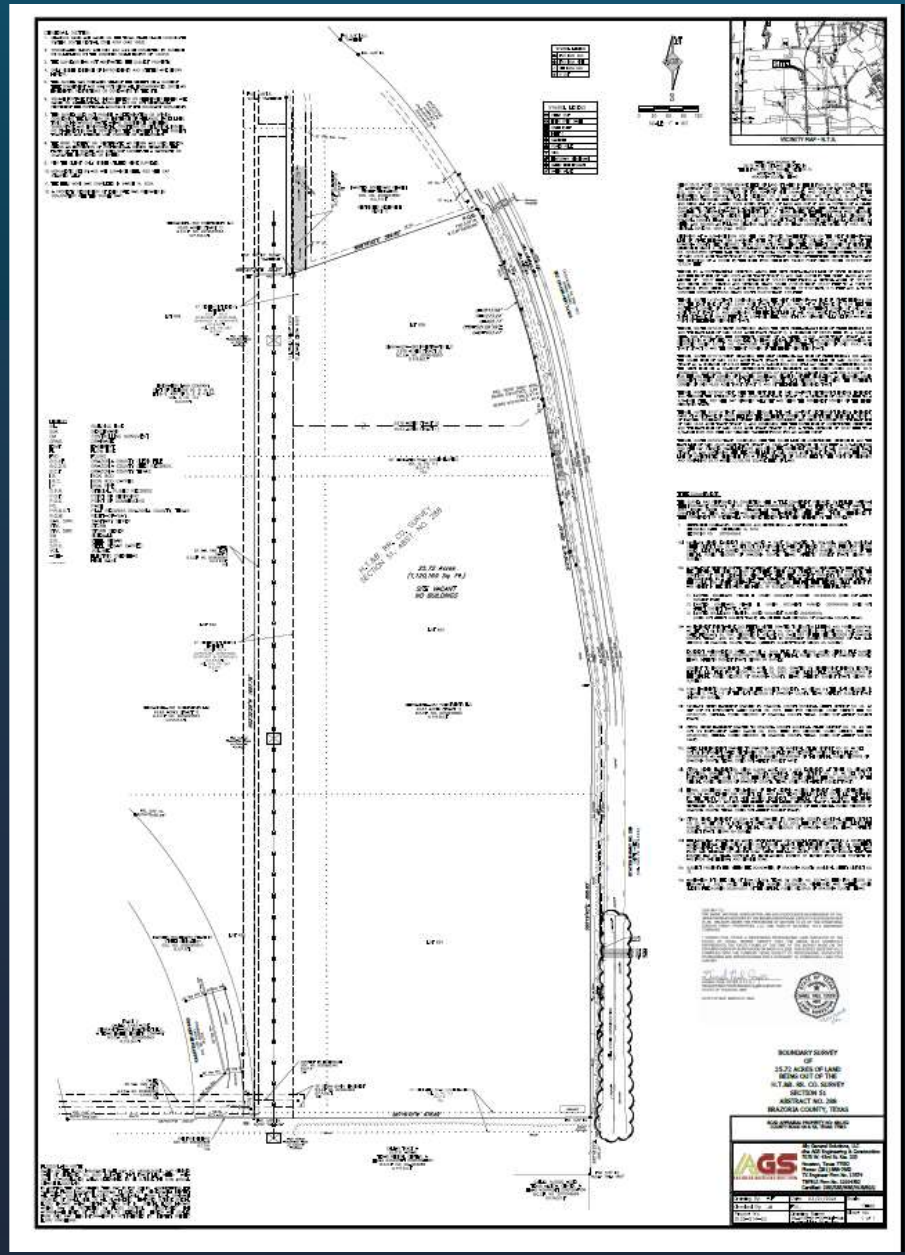
Sincerely,


Bruce E. Hillegeist, President and CEO
Greater Tomball Area Chamber of Commerce



Parkway Kia of Iowa Colony







About Parkway Family Auto Group

- Family run since 1979
- Number 1 Kia Dealership in Texas
- Approved Chevrolet, Mazda, Chrysler Dodge and Ford Dealer as well



Benefits of Parkway Dealership

- Employee Count - up to 150 employees
- Tax Benefits - Parkway Dealerships appraise in value up to \$15m
- Community Involvement
- Potential future retail development on the southern 14 acres of the tract.



Sales

Parkway Dealerships Sales from Car Wash, Quick Maintenance and Repair/Parts range from \$25-35m

Comparable Retailers Avg Sales

Target - \$35m (Avg Footprint - 15 ac)
 Burlington - \$11m (Avg Footprint - 6 ac)
 At Home - \$8m (Avg Footprint - 9 ac)
 Ross - \$13m
 Dicks - \$11m

Parkway Employment



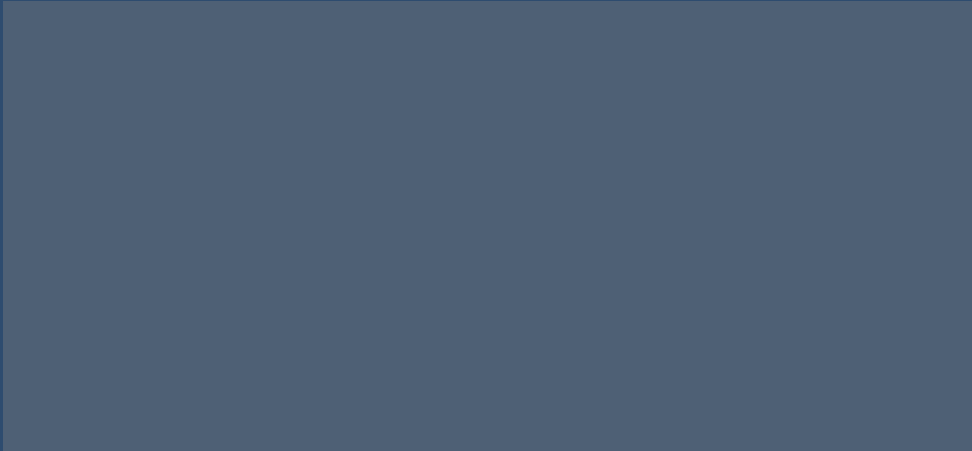
- Projected employee count within 5 years - 150
- Jobs ranging from sales, repair, IT, admin, and management
- Average wage per employee - \$102,196.65

Parkway Community Involvement

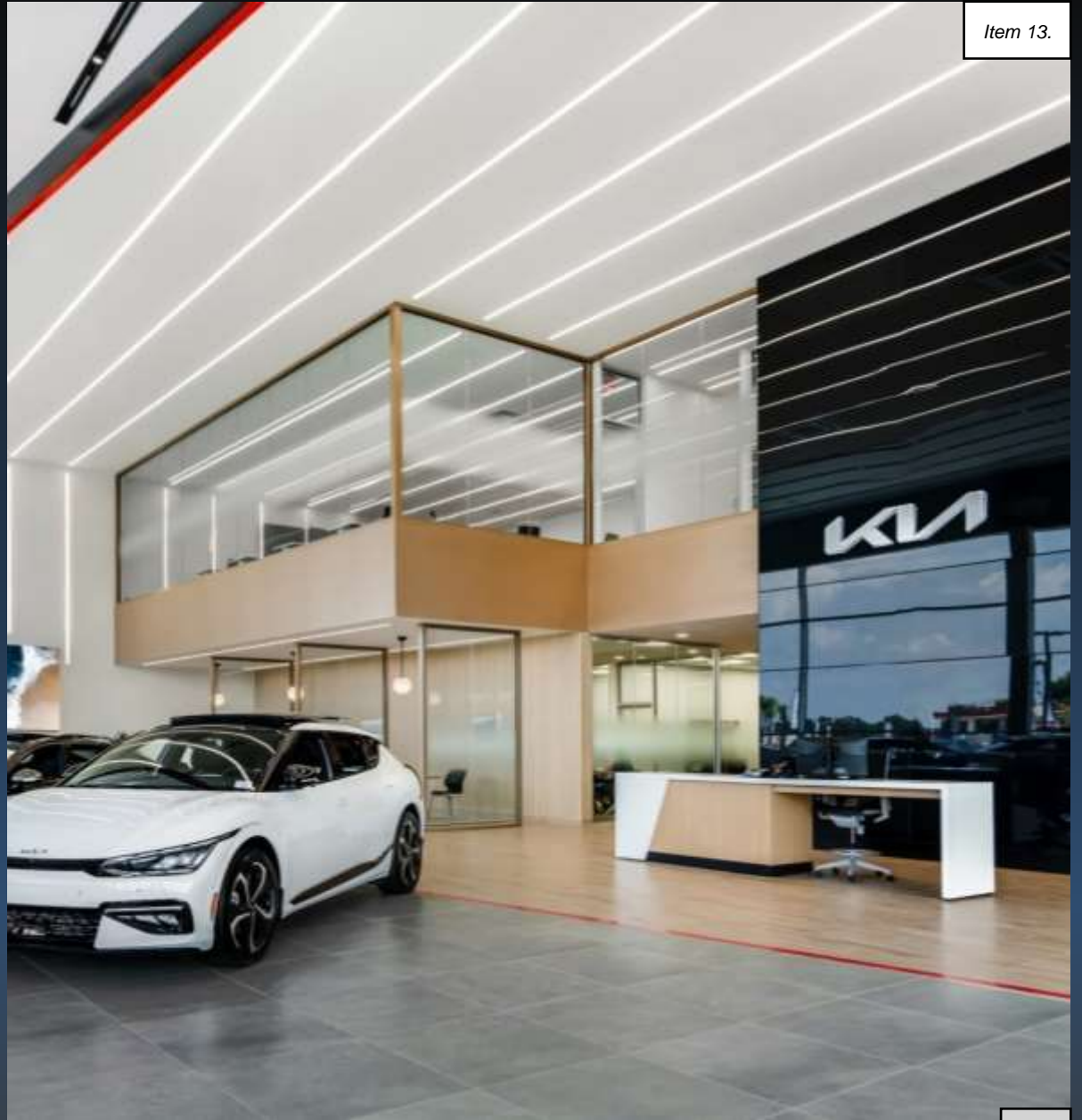
- Annual Charity Gala benefitting local charities that raises \$50-120k per year
- Chamber membership including sponsorships
 - Greater Tomball Area Chamber of Commerce
 - Cy-Fair Chamber of Commerce
 - Partnership Lake Houston Chamber of Commerce
 - Greater Area Pampa Chamber of Commerce
- Tomball Rotary \$40k contribution over the last 2 years
- Donate \$20-30k annually to the FFA supporting Tomball, Cy-Fair, and Klein
- Football field sponsorship in Kingwood and Pampa, over \$200k commitment to each
- Little league baseball team sponsorships and scoreboard sponsorships - \$20k
- Various Golf Tournament sponsorships for local charities
- Pampa Rodeo Gold Sponsorship
- Food and Toy Drives annually at each dealership
- Various board positions held by corporate officers
- Donations made to Methodist Hospital, American Heart Association, NW Assistance Ministries, Women's Fund for Health Education and Resiliency, Tomball Emergency Assistance Ministries, Texas Panhandle Fire Fund, and many other charities throughout the area











Item 13.



To: Mr. Robert Hemminger
City Manager
City of Iowa Colony, Texas
12003 Iowa Colony Boulevard
City of Iowa Colony, Texas

From: Emily L. Drake, PLA
Kimley-Horn and Associates, Inc.

Date: May 31, 2023

Subject: **Comment / Response letter – Crystal Center Entertainment District PoD**

The Applicant and Owner are submitting this letter in response to comments from the Council Worksession held May 13, 2024.

1. What is the anticipated overall capacity of the lagoon?

- The regular maximum capacity of the lagoon is set at 1500 people. This capacity is directly related to the number of restroom and shower facilities provided on site per state code. There are considerations for additional capacity for larger event days which would require additional restroom facilities to be brought in for those events.

2. What is the parking capacity for the facility?

- For the capacity of 1500 people at a rate of 3.2 people per car, the number of user parking spaces anticipated is 470 spaces. In the first phase of the development, there will be between 500 and 600 spaces provided for the lagoon itself with additional on site parking provided for uses within the Lagoon District but outside the secure lagoon facility. As the additional program elements come on line, additional parking for overflow will be provided north of the lagoon in the undeveloped parcel. For large events it is anticipated that overflow parking will occur in undeveloped parking to the north of the lagoon to support the facility.

3. What impacts will there be on traffic – in particular the service road backing up and meridiana parkway.

- The TIA has been submitted and reviewed with the city reviewer and additional information has been provided for the peak capacity demands. A traffic management plan could be provided by the operator for larger capacity events that may impact traffic flows.

4. Karsten BLVD. adjacency to residential.

- The distance between the back of yard and edge of Karsten Boulevard ROW varies. At it's widest point it is approximately 550' (South end of parcel) at its narrowest it is 160' (north end of parcel). A section will be provided during the next Council meeting to show the condition more clearly.

5. Status of Drainage plans for the future Town Center parcel.

- The DIA can be ready to submit to Brazoria County DD No. 5 Drainage district within the next 3 months. The expected acceptance time frame of 6 months after the submittal. If any re-mapping of the flood plane is required that would need to go to FEMA (not the corps) – that time frame is unknown.

- Since the proposed development in that area is envisioned to be less impervious and the fill requirements are less than if it were a lagoon in that location, we buildings less restrictive as far as the size the civil engineer for the overall development does not foresee much of an obstacle in building on this tract.

6. A request was made to see the anticipated mix of occupancy rates within the allowable living units.

- The maximum number of units is 650 and this can be all of one type or a mix of multi-family, town home or condominium. An image study and presentation will be made to council at the next session to show example multi-family projects and provide a discussion of performance standards that could be looked at.

- To note, the typical size of a multifamily phase or project ranges between 250 – 350 units.

- Townhome and condominium product will be limited to market demand with no maximum quantity within the allowable 650 total units.

7. Comercial Tract South is technically within the current City zoning and will be removed from the PoD.

- The applicant will remove the commercial south portion of the project from this PD.

Please feel free to contact me with questions regarding this application or information provided in support of this application.

Sincerely,



Emily L. Drake, PLA
Kimley-Horn and Associates, Inc.

MAY 31, 2024

*CRYSTAL CENTER
ENTERTAINMENT DISTRICT
AT IOWA COLONY*

*EXHIBIT F:
PLAN OF DEVELOPMENT
THE CITY OF IOWA COLONY*

PREPARED FOR THE FOLLOWING ENTITIES:
DICKSON LEWIS & DIANA CAY, IOWA COLONY STERLING LAKES, SNK VENTURES
LAND TEJAS STERLING LAKES SOUTH, STERLING MERIDIANA 35 G.P.LLC, SHOPS AT STERLING LAKES

EXHIBIT F
Crystal Center Entertainment District at Iowa Colony
Plan of Development

Overview

The proposed Crystal Center Entertainment District at Iowa Colony (“the *District*”) is envisioned as the heart of the Sierra Vista and Sterling Lakes at Iowa Colony development and will be crafted to create a unique identity for the City of Iowa Colony. The *District* is intended to permit an extensive variety of uses that are compatible and mutually supportive, built around a *Lagoon Amenity* that will serve as a regional destination and a local amenity. The *District*, envisioned as a Live, Work, Play environment, will be appropriately landscaped and will require development to adhere to development standards that differ from the current Uniform Development code (the “UDC”) as identified in this Exhibit F.

A. Contents.

- A. Contents
- B. General Provisions
- C. Sub-Areas
- D. Land Use
- E. Development Regulations
- F. GreenboLT
- G. Building Regulations
- H. Landscape Regulation

B. General Provisions.

1. Development Regulations. Development of the Property shall be governed solely by the following regulations (collectively, the “Development Regulations”).
 - the Plan of Development (the “PD”) set forth in this Exhibit F (the “Development Regulations)
 - The Development Plan attached as Exhibit F-3, or as amended from time to time (the “Development Plan”).
 - The City of Iowa Colony subdivision regulations in effect on the date this PD is adopted (the “Subdivision Regulations”).
 - The City of Iowa Colony building codes in effect on the date this PD is adopted (the “Building Codes”).
 - Unified Development Code
 - Revisions to this Plan of Development.

- The City of Iowa colony Zoning Regulations in effect on the date this PD is adopted (“Zoning Regulations”)
2. Notwithstanding the obligation to comply with the Governing Regulations, the Developer does not, by entering into this Agreement, waive any constitutional, common law, statutory, or other rights the Developer may have to challenge the future applications of the Subdivision Regulations, Unified Development Code (UDC), or Building Codes (including any amendments thereto) to the use or development of the Property.
 3. The *District* approved herein will be constructed, developed, and be maintained in compliance with this PD. If any provision or regulation of any City ordinance applicable in the *District* is not contained in this ordinance, all modifications to these regulations contained shall follow the UDC in effect on the effective date of this ordinance, except to the extent the City regulation or provision conflicts with a provision of this ordinance. The City Manager or his/her designee may approve minor amendments to this PD or to the UDC requirements applicable to this project provided the design intent of this PD is being met.
 4. Amendments to this PD

To facilitate the effective development of the project and allow the development to respond and adjust to ongoing market conditions, occasional refinement of the PD may be necessary. To minimize City of Iowa Colony staff, Planning Commission and City Council time, this PD allows for two (2) distinct amendment processes. Minor Amendments may be approved administratively by the City’s Planning and Zoning Director, whereas Major Amendments will require a full review and approval of staff, Planning Commission and City Council. The specific items which constitute a Minor Amendment vs. a Major Amendment are detailed below.

- a. Minor PD Amendment: The following items shall constitute a minor PD amendment and may be approved administratively:
 - Adjustments to the concept plan for the *District* or sub areas of the District as long as the overall land uses do not change. Adjustments include but are not limited to internal streets, drive aisles, parking (as long as total parking does not fall below the required minimum) or building number, size or layout/location needed to meet site and/or engineering requirements during final design and construction that does not change the intersection of Karsten Boulevard with CR 57 (Cedar Rapids Parkway) or with CR 56 (Meridiana Parkway)
 - Increasing the Commercial land uses as long as sufficient parking is available for the increase.
 - Modifying the shape of the sub areas or the uses within the sub areas (with the exception of multi-family uses which are only allowed in the Town Center sub area) so long as the overall sizes of the sub areas do not change more than 10%.

- b. Major PD Amendment: The following items shall constitute a major PD amendment, and will require review and recommendation by City Staff and Planning and Zoning, and approval by City Council:
 - Any increase in multi-family units beyond 600-units.
 - Any revision in use, size, and layout not specifically noted above as a Minor Amendment.
 - Any increase to the heights identified in the Development Regulations section of this PD will be considered major amendments.
5. Park land dedication fees are not required to be paid until submission of building permit for the residential land uses of the project.
 6. Except as otherwise provided herein, the words used in this PD have the meaning established by the Uniform Development Code. In this ordinance:

Open Space shall include the portion of all land contained within the *District* that is associated with the *Lagoon Amenity* including; any water surface area, beach area, paved plazas, walkways, and amenity areas serving the lagoon; and all other areas not covered by buildings, parking lots, driveways, and other impermeable material. Area intended for pedestrian use that is covered by impermeable material is included in the definition of open space.

The District, as shown on [Exhibit F-1, Location Map](#), and [Exhibit F-3 General Development Plan – Crystal Center Entertainment District at Iowa Colony](#), encompasses +/- 89.4 acres, west of SH 288, south of Cedar Rapids Parkway (CR 57), and north of Meridiana Parkway (CR 56).

Lagoon Amenity or Outdoor Recreational Use means any other outdoor use that has not been listed in the permitted land use tables and may include water bodies as defined by Title 25.1 of the Texas Administrative Code chapter 265 subchapter K. .

7. The following exhibits are attached to and made part of this PD.

- Exhibit F-1: [Location Map](#)
- Exhibit F-2: [Jurisdiction Map](#)
- Exhibit F-3: [General Development Plan](#)
- Exhibit F-4: [Karsten BLVD. / GreenboLT section](#)

C. Sub-Areas.

As shown on [Exhibit F-3, General Development Plan – Crystal Center Entertainment District at Iowa Colony](#)

The *District* is divided into three (3) sub-areas:

1. Sub-area 1 (Commercial North): Sub-area 1 will allow a mix of commercial uses that orient to the adjacent SH 288. This area may be utilized for detention or parking in support of the other sub-areas of the *District*.
2. Sub-area 2 (Town Center): Sub-area 2 will be a mixed-use area, which is designed to provide a walkable “live, work & and play” environment.
3. Sub-area 3 (Lagoon/Beach): Sub-area 3 will focus primarily on entertainment and outdoor recreational uses, and may include a *lagoon amenity*, *outdoor recreational use*, restaurants, bars, multi-use venues, public access beach areas, and support facilities for the *lagoon amenity*.

D. Land Use.

Reference [Table 1.0: Permitted Uses](#) for permitted Land Uses within each Sub-*District*.

1. Permitted land uses are listed below in [Table 1.0: Permitted Uses](#). Any use that is not expressly listed below and cannot be reasonably categorized as falling within the definition or common English interpretation of listed use, may be considered by Iowa Colony Planning and Zoning Commission and City Council as a variance to this *PD*. When considering the suitability of an unlisted use, Iowa Colony Planning and Zoning Commission and City Council shall have regard to the permissibility of similar land uses, the vision and objectives of the *District*, the potential amenity impacts associated with the use and whether allowing the use (with or without special conditions) is in the public interest.
2. Permitted land uses may be mixed horizontally or vertically on a single property.
3. Certain land uses are permitted when developed under specific conditions as established in the Notes section below.
4. Detention may be required within any sub area and/or may be required to be located offsite. Detention will be coordinated at the time of plan submission.

Table 1.0 – Permitted Uses:

Land Uses Permitted	1. Commercial North	2. Town Center	3. Lagoon / Beach	Notes
Residential Land Uses				
Dwelling, Multifamily/ Condominium		X		Note 1, 13
Dwelling, single family attached/duplex, triplex, townhouse		X		Note 11, 13
Public and Civil Land Uses				
Wedding Venue		X	X	
Outdoor Stage, Performance Venue		X	X	
Parking Garage	X	X	X	
Recreation and Entertainment				
Amusement and Recreational Venue and Services	X	X	X	
Other Spectator Sports, incl. rental concessions	X	X	X	
Other Reservation Services	X	X	X	
Auditorium/ Indoor performance Venue	X	X		
Performance Venue, Outdoor	X	X	X	
Membership Sports and Recreation Club	X	X	X	
Event Venue / Conference Center	X	X	X	
Lagoon Amenity/ outdoor recreational use			X	
Medical Land Uses				
Clinic	X			
Medical, Dental & Optical Retail Sales	X	X		
Medical, Dental Office	X	X		
Optician Shop	X	X		

Motor Vehicle/Transportation	1. Commercial North	2. Town Center	3. Lagoon / Beach	
Auto Service Station	X			
Bicycle Sales, Repairs & Hire	X	X		
Recreational Vehicle Rental	X			
Recreation Vehicle and Boat Sales	X			
Professional Services				
Accessory Banking	X	X		Note 2
Bank, Savings and Loan Association, Financial Institution	X	X		
Office, Business	X	X		
Office, Professional	X	X		
Office, Real Estate Development Tract or Field Office	X	X		
Commercial, Retail, Personal Services				
Antique Shop	X	X		
Apparel Alteration and Retail or Tailor Shop	X	X		
Art Gallery	X	X		
Arts, Crafts and Hobby Shop	X	X		
Bakery, Retail Confectionery	X	X		Note 3
Barbershop, Beauty Salon, other Personal Shop	X	X		
Catering Service	X	X		
Convenience Store, without Fuel Sales	X	X		
Convenience Store, with Fuel Sales	X			Note 9

Commercial, Retail, Personal Services	1. Commercial North	2. Town Center	3. Lagoon / Beach	
Department Store	X			Note 4
Farmers' Market, Outdoor		X	X	
Furniture, Fixture & Appliance Store	X	X		
Gift Shop including Florist	X	X		
Grocery Store	X	X		
Grocery Store with fuel sales	X			Note 9
Health Club	X	X	X	
Hobby Studio, Private	X			
Hotel, Motel	X	X	X	Note 8
Kiosk	X	X	X	
Laundry, Dry Cleaning Pickup & Receiving station	X			Note 10
Liquor Store, Packaging Sales	X	X		
Meat Market (includes Seafood)	X			
Mobile Food Unit	X	X	X	
Music Store	X	X		
Office Supply Store	X	X		
Pet Shop	X	X		
Pharmacy	X	X		
Restaurant	X	X	X	
Restaurant, Drive-in/Drive-thru	X			
Restaurant, Refreshment Stand (temporary or Seasonal)	X	X	X	
Tanning Studio	X	X	X	
Tavern, Bars & Nightclubs	X	X	X	Note 5
Art & Craft Production	X			
Craft Brewery, Distillery or Winery	X	X	X	Note 6

Accessory Use	1. Commercial North	2. Town Center	3. Lagoon / Beach	
Accessory Building		X	X	Note 11,12
Support Services Building		X	X	Note 12

Notes: Conditional Uses and Permits: Any other commercial, nonresidential, public, or private park use may be allowed, but only if the city council exercises its discretion to grant a specific use permit. However, regardless of any other provision, no specific use permit shall be available for the following uses, and such uses are hereby prohibited in the *District*: any use that is noxious or offensive by reason of emission of odors, soot, dust, gas, fumes, vibrations, electrical or magnetic emissions, noise, or other emissions onto the land of another person. Uses within the *District* must be developed in compliance with the following conditions:

1. Residential units shall not exceed 650 units for the entirety of the *District* described in this PD. Unit mix may be of any % so long as the total number of residential units does not exceed 650 units.
2. Condominium / Multi-Family is permitted in the *District* provided adequate parking is provided to meet the UDC requirements. Other development regulations are specified in Section E.1, Development Regulations. Multi-family uses within the *District* shall be designed with units accessible to a temperature-controlled interior corridor. No external corridors shall be permitted.
 - (a) Internal corridor means corridors located internal to the building complex and not along the building perimeter or adjacent to a public street or internal access easement.
 - (b) External corridor means a corridor that is located along the perimeter of the building complex and adjacent to a public street or internal access easement.
 - (c) On the ground floor, "exit ways" from an interior corridor shall be enclosed with doors with controlled access.
 - (d) Corridors and or "exit ways" on the upper levels that open to the adjacent public street or internal access easements shall be screened from public view by the use of a decorative screen that will limit the view of any stairs.
 - (e) Temperature in the corridors shall be controlled by the use of a mechanical ventilation system to include at a minimum ceiling fan installed at regular intervals not to exceed 40 feet on center, automatically activated by a thermostat.
 - (f) Internal corridors shall include at least the following minimum architectural finishes:
 - Decorative and or recessed lighting fixtures.
 - Door frames and base boards of a contrasting color
3. Functions Closely Related to Banking excludes check cashing, credit access businesses, and motor vehicle title loans (as defined in Chapter 393 of the Texas Financial Code).
4. Subject to a maximum of 10,000 square feet gross leasable area per establishment.

5. Subject to a maximum of 35,000 square feet of gross leasable area per establishment.
6. Conditions for Tavern, Bars & Nightclubs - Drinking Places other than Micro- Brewery or Brew Pub that do not serve food:
 - (a) Use not permitted within 300 feet of any Single-Family Lot Line.
 - (b) A Drinking Place that does not serve food shall not be greater than 12,500 square feet in size.
7. Conditions for Micro-Brewery or Brew Pub:
 - (a) Use not permitted within 300 feet of any existing Single-Family Lot Line.
 - (b) No Micro-Brewery or Brewpub shall be greater than 15,000 square feet per establishment.
8. Conditions for Hotel/Motel:
 - (a) Entrance through exterior doors must be secured and accessible only to guests and employees.
 - (b) Hotel management must be on-site 24 hours each day.
 - (c) Prohibit overnight parking of trucks with more than two axles and recreational vehicles in the hotel's parking lot and parking garage, erect signs in compliance with Chapter 2308 of the Texas Occupations Code stating those vehicles will be towed from the hotel property.
 - (d) Delivery service areas must be screened from the view of any right-of-way or residential area by masonry walls.
9. Conditions for Gasoline Sales:
 - (a) Recessed lighting under the pump station canopy and in fixtures throughout the site.
 - (b) There shall be no outdoor speakers, except those required by law at the pump stations.
 - (c) Fueling canopy columns shall be designed to fit with the architectural style of the district and should have a minimum of 25% masonry or stone wrap on the columns.
 - (d) Canopy roofs over the pump dispensers shall fit the architectural style of the district.
 - (e) Minimum landscaping buffer to include:
 - i. Hedges of at least three feet in height at time planting that screens the entire parking lot perimeter.
 - ii. Trees of at least three inches in diameter and eight feet in height at the time of planting for every 50 linear feet of parking lot perimeter, except where street trees are provided adjacent to the parking lot.
10. For Laundry, Dry Cleaning Pickup & receiving station, rear doors must be screened by masonry screening walls that are a minimum of 6 feet in height.
11. Accessory uses, include uses which are subordinate to and incidental to the principal

uses, including:

- (a) Private garage.
- (b) Swimming pool, lazy river, slides, or other water amenity playgrounds.
- (c) Playground.
- (d) Cabana, pavilion or roofed area.
- (e) Meeting, party and/or social rooms.
- (f) Tennis courts and other recreational facilities, as an accessory to the principal use.
- (g) Paved automobile parking lots incidental to the principal use

12. Support Services, include uses which support the overall operation and function of the development and are incidental to the principal buildings serving the users of the project, including:

- (a) Machine room, pump rooms, mechanical rooms, or enclosures
- (b) Operations and maintenance buildings, yards, or sheds
- (c) Storage facilities for sporting equipment, furnishings, or other items used in the operations of the development.

13. Build to rent products are permitted within sub area 2.B and may be developed as a traditional single-family lot or as a larger parcel of land with private public access easements to access the units.

14. For all uses:

Outdoor speaker use is prohibited in the areas shown in red on Figure 1.

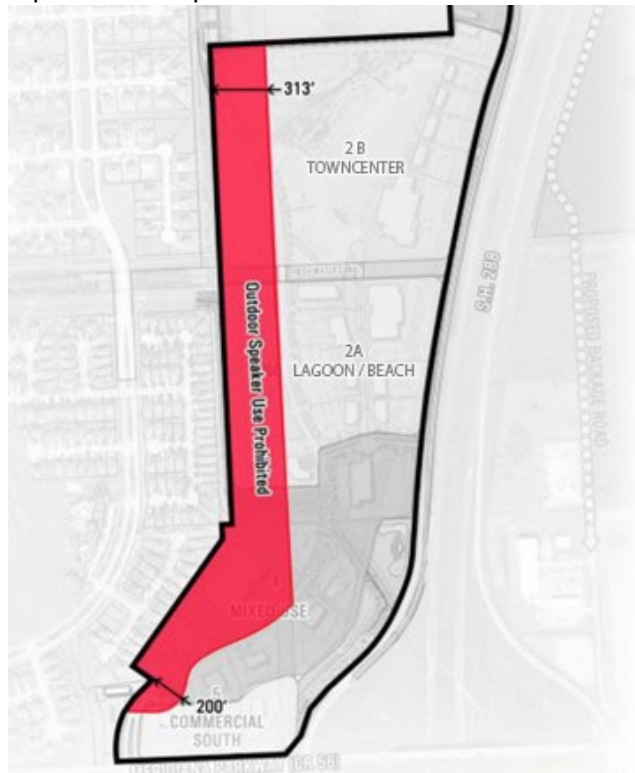


Figure 1.

E. Development Regulations.

Land within the boundaries of the *District*, as shown on *Exhibit F-3 General Development Plan – Crystal Center Entertainment District at Iowa Colony*, shall be developed in accordance with the following development regulations:

1. Minimum Open Space: Fifteen percent (15%) of the total *Entertainment District* shall be open space and may include the body of water for the *Lagoon Amenity*. Individual parcels within the sub-areas are not subject to individual parcel *Open Space* requirements.

2. Condominium/Multi-Family Residential:

a.	The total number of units shall not exceed.	650*
b.	The minimum size of residential units	700 sf gross 1 bedroom 900 sf gross average for all other units
c.	The minimum lot width	80 feet
d.	The minimum lot depth	100 feet
e.	The minimum front yard setback	25 feet from public street
f.	The minimum rear yard setback	10 feet
g.	The minimum side yard setback	10 feet
h.	The minimum distance between structures	10 feet
i.	The maximum lot coverage by structures	75 percent
j.	The maximum lot coverage by structures, driveways and parking	90 percent
k.	The maximum building height is determined from finish grade to top of parapet or middle of roof pitch. **The maximum building height may be increased from 35' to 65' upon the City's receipt of an appropriately sized fire fighting apparatus.**	35', 65' Max. see **
l.	Ornamental features, including but not limited to the following elements may be constructed up to 15 feet above the maximum height allowed:	Chimneys Ornamental tower spires Cooling Towers Elevator bulkheads Roof gables Parapet walls, and Mechanical equipment
m.	Multi-family developments larger than 1 acre are required to have more than one point of access to the development from public streets or a paved public access easement adjacent to the boundaries of the development.	All multifamily shall have a min. of 2 access point
n.	Except as otherwise provided in this section, each multi-family residential development shall provide paved pedestrian access to the lagoon amenity.	

*NOTE: The total number of residential units for all residential uses within the overall *District* shall not exceed 650 units total.

3. Commercial and non-residential uses:

a.	The minimum lot area	8,000 square feet
b.	The minimum lot width	80 feet
c.	The minimum lot depth	100 feet
d.	The minimum front yard setback For School and Day-Care Use Buildings, additional parking bays may be constructed between the building and the front property line provided a pedestrian walkway is constructed to connect the front of the building to the sidewalk within the street right-of-way.	50 feet from State Highway 288, 25 feet from any other public or private street.
e.	The minimum rear yard setback	30 feet if adjacent to any Residential Zone
f.	The minimum side yard setback	50 feet from State Highway 288, 25 feet from any other public street, 30 feet if adjacent to any Residential Zone.
g.	The minimum distance between detached structures	12 feet
h.	The maximum lot coverage by structures	65 percent
i.	The maximum lot coverage by structures, driveways and parking	90 percent
j.	The maximum building height is determined from finish grade to top of parapet or middle of roof pitch. - Office height may be increased from 35' to 65' upon the City's receipt of an appropriately sized fire fighting apparatus. - Hotel Height may be increased up to a maximum of 75' upon the City's receipt of an appropriately sized fire fighting apparatus.	35' 65' – Office only 75' – Hotel only
k.	Ornamental features, including but not limited to the following elements may be constructed up to 15 feet above the maximum height allowed:	Chimneys Ornamental tower spires Cooling Towers Elevator bulkheads Roof gables Parapet walls, and Mechanical equipment
l.	Parking requirements. All commercial development within the Mixed-Use Sub Area will meet or exceed the minimum parking requirements specified in the City's Zoning Ordinance. In calculating the required number of parking spaces for each land use, the City Engineer may give credit for shared parking utilizing the Shared Parking criteria published by the Urban Land Institute.	
m.	Landscape requirements. All development within the District will exceed the minimum landscape requirements specified in the City's Unified Development Code.	
n.	Open Space. Pipeline easements, drainage easements, and other areas not included as open space or suitable for	

	development will, when possible, be incorporated into the community open space plan for use as pedestrian corridors and greenbelts. These areas will then be maintained by the owner associations and will not become a potential “no-mans” land.	
o.	Freeway Frontage Road Access. Driveways to State Highway 288 (if provided) shall be required to provide a joint-use private access easement between adjacent tracts fronting the freeway to minimize the total number of access points along the freeway and to facilitate traffic flow between the tracts.	
p.	Signage. The City of Iowa Colony sign ordinance shall apply until such time as a master sign plan is approved by City Council.	

*NOTE: Additional increases in height for hotel use will required a major amendment to the PD.

4. Townhouse residential, tri-plex and duplex units uses:

a.	Townhouse Residential: including tri-plex and duplex lots. One of a group of no less than two (2) nor more than eight (8) attached dwelling units, separated by a fire rated wall, each dwelling unit located on a separate lot.	
b.	Residential units shall be constructed of brick or masonry veneer exterior walls for one-hundred (100) percent of the exterior wall surface (exclusive of windows and doors) for one (1) story structures; and a minimum of sixty (60) percent of the exterior wall (exclusive of windows and doors) for two (2) story structures with the remaining maximum forty (40) percent being fiber cement board.	
c.	Front yards and all common areas within the townhouse development shall be maintained by a property owners association	
d.	The total number of units shall not exceed.	650 units*
e.	The maximum permitted density	14 units per acre
f.	The minimum lot area	1,300 sq. ft.
g.	The minimum lot width	20 feet A 10’ minimum lot width is permitted for flag lots. The “staff” portion of the flag lots shall be restricted to legal frontage only. No driveways or buildings shall be constructed on the portion of the lot that is less than 20 feet wide

h.	The minimum lot depth	65 feet
i.	The minimum front yard setback	20 feet / 10 feet if vehicular access is from a rear alley/shared driveway.
j.	The minimum rear yard setback	10 feet / 3 feet if vehicular access is from a rear alley.
k.	The minimum side yard setback	0 feet between units; 6 feet at the end of each building complex
l.	The minimum side yard of corner lots	10 feet on street side/ 5' if siding on "T" type or "L" Type turnaround (see below)
m.	The maximum lot coverage by structures	80 percent
n.	The maximum lot coverage by structures, driveways and parking	85 percent
o.	The maximum height.	35 feet Two (2) stories. Roof gables, chimneys, and vent stacks may extend an additional 10 feet above the average level of the base of the foundation of the building. Height regulations prescribed herein shall not apply to satellite earth station antennas or any personal communication electronic facilities protected by the Federal Telecommunications Act of 1996.
p.	Additional parking shall be provided on the site at a minimum 1 space per every 5 units	1 space / 5 units

*NOTE: The total number of residential units for all residential uses within the overall District shall not exceed 650 units total.

- A. ▲ Indicates Driveway Access
- B. 1,300 SF Minimum Lot Area
- C. 20' Minimum Lot Width
- D. 65' Minimum Lot Depth
- E. 20' / 10' Minimum Front Yard Setback
- F. 10' Minimum Rear Yard Setback
- G. 0' / 6' Between Units/ Buildings
- H. 10' Side Yard Setback/ 5' Side Yard Setback Siding "T" or "L" Type Turnaround
- I. 70% Maximum Lot Coverage
- J. 85% Maximum Permeable Lot Coverage

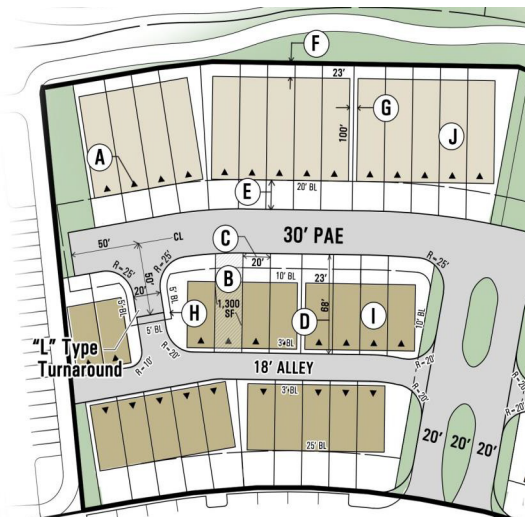


Figure 2. Conceptual PAE and Alley layout

q. Lot access: Access to lots may be from either a public or private street, or from a permanent access easement (PAE). Lots may take driveway access from a private alley provided the lots also have adequate minimum frontage on either a public or private street, or from a permanent access easement.

- i. The minimum right-of-way required for permanent access easement is 30 feet. The right-of-way width of a permanent access easement is coterminous with the pavement width and the terms are used interchangeably. The width shall be measured from edge to edge across the surface of the pavement.
- ii. Sidewalks are not required adjacent or along a permanent access easement.
- iii. Intersections along permanent access easements shall be spaced a minimum of 65 feet apart and shall not intersect at less than an 80-degree angle.
- iv. When a permanent access easement intersects with another permanent access easement at a 90-degree angle, the permanent access easement shall provide a 25-foot radius at the intersection.
- v. When a permanent access easement intersects with another permanent access easement at an angle of between 80 and 90 degrees each acute angle shall have a 25-foot radius at the intersection.
- vi. A permanent access easement may not be a direct straight- line extension of a public street.
- vii. Curves along a permanent access easement may have any centerline radius except that the centerline radius of a reverse curve shall not be less than 65 feet. Reverse curves shall be separated by a tangent of not less than 25 feet.
- viii. Dead end permanent access easements shall not exceed 100 feet or must provide an "L" type, or "T" type turn around.
- ix. The minimum right-of-way requirement for a private alley is 18 feet. The right-of-way width of a private alley is coterminous with the pavement width and the terms are used interchangeably. The width shall be measured from edge to edge across the surface of the pavement.
- x. When a private alley intersects with a permanent access easement, or public street the alley shall provide a 20-foot radius at the intersection.
- xi. When a private alley intersects with another private alley the minimum radius shall be 10 feet.
- xii. An alley may not be a direct straight-line extension of a public street.
- xiii. Dead end alleys may not exceed 100 feet.

r. Parking for Townhouse Residential Use.

- i. Each subdivision providing for a townhouse residential use shall provide at least two off-street parking spaces per dwelling unit on each lot.
- ii. Each subdivision plat providing for a townhouse residential use on a permanent access easement with six or more dwelling units shall provide one additional parking space for every five dwelling units. Each additional guest parking space shall conform to the following requirements:
 - a. The guest parking space shall be placed within the boundaries of the subdivision plat, unless the guest parking space abuts a continuous curb along a public or private street that is adjacent to or within the plat boundary and that is not a major thoroughfare. All parking spaces shall be maintained by the HOA.
 - b. For a subdivision plat where the lots abut a permanent access easement and take vehicular access only from a private alley, a guest parking space may be included within the permanent access easement.
 - c. The guest parking space shall not be placed within a lot.
 - d. The guest parking space shall not be placed where parking is prohibited by law; and
 - e. The guest parking space shall be accessible to all residents of each dwelling unit of the subdivision plat.

F. GreenboLT and Pedestrian Circulation Regulations.

In lieu of the standard sidewalks required by the City's current regulations on both sides of Karsten Boulevard, a 12' wide multi-use trail for use by electric (only) golf carts and other vehicles, like scooters, Segway scooters, bicycles etc. shall be provided within the Right of Way and along one side only of Karsten Boulevard. Pavement marking and signage shall be installed.

G. Screening of Adjacent Land uses:

1. *Sub Area 3 (Lagoon/Beach)* is exempt from the regulations of Section 3.3.1.1, 3.3.1.3, and 3.3.2.3 of the UDC, based on the following conditions:
 - (a) When adjacent to single family residential, and the use is located on the opposite side of a major thoroughfare (Karsten Boulevard), and buildings on site are located a minimum of 300' away from the property line.

H. Parking Regulations:

1. *Sub-Areas 1 (Commercial North) & 2 (Town Center)*: Areas shall be subject to the Engineering Design Criteria Manual and parking regulations of the Unified Development Code.
2. *Sub-Area 3 (Lagoon/ Beach)*: Parking shall be provided at a rate of 3.2 occupants

per car. The minimum parking required shall support the daily posted maximum occupancy of (1500 users).

- (a) Permanent parking spaces to support the maximum daily capacity may be phased according to the following:
 - (i) The first phase of development may provide a minimum of 300 spaces of permanent parking. Additional parking required to meet the maximum daily capacity in phase 1 may be provided as *overflow parking* and located in Sub-Area 2.
 - (ii) *Overflow parking* may be installed as pervious materials and may include $\frac{3}{4}$ " stone as the primary surface with drainage sock for drainage.
 - (iii) Future development in *Sub-Area 2* shall consider the integration of permanent overflow parking into the final design of the *Sub-Area*.
- (b) The minimum size of a permanent head-in 90-degree parking stall is 9' x 18'. Smaller spaces may be permitted if marked as a "compact" space. No more than 10% of the parking provided shall be designed as "compact".
- (c) Additional overflow parking shall be permitted on-site during special events. This special event parking may be considered temporary / overflow parking and may be located within *Sub-Areas 2* or within the non-developed *Sub-Area 2*. This temporary / overflow parking may be improved with pervious materials and may include a $\frac{3}{4}$ " stone as the primary surface with drainage sock for drainage.
- (d) The general location and layout of the future permanent parking areas may be shown as a diagram for initial phase site plan or permit approval. Final civil construction plans for future parking are not required for site plan or permit approval of initial phases under this PD.
- (e) For Special Events that exceed the typical daily maximum, a traffic management plan will be provided by the facility operator to City staff.
- (f) Shared Parking scenarios may be permitted as defined:

3. Shared Parking: Is permitted for two or more different use classifications within the *District* that are not used for or restricted to single-family residential purposes to reduce the overall parking space requirement.

- (a) The amount of shared parking permitted in the *District* shall be determined by submitting a parking study with a site plan that details the parking supply and demand of the intended uses per typical weekday and typical weekend time frames. The number of approved shared parking spaces shall be determined by the city manager after consideration of all relevant factors.

I. Building Regulations SUB-AREA 1 & 2/ Town Center & Commercial Area: –

Buildings within *Sub-Area 1 & 2* shall be developed in accordance with the following regulations:

- 1. Building façade design criteria:
 - (a) Building facades shall include offsets, or changes in building materials, colors and textures, or other methods to break up the horizontal and vertical building planes.
 - (b) Building facades shall incorporate architectural details that create shade and cast shadows to provide visual relief.

- (c) Facades greater than 100 feet in length that face Karsten Boulevard, Cedar Rapids Parkway or Meridiana Parkway shall incorporate offsets having a minimum depth of at least 2 feet and extending at least 20% of the length of the façade.
 - (d) No uninterrupted length of a façade shall exceed 100 feet.
2. Building façade finishes:
 - (a) Primary Finish means an exterior finish consisting of brick, stone (natural, cast, or cultured-textured), stucco, and glass.
 - (b) Secondary Finish means an exterior finish consisting of wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), architectural metal panels (limited to metal composite and insulated metal panels) and fiber cement siding.
 - (c) Primary Finishes shall comprise at least 70% of each facade. The remaining portion of an exterior wall that is not constructed of a Primary Finish must be constructed of a Secondary Finish. No single primary building finish material shall cover more than 80% of the front of any building.
 - (d) Secondary Finishes shall comprise no more than 30% of the façade for any building.
 - (e) Use of architectural metals (not defined as metal composite or insulated metal panels) is limited to canopies, parapet walls, roof systems, and miscellaneous trim work.
 - (f) The following building materials shall not be used for a Primary or Secondary Finish:
 - (i) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic or fiberglass panels.
 - (ii) Unfired or underfired clay, sand, or shale brick.
 - (iii) Smooth or untextured concrete surfaces.
 1. Building façade features for Retail Buildings only:
 - (a) The front façade (the side of the building facing the street or internal access easement) of the publicly accessible first floor of a retail building, shall be at least 60% transparent to permit visibility between the building occupants and outdoor pedestrians and motor vehicle drivers.
 - (b) Ground floor façades for retail buildings shall have storefronts, canopies, arcades, display windows, entry areas, awnings or other features along at least 50% of their horizontal length.
 3. All façades of an individual building and the façades of multiple buildings within a single reserve shall be of similar architectural design, color, and materials unless buildings are considered supporting the primary use.
 4. Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color, and materials as the building or structure to which they are attached.
 5. Building canopies:
 - (a) Canopies shall be provided at all street facing building entrances intended for pedestrians.

- (b) Canopies may be structural extensions of the building or constructed of fabric attached to the building.
- (c) An individual canopy shall cover a ground area of at least 20 square feet.
- 6. Service and Equipment Areas:
 - (a) Service and Equipment Areas must be oriented toward service drives and away from the public right-of-way unless adequately screened.
 - (b) Service and Equipment Areas must be visually and acoustically screened from public streets, pedestrian gathering areas, within 50 feet of building entrances, and from view of Sub-Area 2 for parcels immediately adjacent to the lagoon.
 - (c) Screening shall consist of wing walls, free standing masonry walls, landscape screens, changes in building orientation, and/or other elements that provide sufficient barrier. Screening may consist of a combination of these items.
 - (d) Screening shall extend a minimum of 12 inches above the object being screened.
 - (e) Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached.
- 7. Mechanical and Utility Equipment:
 - (a) Mechanical and Utility equipment must be placed in the most inconspicuous location possible.
 - (b) Mechanical and Utility equipment shall be located internally within rear or side access drives and alongside rear or side-facing facades not consistent with the primary building façade, pedestrian access points, and from view of Sub-Area 2 for parcels immediately adjacent to the lagoon.
 - (c) Ground-mounted mechanical equipment must be hidden from public view, or screened with architecturally integral wing walls and/or landscape planting, or another acceptable screening device.
 - (d) Where building mounted utility equipment cannot be placed behind screens or other barriers and is visible from the public right-of-way, it must be treated such that it blends into the context of the adjacent façade materials.
 - (e) Utility boxes taller than 2 feet may not be placed in an intersection clear vision area or interfere with the use of streets, sidewalks or other pedestrian or vehicular paths
- 8. Support Services Building:
 - (a) Support Service Building shall follow the requirements of industrial Use Buildings as defined in the UDC.
 - (b) Delivery service areas must meet the same screening and visibility requirements as defined in Section 8 a

J. Building Regulations SUB-AREA 3 (Lagoon/Beach).

In acknowledgment that the Sub-Area 3 (Lagoon) is a unique and distinct attraction, where the primary use of the building is inwardly focused towards the lagoon amenity, the provisions of Section 3.5.3.1, Section 3.5.3.2, Section 3.5.3.3, Section 3.5.3.4, Section 3.5.3.6, Section 3.5.3.7, 3.5.3.11, and 3.5.3.12 of the UDC shall not apply.

Buildings within Sub-Area 3 shall be developed in accordance with the following regulations:

1. Secondary building Requirements:
 - (a) Secondary buildings that are behind the perimeter fence of the lagoon amenity and not visible from Karsten Boulevard shall be exempt from Article 5 of the UDC.
 - (b) Secondary buildings are not required to be masonry and shall be constructed in such a manner as to blend in and compliment the architecture of the internal lagoon amenity area.
 - (c) Secondary Buildings include the following:
 - (i) Those structures under 1,000 GSF, single story, and not taller than 20'-0" in height) necessary for the support, functionality, and use of the lagoon amenity.
 - (ii) Accessory Structures.
 - (iii) Support Services Buildings.
2. Building façade design criteria:
 - (a) Building facades shall include offsets, or changes in building materials, colors and textures, or other methods to break up the horizontal and vertical building planes.
 - (b) Building facades shall incorporate architectural details that create shade and cast shadows to provide visual relief.
 - (c) Facades greater than 100 feet in length that face Karsten Boulevard shall incorporate offsets having a minimum depth of at least 2 feet and extending at least 20% of the length of the façade.
 - (d) No uninterrupted length of a façade shall exceed 100 feet.
 - (e) There shall be no limit to the number of colors used on the exterior of the building.
3. Building façade finishes:
 - (a) Primary Finish means an exterior finish consisting of brick, stone (natural, cast, or cultured-textured), glass, and stucco, or any material permitted by the UDC.
 - (b) Secondary Finish means an exterior finish consisting of wood (either natural or cementitious), ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), architectural metal panels (limited to metal composite and insulated metal panels) and fiber cement siding.
 - (c) Primary Finishes shall comprise at least 70% of each facade. The remaining portion of an exterior wall that is not constructed of a Primary Finish must be constructed of a Secondary Finish. No single primary building finish material shall cover more than 80% of the front of any building.
 - (d) Secondary Finishes shall comprise no more than 30% of the façade for any building.
 - (e) Use of architectural metals (not defined as metal composite or insulated metal panels) is limited to canopies, parapet walls, roof systems, and miscellaneous trim work.
 - (f) The following building materials shall not be used for a Primary or Secondary Finish:
 - (i) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels.
 - (ii) Unfired or underfired clay, sand, or shale brick.
 - (iii) Smooth or untextured concrete surfaces.

4. Character Defining Elements:
 - (a) All buildings within the referenced Sub-Area shall be in a character and scale to support the aesthetic values of the lagoon amenity purpose.
 5. Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color, and materials as the building or structure to which they are attached.
 6. Service and Equipment Areas:
 - (a) Service and Equipment Areas must be oriented toward service drives and away from the public right-of-way unless adequately screened.
 - (b) Service and Equipment Areas must be visually and acoustically screened from public streets, pedestrian gathering areas, and within 50 feet of building entrances.
 - (c) Screening shall consist of wing walls, free-standing masonry walls, landscape screens, changes in building orientation, and/or other elements that provide a sufficient barrier. Screening may consist of a combination of these items.
 - (d) Screening shall extend a minimum of 12 inches above the object being screened.
 - (e) Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color, and materials as the building or structure to which they are attached.
 7. Mechanical and Utility Equipment
 - (a) Mechanical and Utility equipment must be placed in the most inconspicuous location possible.
 - (b) Mechanical and Utility equipment shall be located internally within rear access drives and alongside rear-facing facades not consistent with the primary building façade or pedestrian access points.
 - (c) Ground-mounted mechanical equipment must be hidden from public view or screened with architecturally integral wing walls and/or landscape planting, or another acceptable screening device.
 - (d) Where building-mounted utility equipment cannot be placed behind screens or other barriers and is visible from the public right-of-way, it must be treated such that it blends into the context of the adjacent façade materials.
 - (e) Utility boxes taller than 2 feet may not be placed in an intersection clear vision area or interfere with the use of streets, sidewalks or other pedestrian or vehicular paths.
 8. Building Roof Finishes:
 - (a) Additional approved roofing material include thatch roofing – either synthetic or natural, in addition to those expressly permitted in the UDC.
- J. Lighting:**
1. Sub-Area 1 (Commercial North) & 2 (Town Center): Shall follow the requirements as set forth in the UDC.
 2. Sub-Area 3 (Lagoon/Beach): Lighting for the area inside of the perimeter fence

related to the Outdoor Recreational Use shall be regulated by: Title 25.1 of the Texas Administrative Code chapter 265 subchapter K. Any area outside of the perimeter fence shall follow the requirements as set forth in the UDC.

- K. Tree Ordinance.** The *District* is exempt from the City of Iowa Colony tree ordinance.
- L. Landscape.** All development within the *District* will meet or exceed the minimum landscape requirements specified in the City's Unified Development Code. The following additional plants shall be permitted to be used within Sub-Area 3 (Lagoon/Beach) of the *District*. Additional plants may be added to this list provided they are not an invasive species in the state of Texas and are reviewed and approved by staff.

1. Plant List

Trees:

- Little Gem – Magnolia grandiflora 'Little Gem' (Evergreen)
- Vitex – Vitex agnus-castus
- Pindo Palm- Butia capitata
- Sago Palm- Cycas revoluta
- European Fan Palm- Chamaerops humilis cerifera
- Chinese Fan Palm- Livistona chinensis
- Mazari Palm- Nannorrhops ritchiana
- Canary Island Date Palm- Phoenix canariensis
- Medjool Date Palm- Phoenix dactylifera 'Medjool'
- Sylvester Palm- Phoenix sylvestris
- Texas Sabal Palm- Sabal texana
- California Fan Palm- Washingtonia filifera
- Washingtonia Palm- Washingtonia robusta
- Eagleston Holly- Ilex x attenuate 'Eagleston'
- Crape Myrtle - Red- Lagerstroemia x 'Arapaho'
- Crape Myrtle – Pink- Lagerstroemia x 'Sioux'

Shrubs/Groundcovers:

- Coppertone Loquat – Eriobotrya japonica 'Coppertone' (Evergreen)
- Morning Light Miscanthus – Miscanthus sinensis 'Morning Light' (Herbaceous)
- Dwarf Bottlebrush – Callistemon citrinus 'Little John' (Evergreen)
- Variegated Flax Lily – Dianella tasmanica 'Variegata' (Evergreen)
- Mexican Feather Grass – Nassella tenuissima (Herbaceous)
- New Gold Lantana – Lantana x hybrid 'New Gold' (Evergreen)
- Liriope – Liriope muscari (Evergreen)
- Gulf Muhly Grass - Muhlenbergia capillaris
- Drift Rose (Apricot) – Rosa 'Meimirrot'
- Dwarf Firebush – Hamelia patens
- Summer Wisteria – Indigofera decora

- Hameln Grass – Pennisetum alopecuroides ‘Hameln’
- Sandy Leaf Fig – Ficus tikoua
- Purple Trailing Verbena – Verbena canadensis ‘Homestead Purple’
- Snow-N-Summer Jasmine – Trachelospermum asiaticum ‘Snow-N-Summer’
- Green Mound Juniper – Juniperus procumbens ‘Green Mound’
- Bicolor Iris – Dietes Bicolor (Evergreen)
- Foxtail Fern – Asparagus meyeri (Evergreen)
- Japanese Blueberry – Elaeocarpus decipiens (Evergreen)
- Dwarf Palmetto- Sabal minor
- Shell Ginger- Alpinia Zerumbet ‘Variegata’
- Bat Faced Cuphea- Cuphea llavea
- Canna Lily- Canna indica
- Yellow Iris- Iris pseudacorus
- Knockout Rose- Roba ‘Radrazz’
- Double Red Knockout Rose- Rosa x ‘Knockout’ TM
- Elephant’s Ear- Colocasia
- Banana- Musa acuminata
- Bird of Paradise- Strelitzia spp.
- Variegated Japanese Aralia - Fatsia japonica ‘Variegata’
- Flame of the Woods- Jungle geranium
- Princess Flower- Pleroma urvilleanum
- Variegated Asian Jasmine- Asiatic jasmine
- Geysers Pink Gaura- Gaura lindheimeri ‘Geysers Pink’
- Geysers White Gaura- Gaura lindheimeri ‘Geysers White’
- Super Green Giant Liriope- Liriope muscari ‘Super Green Giant’
- Yellow-tip Ligustrum- Ligustrum howardii
- Sweet Viburnum- Viburnum odoratissimum
- Kaleidoscope Abelia- Abelia x grandiflora ‘Kaleidoscope’
- Rose Creek Abelia- Abelia x grandiflora ‘Rose Creek’
- Dwarf Schilling’s Holly- Ilex vomitoria ‘Schilling’s Dwarf’
- Lindheimer’s Muhly- Muhlenbergia lindheimeri
- Dwarf Nandina- Nandina domestica
- Switch Grass- Panicum virgatum ‘Shenandoah’
- Spring Bouquet Laurestinus- Viburnum tinus ‘Spring Bouquet’
- Sand Cord Grass- Spartina bakeri
- Variegated Confederate Jasmine- Trachelospermum jasminoides ‘Variegatum’

Vines:

- Algerian Ivy- Hedera canariensis
- Trumpet Vine- Campsis radicans
- Evergreen Wisteria- Callerya reticulata
- Virginia Creeper- Parthenocissus quinquefolia



STERLING LAKES
NORTH (FUTURE)

KARSTON ROAD

CEDAR RAPIDS PARKWAY (CR 57)

STATE HIGHWAY NO. 288

SITE
89.37 AC.

STERLING
LAKES

MERIDIANA PARKWAY (CR 56)

SIERRA
VISTA

SIERRA VISTA
WEST

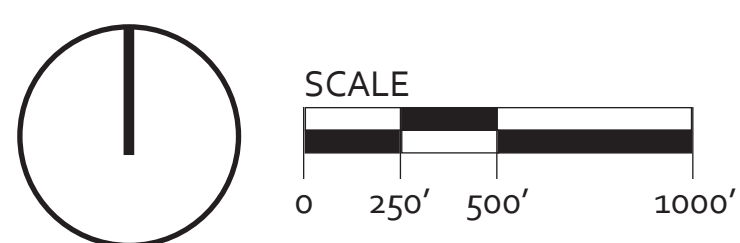
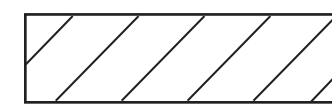


EXHIBIT F-1



LEGEND

-  INDICATES CITY LIMIT LINE
-  INDICATES CITY LIMITS

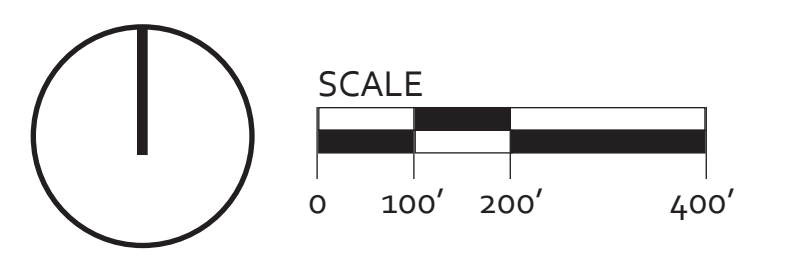


EXHIBIT F-2

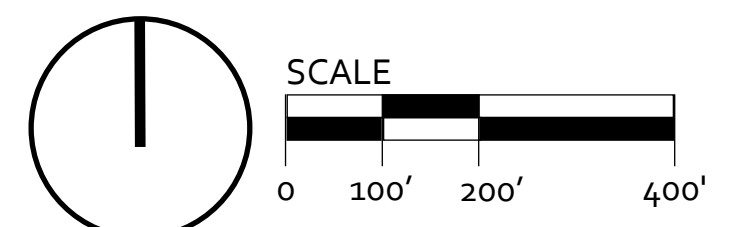
CRYSTAL CENTER ENTERTAINMENT DISTRICT AT IOWA COLONY - JURISDITCION MAP

MAY 2024



SUB-AREAS

- | | |
|---|---|
| <p>1</p> <p>USES PERMITTED IN EXHIBIT F, TABLE 1.0:
SUB-AREA 1 COMMERCIAL NORTH.</p> | <p>3</p> <p>USES PERMITTED IN EXHIBIT F, TABLE 1.0:
SUB-AREA 3 LAGOON/BEACH.</p> |
| <p>2</p> <p>USES PERMITTED IN EXHIBIT F, TABLE 1.0:
SUB-AREA 2 TOWNCENTER.</p> | <p>AREA NOT INCLUDED IN THE PD</p> |



SH 288 SB FR AT LAND TEJAS
PROJECTED ADT - ALT 3
BRAZORIA COUNTY

PROJECT LENGTH: 6.77 MILES
8.22 MILES (INCIDENTAL WORK)
1.45 MILES (TO PROJECT)

PROJECT LIMITS: FROM DR-56
TO DR-707
CSA TBD

FUNCTIONAL CLASSIFICATION AND DESIGN SPEEDS:

ROADWAY	FUNCTIONAL CLASSIFICATION	DESIGN SPEED
SH 288 MAIN LINES	INTERSTATE (FREIGHTWAY)	85 MPH
SH 288 RAMP	RAMP	45 MPH
SH 288 FRONTAGE ROAD	COLLECTOR	45 MPH
SH 288 SB FR	CORNER ROAD	45 MPH

TRAFFIC:

ROADWAY	ADT (2023)	ADT (2044)
SH 288 MAIN LINES	TBD	TBD
SH 288 SB FR	TBD	TBD

E. MAX: 6%

Terrain: Level

DESIGN CRITERIA:

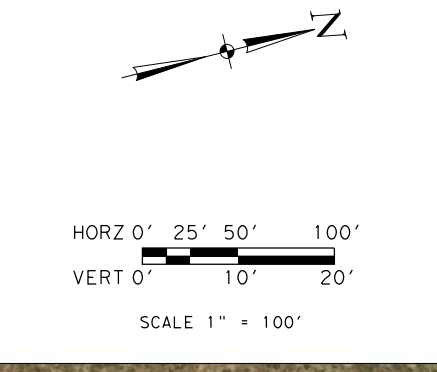
- TxDOT ROADWAY DESIGN MANUAL
- TxDOT ACCESS MANAGEMENT MANUAL
- TEXAS MANUAL ON TRAFFIC CONTROL DEVICES (TMUTCD)



DATE OF SUBMISSION:
05/02/2023

PRELIMINARY
THIS PRINT IS PUBLISHED FOR INFORMATION ONLY. THE PLAN INFORMATION ON THIS SET IS UNDER REVIEW IS SUBJECT TO CHANGE AND MUST NOT BE CONSTRUED AS FINAL.

NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.





**CITY COUNCIL WORKSESSION
MINUTES**

Item 15.

**Monday, June 10, 2024
6:00 PM**

Iowa Colony City Council Chambers, 3144 Meridiana Parkway Iowa Colony, Texas 77583

Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 10th day of June 2024, the City Council of the City of Iowa Colony, Texas, held a meeting at 5:30 P.M. in the Iowa Colony City Council Chambers, there being present and in attendance the following members to wit:

- Mayor Wil Kennedy
- Mayor Pro Tem Marquette Greene-Scott
- Councilmember McLean Barnett
- Councilmember Arnetta Murray
- Councilmember Tim Varlack
- Councilmember Kareem Boyce
- 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 worksession to order at 6:00 P.M.

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.

There were no comments from the public.

ITEMS FOR DISCUSSION

1. Discussion on introduction of new staff members.

City Manager; Robert Hemminger introduced the new staff members.

911 Dispatcher - Myrakle George

Code Compliance Officer - Ambrosia Hicks.

2. Discussion on a proposed car dealership in Sierra Vista.

Alex Makris; the broker represents the owners of the commercial areas in Sierra Vista. They have a group who is under contract with roughly 26 acres fronting SH 288 and they are purchasing the property in order to open up a Kia Dealership calling it Parkway Kia of Iowa Colony. The Durdin family owns the dealership, and they own several other dealerships in the Houston area. The dealership will take up roughly 12 to 14 acres of the 26 acres that they are

purchasing. This will give them about 14 acres for retail on the south portion of the property. dealership will employ roughly 150 people. The doors will be open six days a week for sales and service and be closed on Sunday. They are very involved in the communities they go into. They are members of the Chamber of Commerce, they host charity events once a year for local charities, and they like to give back to the communities that give them so much. Their gross sales will be about 140 million once they get up and running. Mayor Pro Tem Greene-Scott asked them to provide a rough revenue from parts and service. They responded that out of the 140 million they did in Kingwood last year 100 million were sales and the other 40 million were parts and service. Mayor Pro Tem Greene-Scott asked if this area would be comparable to Kingwood and how the Toyota dealership in Manvel would affect this dealership being in close proximity. Councilmember Murray asked if the 150 jobs they would be creating would be hired within. She also asked about having a hiring fair to attract those in this area that are in need of a job opportunity. Councilmember Varlack asked about the structure design. He stated that based on our comprehensive plan and outreach from the citizens they would like to keep more of a rural feel. He mentioned we have a dark sky ordinance in place. He asked how they are going to accommodate that with the dealership. Ms. Durdin stated they will work with the city to be compliant. He asked about Kia's electrification plan. Kia has 3 models that are electric. Councilmember Varlack asked about drainage and recommended that they make sure that the community is aware of what they are doing and that they educate the community of their plans. Ms. Durdin asked what the best way to communicate with the community would be. Councilmember Hargroder stated that she has hesitation of such a huge portion of the commercial property potentially having lost sales tax revenue. She highly recommends that they work with city staff to follow our ordinances and regulations and keep the building and surrounding area in compliance and to minimize the need for variances. Mayor Pro Tem Greene-Scott asked about their community involvement in current communities. They speak at local high schools, they speak at local chambers, they attend chamber functions, they love parades, and they help local churches get going, and they support local little leagues. Councilmember Varlack mentioned that there is a push in some states to move away from the franchise dealer model and into the direct sales model. He asked what happens if Kia decides to move in that direction. Ms. Durdin stated that is not Kia's decision to make, the State of Texas has very strong franchise laws.

3. Discussion on FY2024-25 Budget Workshop

Robert Hemminger provided a budget overview then each department head provided a brief explanation regarding their department budget priorities.

Administration - Salary Survey, Staffing Plan, training and travel, Human Resources, Municode Codification Supplements

Court - Additional Dockets, Magistrate Duties, Annual Subscription for Citation Import

IT - Microsoft 365 G3 Suite, Ticketing System, Cybersecurity Solutions

Community Development- Training and Uniforms for Animal Control and Code Enforcement

Police Department - Take a Position from CCPD and move back into City Budget and add another Operator, Investigator Position, Emergency Management, Training, Mass Notification System change from Blackboard to Genesis Alert

Finance - Accountant and Training for additional personnel

Public Works- Vehicles Repairs/Maintenance for Mowers, Signs changing from traditional to TXDOT breakaways, Janitorial Supplies, training and travel for additional personnel

Mayor Pro Tem Greene-Scott asked about City Secretary and City Attorney budget requests. The requests were mentioned by Robert during the administration budget.

Councilmember Varlack asked that we look at a budget that looks at a tax rate reduction to help offset the high assessments as we did last year. Mayor Pro Tem Greene-Scott stated that we kept the tax rate the same last year and did not reduce it as we have an agreement with Rise Development. If we reduce it, then they will pull the \$300,000.00.

ADJOURNMENT

The worksession was adjourned at 7:29 P.M.

APPROVED THIS 8TH DAY OF JULY 2024

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor





**CITY OF
IOWA
COLONY**

CITY COUNCIL MEETING MINUTES

Item 16.

**Monday, June 10, 2024
7:00 PM**

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583

Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 10th day of June 2024, the City Council of the City of Iowa Colony, Texas, held a meeting at 7:00 P.M. at the Iowa Colony City Council Chambers, there being present and in attendance the following members to wit:

Mayor Wil Kennedy
Mayor Pro Tem Marquette Greene-Scott
Councilmember McLean Barnett
Councilmember Arnetta Murray
Councilmember Tim Varlack
Councilmember Kareem Boyce
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 7:37 P.M.

INVOCATION

The invocation was provided by Pastor G.R. Holland.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance and Texas Pledge were recited.

SPECIAL PRESENTATIONS & ANNOUNCEMENTS

Reserved for formal presentations and proclamations.

1. Proclamation declaring Juneteenth
Mayor Kennedy presented a Proclamation declaring Juneteenth.
2. Presentation of Fourth of July sponsorship awards
Mayor Kennedy presented awards to the Fourth Fest sponsors.
3. Proclamation recognizing Iowa Colony High School Track Teams State Championships
Mayor Kennedy presented Proclamations to the Iowa Colony High School girls and boys track teams for winning state.

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.

There were no comments from the public.

Councilmember Boyce recognized the student advisory committee members including Christian Reynolds, Noel Hinton, and Sean Siva.

PUBLIC HEARINGS

4. Hold a public hearing for a sign variance regarding sign height and square footage to a monument sign to be located at 2942 Meridiana Parkway.

Mayor Kennedy opened the public hearing at 7:58 P.M. Mr. Shaq Hussan attended to represent the sign company that will be fabricating and installing the sign. He stated the reason for the variance is that they feel that the city code does not allow for a visible sign for a property of that size. There will be six to eight tenants that will be occupying the building and with the code that is allowed they only get 60 square feet and a six-foot maximum height which does not give a lot of visibility for signage for cars that are driving by, and they feel this is a safety concern. There were no further comments. Mayor Kennedy closed the public hearing at 8:00 P.M.

5. Hold a public hearing for a sign variance regarding the letter height and overall square footage for wall signs to be located at 2320 Meridiana Parkway.

Mayor Kennedy opened the public hearing at 8:00 P.M. Michael Everett with Texas Republic Signs stated they are requesting a little bit bigger signage for the front wall sign for the new Star Stop Shell location. They believe that the sign that is allowed is too small and will be blocked by the canopy. Since the building sits back off the street it would be a little more visible with a bigger sign. The other is the entrance and exit to the carwash signs. There were no further comments. Mayor Kennedy closed the public hearing at 8:03 P.M.

EXECUTIVE SESSION- 8:03 P.M.

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

6. Discuss appointments to the Crime Control and Prevention District Board of Directors.

POST EXECUTIVE SESSION- 8:21 P.M.

COUNCIL COMMENTS

Councilmember Barnett mentioned that we are 10 days into hurricane season. He reminded everyone to get a weather action plan and be prepared. He stated to use a reliable source for weather updates.

Councilmember Murray said her sons were track and field runners for Manvel and won state in 2017. She is glad that it is summer. She is thankful to have a job as she is a teacher for HISD. On June 15th and July 16th, they will be doing arts and crafts at the pavilion in Sterling Lakes. Pastor Fleming and his wife are doing a summer reading program for the kids.

Mayor Pro Tem thanked everyone for their attendance at the meeting. She thanked the Fourth Fest sponsors. She congratulated the Iowa Colony boys and girls high school track teams for winning state. She stated that it is a big deal that the football team, the basketball team, and now both track teams won state. She commended the principles and coaches.

Mayor Kennedy provided no comments.

Councilmember Varlack thanked those in attendance at the meeting. He wants to call attention to the Juneteeth celebration coming up. He said a lot of us have scars. Scars are stories that turned out well. Scars are wounds that healed. While people may look at Americas history as a scar he looks at it as a story that turned out well. He mentioned there is still room for improvement, but it is turning out well and we all have something to celebrate.

Councilmember Boyce stated that he is inspired by the student athletes. He ran track in college as well. He is excited and looking forward to the FourthFest celebration.

Councilmember Hargroder reminded everyone to get flood insurance as we are now in hurricane season. She stated that she had just buried her grandmother and that she was the first women in Lake Charles, Louisiana to run for City Council. She took a moment to tell the women on council that it is a pleasure to serve alongside them.

STAFF REPORTS

7. Building Official/Fire Marshal Monthly Report
8. Police Department Monthly Report
9. Municipal Court Monthly Report
10. Public Works Monthly Report
11. City Engineer Monthly Report
12. Finance Monthly Reports

ITEMS FOR CONSIDERATION

13. Consideration and possible action to appoint a Mayor Pro Tem.

Motion made by Councilmember Murray to appoint Councilmember Greene-Scott as Mayor Pro Tem, Seconded by Councilmember Hargroder.

Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

Voting Abstaining: Mayor Pro Tem Greene-Scott

14. Consideration and possible action appointing members to the Crime Control and Prevention District Board of Directors.

Motion made by Councilmember Varlack to appoint Jeffrey Haught to the Crime Control and Prevention District Board and reappoint the expiring three members (Melvin Davis, Warren Davis, and Brenda Dillon) to another term, Seconded by Councilmember Hargroder.

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

15. Consideration and possible action on a resolution accepting the Fourth of July Donations.

Motion made by Councilmember Hargroder to adopt a resolution accepting the Fourth of July Donations, Seconded by Councilmember Murray.

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

- 16. Consideration and possible action on an ordinance for a sign variance regarding sign height and square footage to a monument sign to be located at 2942 Meridiana Parkway.

Motion made by Councilmember Hargroder to approve an ordinance for a sign variance regarding sign height and square footage to a monument sign to be located at 2942 Meridiana Parkway, Seconded by Mayor Pro Tem Greene-Scott.

Voting Nay: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

- 17. Consideration and possible action on an ordinance for a sign variance regarding the letter height and overall square footage for wall signs to be located at 2320 Meridiana Parkway.

Motion made by Mayor Pro Tem Greene-Scott approve an ordinance for a sign variance regarding the letter height and overall square footage for wall signs to be located at 2320 Meridiana Parkway, Seconded by Councilmember Hargroder.

Voting Yea: Mayor Pro Tem Greene-Scott, Councilmember Hargroder

Voting Nay: Councilmember Murray, Councilmember Barnett, Mayor Kennedy, Councilmember Varlack, Councilmember Boyce

- 18. Consideration and possible action on a development agreement for the Crystal Center Entertainment District at Iowa Colony.

Motion made by Councilmember Hargroder to approve a development agreement for the Crystal Center Entertainment District at Iowa Colony subject to approval of the Plan of Development, Seconded by Mayor Pro Tem Greene-Scott.

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

CONSENT ORDINANCES – SECOND READING

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

- 19. Consideration and possible action on an ordinance authorizing a natural gas franchise agreement with SiEnergy.

Motion made by Councilmember Varlack to approve an ordinance on second and final reading authorizing a natural gas franchise agreement with SiEnergy, Seconded by Mayor Pro Tem Greene-Scott.

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

CONSENT AGENDA

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

Motion made by Councilmember Hargroder to approve all consent items as presented, Seconded by Councilmember Varlack.

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

- 20. Consider approval of the May 13, 2024 City Council meeting minutes.
- 21. Consider approval of the May 13, 2024 City Council worksession minutes.
- 22. Consider approval of Annual Review of the City's Investment Policy.

- 23. Consider approval of Davenport Parkway Phase 1 Storm and Paving Facilities into the One Year Maintenance Period.
- 24. Consider approval of Meridiana Section 35A Storm and Paving Facilities into the One Year Maintenance Period.
- 25. Consider approval of Meridiana Section 35A Water and Sanitary Sewer Facilities into the One Year Maintenance Period.
- 26. Consider approval of Meridiana Section 55B Preliminary Plat.
- 27. Consider approval of Sterling Lakes North Section 7 Final Plat.
- 28. Consider approval of Sterling Lakes North Section 8 Final Plat.

ADJOURNMENT

The meeting was adjourned at 10:08 P.M.

APPROVED THIS 8TH DAY OF JULY 2024

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor





City Council Agenda Item Request Form

Item 17.

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date: 06/28/2024

Department Making Request: 15 - Finance

Person Making Request: Sandra Castro

Item Type: Action (other)

Budgeted? N/A (no cost) Cost:

If budgeted, identify account:

Short Description:

Approve renewal of Certificate of Deposit with Veritex Community Bank

Explanation/Justification Details:

The city's Certificate of Deposit xxx7818 is set to mature on 06/30/2024, with Veritex Community Bank.

We have done our due diligence to reach out to local banks near the city, and looked into local investment pools, and requested rates for a certificate of deposit in the amount of \$145,000.00.

The interest rates with Veritex have been competitive with the current investment pools, and it is our recommendation that the city choose to renew with Veritex Community Bank for 6 months, or approximately 180 days, at the rate of 5.36%.

Requestor Signature:

This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the 07/08/2024 Council Agenda.

Item 17.

 **VERITEX**
COMMUNITY BANK
12750 Merit Drive, Suite 1300
Dallas, TX 75251

4392 1 AB 0.544 *0004392 S1

Notice Date: 6/20/24
Phone: (833) 837-4839




 CITY OF IOWA COLONY
12003 IOWA COLONY BLVD
IOWA COLONY TX 77583-5719


AUTOMATIC RENEWAL NOTICE

Your Certificate of Deposit xxx7818 will automatically renew on 6/30/24 with a new maturity date of 12/30/24. If you want to make any changes to this certificate, you must do so within 10 days following the renewal date or be subject to a penalty. The new interest rate and annual percentage yield (APY) is not yet known, but will be determined on the maturity date. You may call (833) 837-4839 to get your new rate and APY. Interest will be electronically sent to 136515.

CERTIFICATE OF DEPOSIT	xxx7818
AMOUNT	145,000.00
TERM	6M

RECEIVED
JUN 28 2024
By 

8022*



June 28th 2024 – Quote/Rates Renewal for Certificate of Deposit

Veritex Community Bank

- 5.36% - 90-180 days
- 5.18% - 210-330 days
- 5.10% - 365 days

TexStar Investment Pool

- 5.32%

Texas Class Investment Pool

- 5.23%

Frost Bank

- 4.75% - 180 days
- 4.40% - 1 Year
- 3.66% - 2 Years

First National Bank of Alvin – Manvel

- 2.25% - 6 months
- 4.75% - 12 months
- 3% - 24 months



City Council Agenda Item Request Form

Item 18.

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date: 07/01/2024

Department Making Request: 10 - Admin

Person Making Request: Natasha Brooks

Item Type: Action (other)

Budgeted? N/A (no cost) Cost:

If budgeted, identify account:

Short Description:

Iowa Colony TIRZ 2 Annual Report #13 - 2023

Explanation/Justification Details:

Established in 2010, the Tax Increment Reinvestment Zone (TIRZ) No. 2 in Iowa Colony, Texas, covers 1,082.42 acres after annexation in 2020, and is a special zone created to encourage development and to stimulate commercial and residential growth in Iowa Colony, Texas by providing necessary financing and management tools.

This report details the revenue sources, including sales and property tax, and expenditures for development projects within the Zone.

Information on outstanding bonds, principal and interest due, and the captured appraised value of the zone is provided in this report.

Requestor Signature: **Natasha Brooks** Digitally signed by Natasha Brooks
Date: 2024.07.02 08:22:08 -05'00'

This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared: **Natasha Brooks** Digitally signed by Natasha Brooks
Date: 2024.07.02 08:22:30 -05'00'

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary

**TAX INCREMENT REINVESTMENT ZONE
NUMBER TWO
CITY OF IOWA COLONY, TEXAS**



**2023 ANNUAL REPORT
REPORT NUMBER THIRTEEN**

Tax Year Ending December 31, 2023

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COMPLIANCE

Texas Tax Code 311.016 (a):	
(1)	6
(2)	7
(3)	7
(4)	7
(5)	7

CITY OF IOWA COLONY, TEXAS

2023 CITY COUNCIL

Mayor

Hon. Will Kennedy

Council Members

Hon. McLean Barnett,
Position 1

Hon. Arnetta Hicks-Murray,
Position 2

Hon. Marquette Green-Young,
Position 4

Hon. Timothy Varlack,
District A

Hon. Kareem Boyce,
District B

Hon. Sydney Hargroder,
District C

TAX INCREMENT REINVESTMENT ZONE
NUMBER TWO
IOWA COLONY, TEXAS
2023 BOARD OF DIRECTORS

- Position 1** Steven Byrum-Bratsen, Chair (part of year)
Term Ending - April 2024

- Position 2** Sheila Woods, Chair (part of year)
Term Ending - April 2025

- Position 3** Leon Davis
Term Ending - April 2024

- Position 4** Brett Godfrey
Term Ending - April 2025

- Position 5** Patrick O'Day
Term Ending - April 2025

DESCRIPTION OF ZONE

In accordance with the Tax Increment Financing Act (Chapter 311, Tax Code), Ordinance 2010-2 of the City of Iowa Colony, Texas (the “City”) established Reinvestment Zone Number Two, City of Iowa Colony, Texas, (the “Zone” or “TIRZ”) on March 15, 2010. In 2019, the Zone consisted of approximately 955.89 acres located in Brazoria County, Texas (the “County”) In 2020, the Iowa Colony City Council adopted Ordinance 2020-10 which approved the annexation of approximately 253.049 acres of additional land into the Zone. The Zone now contains a total of 1,082.42 acres. (Figure 1 shows the amended acreages). The City of Iowa Colony envisions that the Zone will serve a vital and long-term role in creating and sustaining revitalization opportunities.

The creation of the Zone was instrumental in facilitating the development of the master planned community project in Iowa Colony. The Meridiana (formerly known as Seven Oaks) Development consists of commercial, single family, mixed-use development spanning across two cities, Iowa Colony, and Manvel. The project proposed that for any meaningful redevelopment of the area to occur, extensive construction of new infrastructure would be required.

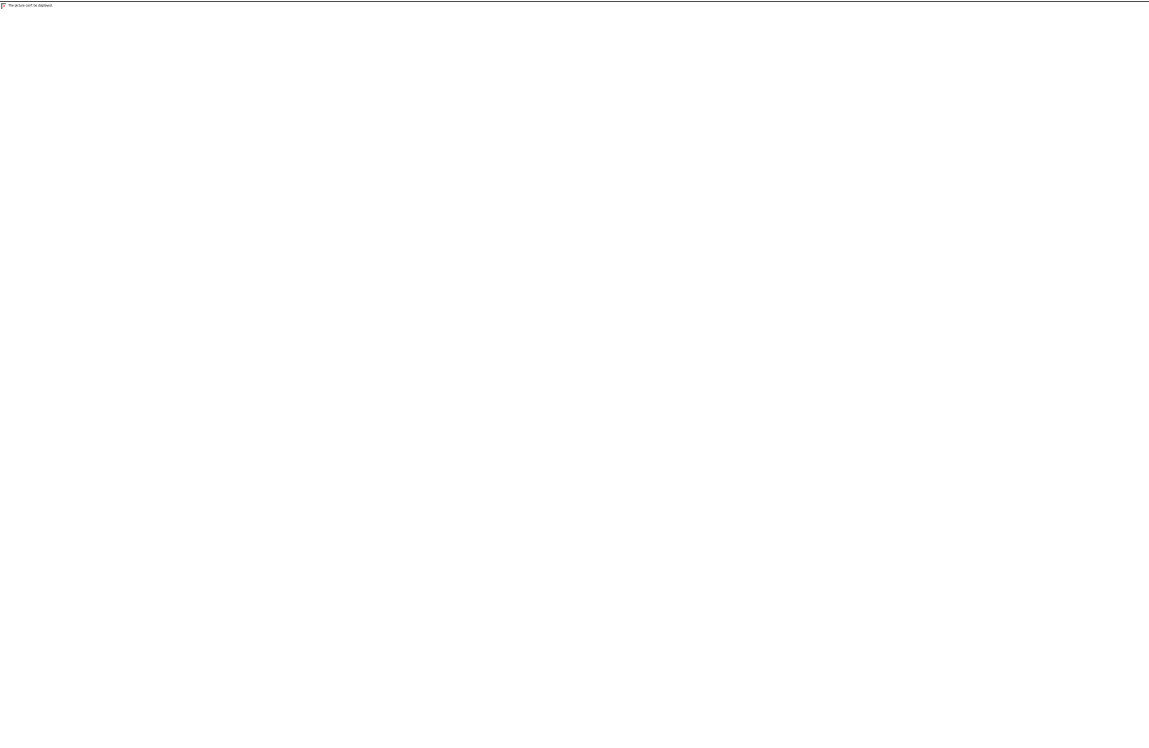


Figure 1: Iowa Colony TIRZ 2 Boundary Map (March 2020)

PURPOSE OF ZONE

This TIRZ was proposed in response to trends that showed Iowa Colony and its commercial tax base at risk of slow to no growth. The TIRZ would provide the financing and management tools needed to help stimulate the development of commercial and residential areas. The purpose of the Zone is to facilitate the redevelopment and will be the catalyst to provide the momentum for further redevelopment within the Zone.

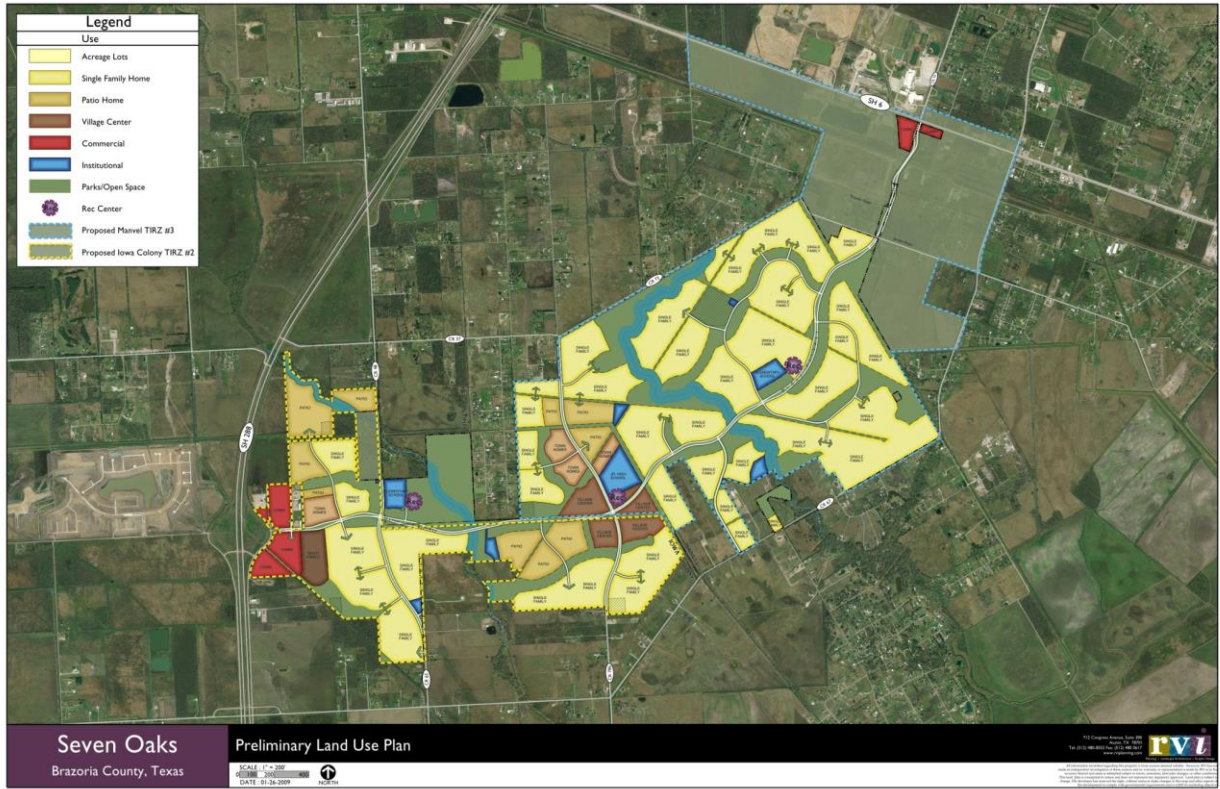
The objective of the Zone is to facilitate quality mixed-use development with a self-sustaining tax base for the City of Iowa Colony (the City), Brazoria County (the County), and any other participating taxing entity.

The City Council, in adopting the ordinances creating the Zone, found that the development described in the Project Plan and Reinvestment Zone Financing Plan (the Project Plan) would not likely occur, to the quality, standards and densities described in the Project Plan, but for the creation of the Zone.

The City Council further found that improvements in the Zone will significantly enhance the value of all taxable real property in the Zone and will be of general benefit to the City. The Zone will pursue its objective by acting as a financing vehicle for regional public improvements, as described in the Project Plan. The methods of financing and the sources of funding available to the Zone including the City and Brazoria County are described in the Project Plan.

The Project Plan & Reinvestment Zone Financing Plan (the “Plan”) has been prepared in accordance with the requirements of Chapter 311 of the Texas Tax Code and outlines the improvements to be funded and implemented by the Zone.

Figure 2: Iowa Colony Seven Oaks Master Plan (Iowa Colony and Manvel)



STATE OF THE ZONE AND PLAN IMPLEMENTATION IN 2023

Revenue

1. The information provided in the section is in accordance with § 311.016 (a) (1) of the Texas Tax Code, which requires inclusion of the amount and source of revenue in the tax increment fund established for the Zone.

Since its inception in 2010, the City and Brazoria County have been the sole participating taxing entities in the Zone. The following tables show the participating jurisdictions and the amount and source of revenue in the Zone. The Zone was created for the duration of 40 years and the City initially committed to 90% of its sales tax for the 40 years, or until dissolved by the City. Brazoria County committed 40.49% of its property tax beginning in 2015 for a period of 30 years from the first year of payment.

On August 11, 2016, the City Council approved an amendment to the Plan to authorize participation in the TIRZ #2 with City property taxes. The amendment calls for 100% of the property tax generated within the Zone to be dedicated to the Zone. It further calls for 30% of that amount to be withheld by the City of Iowa Colony for cost of services in the Zone. 2016 was the first year the property tax increment was collected in Iowa Colony.

Table A: Participation Schedule

Jurisdiction	2010 Base Year	2023 Tax Rate (Oct 1, 2023 O&M)	Years
City of Iowa Colony Sales Tax*	\$-0-	1%	2010-2050
City of Iowa Colony Property Tax*	\$-0-	\$0.519209/\$100	2016-2050
Brazoria County Property Tax**	\$0.463101/\$100***	\$0.364948/\$100 ****	2015-2045

Tax Rate Source: Brazoria County Central Appraisal District

* City of Iowa Colony does assess a property tax of \$0.519209/\$100. Property tax began its contribution to TIRZ 2 in 2016. Agreements were approved August 11, 2016. Property tax is applied at 100% of the total increment generated in the Zone less debt service with 30% being withheld by the City for cost of providing city services (Cost of Service (COS)). The total rate for 2023 is \$0.519209/\$100. Sales Tax will be applied at 90%.

** Brazoria County approved their participation by Interlocal Agreement at 40.49%.

*** Brazoria County tax rate approved October 2010.

**** Brazoria County tax rates approved October 2023: \$0.313948/\$100 (General Government); \$0.050/\$100 (Road and Bridge. Combined tax rate is \$0.364948/\$100)

Table B illustrates the growth in appraised value from the base year 2010 to tax year 2023 for the City of Iowa Colony. Table B is used to illustrate growth in appraised value over the life of the TIRZ to show the calculation of the increment. Note: Table B now reflects the adjusted 2010 Base Value as calculated and provided by the Brazoria County Tax Office in their Annual Statement. The Adjusted Base Value will be reflected in future Annual Reports as well. In addition, Table B reflects the TIF Levy paid as of September 30 of each year the end of the fiscal year.

Table B: Increment Generated from Base Year to Present

	City of Iowa Colony Sales Tax	City of Iowa Colony Property Tax***	Brazoria County Property Tax General Fund**	Brazoria County Property Tax Road and Bridge Fund**	Total Levy Paid
2010 Original Base Value	-0-	\$3,776,457	\$3,776,457	N/A	\$-0-
2015 Value	-0-	\$3,803,108	\$3,803,108		
2015 Captured Increment	-0-	-0-	\$-0-		\$-0-
2016 Adjusted Base Value for 2010	-0-	\$2,806,647	\$2,806,587	\$2,794,557	
2016 Value	-0-	\$17,842,967	\$17,691,581	\$17,688,581	
2016 TIF Levy Paid (12-31-16)		\$11,805.95	\$-0-	\$1,595.89	\$23,960.12
2017 Adjusted Base Value	-0-	\$2,638,500	\$2,638,390	\$2,626,390	
2017 Value	-0-	\$45,923,700	\$43,325,723	\$43,215,668	
Levy Paid (12-31-17)	-0-	69,520.39			\$268,001.65
2018 Adjusted Base Value	-0-	\$2,697,565	\$2,697,545	\$2,685,545	
2018 Value	-0-	91,901,166	79,374,488	78,853,948	

Levy Paid (12-31-18)	-0-	\$190,107.51	\$77,894.14		\$259,627.90
2019 Adjusted Base Value	-0-	\$2,775,151	\$2,775,151	\$2,763,151	
2019 Value	-0-	\$156,411,713	\$134,006,913	\$133,178,913	
Levy Paid (12-31-19)	-0-	\$702,814.84	\$143,796.24		\$846,611.08
2020 Adjusted Base Value		\$225,959,580		\$225,959,580	
Levy Paid (4-30-21)	\$5,595.22	\$1,236,245.98	\$224,343.96	NA	\$1,466,185.21
2021 Value	\$10,148.13	\$260,874,195		NA	
Levy Paid 9-30-21		\$1,441,801.67	\$438,602.15****	NA	\$1,880,403.82
2022 Adjusted Base Value		\$2,780,663	\$2,780,663	42,780,663	
2022 Value	13,405.47	\$289,524,457	\$252,783,510	\$250,731,761	
Levy Paid (9-30-22)		\$1,424,297.84	\$862,920.59	\$127,163.94	\$1,637,754.37
2023 Adjusted Base Value		\$2,780,663	\$2,780,663	42,780,663	
2023 Captured Value	\$15,618.71	\$533,465,345	\$424,458,606	\$421,695,639	
Levy Paid (12-31-23)		\$2,172,149	\$907,187	\$144,052	\$3,223,388

* Captured Increment is calculated by taking the difference between the current year value and the base year value. Note: The Base Year Value changes over time.

** Brazoria County collection did not begin until 2015.

*** City of Iowa Colony Property Tax collections did not begin until 2016. This amount is 100% and includes Cost of Service withheld of \$211,024.49 (30%) for 2019.

**** Brazoria County payment is estimated for 2021 as of 5-2-22. Payment is generally made in August of each year.

Table C is used to illustrate the amount of the City’s incremental revenue to the tax increment fund. Note these are actual revenues for the calendar year, and do not reflect the total levy or percent levy paid to date.

Table C: Tax Increment Revenue by Year (12-31-20) ****

Taxing Entity	City Sales Tax*	City Property Tax**	County Property Tax***	Annual Fund Revenue	Grand Total
2020 Base Year – 2016	-0-	-0-	-0-	-0-	
2017	-0-	69,520.39	29,157.07	98,667.46	
2018	-0-	190,105.51	77,796.24	268,001.65	
2019	-0-	702,814.84	143,796.24	846,611.08	
2020	5,595.22	1,236,245.98	224,343.96	1,466,185.21	
2021	10,148.13	1,331,801.67	438,602.15	1,890,551.95	
2022	13,405.47	1,424,297.84	862,920.59	2,300,623.90	
2023	15,618.71	2,172,149.00	907,187	3,094,954.71	7,652,699.67

*TIRZ #2 did not generated any sales tax until 2020. City reimburses the TIRZ 90% of sales tax receipts.

**The City of Iowa Colony approved participation with property taxes in 2016 at a rate of 100% of the total increment produced. Property tax is applied at 100% of the total increment generated in the Zone with 30% being returned to the City for cost of providing city services (Cost of Service (COS)). Sales Tax will be applied at 90%.

*** Brazoria County collection did not begin until 2015. Brazoria County: Increment x 40.49% x Tax Rate = Increment Revenue. This amount reflects the sum of Brazoria County General Fund and Road and Bridge Fund (See Table B for separated amounts).

****Figures originally based on Brazoria County Tax Office Tax Increment Financing Monthly and Annual Reports. However, in 2019, after an audit of the actual income, amounts for each year have been significantly adjusted.

Expenditures

2. The information provided in this section is in accordance with § 311.016 (a) (2) of the Texas Tax Code, which requires inclusion of the amount and purpose of expenditures from the fund.

The Board of Directors of the Zone has been granted by City Council, in accordance with Section 311.010 of the Texas Tax Code, the power to administer, manage and operate the Zone and to implement the Plan.

The Zone was created on March 15, 2010. The Board of Directors for the Zone was appointed at the same meeting. The Board has met when needed since their appointment.

Zone administrative expenses for 2023 were \$51,751.32 Note: This figure does not include bond issuance expenses.

Considerable activity has taken place in the Zone again in 2023. The developer has continued construction on the project in Iowa Colony. In 2023, \$5,347,671 have been expended in the Zone for development of Zone approved projects. Since reporting began, the developer has invested \$108,086,269.

Interest Due on Outstanding Bonds

3. The information provided in this section is in accordance with § 311.016 (a) (3) of the Texas Tax Code, which requires inclusion of the amount of principal and interest due on outstanding bonded indebtedness.

The Zone issued debt in the years 2018-2023. Total debt issued to date is \$35,370,000.

Tax Increment Bonds	Bond Issue Date	Initial Bond Amount	2023 Outstanding Principle Due	2023 Outstanding Interest Due
Series 2018	12-12-18	\$8,480,000	\$7,965,000	\$5,697,706
Series 2019	12-19-19	\$4,105,000	\$3,935,000	\$2,257,024
Series 2020	9-2-20	\$3,865,000	\$3,705,000	\$1,587,425
Series 2021	9-29-21	\$6,105,000	\$6,010,000	\$2,482,450
Series 2022	8-22-22	\$5,280,000	\$5,280,000	\$4,214,074
Series 2023	9-20-23	\$8,010,000	\$8,010,000	\$6,112,017
Grand Total		\$35,370,000		

Base Value & Captured Appraised Value

4. The information provided in this section is in accordance with § 311.016 (a) (4) of the Texas Tax Code, which requires inclusion of the tax increment base and current captured appraised value retained by the Zone.

The captured appraised value of the Zone is the total appraised value of all real property located within the Zone, less the tax increment base value. In each year after the base year, the Zone has received tax increment revenue based on ad valorem property taxes levied and collected by each participating taxing unit on the captured appraised value of the Zone. Please refer to Table B.

Increment Received by Participating Jurisdiction

5. The information provided in this section is in accordance with § 311.016 (a) (5) of the Texas Tax Code, which requires inclusion of the captured appraised value shared by the City and other taxing units, the total amount of tax increments received, and any additional information necessary to demonstrate compliance with the Plan.

The City of Iowa Colony and Brazoria County are the only two taxing entities participating in the Zone. The increment revenue received for fiscal year ending September 30, 2023 was 3,094,954.71 in Table C.



**TAX INCREMENT REINVESTMENT ZONE NUMBER TWO
CITY OF IOWA COLONY, TEXAS
2023 ANNUAL REPORT
Tax Year Ending December 31, 2023**

Prepared by Ron Cox Consulting for the City of Iowa Colony TIRZ 2 Board



City Council Agenda Item Request Form

Item 19.

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date: 06/27/2024

Department Making Request: 15 - Finance

Person Making Request: Sandra Castro

Item Type: Agreement

Budgeted? YES

Cost: 68500

If budgeted, identify account: 10 10 5205

Short Description:

Approve engagement letter with Whitley Penn for auditing services.

Explanation/Justification Details:

Agreement between the City of Iowa Colony and Whitley Penn, an independent third-party auditor, to perform an audit of the governmental activities, and discretely presented component units of the city, for the fiscal year ending in September 30, 2024.

The objective of the engagment letter is to set out the scope of work for the audit, which includes data collection, expressing an opinion on each component unit and obtain reasonable assurance that the entity complied in all material respects with the applicable compliance requirements set by governmental standards.

Whitley Penn has been the auditor for the City of Iowa Colony and the Iowa Colony Development Authority, for the past 5 years.

At this time, we would recommend to continue services with Whitley Penn for fiscal year end 2024, to ensure that we can close out projects with them.

The city will be issuing a request for qualifications for audit services in fiscal year 2025.

Requestor Signature:

This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the 07/08/2024 Council Agenda.



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

whitleypenn.com

June 5, 2024

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, 2024 and for the year then ended, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. In addition, we will audit the City's compliance over major federal award programs for the year ended September 30, 2024.

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 and an opinion on compliance regarding the entity's major federal award programs. 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) and in accordance with *Government Auditing Standards* 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.

The objectives of our compliance audit are to obtain sufficient appropriate audit evidence to form an opinion and report at the level specified in the governmental audit requirement about whether the entity complied in all material respects with the applicable compliance requirements and identify audit and reporting requirements specified in the governmental audit requirement that are supplementary to GAAS and *Government Auditing Standards*, if any, and perform procedures to address those requirements.

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

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

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
- Schedule of Expenditures of Federal Awards

Data Collection Form

Prior to the completion of our engagement, we will complete the sections of the Data Collection Form that are our responsibility. The form will summarize our audit findings, amounts and conclusions. It is management's responsibility to submit a reporting package including financial statements, schedule of expenditure of federal awards, summary schedule of prior audit findings and corrective action plan along with the Data Collection Form to the federal audit clearinghouse. The financial reporting package must be text searchable, unencrypted, and unlocked. Otherwise, the reporting package will not be accepted by the federal audit clearinghouse. We will assist you in the electronic submission and certification. You may request from us copies of our report for you to include with the reporting package submitted to pass-through entities.

The Data Collection Form is required to be submitted within the earlier of 30 days after receipt of our auditors' reports or nine months after the end of the audit period, unless specifically waived by a federal cognizant or oversight agency for audits. Data Collection Forms submitted untimely are one of the factors in assessing programs at a higher risk.

Auditor Responsibilities

We will conduct our audit in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS), the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America; the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). 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.

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

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 and *Government Auditing Standards* of the Comptroller General of the United States of America. Please note that the determination of abuse is subjective and *Government Auditing Standards* does not require auditors to detect abuse.

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.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance over financial reporting will not be an objective of the audit and, therefore, no such opinion will be expressed.

Audit of Major Program Compliance

Our audit of the City's major federal program(s) compliance will be conducted in accordance with the requirements of the Single Audit Act, as amended; and the Uniform Guidance, and will include tests of accounting records, a determination of major programs in accordance with the Uniform Guidance and other procedures we consider necessary to enable us to express such an opinion on major federal award program compliance and to render the required reports. We cannot provide assurance that an unmodified opinion on compliance will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or withdraw from the engagement.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether material noncompliance with applicable laws and regulations, the provisions of contracts and grant agreements applicable to major federal award programs, and the applicable compliance requirements occurred, whether due to fraud or error, and express an opinion on the entity's compliance based on the audit. 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 GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the entity's compliance with the requirements of the federal programs as a whole.

As part of a compliance audit in accordance with GAAS and in accordance with *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit. We also identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks.

Our procedures will consist of determining major federal programs and, performing the applicable procedures described in the U.S. Office of Management and Budget OMB Compliance Supplement for the types of compliance requirements that could have a direct and material effect on each of the entity's major programs, and performing such other procedures as we considers necessary in the circumstances. The purpose of those procedures will be to express an opinion on the entity's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

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

Also, as required by the Uniform Guidance, we will obtain an understanding of the entity's internal control over compliance relevant to the audit in order to design and perform tests of controls to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each of the entity's major federal award programs. Our tests will be less in scope than would be necessary to render an opinion on these controls and, accordingly, no opinion will be expressed in our report. However, we will communicate to you, regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we have identified during the audit.

We will issue a report on compliance that will include an opinion or disclaimer of opinion regarding the City's major federal programs, and a report on internal controls over compliance that will report any significant deficiencies and material weaknesses identified; however, such report will not express an opinion on internal control.

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, in its accounts, all federal awards received and expended during the period and the federal programs under which they were received, including federal awards and funding increments received prior to December 26, 2014 (if any), and those received in accordance with the Uniform Guidance generally received after December 26, 2014;
- For maintaining records that adequately identify the source and application of funds for federally funded activities;
- For preparing the schedule of expenditures of federal awards (including notes and noncash assistance received) in accordance with the Uniform Guidance;
- For the design, implementation, and maintenance of internal control over federal awards;
- For establishing and maintaining effective internal control over federal awards that provides reasonable assurance that the nonfederal entity is managing federal awards in compliance with federal statutes, regulations, and the terms and conditions of the federal awards;
- For disclosing accurately, currently, and completely the financial results of each federal award in accordance with the requirements of the award;
- 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;
- 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;
- For making the auditor aware of any significant vendor/contractor relationships where the vendor/contractor is responsible for program compliance;
- 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.

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

- 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

Nonattest services will include assistance with preparation of the financial statements and note disclosures, including government-wide adjustment adjusting entries, assistance with the preparation of the schedule of expenditures of federal award (SEFA), and assistance with the preparation of data collection form and its submission to the Federal Audit Clearinghouse. 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.

In addition, nonattest services will include assistance with the data entry of lease and subscription-based information technology arrangement (SBITA) information into a lease and subscription management software. We will not provide any hosting services and the District will be the sole owner of data input to the subscription management software.

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. We will perform the services in accordance with applicable professional standards, including *Government Auditing Standards*.

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 2024
Perform year-end audit procedures	January 2025
Issue audit reports	March 2025

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 \$55,000. If applicable, Single Audit procedures for one federal major program will be \$7,500 and each additional federal major program will be \$2,500. 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.

Optional costs include electronically confirming the balances of financial statement accounts via www.confirmation.com and tracking lease/subsription software agreements via a software tool for lease/subsription management. We anticipate the cost for electronic confirmation of accounts to be approximately \$500. The cost related to utilization of the lease and subsription management software is \$6,000 and includes Whitley Penn’s services to assist with data input, training, and the cost of the annual license fee.

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.

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

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.

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. Our fee estimates are based on the assumption that we will be able to obtain internal control reports from the City's payroll service provider (where necessary), more commonly referred to as a SOC 1 Report and that we will be able to place reliance on these reports for internal control purposes in conjunction with the internal controls present in the administration of the City. Any weaknesses noted in the internal control may affect the nature, timing, and extent of our procedures and accordingly our fees will be adjusted to reflect such changes.
3. 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.
4. 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.
5. 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 scheduling of our professional staff requires complex models to balance the needs of our clients and the utilization of our people. Last minute client requested scheduling changes result in costly downtime due to our inability to make alternate arrangements for our professional staff. If after scheduling our work, you do not provide proper notice, which we consider to be one week, of your inability to meet the agreed-upon date(s) for any reason, or do not provide us with sufficient information required to complete the work in a timely manner, additional billings will be rendered for any downtime of our professional staff.

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.

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

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. Our audit engagement ends on delivery of our audit report. Any follow-up services that might be required will be a separate, new engagement. The terms and conditions of that new engagement will be governed by a new, specific engagement letter for that service.

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.

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.

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

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 7 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;
- 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.

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

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,

Whitley Penn LLP

Houston, Texas

RESPONSE:

This letter correctly sets forth our understanding.

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

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

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. 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.



CLA is an independent member of Nexia International, a leading, global network of independent accounting and consulting firms. See nexia.com/member-firm-disclaimer for details.

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

Phoenix, Arizona
October 6, 2021



City Council Agenda Item Request Form

Item 20.

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date: 07/02/2024

Department Making Request: 15 - Finance

Person Making Request: Sandra Castro

Item Type: Action (other)

Budgeted? N/A (no cost) Cost: 0

If budgeted, identify account: [] [] []

Short Description:

Quarterly Investment Report presented for the city's funds for the 2nd Quarter of 2024

Explanation/Justification Details:

Approval of quarterly investment report presented for the city's funds for the 2nd Quarter, covering the period between April 01, 2024 - June 30, 2024, for all Certificate of Deposits, and investments in the local government Investment Pools.

Requestor Signature:

Digitally signed by Sandra Castro
Date: 2022.10.12 11:23:09 -05'00'

Attachments

This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the 07/08/2024 Council Agenda.

**City of Iowa Colony
Quarterly Investment Portfolio Report - June
30, 2024**

Investment Description	Maturity Date	Yield (Interest Rate)	4/01/2024		6/30/2024	Accrued
			Beginning Market Value	Changes	Ending Market Value	Interest Earnings
TexStar Investment Pool	Liquid	5.31%	2,616,193	34,775.69	2,650,969	34,776
TexStar IP - Crime Control Fund	Liquid	5.31%	438,854	5,833.47	444,687	5,833
TexStar IP - Vehicle Rplc Fund	Liquid	5.31%	334,940	4,452.17	339,392	4,452
Veritex Community C/D	9/12/2024	5.49%	104,808	1383.78	100,000	1384
Veritex Community C/D	6/03/2024	5.36%	145,000	1958.97	145,000	1959
Frost Bank Invetsment C/D	2/23/2025	3.15%	6,290	0.00	6,290	0
Texas Class Investment Pool	Liquid	5.50%	6,348,316	86,243.18	6,434,559	86243
Texas Class IP - Ames Blvd Retainer	Liquid	5.50%	1,512,738	20,550.85	1,533,289	20551

This report is prepared accordance with and complies with the City Investment Policy and the Texas Public Investment Act

City Manager

Senior Accountant

Friday, June 21, 2024

Brad Sweitzer
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: bsweitzer@ehra.team

Re: Ellwood Section 1A Preliminary Plat
Letter of Recommendation to Approve
Adico, LLC Project No. 16007-2-378

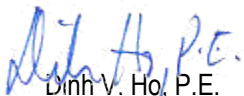
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Ellwood Section 1A Preliminary Plat received on or about June 21, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on June 21, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 25, 2024, for consideration at the July 2, 2024, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-378

GENERAL NOTES:

- 1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K, dated December 30, 2020, the property lies within Zone AE.
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 EHRA, 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 EHRA.
4. B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.R. indicates Brazoria County Deed Record.
B.C.P.R. indicates Brazoria County Plat Record.
B.L. indicates Building Line.
C.R. indicates County Road.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
7. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
8. 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.
9. 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.
10. Drainage plans to be provided prior to final plat submittal.
11. One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and rest in the dedicator, his heirs, assigns, or successors.

BENCHMARK(S):
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

CURVE TABLE
CURVE RADIUS ARC LENGTH CHORD BEARING CHORD LENGTH
C1 25.00' 39.27' N 42°14'10" E 35.39'
C2 275.00' 37.04' N 01°05'15" E 37.04'
C3 25.00' 39.27' N 47°45'50" W 35.30'

LINE TABLE
LINE ANGLE DISTANCE
L1 N 87°14'10" E 100.00'
L2 N 87°14'10" E 50.00'
L3 N 02°45'50" W 74.14'
L4 S 03°34'30" W 90.56'
L5 S 35°12'49" W 84.37'
L6 S 62°17'27" W 51.18'
L7 S 82°11'38" W 53.41'
L8 N 02°45'50" W 92.61'
L9 S 87°14'10" W 50.00'
L10 S 87°14'10" W 100.00'
L11 N 02°45'50" W 80.00'

LAND USE TABLE
PLAT SF - 60's SF - 50's COMM. INST. MATERIALS/ COLLECTORS PARKS & OPEN SPACE TOTAL
BCMUD NO. 57 LIFT STATION NO. 3 0.18 AC. 0.18 AC.
BCMUD NO. 57 WATER PLANT 1.48 AC. 1.48 AC.
DAVENPORT PKWY. ST. DEDICATION 24.76 AC. 24.76 AC.
ELLWOOD DETENTION RESERVE 'A AND 'B' 9.11 AC. 9.11 AC.
ELLWOOD DETENTION RESERVE 'C' 1.58 AC. 1.58 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION 2.42 AC. 2.42 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION 6.62 AC. 6.62 AC.
ELLWOOD SECTION 1A 0.44 AC. 1.71 AC. 0.51 AC. 2.66 AC.
ELLWOOD SECTION 1B 4.00 AC. 11.34 AC. 0.37 AC. 16.71 AC.
TOTAL 44.44 AC. 13.05 AC. 9.11 AC. 1.52 AC. 12.10 AC. 26.84 AC. 65.86 AC. (7%) (20%) (14%) (2%) (18%) (39%) (100%)

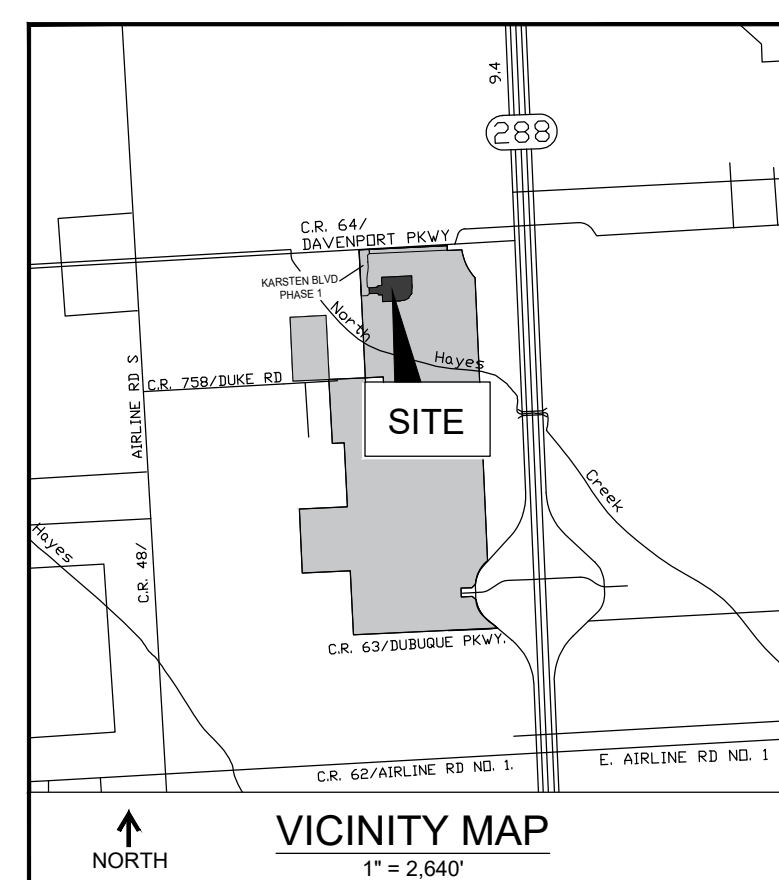
1) THIS TABLE TABULATES THE LAND USES WITHIN EACH PLAT FOR ZONING PURPOSES. NOT THE PERMITTED USES WITHIN EACH LAND USE
2) THIS TABLE INCLUDES ALL PRELIMINARY PLATS SUBMITTED AT THIS TIME

PARKLAND TABLE
PLAT ACREAGE
BCMUD NO. 57 LIFT STATION NO. 3 0.00 AC.
BCMUD NO. 57 WATER PLANT 0.00 AC.
DAVENPORT PKWY. ST. DEDICATION 0.00 AC.
ELLWOOD DETENTION RESERVE 'A AND 'B' 1.66 AC.
ELLWOOD DETENTION RESERVE 'C' 0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION 0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION 0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION 0.00 AC.
ELLWOOD SECTION 1A 0.51 AC.
ELLWOOD SECTION 1B 0.37 AC.
TOTAL 2.54 AC.

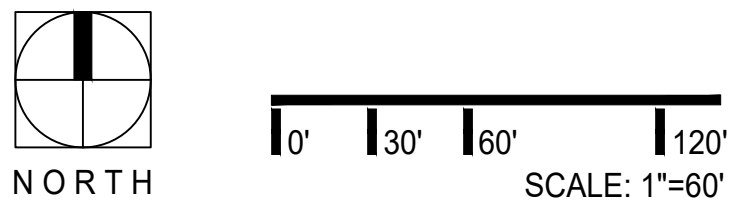
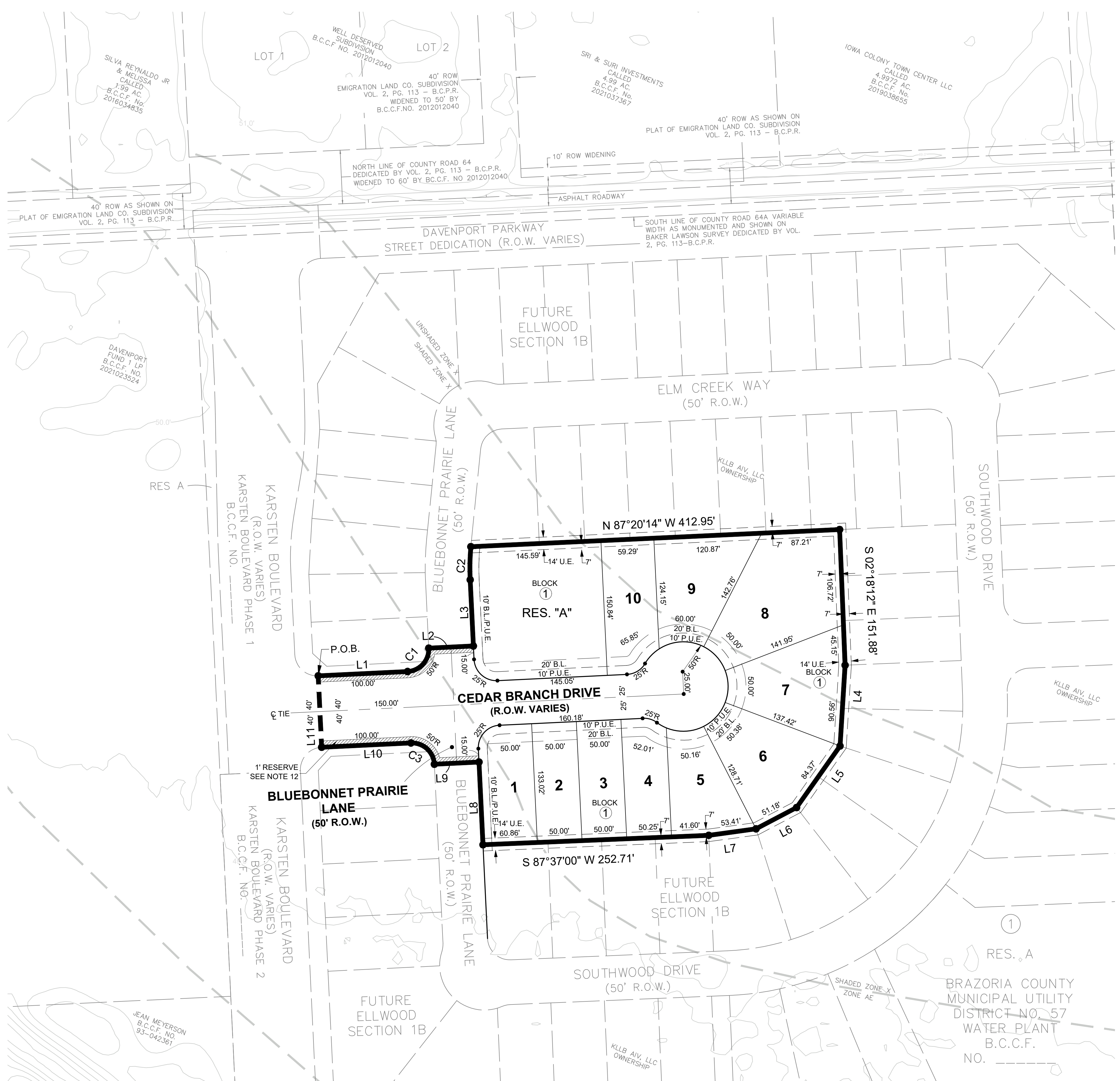
1) PARKLAND DETENTION RESERVES IS CALCULATED AT 50% OF THE AREA OF THE MAINTENANCE BERM. IF MAINTENANCE BERM INCLUDES TRAILS, AS AN AVERAGE MINIMUM WIDTH OF 30' AND MINIMUM WIDTH OF 20'. AND HAS SIDE SLOPES THAT DO NOT EXCEED A 5:1 RATIO.
2) ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A 'RECREATION' RESTRICTION

RESERVE TABLE
RESERVE RESTRICTIONS SQ. FT. ACREAGE
A LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES 22,190.55 0.51
TOTAL 22,190.55 0.51

LOT SIZE TABLE
BLOCK NO. LOT NO. LOT AREA (SQ. FT.)
1 1 7,948.60
1 2 6,659.07
1 3 6,675.68
1 4 6,605.65
1 5 8,237.10
1 6 11,307.73
1 7 11,297.12
1 8 16,083.15
1 9 10,363.87
1 10 8,539.89



OWNER CONTACT INFORMATION
KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
10235 WEST LITTLE YORK, SUITE 200
HOUSTON, TX 77040
281-560-6600



Ellwood Section 1A Preliminary Plat
Being a subdivision of 3.46 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 467 & 470 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.
Owner: KLLB AIV LLC, a Delaware Limited Liability Company

EHRA logo and contact information: 10011 MEADOWGLEN LANE HOUSTON, TEXAS 77042 713.784.4500 WWW.EHRATEAM.TBPE No. F-726 TBPLS No. 10092300

June 18, 2024

EHRA JOB NO. 221-022-01 No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

Vertical text on the left margin: P:\221-022-01\10092300\PLAT\Section 1A Ellwood Section 50, A-512, and being out of Lot 467 & 470 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.dwg Jun 18, 2024 2:05:30pm Edited by nburzillo

Friday, June 21, 2024

Brad Sweitzer
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: bsweitzer@ehra.team

Re: Ellwood Section 1B Preliminary Plat
Letter of Recommendation to Approve
Adico, LLC Project No. 16007-2-379

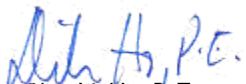
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal for Ellwood Section 1B Preliminary Plat received on or about June 21, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on June 21, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 25, 2024, for consideration at the July 2, 2024, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-379

GENERAL NOTES:

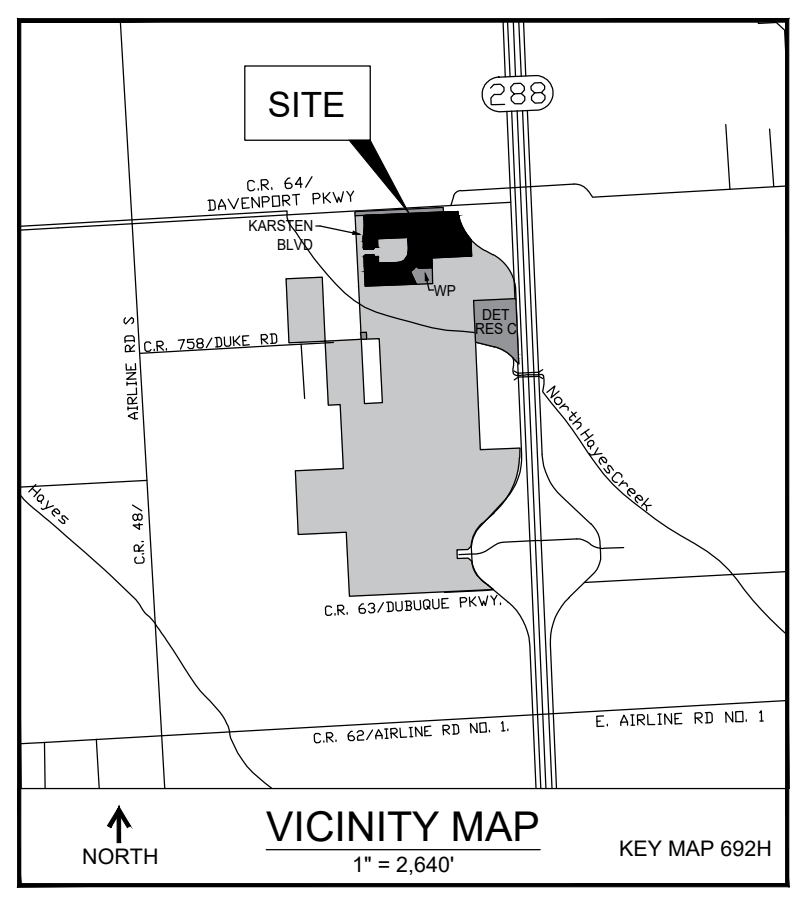
- 1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99998742165.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 480360101K, dated December 30, 2020, the property lies within Zone AE, Unshaded Zone X and Shaded 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. Edminister, Hinshaw, Russ & Associates, Inc. db/a EHRA, 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 Edminister, Hinshaw, Russ & Associates, Inc. db/a EHRA.
4. B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.A.E. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.C. indicates Sanitary Sewer Control.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
↑ indicates change in street name.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
7. This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
8. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
9. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
10. Drainage plans to be provided prior to final plat submittal.
11. Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ellwood Section 1B 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.
12. Areas identified as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of the property in the subdivision. Reserve E shall provide compensating open space for both Ellwood Section 1A and Ellwood Section 1B.
13. Reserve "B" shall provide 0.37 acres of parkland.
14. 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).
15. No residential, commercial, or industrial structure, other than structures necessary to operate the Facility or Pipeline, shall be erected at or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure distribution system pipeline as defined herein.
16. Final plats are subject to the conditions and approval of the General Plan and adjacent plats.

LAND USE TABLE with columns: PLAT, SF - 60's, SF - 50's, COMM, INST., UTILITIES & COLLECTIONS, PARKS & RECREATION, TOTAL. Includes summary rows for Ellwood Section 1A and 1B.

PARKLAND TABLE with columns: PLAT, ACREAGE. Includes summary row for Ellwood Section 1B.

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C11.

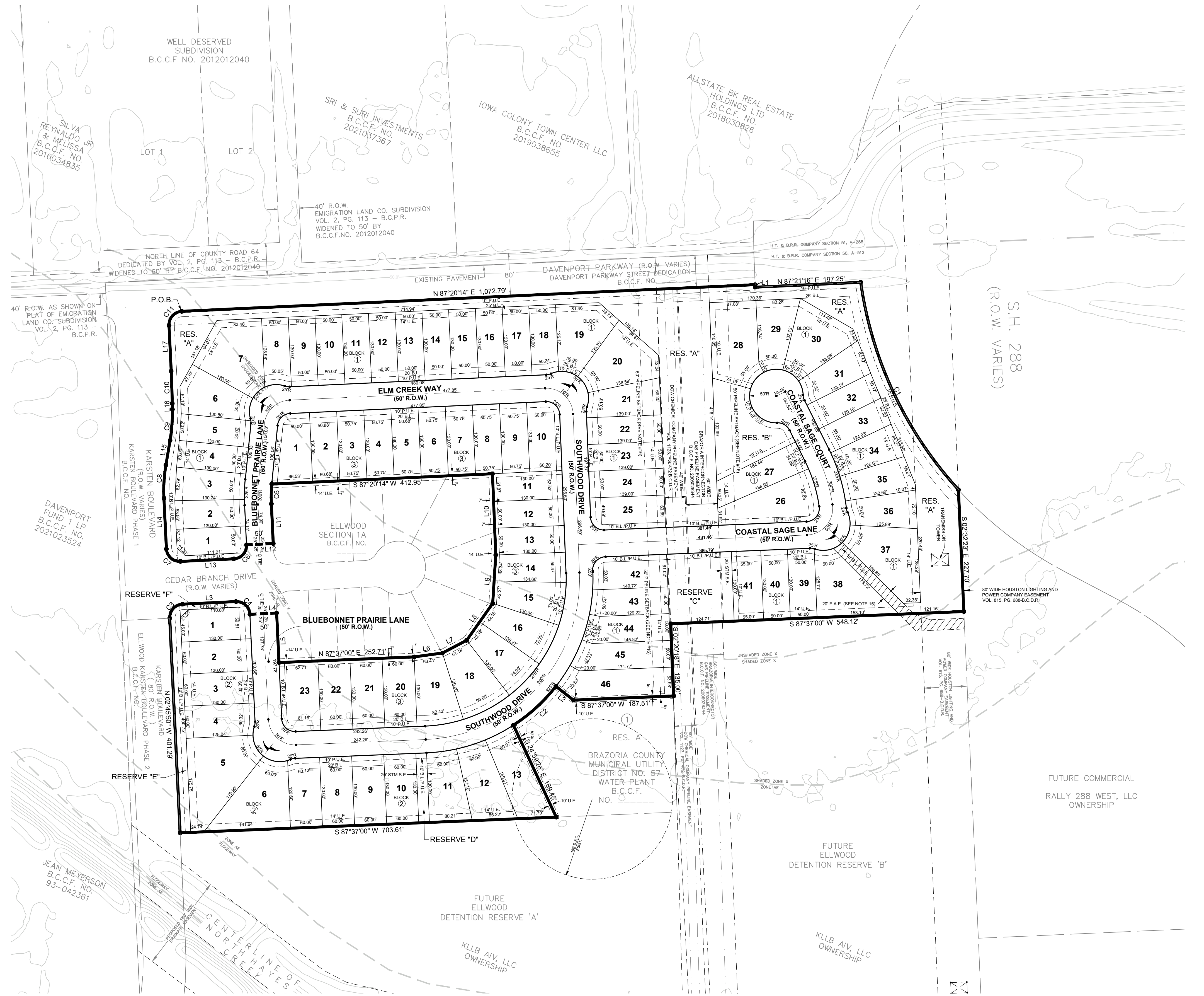
LINE TABLE with columns: LINE, ANGLE, DISTANCE. Lists lines L1 through L17.



RESERVE TABLE with columns: RESERVE, RESTRICTIONS, SQ. FT., ACREAGE. Lists reserves A through F.

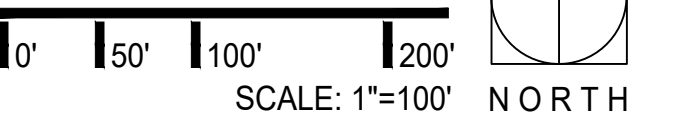
COMPENSATING OPEN SPACE TABLE with columns: A, B, C, D, E, F. Lists total no. of lots, total area, average lot size, and compensating open space required.

BENCHMARK(S): 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



LOT SIZE TABLE with columns: BLOCK NO., LOT NO., LOT AREA (SQ. FT.). Lists lots 1 through 46 across three blocks.

OWNER CONTACT INFORMATION: KLLB AIV, LLC, 10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TX 77040, 281-560-6600



Ellwood Section 1B Preliminary Plat
Being a subdivision of 22.82 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lots 467, 468, 470, 471, 473, & 476 of the Emigration Land Co. Subdivision in the City of Iowa Colony, Brazoria County, Texas.
Owner: KLLB AIV, LLC, a Texas Limited Partnership

EHRA logo and contact information: 10011 MEADOWGLEN LANE, HOUSTON, TEXAS 77042, 713.764.4500, WWW.EHRATEAM.COM, TBR# No. F-726, TBR#S No. 10072500

Friday, June 21, 2024

Brad Sweitzer
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: bsweitzer@ehra.team

Re: Ellwood Detention Reserve "A" and "B" Preliminary Plat
Letter of Recommendation to Approve
Adico, LLC Project No. 16007-2-381

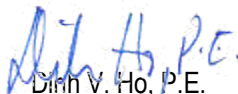
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Ellwood Detention Reserve "A" and "B" Preliminary Plat, received on or about June 5, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as submitted on June 5, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 25, 2024, for consideration at the July 2, 2024, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-380

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 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: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0120K, dated December 30, 2020, the property lies within Zone AE, Shaded Zone X, Unshaded Zone X and Floodway.

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 EHRRA, 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 EHRRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
 B.C.D.R. indicates Brazoria County Deed Record.
 B.C.P.R. indicates Brazoria County Plat Record.
 B.L. indicates Building Line.
 C.R. indicates County Road.
 D.E. indicates Drainage Easement.
 E.A. indicates Emergency Access Easement.
 M.H. indicates Manhole.
 P.G. indicates Page.
 P.A.E. indicates Permanent Access Easement.
 P.O.B. indicates Point of Beginning.
 P.U.E. indicates Public Utility Easement.
 P.V.T. indicates Private.
 R. indicates Radius.
 R.O.W. indicates Right-Of-Way.
 S.S.E. indicates Sanitary Sewer Easement.
 S.T.M.S.E. indicates Storm Sewer Easement.
 U.E. indicates Utility Easement.
 VOL. indicates Volume.
 W.L.E. indicates Water Line Easement.
 X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #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.
- 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 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.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Drainage plans to be provided prior to final plat submittal.
- Reserve "A" and Reserve "B" shall provide 1.60 acres of parkland as they comply with the requirements for areas within a detention reserve to be considered parkland.
- Final Plat is subject to the conditions and approval of the General Plan and adjacent plats.
- 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).

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	540.00'	72.56'	N 01°05'09" E	72.51'

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	292,055.04	6.70
B	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	420,444.81	9.65
C	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	288,050.36	6.61
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	77,990.57	1.80
TOTAL		1,078,540.78	24.76

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 65°46'30" W	89.60'
L2	N 62°27'14" W	85.46'

PARKLAND TABLE

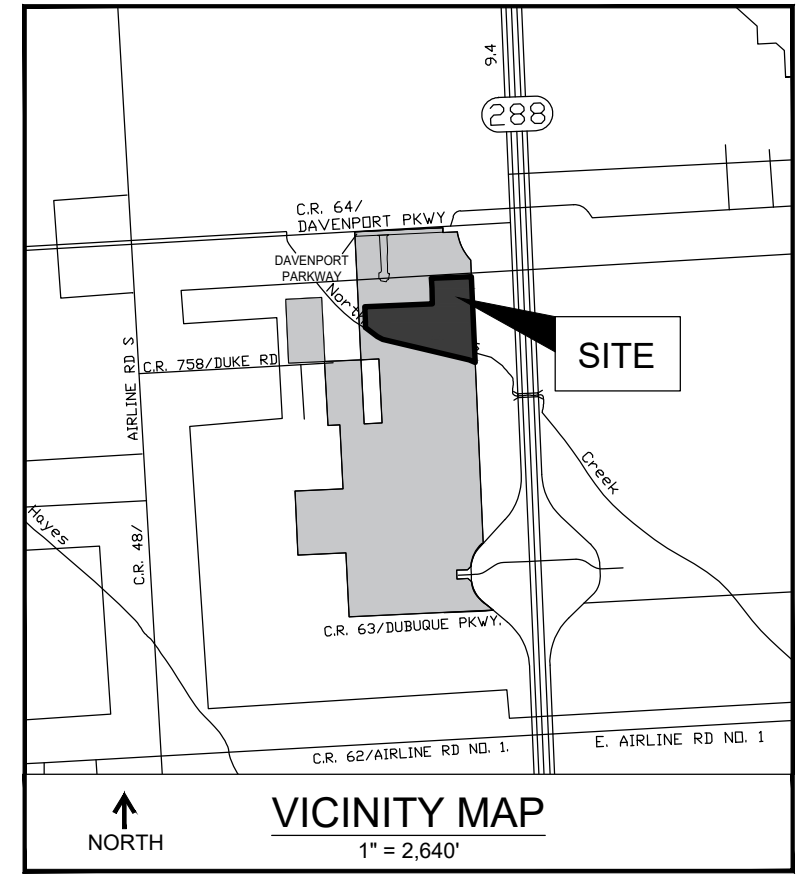
PLAT	ACREAGE
BCMUD NO. 57 LIFT STATION NO. 3	0.00 AC.
BCMUD NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PKWY. ST. DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	0.00 AC.
ELLWOOD SECTION 1A	0.51 AC.
ELLWOOD SECTION 1B	0.37 AC.
TOTAL	2.54 AC.

1) PARKLAND IN DETENTION RESERVES IS CALCULATED AT 50% OF THE AREA OF THE MAINTENANCE BERM. IF MAINTENANCE BERM INCLUDES TRAILS, IS AN AVERAGE MINIMUM WIDTH OF 30' AND A MINIMUM WIDTH OF 20', AND HAS SIDE SLOPES THAT DO NOT EXCEED A 5:1 RATIO.
 2) ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.

LAND USE TABLE

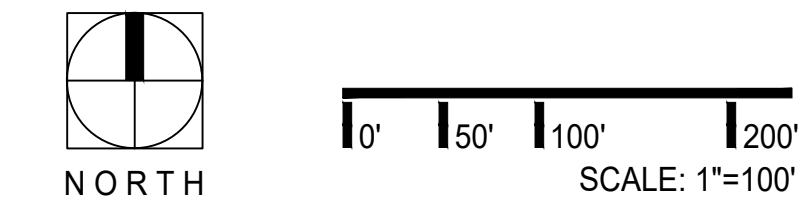
PLAT	SF - 60%	SF - 50%	COMM.	INST.	ARTISANALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	-	1.34 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.76 AC.	24.76 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	1.58 AC.	-	-	1.58 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	2.42 AC.	-	-	2.42 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	6.62 AC.	-	-	6.62 AC.
ELLWOOD SECTION 1A	0.44 AC.	1.71 AC.	-	-	-	0.51 AC.	2.66 AC.
ELLWOOD SECTION 1B	4.00 AC.	11.34 AC.	-	-	-	0.37 AC.	15.71 AC.
TOTAL	4.44 AC. (7%)	13.05 AC. (29%)	9.11 AC. (21%)	1.52 AC. (3%)	12.10 AC. (27%)	25.64 AC. (58%)	65.86 AC. (100%)

1) THIS TABLE TABULATES THE LAND USES WITHIN EACH PLAT FOR ZONING PURPOSES, NOT THE PERMITTED USES WITHIN EACH LAND USE.
 2) THIS TABLE INCLUDES ALL PRELIMINARY PLATS SUBMITTED AT THIS TIME.



BENCHMARK(S):
 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, 5.7 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

OWNER CONTACT INFORMATION
 KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
 10235 WEST LITTLE YORK, SUITE 200
 HOUSTON, TX 77040
 281-560-6600



Ellwood Detention Reserves 'A' and 'B' Preliminary Plat
 Being a subdivision of 24.70 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lots 468, 471, 474 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.

Owner: KLLB AIV LLC, a Delaware Limited Liability Company
 Block and 4 Reserves

May 28, 2024



10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRRA.COM
 TBP# NG-F-726
 TBP#LS No. 10072500

Tuesday, June 25, 2024

Brad Sweitzer
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: bsweitzer@ehra.team

Re: Ellwood Karsten Boulevard Phase I Street Dedication Preliminary Plat
Letter of Recommendation to Approve
Adico, LLC Project No. 16007-2-380

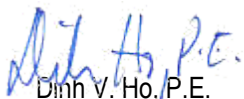
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Ellwood Karsten Boulevard Phase I Street Dedication Preliminary Plat received on or about June 24, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on June 24, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 25, 2024, for consideration at the July 2, 2024, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-380

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 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: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0120K, dated December 30, 2020, the property lies within Zone AE.
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 EHRA, 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 EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.R. indicates Brazoria County Deed Record.
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P.G. indicates Page.
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P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
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S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #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.
- 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 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.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and revest in the dedicator, his heirs, assigns, or successors.

BENCHMARK(S):

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

CURVE TABLE

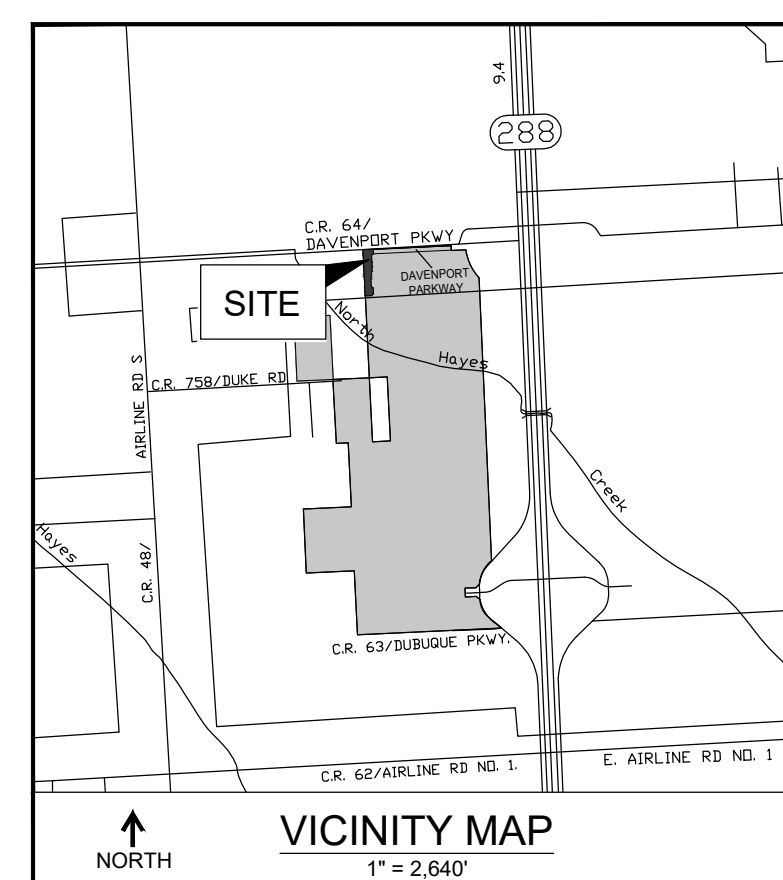
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.31'	S 42°17'12" W	35.39'
C2	2060.00'	60.62'	S 01°55'15" E	60.62'
C3	312.00'	58.10'	S 04°19'26" W	58.02'
C4	288.00'	62.11'	S 03°24'51" W	61.99'
C5	25.00'	39.27'	S 47°45'47" E	35.36'
C6	25.00'	39.27'	S 42°14'06" W	35.36'

LINE TABLE

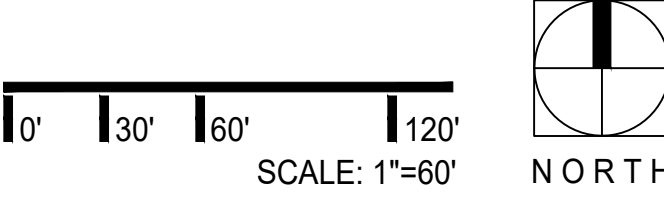
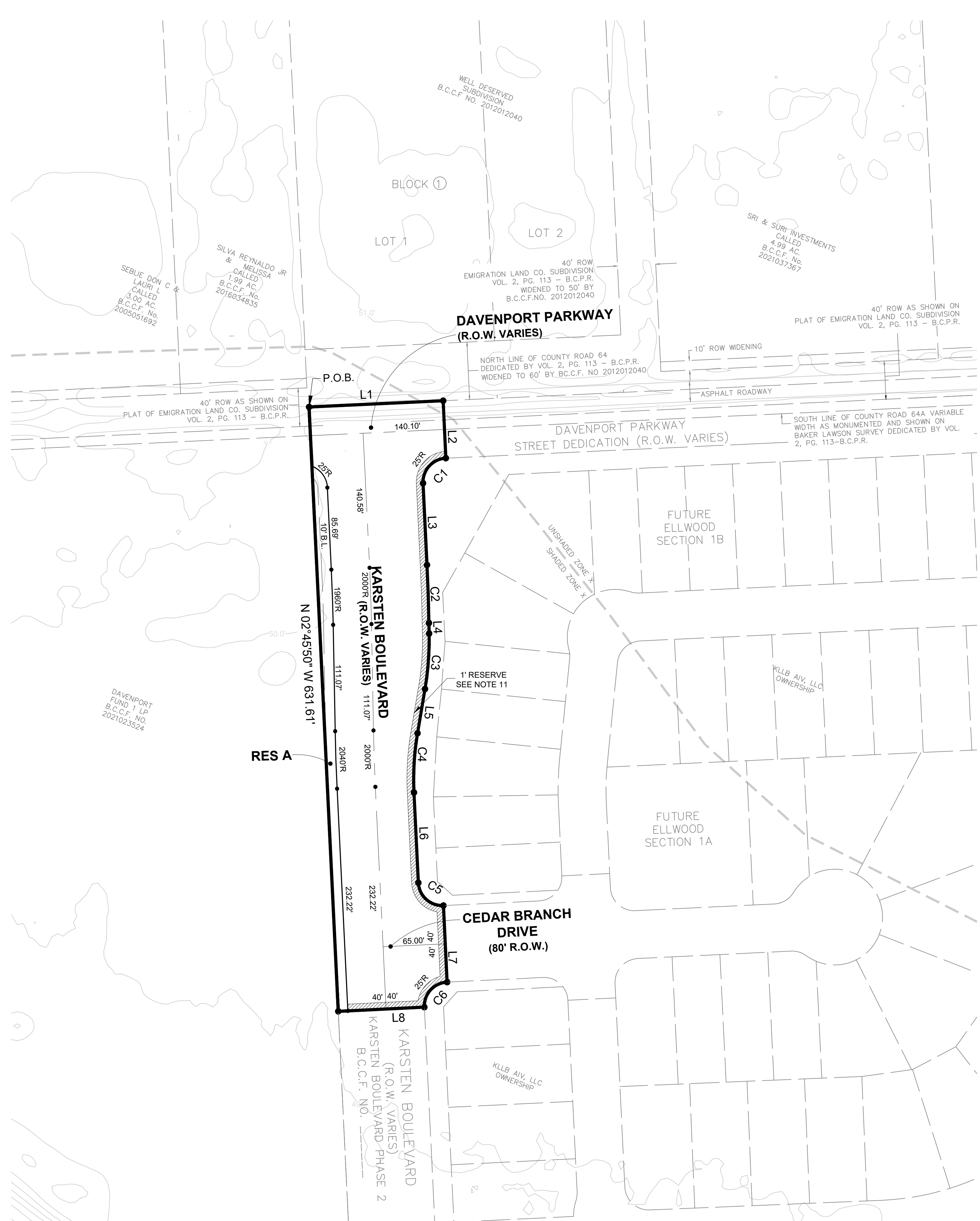
LINE	ANGLE	DISTANCE
L1	N 87°20'14" E	140.15'
L2	S 02°39'46" E	60.00'
L3	S 02°45'50" E	85.43'
L4	S 01°04'40" E	10.98'
L5	S 09°35'33" W	46.83'
L6	S 02°45'50" E	94.38'
L7	S 02°45'50" E	80.00'
L8	S 87°14'10" W	90.00'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, UTILITY PURPOSES, & ROADWAY ACCESS	6,711.64	0.15
	TOTAL	6,711.64	0.15



OWNER CONTACT INFORMATION
 KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
 10235 WEST LITTLE YORK, SUITE 200
 HOUSTON, TX 77040
 281-560-6600



Ellwood Karsten Boulevard Phase 1 Street Dedication Preliminary Plat
 Being a subdivision of 1.58 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 467 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.
 Owner: KLLB AIV LLC, a Delaware Limited Liability Company

EHRA
 ENGINEERING THE FUTURE SINCE 1936
 10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRATEAM
 TBPE No. F-726
 TBPLS No. 10092300

EHRA JOB NO. 221-022-101
 No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

June 24, 2024

P:\221-022-101\KARSTEN PHASE 1\PLAT\Karsten Boulevard Phase 1_Street Dedication Plat_rev3.dwg Jun 24, 2024 10:28am Edited by: mtruzillo

Friday, June 21, 2024

Kaitlin Gile
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: kgile@ehra.team

Re: Brazoria County Municipal Utility District No. 57 Lift Station No. 3 Final Plat
Letter of Recommendation to Approve
COIC Project No. 4005
Adico, LLC Project No. 16007-2-369


Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Brazoria County Municipal Utility District No. 57 Lift Station No. 3 Final Plat, received on or about June 20, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the final plat as resubmitted on June 20, 2024. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 25, 2024, for consideration at the July 2, 2024, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-369

STATE OF TEXAS |
COUNTY OF BRAZORIA |

CITY OF IOWA COLONY APPROVAL

We, KLLB AIV LLC, a Delaware limited liability company, acting by and through Tricia Patton, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, owner of the property subdivided in this plat, BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION No. 3, do hereby make subdivision of said property for and on behalf of said KLLB AIV, a Delaware limited liability company, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION No. 3 where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, KLLB AIV LLC, a Delaware limited liability company, has caused these presents to be signed by Tricia Patton, Authorized Signatory of KLLB AIV LLC, a Delaware limited liability company, thereunto authorized by this ____ day of _____, 2024.

OWNER

KLLB AIV LLC,
a Delaware limited liability company

BY: _____
Print Name Tricia Patton
Title: Authorized Signatory

STATE OF TEXAS |
COUNTY OF HARRIS |

BEFORE ME, the undersigned authority, on this day personally appeared Tricia Patton, Authorized Signatory of KLLB AIV LLC, a Delaware 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 _____, 2024.

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

CITY COUNCIL APPROVAL

Will Kennedy, Mayor

McLean Barnett, Council Member

Arnetta Hicks-Murray, Council Member

Marquette Greene-Scott, Council Member

Tim Varlack, Council Member

Sydney Hargroder, Council Member

Kareem Boyce, Council Member

Dinh Ho, P.E., City Engineer

Date

PLANNING AND ZONING COMMISSION APPROVAL

David Hurst, Chairman
Planning and Zoning Commission

Les Hoxey
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
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT No. 57
LIFT STATION No. 3
BEING A 7,689 SQUARE FOOT OR 0.1765 ACRE TRACT OF LAND LOCATED IN THE
W.H. DENNIS SURVEY, ABSTRACT NO. 512
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 7,689 SQUARE FOOT OR 0.1765 ACRE TRACT OF LAND LOCATED IN THE W.H. DENNIS SURVEY, ABSTRACT NO. 512, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO KLLB AIV LLC, DESCRIBED AS BEING 233.54 ACRES BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2023036335 AND PART OF LOT 468 OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 113 OF THE BRAZORIA COUNTY PLAT RECORDS; SAID 7,689 SQUARE FOOT OR 0.1765 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a mag nail found marking the northwest corner of said 233.54 acre tract being in the northerly line of said W. H. Dennis survey and generally within Davenport Parkway (variable width);

THENCE, South 02°45'50" East, with the westerly line of the said 233.54 acre tract for a distance of 1,665.00 feet to a point for corner;

THENCE, North 87°14'10" East, for a distance of 1.20 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwest corner and POINT OF BEGINNING of the herein described tract of land;

1) THENCE, North 87°20'14" East, for a distance of 79.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northeast corner of herein described tract;

2) THENCE, South 02°39'46" East, for a distance of 95.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southeast corner of herein described tract;

3) THENCE, South 87°20'14" West, for a distance of 81.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwest corner of herein described tract;

4) THENCE, North 02°54'34" West, for a distance of 42.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature;

5) THENCE, in a northerly direction along the arc of a curve to the right having a radius of 960.00 feet, an arc length of 52.49 feet, an angle of 03°07'58", and a chord bearing North 01°20'35" West, for a distance of 52.48 feet to the POINT OF BEGINNING and containing 7,689 square feet or 0.1765 acres of land.

FINAL PLAT BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT No. 57 LIFT STATION No. 3

BEING A SUBDIVISION OF 7,689 SQUARE FEET (0.1765 ACRES)
OUT OF THE W. H. DENNIS SURVEY, A-512,
AND BEING OUT OF LOT 468 OF THE EMIGRATION LAND
COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE (0.1207 ACRES)

OWNER

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 1090
SCOTTSDALE, AZ 85251
(786)-753-810

DEVELOPER

BEAZER HOMES, TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP
13430 NORTHWEST FREEWAY, SUITE 900
HOUSTON, TX 77040
(281)-560-6600

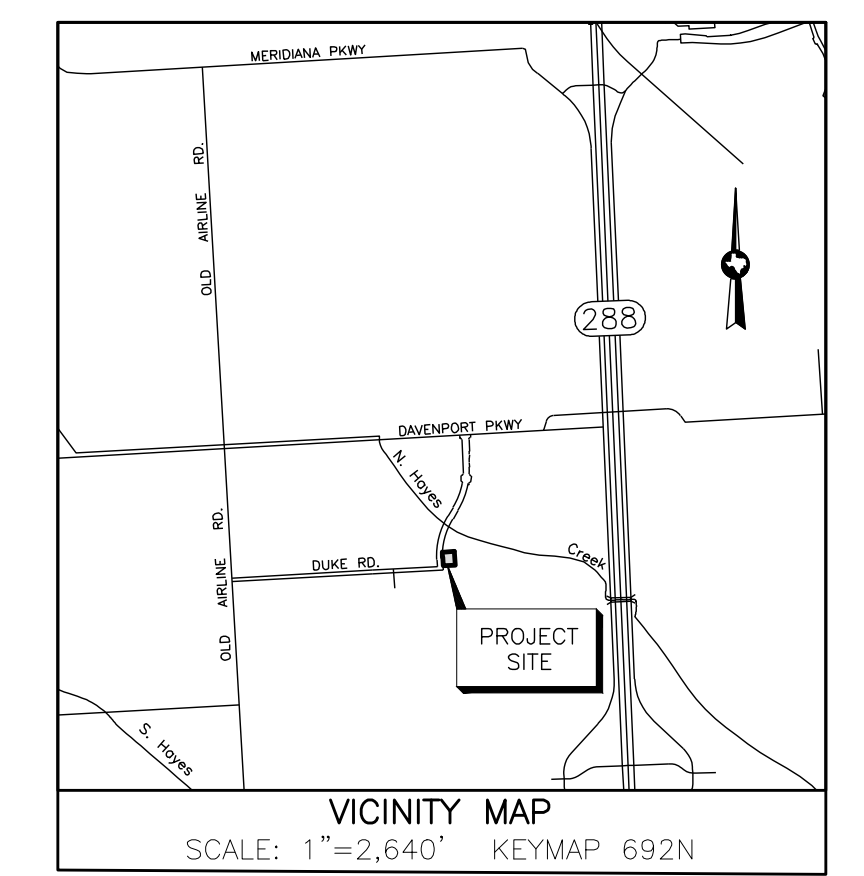
MAY, 2024

ENGINEER/SURVEYOR



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

BENCHMARK(S):
NGS MONUMENT # E 306 DISK FOUND 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

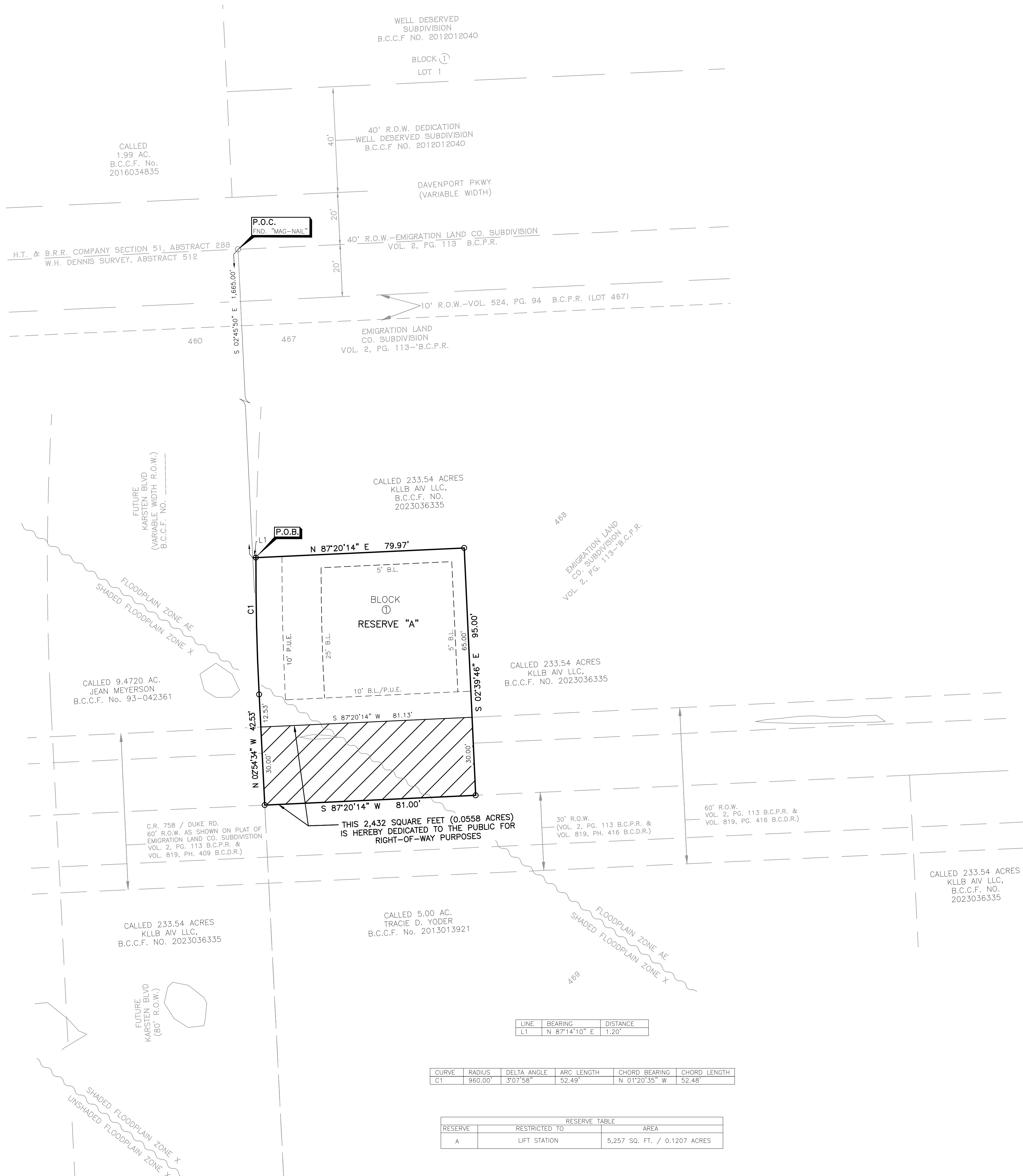


GENERAL NOTES:

- 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 plot shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- A- indicates Abstract
AC, indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.D.R. indicates Brazoria County Deed Records
B.C.P.R. NO. indicates Brazoria County Plat Records Number
B.L. indicates Building Line
FND, indicates Found
PG, indicates Page
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point Of Commencing
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right of Way
U.E. indicates Utility Easement
VOL. indicates Volume
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
↙ indicates Change of Street Name
- The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 57, and Brazoria County Drainage District #5 (B.O.D.#5).
- The boundary for this plat has a closure in excess of 1:15,000.
- 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 Rally 288 West PUD Ordinance No. 2022-09.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K, dated December 30, 2020, a portion of the subject property shown hereon lies within "Zone AE" (areas of 1% annual chance floodplain with base flood elevations determined) and a portion of the subject property shown hereon lies within shaded "Zone X" (areas of 0.2% annual chance floodplain, areas of 1% annual chance floodplain for depth less than 1 foot or area less than 1 square mile).

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 EHRA, 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 EHRA.

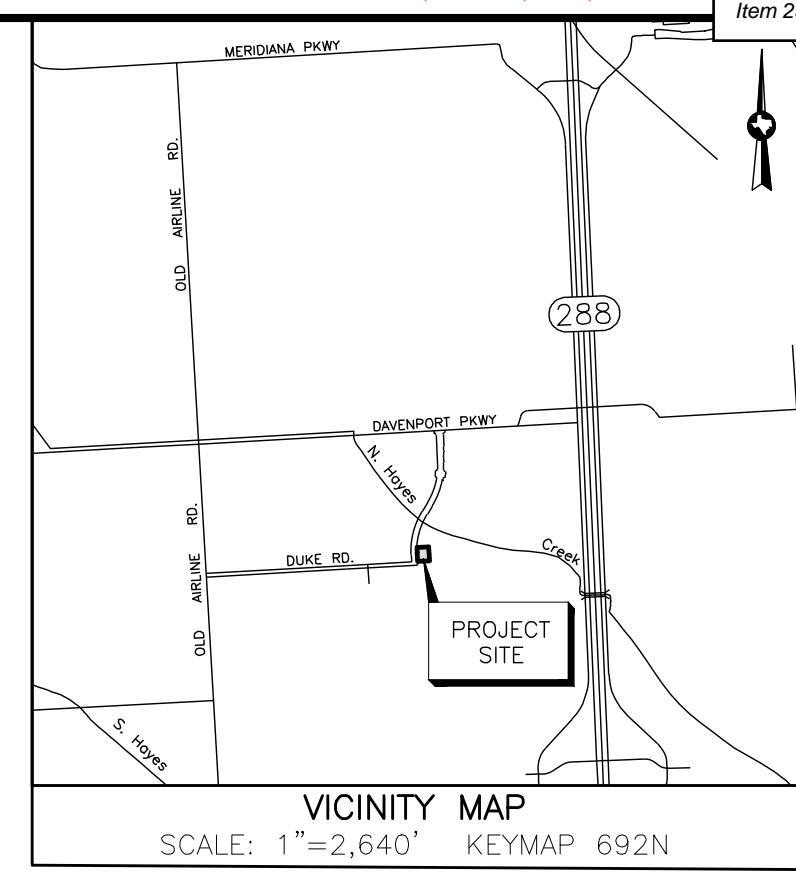
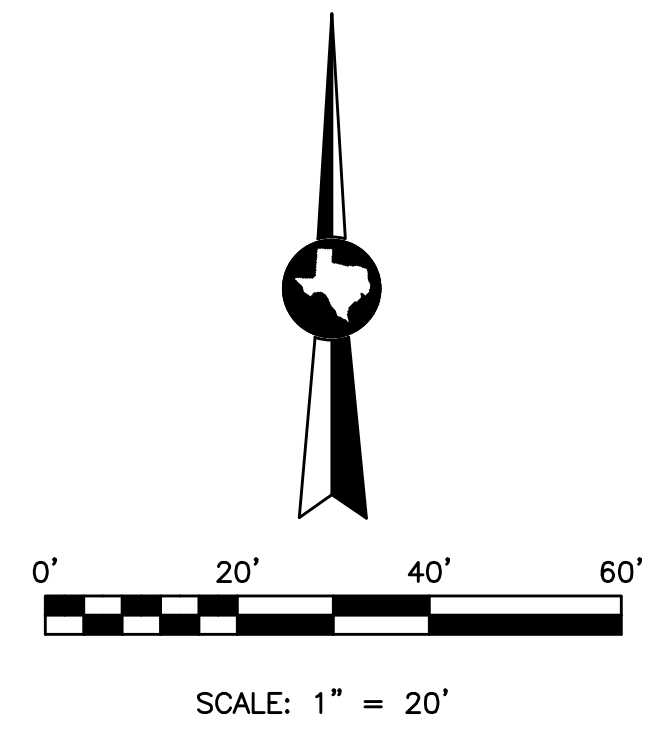
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all restricted reserves.
- All ten (10) foot wide Utility Easements extend five (5) feet on each side of the common line, unless otherwise indicated.
- Property within the boundaries of this plat 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.



LINE	BEARING	DISTANCE
L1	N 87°14'10" E	1.20'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	960.00'	3°07'58"	52.49'	N 01°20'35" W	52.48'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LIFT STATION	5,257 SQ. FT. / 0.1207 ACRES



BENCHMARK(S):
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

FINAL PLAT BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT No. 57 LIFT STATION No. 3

BEING A SUBDIVISION OF 7,689 SQUARE FEET (0.1765 ACRES)
OUT OF THE W. H. DENNIS SURVEY, A-512,
AND BEING OUT OF LOT 468 OF THE EMIGRATION LAND
COMPANY SUBDIVISION IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE (0.1207 ACRES)

OWNER

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 1090
SCOTTSDALE, AZ 85251
(786)-753-8110

DEVELOPER

BEAZER HOMES, TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP
13430 NORTHWEST FREEWAY, SUITE 900
HOUSTON, TX 77040
(281)-560-6600

MAY, 2024

ENGINEER/SURVEYOR



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

Friday, June 21, 2024

Joseph Alonzo
Bowman Consulting Group
1445 N. Loop West, Suite 450
Houston, TX 77008
jalonzo@bowman.com

Re: Prose Sierra Vista Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 3837
Adico, LLC Project No. 16007-2-361

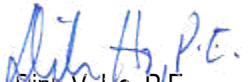
Dear Mr. Alonzo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Prose Sierra Vista Preliminary Plat received on or about May 28, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted on May 28, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 25, 2024, for consideration at the July 2, 2024, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-361

Monday, June 3, 2024

Donna Eckels
Pro-Surv
PO Box 1366
Friendswood, TX 77549
donna@prosurv.net

Re: Sierra Vista Corner Replat No. 2
Letter of Recommendation to Approve - UPDATED
COIC Project No. 4002
Adico, LLC Project No. 16007-2-371

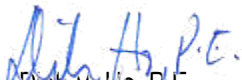
Dear Ms. Eckels:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal Sierra Vista Corner Replat No. 2, received on or about May 28, 2024. 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 May 28, 2024. This LOR replaces the previous LOR dated May 20, 2024. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 24, 2024, for consideration at the July 2, 2024, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-371

OWNERS CERTIFICATION

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

WE, THE CENTRE AT SIERRA VISTA, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JOHN A. GROSS, MANAGER, BEING AN OFFICER OF THE CENTRE AT SIERRA VISTA, LLC, HERINAFTER REFERRED TO AS OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF SIERRA VISTA CORNER REPLAT NO 2, A SUBDIVISION CONSISTING OF A 2.875 ACRE TRACT OF LAND BEING ALL OF RESERVE "A", RESERVE "B" AND RESERVE "C", IN BLOCK ONE (1), OF SIERRA VISTA CORNER REPLAT NO. 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CLERK'S FILE NO. 2022008206, OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION ACCORDING TO THE EASEMENTS, LINES, LOTS, AND NOTATIONS THEREOF SHOWN AND DESIGNATE SAID SUBDIVISION AS SIERRA VISTA CORNER REPLAT NO 2, DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, THE CENTRE AT SIERRA VISTA, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF SIERRA VISTA CORNER REPLAT NO 2, HAVE COMPLIED WITH, OR WILL COMPLY WITH, THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS. IN TESTIMONY WHEREOF, THE CENTRE AT SIERRA VISTA, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN A. GROSS, ITS MANAGER THEREUNTO AUTHORIZED, THIS DAY OF 2024.

THE CENTRE AT SIERRA VISTA, LLC.
BY: JOHN A. GROSS, MANAGER

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN A. GROSS, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AS AN ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

THIS IS TO CERTIFY THAT THE PLANNING DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA CORNER REPLAT NO 2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF 2024.

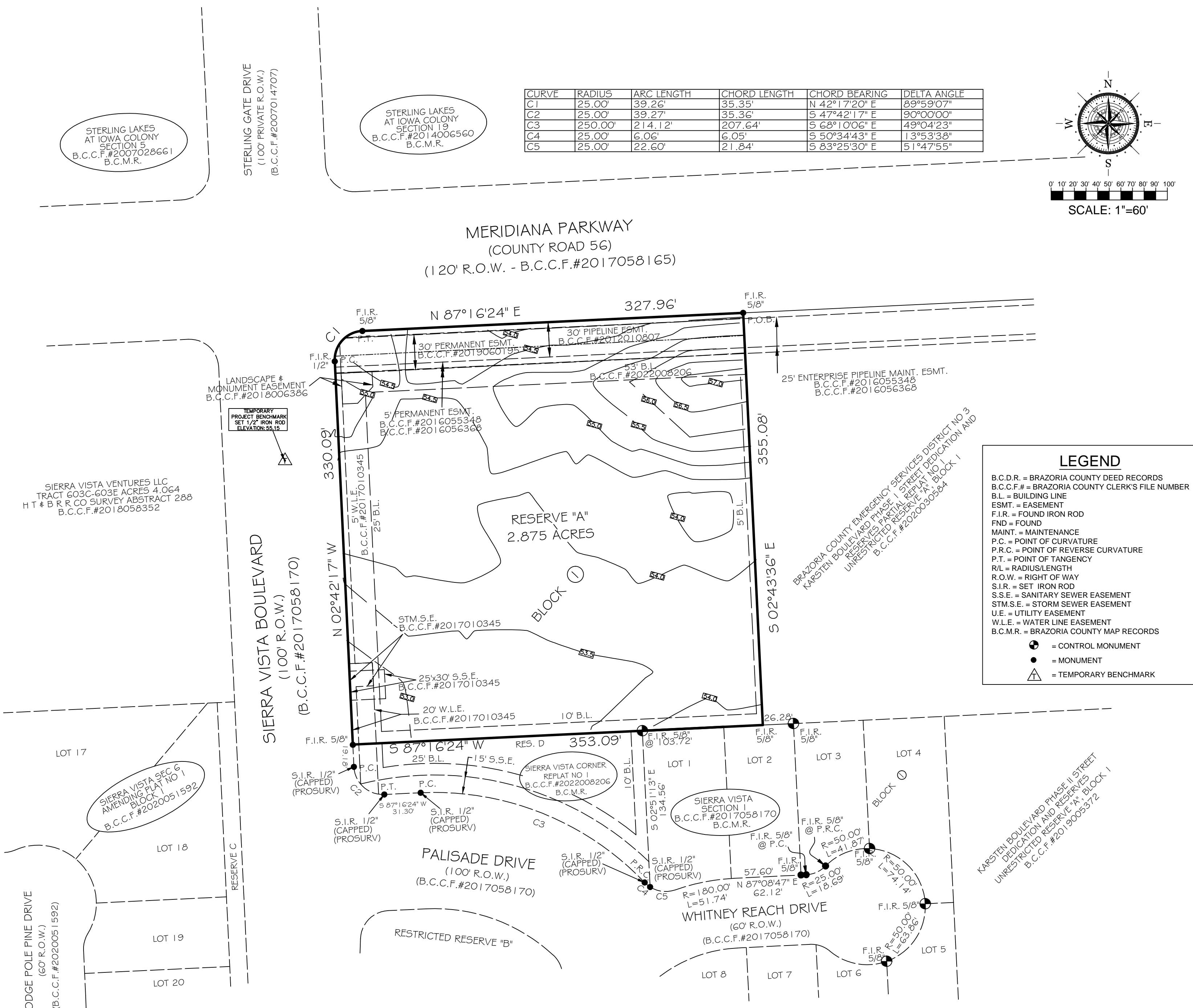
- DAVID HURST CHAIRMAN
LES HOSEY MEMBER
BRENDA DILLON MEMBER
WARREN DAVIS MEMBER
BRIAN JOHNSON MEMBER
TERRY HAYES MEMBER
ROBERT WALL MEMBER
WILL KENNEDY MAYOR
ARNETTA HICKS-MURRAY COUNCIL MEMBER
TIMOTHY VARLACK COUNCIL MEMBER
DINH HO, P.E. CITY ENGINEER

CERTIFICATE OF SURVEYOR: I, TOBY PAUL COUCHMAN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT ALL BEARINGS, DISTANCES, AND OTHER ASSOCIATED BOUNDARY INFORMATION ON THE ABOVE SUBDIVISION IS TRUE AND CORRECT...

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 05/14/2024

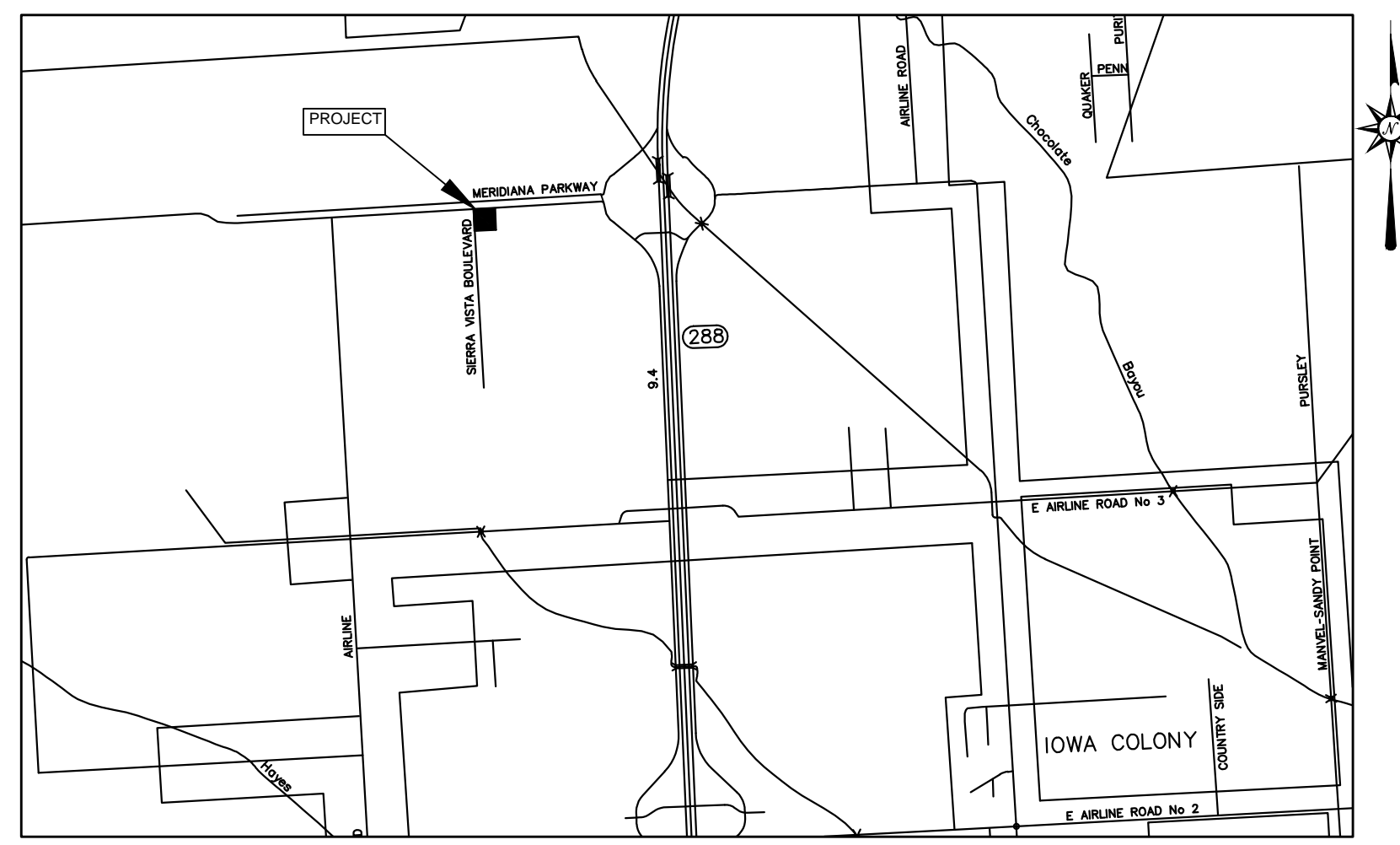
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELIED UPON AS A FINAL SURVEY DOCUMENT

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5
LEE WALDEN, P. E. PRESIDENT
KERRY L. OSBURN VICE PRESIDENT
BRANDON MIDDLETON SECRETARY/TREASURER
DINH V. HO, P.E., C.F.M. DISTRICT ENGINEER



- BRAZORIA COUNTY DRAINAGE DISTRICT # 5 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, WITH THE EXCEPTION OF N/A, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS...

- METES AND BOUNDS DESCRIPTION:
2.875 ACRE TRACT OF LAND BEING ALL OF RESERVE "A", RESERVE "B" AND RESERVE "C", IN BLOCK ONE (1), OF SIERRA VISTA CORNER REPLAT NO. 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CLERK'S FILE NO. 2022008206, OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 2.875 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT NO. 3 BY DEED, AS RECORDED IN CLERK'S FILE NO. 2020030584 OF THE BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;



BENCHMARK M 692 NAVD 88 (2001 ADJ) ELEV = 47.21'
BENCHMARK NO. M-692 IS A BRASS CAP STAMPED 'M 692' SET IN A 4 X 4 SECTION CONCRETE HIGHWAY CULVERT. THE DISK IS SET IN THE TOP OF THE SOUTH END OF THE WEST HEADWALL OF CULVERT, 70 FEET EAST OF AND ABOUT LEVEL WITH THE CENTERLINE OF THE TRACK, AND 26 FEET WEST OF AND ABOUT LEVEL WITH THE CENTERLINE OF F.M. 521
TEMPORARY PROJECT BENCHMARK (TBM) ELEV = 55.15'
TEMPORARY PROJECT BENCHMARK IS A 1/2-INCH IRON ROD SET IN THE APPROXIMATE CENTER OF SIERRA VISTA BOULEVARD, LOCATED NORTH 13°28'19" WEST - 251.36 FEET FROM THE SOUTHWEST CORNER OF SUBJECT PROPERTY

- NOTES:
1. BUILDING PERMITS: ELECTRICAL, PLUMBING CONSTRUCTION, CULVERT, ETC. ARE PURCHASED AT CITY HALL, CITY OF IOWA COLONY, TEXAS.
2. NO STRUCTURES SHALL BE BUILT THAT IMPEDE THE FLOW OF EXISTING DRAINAGE AND FENCES WILL NOT BE ALLOWED TO OBSTRUCT/CROSS DRAINAGE OR DETENTION EASEMENTS.
3. ANY FURTHER DEVELOPMENT OF HEREON SHOWN TRACT MAY REQUIRE A DRAINAGE STUDY.
4. IN ACCORDANCE WITH SECTION 212.048 OF THE TEXAS LOCAL GOVERNMENT CODE ANY IMPROVEMENTS TO THIS PROPERTY ARE SUBJECT TO THE CITY OF IOWA COLONY'S BUILDING CODES AND ORDINANCES THEREFORE PERMITS WILL BE REQUIRED.
5. ALL CORNERS ARE SET 1/2 INCH IRON RODS UNLESS OTHERWISE NOTED.
6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE BASED ON THE GREATER ELEVATION OF 2 FEET ABOVE NATURAL GROUND OR 1 FOOT ABOVE THE CENTERLINE ELEVATION OF STREET.
7. NO RESIDENTIAL COMMERCIAL OR INDUSTRIAL STRUCTURE OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE EXCEPT FOR LOW PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN SECTION 62-2.
8. NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE ERRECTED NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
9. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT IF SIDEWALKS ARE REQUIRED BY THE CITY'S SIDEWALK MASTER PLAN. ALL SIDEWALKS SHALL BE 5' WIDE.
10. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
11. PLAT WILL EXPIRE IN TWO YEARS AFTER INITIAL APPROVAL BY COUNCIL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
12. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO THE SURFACE BY APPLYING THE COMBINED SCALE OF 0.99986213
13. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP(FIRM) MAP NO. 4803900110K, WITH THE EFFECTIVE DATE OF 12/30/2020, THE PROPERTY IS LOCATED ENTIRELY IN ZONE "X". ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOOD PLAN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
14. ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
15. PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN A DRAINAGE EASEMENT OF FEE STRIPS.
16. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN FACILITIES.
17. CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
18. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
19. APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
20. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
21. THE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR SIERRA VISTA DEVELOPMENT AND THE CITY OF IOWA COLONY.

CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

FINAL PLAT

SIERRA VISTA CORNER REPLAT NO 2

2.875 ACRE TRACT OF LAND BEING ALL OF RESERVE "A", RESERVE "B" AND RESERVE "C", IN BLOCK ONE (1), OF SIERRA VISTA CORNER REPLAT NO. 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CLERK'S FILE NO. 2022008206, OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 1 COMMERCIAL RESERVE

1 RESERVE 1 BLOCK
MAY 14 2024

PRO-SURV SURVEYING AND MAPPING
OWNER THE CENTRE AT SIERRA VISTA, LLC, 3235 HICKORY BROOK LN, KINGWOOD, TX 77345
ENGINEER ALJ LINDSEY, LLC, 18635 N. ELDRIDGE PARKWAY, SUITE 200, TOMBALL, TEXAS 77377



City Council Agenda Item Request Form

Item 28.

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date: 07/03/2024

Department Making Request: 35 - Community Development

Person Making Request: Dinh V. Ho, P.E.

Item Type: Action (other)

Budgeted? NO

Cost: 0

If budgeted, identify account:

Three empty rectangular boxes for account identification.

Short Description:

Consideration and possible action to approve Sterling Lakes North Section 2 Early Plat Disbursement Request No. 6.

Explanation/Justification Details:

Sterling Lakes North Section 2 Early Plat Disbursement Request No. 6 from Astro Sterling Lakes North, LP.
Disbursement Request No. 6: \$29,283.84
Remaining Cash Deposit after Disbursement Request: \$358,073.31
Recommendation: Approve per Letter of Recommendation

Requestor Signature: Dinh Ho, P_E

Digitally signed by Dinh Ho, P.E., DN: cn=US, ou=Adico, LLC, c=US, email=Dinh.Ho, P.E., E=dinh@adico-llc.com Reason: I am the author of this document Location: your signing location here Date: 2024-07-03 11:26:05 Foxit PhantomPDF Version: 9.7.5

This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the

Council Agenda.

City Secretary

Monday, July 1, 2024

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

Re: Sterling Lakes North Section 2 Early Plat Agreement
Brazoria County Municipal Utility District No. 31
Letter of Recommendation to Approve Disbursement Request No. 6, June 2024
Adico Project No. 21001-027

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed Disbursement Request No. 6 from Astro Sterling Lakes North, LP for the Sterling Lakes North Section 2 Early Plat Recordation Agreement.

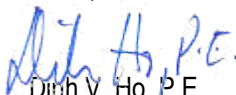
Elevation Land Solutions has provided copies of the approved pay estimates and supporting documents for our review. Below is a brief overview.

ESCROW AMOUNT:						\$	1,544,533.90
CONTINGENCY @ 10%						\$	154,453.39
TOTAL ESCROW AND CONTINGENCY DEPOSIT						\$	1,698,987.29
	Date of Request	Request Subtotal	10% Contingency	Change Orders	Total Disbursement	Remaining Escrow	
DISBURSEMENT REQUEST NO. 1 - NOV 2023	November-23	\$ 110,166.30	\$ 11,016.63		\$ 121,182.93	\$ 1,577,804.36	
DISBURSEMENT REQUEST NO. 2 - DEC 2023	December-23	\$ 429,588.86	\$ 42,958.89		\$ 472,547.75	\$ 1,105,256.61	
DISBURSEMENT REQUEST NO. 3 - FEB 2024	January-24	\$ 182,519.46	\$ 18,251.95	\$ 6.00	\$ 200,771.41	\$ 904,479.21	
DISBURSEMENT REQUEST NO. 4 - MAR 2024	Mar-24	\$ 304,850.43	\$ 179,578.54		\$ 484,428.97	\$ 420,050.24	
DISBURSEMENT REQUEST NO. 5 - APRIL 2024	Apr-24	\$ 29,726.45	\$ 2,972.65	\$ (6.00)	\$ 32,693.10	\$ 387,357.14	
DISBURSEMENT REQUEST NO. 6 - JUNE 2024	Jun-24	\$ 111,669.27	\$ 11,166.93	\$ 93,552.36	\$ 29,283.84	\$ 358,073.31	
TOTALS		\$ 1,168,520.77	\$ 265,945.58	\$ 93,552.36	\$ 1,340,913.99	\$ 358,073.30	

Based on our review of the documentation provided, Adico has no objection to Disbursement Request No. 6 to Astro Sterling Lakes North, LP in the amount of \$29,283.84. After Disbursement No. 6, the remaining balance of the cash deposit is \$358,073.31.

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 Secretary (krosser@iowacolonytx.gov)
Robert Hemming, City Manager (rhemming@iowacolonytx.gov)

Astro Sterling Lakes North, LP

June 14, 2024

Dinh V. Ho, P.E.
Principal
Adico Consulting Engineers
2114 El Dorado Blvd., Suite 400
Friendswood, TX 77546

RE: Astro Sterling Lakes North, LP
Construction and Escrow Agreement-Disbursement
Sterling Lakes North Sec. 2 Draw #6 - July

Dear Dinh:

Please find enclosed a worksheet for disbursement for our cash deposit and copies of the invoices to pay the following vendor(s):

Dimas Bros.	\$	0.00	Sterling Lakes North Sec 2 WSD
Rodriguez Construction Group	\$	0.00	Sterling Lakes North Sec 2 PAV
Rodriguez Construction Group	\$	0.00	Karsten Blvd & Bullard Pkwy Ph1
Principal Services, Ltd.	\$	26,621.67	Cedar Rapids Pkwy Ph II
5 J Services	\$	0.00	Sterling Lakes North Lift Station
July Contingency Refund	\$	<u>2,662.17</u>	
 Total	\$	 29,283.84	

Please review the enclosed and if in agreement, recommend the City reimburse to Astro Sterling Lakes North, LP the amount of \$29,283.84 of our escrowed funds. Wiring instructions are attached for your convenience.

Sincerely,



Brian Stidham, Authorized Signatory



ESCROW SUMMARY FOR ALL PROJECTS SERVING
STERLING LAKES NORTH SEC 2

June 14, 2024

ORIGINAL ESCROW SUMMARY					Escrowed Amount	10% Contingency	Total Escrow	Total Refund to Date	July Draw Request	July Contingency Refund	July Refund	Remaining Escrow Balance	Deduction of Change Order Not Escrowed	July Refund (Net of Required Cash Deposit For CO)	Remaining Escrow Balance
Construction Contract	Contractor	Contract Amount (A)	Change Orders (B)	Revised Contract Amount (A + B)											
1. Sterling Lakes North Sec 2 WSD	Dimas Bros.	\$ 1,497,000.00	\$ (8,000.00)	\$ 1,489,000.00	\$ 205,009.38	\$ 20,500.94	\$ 225,510.32	\$ (225,510.32)	\$ -	\$ -	\$ -	\$ (0.00)	\$ -	\$ -	\$ (0.00)
2. Sterling Lakes North Sec 2 PAV	Rodriguez Const.	\$ 1,112,800.00	\$ -	\$ 1,112,800.00	\$ 198,483.83	\$ 19,848.38	\$ 218,332.21	\$ (218,332.21)	\$ -	\$ -	\$ -	\$ 0.00	\$ -	\$ -	\$ 0.00
3. Karsten Blvd & Bullard Pkwy Ph 1 (Ph1)	Rodriguez Const.	\$ 1,202,271.02	\$ -	\$ 1,202,271.02	\$ 50,547.07	\$ 5,054.71	\$ 55,601.78	\$ (55,601.78)	\$ -	\$ -	\$ -	\$ (0.00)	\$ -	\$ -	\$ (0.00)
4. Cedar Rapids Pkwy Ph II	Principal Services	\$ 1,365,285.63	\$ -	\$ 1,365,285.63	\$ 946,603.62	\$ 94,660.36	\$ 1,041,263.98	\$ (812,185.84)	\$ (111,669.27)	\$ (11,166.93)	\$ (122,836.20)	\$ 106,241.95	\$ 93,552.36	\$ (29,283.84)	\$ 199,794.31
5. Sterling Lakes North Lift Station	5J Services	\$ 1,357,000.00	\$ -	\$ 1,357,000.00	\$ 143,890.00	\$ 14,389.00	\$ 158,279.00	\$ -	\$ -	\$ -	\$ -	\$ 158,279.00	\$ -	\$ -	\$ 158,279.00
					\$ 1,544,533.90	\$ 154,453.39	\$ 1,698,987.29	\$ (1,311,630.15)	\$ (111,669.27)	\$ (11,166.93)	\$ (122,836.20)	\$ 264,520.95	\$ 93,552.36	\$ (29,283.84)	\$ 358,073.31
							\$ 387,357.14								



City Council Agenda Item Request Form

Item 29.

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date: 07/03/2024

Department Making Request: 30 - Public Works

Person Making Request: Dinh V. Ho, P.E.

Item Type: Agreement

Budgeted? NO

Cost: 0

If budgeted, identify account:

Three empty rectangular boxes for account identification.

Short Description:

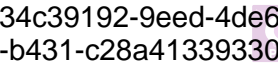
Interlocal Agreement between the City of Iowa Colony and Brazoria County to acquire ROW for portions of Ames Blvd. and Bullard Parkway.

Explanation/Justification Details:

The interlocal agreement is for Brazoria County to acquire the necessary ROW for the extension of Ames Blvd. from Cedar Rapids (FCR 57) to south of Harper Drive (SL13) and Bullard Parkway from Caldwell Lakes to Sterling Lakes North western boundary.

The City has agreements in place for the Developer (DR Horton and Land Tejas) to assume all costs associated with the ROW acquisition and construction of two lanes of Ames Blvd. (jointly funded by DRHI and LT) and four lanes of Bullard Parkway (funded by DRHI).

Recommendation: Approve interlocal agreement, subject to final review by City Attorney.

Requestor Signature:  34c39192-9eed-4de6-b431-c28a41339330
Digitally signed by 34c39192-9eed-4de6-b431-c28a41339330
DN: CN=34c39192-9eed-4de6-b431-c28a41339330
Reason: I am the author of this document
Location: Friendswood, Texas
Date: 2024-07-03 12:53:23
Foxit PhantomPDF Version: 9.7.1

This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the

Council Agenda.

**INTERLOCAL AGREEMENT BETWEEN BRAZORIA COUNTY, TEXAS, AND
THE CITY OF IOWA COLONY, TEXAS, FOR ROW ACQUISITION
FOR BULLARD ROAD (CR 81) AND AMES BOULEVARD (PRECINCT 4)**

This Interlocal Agreement (this “Agreement”) is made effective as of the Effective Date (as defined below), by and between BRAZORIA COUNTY, TEXAS, acting through its Commissioner’s Court (the “County”), and the CITY OF IOWA COLONY, TEXAS, acting through its Mayor and/or City Manager (the “City”). The City and the County may be referred to individually as a “Party” and collectively as the “Parties.”

WHEREAS, Texas Transportation Code §311.001 authorizes the City to exercise exclusive control over and under the public highways, streets, and alleys of the municipality; and

WHEREAS, The Interlocal Cooperation Act, Texas Government Code § 791.001 *et seq.*, authorizes the City to enter into an interlocal agreement with the County subject to the conditions and limitations of this Agreement; and

WHEREAS, Texas Transportation Code §251.012 provides that with the approval of the City, the County may spend County money to finance the construction, improvement, maintenance, or repair of a street or alley in the City, including the provision of County equipment, materials, and labor as set forth therein; and

WHEREAS, City warrants that it’s City Council approved this agreement by Resolution _____ dated _____, authorizing the City Manager to execute it on the City’s behalf.

WHEREAS, County warrants that its Commissioners’ Court approved this agreement by Court Order No. _____ dated _____, authorizing the County Judge to execute it on the County’s behalf, and specifically approving the Project defined in this Interlocal Agreement.

NOW, THEREFORE, the County and the City agree as follows:

1. **Payments from Current Revenues.** Each Party paying for the performance of governmental functions or services described herein agrees to make payments from current revenues available to that paying Party.
2. **Term.** This Agreement shall commence on the Effective Date and shall terminate under the conditions set forth herein.
3. **Project.** Acquisition of the Right-Of-Way (ROW) for the construction of Bullard Road (CR 81) from 3975 ft West of CR 383 to 2650 ft West of CR 383 and Ames Boulevard from Drainage District #5 Ditch to Juliff Manvel Road (CR 57) (“Project”), as described in **Exhibit A**.

4. **County's Covenants.** County shall be responsible for the following pertaining to the Project:

- a. Acquire full width of required ROW in accordance with state and federal laws and the National Environmental Policy Act (NEPA) process.
- b. Hire and manage ROW Acquisition consultant.
- c. Review design plans
- d. Provide monthly updates to City of cost and schedule.
- e. Provide invoice to City for Bullard Road (CR 81) ROW purchase amount and work performed by ROW Acquisition Consultant after ROW purchase has been completed.
- f. Provide invoice to City for Ames Boulevard ROW purchase amount and work performed by ROW Acquisition Consultant after ROW purchase has been completed.

5. **City's Covenants.** City shall be responsible for the following pertaining to the Project.

- a. Provide full reimbursement to County for work performed by the County's ROW Acquisition Consultant and for ROW purchase amount. Reimbursement must be paid in full within 30 days of receiving the County's invoice.
- b. Annex Bullard Road (CR 81) from CR 383 to the west end after completion of the construction, as shown in **Exhibit B**.
- c. Annex Ames Bouvelard from Drainage District #5 Ditch to Juliff Manvel Road (CR 57) after completion of the construction, as shown in **Exhibit B**.
- d. Provide review of design plans along Bullard Road and Ames Bouvelard within the limits to be annexed by the City

6. **Independent Contractor.** The Parties intend that 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. County is not considered an agent or employee of Department.

7. **Fair Compensation.** The Parties acknowledge and agree that each of the payments contemplated by this Agreement fairly compensate the performing Party.

8. **Termination.** At any time and for any reason, either Party may terminate this Agreement by providing thirty (30) days' written notice of termination to the other Party. If the County terminates this Agreement, then the City's funds will be returned.

9. **Funding.** The Parties understand and acknowledge that the funding of this Agreement is contained in each Party's annual budget and is subject to the approval of each Party in each fiscal year. The Parties further agree that should the governing body of any Party fail to approve a budget that includes sufficient funds for the continuation of this Agreement, or should the governing body of any Party fail to certify funds for any reason, then and upon the occurrence of such event, this Agreement shall automatically terminate as to that Party and that Party shall

then have no further obligation to the other Party. When the funds budgeted or certified during any fiscal year by a Party to discharge its obligations under this Agreement are expended, the other Party's *sole and exclusive remedy* shall be to terminate this Agreement.

10. **No Joint Enterprise.** The Agreement is not intended to, and shall not be construed to, create any joint enterprise between or among the Parties.

11. **Venue and Applicable Law.** This Agreement is subject to all present and future valid laws, orders, rules, ordinances, and regulations of the United States of America, the State of Texas, the Parties, and any other regulatory body having jurisdiction. This Agreement shall be construed and governed according to the laws of the State of Texas. The sole venue for any action, controversy, dispute, or claim arising under this Agreement shall be *exclusively* in a court of appropriate jurisdiction in Brazoria County, Texas.

12. **Public Information.** This Agreement is public information. To the extent, if any, that any provision of this Agreement is in conflict with Texas Government Code Chapter 552 *et seq.*, as amended (the "Texas Public Information Act"), such provision shall be void and have no force or effect.

13. **No Third-Party Beneficiaries.** This Agreement is entered solely by and between, and may be enforced only by and among the Parties. Except as set forth herein, this Agreement shall not be deemed to create any rights in, or obligations to, any third parties.

14. **No Personal Liability.** Nothing in this Agreement shall be construed as creating any personal liability on the part of any employee, officer, or agent of any Party to this Agreement.

15. **No Indemnification by City or County.** 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.

16. **Sovereign Immunity Acknowledged and Retained.** THE PARTIES EXPRESSLY ACKNOWLEDGE AND AGREE THAT NO PROVISION OF THIS AGREEMENT IS IN ANY WAY INTENDED TO CONSTITUTE A WAIVER BY ANY PARTY OF ANY IMMUNITY FROM SUIT OR LIABILITY THAT A PARTY MAY HAVE BY OPERATION OF LAW. THE CITY AND THE COUNTY RETAIN ALL GOVERNMENTAL IMMUNITIES.

17. **No Assignment.** This Agreement shall not be assigned by either Party without the express written consent of the other Party.

18. **Entire Agreement.** This Agreement, including the exhibits, contains the entire agreement between the City and the County pertaining to the project contemplated hereby and

fully supersedes all prior agreements and understandings between the City and the County pertaining to such transaction.

19. **Modification**. The Agreement cannot under any circumstance be modified orally, and no agreement shall be effective to waive, change, modify, or discharge this Agreement in whole or in part unless such agreement is in writing and is signed by both the City and the County.

20. **Effective Date**. The Effective Date of this Agreement shall be the date on which the second of the two Parties executes this Agreement.

AGREED and SIGNED to be effective as of the Effective Date.

COUNTY:

BRAZORIA COUNTY, TEXAS

CITY:

THE CITY OF IOWA COLONY, TEXAS

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

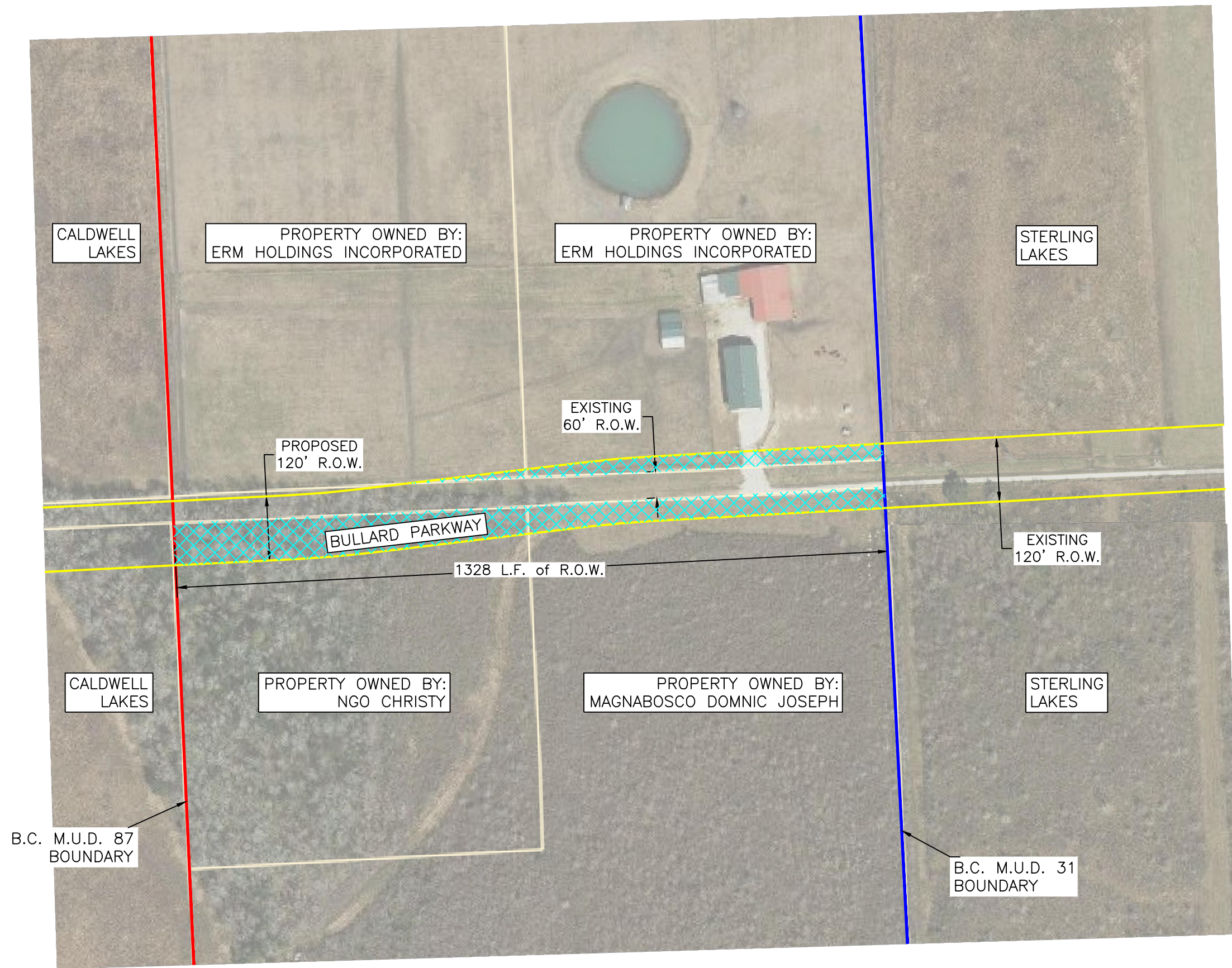
By: _____
Will Kennedy
City Mayor

DATED: _____

DATED: _____

ATTEST:

By: _____
City Secretary



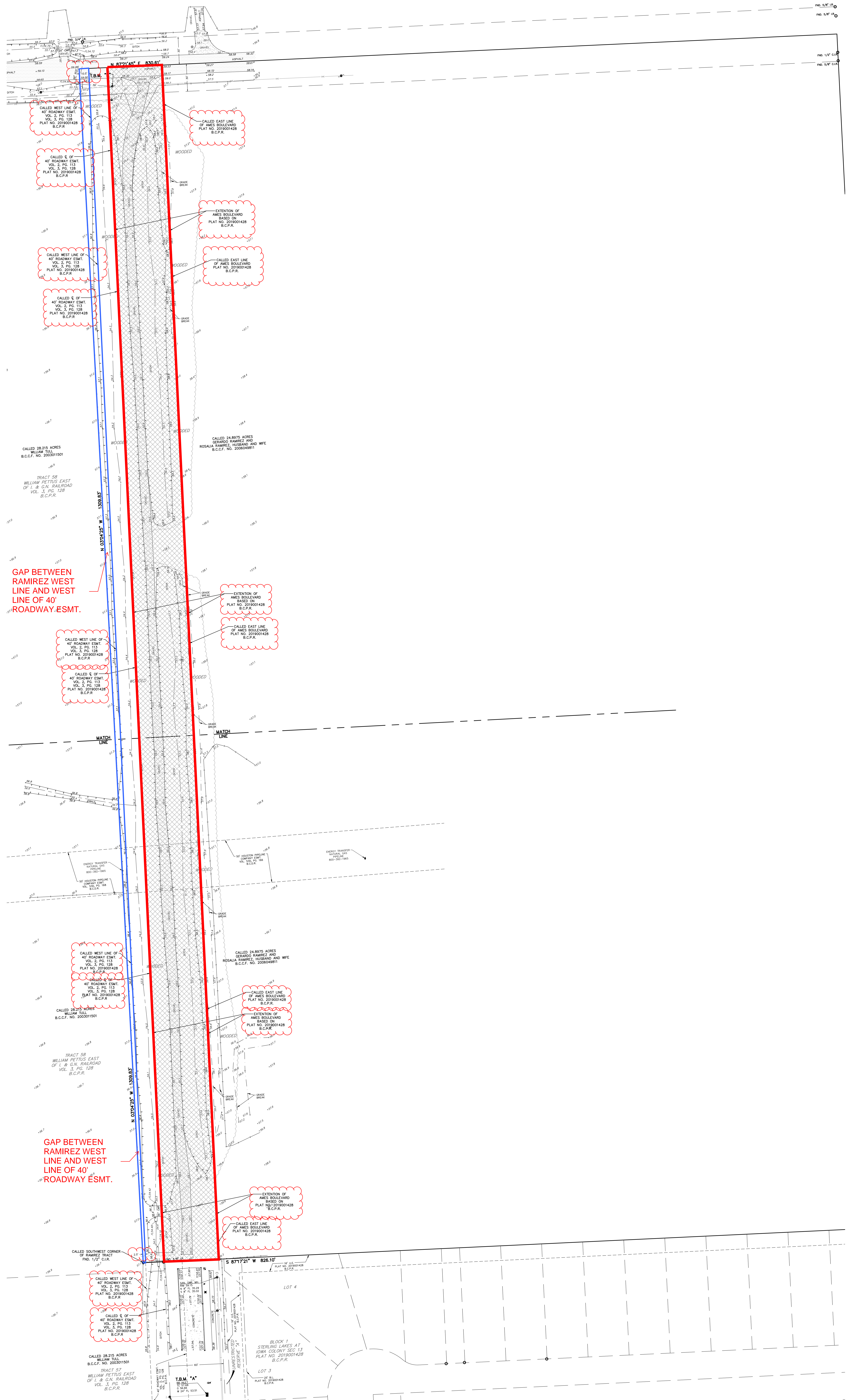
OWNER	ACREAGE
NGO CHRISTY	1.10
ERM HOLDINGS INC.	0.46
MAGNABOSCO DOMINIC JOSEPH	0.64
TOTAL:	2.20

**BULLARD PARKWAY
R.O.W. EXHIBIT (OPTION 2)**

SCALE: 1"=200'
APRIL 2024

LJA Engineering, Inc.
 1904 W. Grand Parkway North
 Suite 100
 Katy, Texas 77449
 Phone 713.953.5200
 Fax 713.953.238
 FRN-F

Date: Tue, 16 Apr 2024 - 3:47pm
 User Name: cobaker
 Path: I:\Proj\1931\8100\Exhibits\2024.04.16_BULLARD PARKWAY OPTION 2.dwg



GAP BETWEEN RAMIREZ WEST LINE AND WEST LINE OF 40' ROADWAY ESMT.

GAP BETWEEN RAMIREZ WEST LINE AND WEST LINE OF 40' ROADWAY ESMT.

CALLLED WEST LINE OF 40' ROADWAY ESMT. VOL. 2, PG. 113 VOL. 3, PG. 128 PLAT NO. 2019001428 B.C.P.R.

CALLLED WEST LINE OF 40' ROADWAY ESMT. VOL. 2, PG. 113 VOL. 3, PG. 128 PLAT NO. 2019001428 B.C.P.R.

CALLLED WEST LINE OF 40' ROADWAY ESMT. VOL. 2, PG. 113 VOL. 3, PG. 128 PLAT NO. 2019001428 B.C.P.R.

CALLLED EAST LINE OF AMES BOULEVARD PLAT NO. 2019001428 B.C.P.R.

EXTENSION OF AMES BOULEVARD BASED ON PLAT NO. 2019001428 B.C.P.R.

CALLLED EAST LINE OF AMES BOULEVARD PLAT NO. 2019001428 B.C.P.R.

EXTENSION OF AMES BOULEVARD BASED ON PLAT NO. 2019001428 B.C.P.R.

CALLLED EAST LINE OF AMES BOULEVARD PLAT NO. 2019001428 B.C.P.R.

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EXTENSION OF AMES BOULEVARD BASED ON PLAT NO. 2019001428 B.C.P.R.

EXTENSION OF AMES BOULEVARD BASED ON PLAT NO. 2019001428 B.C.P.R.

CALLLED EAST LINE OF AMES BOULEVARD PLAT NO. 2019001428 B.C.P.R.

CALLLED 24.875 ACRES WILLIAM TULL B.C.C.F. NO. 2003011501

TRACT 58 WILLIAM PETTUS EAST OF I. & G.N. RAILROAD VOL. 3, PG. 128 B.C.P.R.

CALLLED 24.875 ACRES GERARDO RAMIREZ AND ROSALIA RAMIREZ, HUSBAND AND WIFE B.C.C.F. NO. 2006049811

MATCH LINE

MATCH LINE

ENERGY TRANSFER NATURAL GAS PROJECT 800-339-7400

BY HOUSTON PIPELINE COMPANY ESMT. JOURNAL NO. 168 B.C.C.R.

BY HOUSTON PIPELINE COMPANY ESMT. JOURNAL NO. 168 B.C.C.R.

CALLLED 24.875 ACRES WILLIAM TULL B.C.C.F. NO. 2003011501

TRACT 58 WILLIAM PETTUS EAST OF I. & G.N. RAILROAD VOL. 3, PG. 128 B.C.P.R.

CALLLED 24.875 ACRES GERARDO RAMIREZ AND ROSALIA RAMIREZ, HUSBAND AND WIFE B.C.C.F. NO. 2006049811

CALLLED SOUTHWEST CORNER OF RAMIREZ TRACT NO. 127 C.I.R.

CALLLED WEST LINE OF 40' ROADWAY ESMT. VOL. 2, PG. 113 VOL. 3, PG. 128 PLAT NO. 2019001428 B.C.P.R.

CALLLED E. OF 40' ROADWAY ESMT. VOL. 2, PG. 113 VOL. 3, PG. 128 PLAT NO. 2019001428 B.C.P.R.

CALLLED 24.875 ACRES WILLIAM TULL B.C.C.F. NO. 2003011501

TRACT 58 WILLIAM PETTUS EAST OF I. & G.N. RAILROAD VOL. 3, PG. 128 B.C.P.R.

CALLLED WEST LINE OF 40' ROADWAY ESMT. VOL. 2, PG. 113 VOL. 3, PG. 128 PLAT NO. 2019001428 B.C.P.R.

CALLLED E. OF 40' ROADWAY ESMT. VOL. 2, PG. 113 VOL. 3, PG. 128 PLAT NO. 2019001428 B.C.P.R.

CALLLED 24.875 ACRES WILLIAM TULL B.C.C.F. NO. 2003011501

TRACT 58 WILLIAM PETTUS EAST OF I. & G.N. RAILROAD VOL. 3, PG. 128 B.C.P.R.

LOT 4

BLOCK 1 STERLING LINES AT 1094 COLONY SEC. 13 PLAT NO. 2019001428 B.C.P.R.

LOT 3

TRACT 58 WILLIAM PETTUS EAST OF I. & G.N. RAILROAD VOL. 3, PG. 128 B.C.P.R.

T.B.M. "A"

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, APPROVING AN INTERLOCAL AGREEMENT BETWEEN BRAZORIA COUNTY, TEXAS, AND THE CITY OF IOWA COLONY, TEXAS, FOR ROW ACQUISITION FOR BULLARD ROAD AND AMES BOULEVARD

WHEREAS, the Texas Transportation Code §311.001 authorizes the city to exercise exclusive control over and under the public highways, streets, and alleys of the municipality; and

WHEREAS, the Interlocal Cooperation Act, Texas Government Code § 791.001 et seq., authorizes the City to enter into an interlocal agreement with the County subject to the conditions and limitations of this Agreement; and

WHEREAS, the Texas Transportation Code §251.012 provides that with the approval of the City, the County may spend County money to finance the construction, improvement, maintenance, or repair of a street or alley in the City, including the provision of County equipment, materials, and labor as set forth therein; and

WHEREAS, the City Council hereby wishes to approve the attached Interlocal Agreement for right of way acquisition for Bullard Road (CR 81) and Ames Boulevard (Precinct 4);

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

SECTION 1. That the City Council of the City of Iowa Colony, Texas hereby approves the attached Interlocal Agreement for right of way acquisition for Bullard Road (CR 81) and Ames Boulevard (Precinct 4).

SECTION 2. This resolution shall be effective from the date of its passage and adoption.

READ, PASSED, AND APPROVED ON JULY 10, 2024.

CITY OF IOWA COLONY, TEXAS

WIL KENNEDY, MAYOR

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY