



CITY OF IOWA COLONY

CITY COUNCIL MEETING

Monday, March 11, 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 MONDAY, MARCH 11, 2024 IN THE IOWA COLONY CITY COUNCIL CHAMBERS, 3144 MERDIANA PARKWAY, IOWA COLONY, TEXAS 77583 FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

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

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS & ANNOUNCEMENTS

Reserved for formal presentations and proclamations.

1. Proclamation declaring Fair Housing Month

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.

PUBLIC HEARINGS

2. Hold a Public Hearing to consider rezoning the following property from Single Family Residential to Business and Retail:

Being a 5.34-acre tract of land out of Tract 465, of the Emigration Land Company's Subdivision, Section 3 of the Lavaca Navigation Co's Survey, Abstract 328, recorded in Volume 2, Page 113 of the Deed Records of Brazoria County, Texas, being the same called 5.34-acre tract conveyed to Dennis and Suzie Westerman recorded in County Clerk's File No. 1998-035115 of the Official Records of Brazoria County, Texas.

COUNCIL COMMENTS

STAFF REPORTS

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

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

CONSENT AGENDA

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

9. Consider approval of the February 12, 2024 City Council work session minutes.
10. Consider approval of the February 12, 2024 City Council meeting minutes.
11. Consider approval of the February 13, 2024 City Council meeting minutes.
12. Consider approval of aerial spraying services by the Brazoria County Mosquito Control District for the 2024 season.
13. Consider approval of Ames Boulevard Phase 3 Street Dedication Final Plat.
14. Consider approval of Sierra Vista Section 8A Amending Plat.
15. Consider approval of Boyd's Rental Final Plat.
16. Consider acceptance of Bullard Parkway Phase II Storm and Paving Facilities into the One Year Maintenance Period.
17. Consider acceptance of Bullard Parkway Phase II - Water and Sanitary Facilities into the One Year Maintenance Period
18. Consider acceptance of Karsten Boulevard & Bullard Parkway Phase I - Storm and Paving Facilities into the One Year Maintenance Period.
19. Consider acceptance of Karsten Boulevard & Bullard Parkway Phase I - Water Facilities into the One Year Maintenance Period.
20. Consider acceptance of Sterling Lakes North Section 2 - Storm and Paving Facilities into One Year Maintenance Period.
21. Consider acceptance of Sterling Lakes North Section 2 Water and Sanitary Facilities into the One Year Maintenance Period.
22. Consider acceptance of Sterling Lakes North Section 3 Storm and Paving Facilities into the One Year Maintenance Period.
23. Consider acceptance of Sterling Lakes North Section 3 - Water and Sanitary Facilities into the One Year Maintenance Period.
24. Consider approval of Sterling Lakes North Section 4 Early Plat Application.
25. Consider acceptance of Sterling Lakes North Section 4 Storm and Paving Facilities into the One Year Maintenance Period.
26. Consider acceptance of Sterling Lakes North Section 4 Water and Sanitary Facilities into the One Year Maintenance Period.
27. Consider acceptance of Sterling Lakes North Section 5 - Storm and Paving Facilities into the One Year Maintenance Period.
28. Consider acceptance of Sterling Lakes North Section 5 - Water and Sanitary Facilities into the One Year Maintenance Period.

ITEMS FOR CONSIDERATION

- [29.](#) Consider acceptance of Certifications of Unopposed Candidates.
- [30.](#) Consideration and possible action on a resolution canceling the May 4, 2024 General Election of Officers.
- [31.](#) Consideration and possible action on a resolution canceling the May 4, 2024 Special Election for City Council District B.
- [32.](#) Consideration and possible action on a resolution amending the Schedule of Fees.
- [33.](#) Consideration and possible action on a resolution establishing certain financial policies.
- [34.](#) Consideration and possible action on a resolution adopting an Identity Theft Prevention Program.
- [35.](#) Consideration and possible action on an ordinance annexing portions of the TxDOT ROW for SH 288 and SH 6, and adopting a Municipal Service Plan.
- [36.](#) Consideration and possible action on an ordinance rezoning a 5.34-acre tract on CR 62 from Single Family Residential to Business Retail.
- [37.](#) Consideration and possible action on a variance to the community plant list requirements in the City's Unified Development Code for the Caldwell Crossing Community,
- [38.](#) Consideration and possible action on a variance to the community plant list requirements in the City's Unified Development Code for the Caldwell Lakes Community.
39. Consideration and possible action on a conveyance agreement with Brazoria County MUD 31 for water and wastewater systems.
- [40.](#) Consideration and possible action on the 2024 consumer price index (CPI) adjustment to municipal telecommunications right-of-way access line rates.

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:

41. Discussion on Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2 applications and appointments
42. Discussion on Annual Performance Appraisals for the City Manager and City Attorney.

POST EXECUTIVE SESSION

ITEMS FOR CONSIDERATION

43. Consideration and possible action to appoint members to the Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2 Boards.


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 March 8, 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, City Secretary

Date Signed: _____



Housing Month Proclamation

Proclamation of April as Fair Housing Month

WHEREAS, Title VIII of the Civil Rights Act of 1968, as amended, prohibits discrimination in housing and declares it a national policy to provide, within constitutional limits, for fair housing in the United States; and

WHEREAS, the principle of Fair Housing is not only national law and national policy, but a fundamental human concept and entitlement for all Americans; and

WHEREAS, the National Fair Housing Law, during the month of April provides an opportunity for all Americans to recognize that complete success in the goal of equal housing opportunity can only be accomplished with the help and cooperation of all Americans.

NOW, THEREFORE, WE, the City Council of Iowa Colony, do proclaim April as Fair Housing Month in Iowa Colony and do hereby urge all the citizens of this locality to become aware of and support the Fair Housing Law.

IN WITNESS WHEREOF I have affixed my signature and the seal on this 11th day of March 2024.

Wil Kennedy
Mayor of Iowa Colony, Texas

NOTICE OF PUBLIC HEARINGS ON
REZONING

The Iowa Colony Planning and Zoning Commission and the City Council will hold public hearings at 7:00 p.m. on March 5, 2024 and March 11, 2024, respectively, at the Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583 pursuant to the Comprehensive Zoning Ordinance and Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Business and Retail:

Being a 5.34-acre tract of land out of Tract 465, of the Emigration Land Company's Subdivision, Section 3 of the Lavaca Navigation Co's Survey, Abstract 328, recorded in Volume 2, Page 113 of the Deed Records of Brazoria County, Texas, being the same called 5.34 acre tract conveyed to Dennis and Suzie Westerman recorded in County Clerk's File No. 1998-035115 of the Official Records of Brazoria County, Texas.

All interested persons may be heard concerning the proposed action. A copy of the request for this action and a map of the property are available for inspection by any person upon a reasonable request made to the undersigned City Secretary at City Hall, telephone 281-369-2471 or at www.iowacolonytx.gov.

Kayleen Rosser, City Secretary
City of Iowa Colony, Texas



MONTHLY REPORT- February 2024

March 5, 2024

Mayor and Council,

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

Building Department

Inspections Conducted by BBG-Inspector

Building Inspections-	251
Plumbing Inspections -	429
Mechanical Inspections-	134
Electrical Inspections-	<u>276</u>
Total-	1090

Inspections Conducted by In-House City

Building Inspections	175
City Ordinance Violations-	10
Animal Control Violations-	<u>11</u>
Total-	196

Inspections paid to BBG for February 2023 total of 918 Inspections- \$23,169.38

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

February 2024, Total Inspections 1090

Total paid to BBG \$24,525.00

Building Department: 94 Plan reviews for construction were conducted.

2- Building 88- New Residential 1- Remodel 3- Swimming Pools

Permits Issued:

2023- 75

Other Permits- 27 New Homes- 32 Civil Projects- 16

2024- 128

Other Permits- 47 New Homes- 53 Civil Projects- 28

Permit Fees Collected:

2023- \$182,631.98

New Homes- \$54,208.02 Other Permit- \$8,622.17 Civil Projects- \$119,801.79

2024- \$371,443.76

New Homes- \$130,419.60 Other Permit- \$12,926.86 Civil Projects- \$228,097.30

Fire Marshals Report:

Nothing to report.

Thanks,



Albert Cantu,
Fire Marshal/Building Official



IOWA COLONY POLICE DEPARTMENT

Item 4.

3144 Meridiana Pkwy
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

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

Monthly Report February 2024

Offense	January 2024	February 2024
Burglary	1	3
Theft	5	1
Robbery	1	0
Total Index Crimes Reported	7	4
Reports Taken		
Misdemeanor	12	23
Felony	7	5
Charges Filed/Arrests		
Misdemeanor	10	6
Felony	1	0
Outside Agency Warrant Arrest	1	0
Traffic Enforcement		
Citations	171	259
Crash Investigations		
Minor Crashes	13	5
Major Crashes	1	1
Fatality Crashes	0	0
Calls for Service		
Alarms	33	23
Assist Other Agency	22	17
Disturbance	14	11
Other	118	123
Security Checks	782	402
Suspicious Activity/Persons	30	24

Significant Events

- February 2 – Officers were dispatched to the 9400 block of Amethyst Glen Dr in reference to a disturbance. An arrest was made and a report was generated.
- February 13 – Officers were dispatched to the 9400 block of Opal Gates Dr regarding a disturbance. An arrest as made and a report was generated.
- February 15 – Officers stopped a vehicle in the 2300 block of Tyndall Mist Dr for a traffic violation. During the stop it was found the driver was operating a vehicle with stolen license plates and had a suspended drivers license. An arrest was made and a report was generated.
- February 17 – Officers were dispatched to the 5000 block of Matador Dr in reference to a vehicle burglary. A report was generated.



IOWA COLONY POLICE DEPARTMENT

3144 Meridiana Pkwy
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

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

- February 22 – Officers were dispatched to the 2400 block of Cedar Rapids Pkwy in reference to a vehicle burglary. A report was generated.
- February 28 – Officers stopped a vehicle on SH 288 near Dubuque for a traffic violation. During the stop the driver of the vehicle was found to have a suspended drivers license. An arrest was made and a report was generated.

City of Iowa Colony
Municipal Court Council Report
From 2/1/2024 to 2/29/2024

3/4/2024 4:

Item 5.

Violations by Type

Traffic	Penal	City Ordinance	Parking	Other	Total
183	3	1	0	4	191

Financial

State Fees	Court Costs	Fines	Tech Fund	Building Security	Total
\$11,633.24	\$16,839.13	\$4,072.30	\$512.27	\$626.56	\$33,683.50

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
29	0	31	18	90	168

Trials & Hearings

Jury	Bench	Appeal	Total
0	0	2	2

Omni/Scofflaw/Collection

Omni	Scofflaw	Collections	Total
0	0	0	0

NO	LOCATION	DESCRIPTION	NOTES	STATUS	DATE COMPLETED
A Street SIGNAGE					
1	lowa colony @ meridiana	removed cru ball sign		complete	2/2/2024
2	Meridiana	called in traffic light TENDON		complete	2/2/2024
3	Aman @ Davenport	leaning stop sign		complete	2/2/2024
4	Meridiana @ aman	dimensional sign	removed	complete	2/2/2024
5	Meridiana @ aman	dimensional sign	removed	complete	2/2/2024
6	lowa colony @ elementary school	dimensional sign	removed	complete	2/2/2024
7	CR 88 @ lowa colony	vertical stop sign	new stop sign	complete	2/2/2024
8	Purkley @ Dubuque	put up ice on bridge sign		complete	2/6/2024
9	Davenport @ Davenport	put up new stop sign ahead sign	new stop cement	complete	2/7/2024
10	lowa colony @ meridiana	missing sign at post		complete	2/7/2024
11	lowa colony @ cedar rapids	fallen work sign	removed	complete	2/7/2024
12	Franklin w @ Iowa Jr	missing sign at post		complete	2/8/2024
13	CR 79 @ CR 380	new stop sign needed		complete	2/8/2024
14	CR 3	new stop sign		complete	2/8/2024
15	CR 83 @ aman	bad paint on sign		complete	2/8/2024
16	Meridiana @ starting takes w	dead end barricaded road		complete	2/8/2024
17	starting takes w @ meridiana	new stop sign	new stop cement, and sign	complete	2/15/2024
18	starting takes w @ meridiana	new fireworks first sign		complete	2/15/2024
19	CR 62	new 40 speed limit sign needed		complete	2/15/2024
20	CR 62	new 40 works sign needed		complete	2/15/2024
21	CR 62	new 40 trucks sign needed	see have in the shop	complete	2/15/2024
22	lowa colony @ meridiana	missing 40 sign removed from sign		complete	2/15/2024
23	lowa colony @ meridiana	new end of school 40 speed limit sign	new stop cement, and sign	complete	2/15/2024
24	lowa colony @ meridiana	removed promiss sign		complete	2/15/2024
25	lowa colony @ meridiana	removed promiss sign		complete	2/15/2024
26	cedar rapids @ lowa colony	replaced stop sign		complete	2/16/2024
27	Dollard @ 288	new stop sign	new stop cement	complete	2/16/2024
28	CR 7	replaced stop sign		complete	2/16/2024
29	CR 78	new stop sign	new stop cement, and sign	complete	2/16/2024
30	lowa colony @ meridiana	repositioned school sign		complete	2/16/2024
31	Purkley @ truster	removed promiss sign		complete	2/17/2024
32	Meridiana @ aman	removed promiss sign		complete	2/22/2024
33	Meridiana @ CR 78	missing lower right sign		complete	2/22/2024
34	CR 79	street sign needed for stop sign		complete	2/22/2024
35	lowa colony @ CR 78	missing speed limit sign		complete	2/22/2024
36	Dollard @ 288	reposition sign removed		complete	2/22/2024
37	lowa colony @ ash	removed promiss sign		complete	2/22/2024
38	lowa colony @ ash	removed promiss sign		complete	2/22/2024
39	lowa colony @ ash	removed promiss sign		complete	2/22/2024
40	CR 78 @ CR 82	missing speed limit sign		complete	2/22/2024
41	lowa colony @ junior high	burned school zone speed limit	repositioned/ filled with bricks	complete	2/26/2024
42	lowa colony @ aman	bricks sign removed		complete	2/26/2024
43	lowa colony @ aman	bricks sign removed		complete	2/26/2024
44	lowa colony @ Dubuque	repositioned school sign		complete	2/26/2024
45	lowa colony	repositioned school sign		complete	2/26/2024
46	CR 78 @ lowa colony	missing speed limit sign	filled with bricks	complete	2/26/2024
47	Dollard @ 288	repositioned school sign		complete	2/26/2024
48	Dollard @ lowa colony	missing stop sign	filled with bricks	complete	2/26/2024
49	Dollard @ lowa colony	removed promiss sign from post		complete	2/26/2024
50	Dollard @ CR 333	repositioned stop limit sign	filled with bricks	complete	2/26/2024
51	Davenport @ Purkley	removed promiss sign from post		complete	2/26/2024
52	lowa @ lowa colony	removed stop sign		complete	2/26/2024
53	Aman @ CR 62	repositioned loading bridge sign	filled with brick	complete	2/26/2024
54	Dollard @ Purkley	repositioned stop sign		complete	2/26/2024
55	CR 83 @ aman	replaced/combined no fireworks/bricks sign		complete	2/27/2024
56	CR 83 @ aman	new speed limit sign	replaced color, filled with cement	complete	2/27/2024
57	CR 83 @ aman	removed promiss sign from post		complete	2/27/2024
58	CR 83 @ aman	removed promiss sign from post		complete	2/27/2024
59	Aman @ CR 83	new sign for 40 crash sign		complete	2/28/2024
60	lowa colony @ cedar rapids	missing speed limit sign		complete	2/28/2024
61	lowa colony @ cedar rapids	removed promiss sign from post	new stop cement, and sign	complete	2/28/2024
62	lowa colony @ Purkley	removed promiss sign from post		complete	2/28/2024
63	lowa @ ash	put repositioned		complete	2/28/2024
64	lowa colony @ junior high	repositioned school sign		complete	2/28/2024
65	Aman @ CR 78	missing stop sign		complete	2/28/2024
66	lowa colony	new speed limit school sign		complete	2/28/2024
67	Meridiana @ innovation	new speed limit sign		complete	2/28/2024
B DEBRIS REMOVAL					
1	lowa colony @ junior high	debris removal	trash bag	complete	2/2/2024
2	Davenport @ lowa colony	debris removal	trash bag	complete	2/2/2024
3	cedar rapids @ lowa colony	trash pick up	metal sheet	complete	2/2/2024
4	cedar rapids @ lowa colony	trash pick up	trash bag	complete	2/2/2024
5	cedar rapids @ lowa colony	trash pick up	broken rusty barricades	complete	2/2/2024
6	Purkley @ meridiana	trash pick up	trash bag	complete	2/2/2024
7	Davenport @ Aman	trash pick up	tin	complete	2/2/2024
8	Purkley	trash pick up	tin	complete	2/2/2024
9	lowa colony	trash pick up	papers	complete	2/6/2024
10	cedar rapids @ lowa colony	trash pick up	tin	complete	2/7/2024
11	cedar rapids @ lowa colony	trash pick up	tin	complete	2/7/2024
12	cedar rapids @ lowa colony	trash pick up	tin	complete	2/7/2024
13	cedar rapids @ lowa colony	trash pick up	tin	complete	2/7/2024
14	lowa colony @ highway 6	matress pick up	tin	complete	2/13/2024
15	lowa colony @ highway 6	tin trash pick up		complete	2/13/2024
16	lowa colony @ highway 6	trash pick up		complete	2/13/2024
17	lowa colony @ highway 6	broken table trash pick up		complete	2/13/2024
18	lowa colony @ highway 6	styrofoam slow up post		complete	2/13/2024
19	Meridiana @ observation w	trash bag pick up		complete	2/15/2024
20	Meridiana @ observation w	trash bag pick up		complete	2/15/2024
21	Meridiana @ observation w	trash bag pick up		complete	2/15/2024
22	Meridiana @ observation w	trash bag pick up		complete	2/15/2024
23	Meridiana @ observation w	trash bag pick up		complete	2/15/2024
24	Meridiana @ observation w	tin debris removal		complete	2/15/2024
25	lowa colony @ cedar rapids	tin debris removal		complete	2/22/2024
26	lowa colony @ ash	tin pick up		complete	2/22/2024
27	cedar rapids @ ash	trash bag pick up		complete	2/22/2024
28	cedar rapids @ ash	trash bag pick up		complete	2/22/2024
29	cedar rapids @ lowa colony	trash bag pick up		complete	2/26/2024
30	Aman @ CR 83	trash bag pick up		complete	2/26/2024
31	Aman @ CR 83	trash bag pick up		complete	2/26/2024
32	Aman @ CR 83	trash bag pick up		complete	2/26/2024
33	lowa colony	trash pick up		complete	2/26/2024
34	lowa colony	trash pick up		complete	2/26/2024
35	lowa colony	trash pick up		complete	2/26/2024
36	lowa colony	trash pick up		complete	2/26/2024
37	lowa colony	trash pick up		complete	2/26/2024
38	lowa colony	trash pick up		complete	2/26/2024
39	lowa colony	trash pick up		complete	2/26/2024
40	lowa colony	trash pick up		complete	2/26/2024
41	lowa colony	trash pick up		complete	2/26/2024
42	lowa colony	trash pick up		complete	2/26/2024
43	lowa colony	trash pick up		complete	2/26/2024
44	lowa colony	trash pick up		complete	2/26/2024
45	lowa colony	trash pick up		complete	2/26/2024
46	lowa colony	trash pick up		complete	2/26/2024
47	lowa colony	trash pick up		complete	2/26/2024
48	lowa colony	trash pick up		complete	2/26/2024
49	lowa colony	trash pick up		complete	2/26/2024
50	lowa colony	trash pick up		complete	2/26/2024
51	lowa colony	trash pick up		complete	2/26/2024
52	lowa colony	trash pick up		complete	2/26/2024
53	lowa colony	trash pick up		complete	2/26/2024
54	lowa colony	trash pick up		complete	2/26/2024
55	lowa colony	trash pick up		complete	2/26/2024
56	lowa colony	trash pick up		complete	2/26/2024
57	lowa colony	trash pick up		complete	2/26/2024
58	lowa colony	trash pick up		complete	2/26/2024
59	lowa colony	trash pick up		complete	2/26/2024
60	lowa colony	trash pick up		complete	2/26/2024
61	lowa colony	trash pick up		complete	2/26/2024
62	lowa colony	trash pick up		complete	2/26/2024
63	lowa colony	trash pick up		complete	2/26/2024
64	lowa colony	trash pick up		complete	2/26/2024
65	lowa colony	trash pick up		complete	2/26/2024
66	lowa colony	trash pick up		complete	2/26/2024
67	lowa colony	trash pick up		complete	2/26/2024
68	lowa colony	trash pick up		complete	2/26/2024
69	lowa colony	trash pick up		complete	2/26/2024
70	lowa colony	trash pick up		complete	2/26/2024
71	lowa colony	trash pick up		complete	2/26/2024
72	lowa colony	trash pick up		complete	2/26/2024
73	lowa colony	trash pick up		complete	2/26/2024
74	lowa colony	trash pick up		complete	2/26/2024
75	lowa colony	trash pick up		complete	2/26/2024
76	lowa colony	trash pick up		complete	2/26/2024
77	lowa colony	trash pick up		complete	2/26/2024
78	lowa colony	trash pick up		complete	2/26/2024
79	lowa colony	trash pick up		complete	2/26/2024
80	lowa colony	trash pick up		complete	2/26/2024
81	lowa colony	trash pick up		complete	2/26/2024
82	lowa colony	trash pick up		complete	2/26/2024
83	lowa colony	trash pick up		complete	2/26/2024
84	lowa colony	trash pick up		complete	2/26/2024
85	lowa colony	trash pick up		complete	2/26/2024
86	lowa colony	trash pick up		complete	2/26/2024
87	lowa colony	trash pick up		complete	2/26/2024
88	lowa colony	trash pick up		complete	2/26/2024
89	lowa colony	trash pick up		complete	2/26/2024
90	lowa colony	trash pick up		complete	2/26/2024
91	lowa colony	trash pick up		complete	2/26/2024
92	lowa colony	trash pick up		complete	2/26/2024
93	lowa colony	trash pick up		complete	2/26/2024
94	lowa colony	trash pick up		complete	2/26/2024
95	lowa colony	trash pick up		complete	2/26/2024
96	lowa colony	trash pick up		complete	2/26/2024
97	lowa colony	trash pick up		complete	2/26/2024
98	lowa colony	trash pick up		complete	2/26/2024
99	lowa colony	trash pick up		complete	2/26/2024
100	lowa colony	trash pick up		complete	2/26/2024
101	lowa colony	trash pick up		complete	2/26/2024
102	lowa colony	trash pick up		complete	2/26/2024
103	lowa colony	trash pick up		complete	2/26/2024
104	lowa colony	trash pick up		complete	2/26/2024
105	lowa colony	trash pick up		complete	2/26/2024
106	lowa colony	trash pick up		complete	2/26/2024
107	lowa colony	trash pick up		complete	2/26/2024
108	lowa colony	trash pick up		complete	2/26/2024
109	lowa colony	trash pick up		complete	2/26/2024
110	lowa colony	trash pick up		complete	2/26/2024
111	lowa colony	trash pick up		complete	2/26/2024
112	lowa colony	trash pick up		complete	2/26/2024
113	lowa colony	trash pick up		complete	2/26/2024
114	lowa colony	trash pick up		complete	2/26/2024
115	lowa colony	trash pick up		complete	2/26/2024
116	lowa colony	trash pick up		complete	2/26/2024
117	lowa colony	trash pick up		complete	2/26/2024
118	lowa colony	trash pick up		complete	2/26/2024
119	lowa colony	trash pick up		complete	2/26/2024
120	lowa colony	trash pick up		complete	2/26/2024
121	lowa colony	trash pick up		complete	2/26/2024
122	lowa colony	trash pick up		complete	2/26/2024
123	lowa colony	trash pick up		complete	2/26/2024
124	lowa colony	trash pick up		complete	2/26/2024
125	lowa colony	trash pick up		complete	2/26/2024
126	lowa colony	trash pick up		complete	2/26/2024
127	lowa colony	trash pick up		complete	2/26/2024
128	lowa colony				

MEMORANDIUM

Date: March 11, 2024
 To: Mayor Wil Kennedy
 City Council Members
 From: Dinh V. Ho, P.E.
 RE: COIC Council Meeting – March 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.
 - Construction ongoing. NB exit lanes at Meridiana is reduced.

2. GRANTS UPDATE
 - GLO MIT MOD – ICB DRAINAGE IMPROVEMENTS
 - i. Currently at 70% design phase.
 - ii. Currently in environmental review phase, including 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 April.

 - 2023 Ames Blvd Extension
 - i. Survey is complete.
 - ii. Working with the County on ROW acquisition.
 - iii. Currently under design at 60%.

4. CONSTRUCTION PROJECT STATUS:
 - A. *MERIDIANA SUBDIVISION – RISE COMMUNITIES*
 - MER Sec 55A – On consent agenda for approval.
 - Detention Pond O & P – Hardscape – 90% Complete
 - C-Store Break Time – Meridiana Pkwy & Karsten Blvd – Utilities 70% Complete
 - MER Sec 35A – Sanitary Sewer 20% 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 – Initiated work on Well No.2

 - C. *SIERRA VISTA - LAND TEJAS*
 - Active construction projects
 - Meridiana Parkway Traffic Signal – Completed – Awaiting bonds for acceptance.

D. SIERRA VISTA WEST - LAND TEJAS

- Active construction projects:
 - Sierra Vista West Mass Grading and Detention Phase II – Awaiting final walk.
 - Sierra Vista West Ph II B Excavation and Grading – 95% Complete.
 - Davenport Pkwy Ph 1 – 90% Complete, awaiting punch list items.
 - BCMUD 53 Water Plant Expansion – 75% Complete.
 - Ames Blvd. Phase 2 – Awaiting closeout documents.
 - SVW Civil Site – Amenity Center – Utilities 90%, Paving 85%. Note, this does not include the pool and recreation facilities.

E. STERLING LAKES NORTH

- Active construction projects:
 - Sterling Lakes North Detention Basin – 95% Complete.
 - Sterling Lakes North Sec 1 – Awaiting closeout documents.
 - Sterling Lakes North Sec 2 – On agenda for acceptance.
 - Sterling Lakes North Sec 3 – On agenda for acceptance.
 - Sterling Lakes North Sec 4 – On agenda for acceptance.
 - Sterling Lakes North Sec 5 – On agenda for acceptance.
 - Sterling Lakes North Sec 6 – 80% Utilities. Paving 80% Completed
 - Sterling Lakes North Lift Station – 80% Complete. Awaiting Power
 - Sterling Lakes North Drive Water Line only – Awaiting closeout documents.
 - Sterling Lakes North Mass Grading Only – 85% Complete.
 - Cedar Rapids Parkway Phase II – 75% Utilities. Paving 70% Completed
 - Karsten Blvd & Bullard Parkway – Awaiting closeout documents.
 - Bullard Parkway Phase 2 – Awaiting closeout documents.

F. CALDWELL CROSSING

- Active construction projects
 - BCMUD 87 Clearing and Grubbing –Complete.
 - BCMUD 87 Detention and Grading Phase 1 – 85% Complete.
 - BCMUD 87 Detention and Grading Phase 2 – 40% Complete.
 - BCMUD 87 Water Plant No. 1 – 80% Complete.
 - Caldwell Crossing Section 2 – 30% Utilities.
 - BCMUD 87 Offsite 8" Force Main & Waterline – 25% Utilities.
 - Caldwell Crossing Section 1 – 10%

G. OTHER CONSTRUCTION PROJECTS

- AISD H.S. No. 4 – Awaiting LS approval, awaiting power.
- Riverstone Montessori – 2820 Mer Pkwy – Awaiting Final Walk
- AISD JHS – 90% Utilities. Awaiting Final walk.

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Assets				
	10-1000	Cash / Due From Consolidated Cash	9,536,994.69	
	10-1003	First State Bank - Manvel	(3,805.97)	
	10-1004	Petty Cash	300.00	
	10-1005	Texas Advantage - CD	6,283.33	
	10-1006	TexStar CD	2,604,472.50	
	10-1007	Veritex - CD 5471	100,100.18	
	10-1008	Veritex - CD 7818	145,000.00	
	10-1111	Sales Tax Receivable	88,294.00	
	10-1112	Allowance for Fines Receivable	(298,310.04)	
	10-1113	Fines Receivable	314,011.00	
	10-1114	Property Taxes Receivable	35,005.00	
	10-1115	Property Tax Receivable - P & I	12,771.00	
	10-1303	Due from Project Fund Series 2022	(555,416.38)	
	10-4915	Investment Fair Value Adjustment	4,110.00	
	Total Assets		<u>11,989,809.31</u>	<u>11,989,809.31</u>

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Liabilities				
	10-2000	Due To Consolidated Cash / Accounts Payable	(407,929.44)	
	10-2001	Accounts Payable at Year End	(11,748.93)	
	10-2200	Wages Payable	16,688.99	
	10-2201	Employee Dental Insurance	4,613.20	
	10-2203	Federal Tax Payable	5,015.00	
	10-2205	TMRS Payable	31,581.05	
	10-2206	Texas Workforce Commission Payable	(2,410.92)	
	10-2207	Health & Life Insurance Payable	(3,081.60)	
	10-2208	Child Support Payable	(1,256.04)	
	10-2300	State Fees	34,327.72	
	10-2301	Collections	357.00	
	10-2304	Credit Card Fee	3,239.29	
	10-2305	Deferred Revenues - Fines	15,701.00	
	10-2405	Deferred Inflows-Prop taxes	47,629.00	
	10-2501	Baseball Field Reserve	12,771.00	
	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	1,290,564.34	
	10-2543	Early Plat - Sterling Lakes North Sec 1	383,828.10	
	10-2603	Due to Crime Prevention	(6,407.01)	
	10-2606	Due to ARPA Fund	0.20	
	10-7001	Transfer to Vehicle Replacement	(147,000.00)	
	Total Liabilities		<u>2,996,711.45</u>	
Fund Balance				
	10-3000	Fund Balance	3,009,615.65	
	10-3002	Fund Balance Assigned	275,000.00	

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Fund Balance				
		Total Fund Balance	<u>3,284,615.65</u>	
		Total Revenue	8,084,574.98	
		Total Expenses	<u>2,242,963.41</u>	
		Current Year Increase (Decrease)	5,708,482.21	
		Fund Balance Total	3,284,615.65	
		Current Year Increase (Decrease)	<u>5,708,482.21</u>	
		Total Fund Balance/Equity	<u>8,993,097.86</u>	
		Total Liabilities & Fund Balance		<u><u>11,989,809.31</u></u>

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Assets				
	11-1002	Retainer Account	1,986,384.76	
	Total Assets		1,986,384.76	
				1,986,384.76

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

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	340,370.65	
	11-2502	Baymark Pipeline LLC	1.00	
	11-2504	Cherry Crushed Concrete	23,200.00	
	11-2505	DR Horton/MUD 87	(13,498.87)	
	11-2509	Formosa/Lav Pipeline-TRC	10,826.04	
	11-2510	M2E3/Enterprise Pipeline	(45,393.15)	
	11-2511	Meridiana Escrow	4,345.00	
	11-2512	Old Airline Market-Axis Dev	208.00	
	11-2513	Sierra Vista - Land Tejas	1,748.10	
	11-2514	Sierra Vista West - Land Tejas	24,862.65	
	11-2515	South Texas NGL Pipeline, LLC	1.00	
	11-2517	Sterling Lakes - Land Tejas	6,296.59	
	11-2521	Meritage/Rise- BCMUD 57	3,838.10	
	11-2529	Meridiana PUD Amendment	7,537.50	
	11-2536	Rally 288 West PUD	(7,487.03)	
	11-2537	Southern Star PUD	15,881.21	
	11-2538	PUD Hines Investments	(7,255.00)	
	11-2539	SVW Entertainment Dist PUD	1,261.98	
	11-2541	Extension of Ames Blvd Project	1,481,167.50	
	Total Liabilities		<u>1,846,948.77</u>	
		Total Revenue	0.00	
		Total Expenses	<u>0.00</u>	
		Current Year Increase (Decrease)	139,435.99	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	<u>139,435.99</u>	
		Total Fund Balance/Equity	<u>139,435.99</u>	
	Total Liabilities & Fund Balance			<u><u>1,986,384.76</u></u>

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

Account Type	Account Number	Description	Balance	Total
12 - Project Fund Series 2022				
Assets				
	12-1000	Cash / Due From Consolidated Cash	(3,691,095.87)	
	12-1010	Project Fund Series 2022	1,608,084.16	
	12-1011	Proj Fund Series 2022 - Frost Investments	(258,631.00)	
	12-1012	Proj Fund Series 22 - Tx Class	6,319,002.34	
	12-4915	Investment Fair Value Adjustment	38,631.00	
	Total Assets		<u>4,015,990.63</u>	<u>4,015,990.63</u>

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

Account Type	Account Number	Description	Balance	Total
12 - Project Fund Series 2022				
Liabilities				
	12-2000	Due To Consolidated Cash / Accounts Payable	937,967.93	
	12-2601	Due to General Fund	(555,416.38)	
	Total Liabilities		<u>382,551.55</u>	
Fund Balance				
	12-3000	Fund Balance	<u>6,628,906.50</u>	
	Total Fund Balance		<u>6,628,906.50</u>	
		Total Revenue	155,021.50	
		Total Expenses	<u>2,093,764.87</u>	
		Current Year Increase (Decrease)	(2,995,467.42)	
		Fund Balance Total	6,628,906.50	
		Current Year Increase (Decrease)	<u>(2,995,467.42)</u>	
		Total Fund Balance/Equity	<u>3,633,439.08</u>	
	Total Liabilities & Fund Balance			<u><u>4,015,990.63</u></u>

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District Fund				
Assets				
	20-1000	Cash / Due From Consolidated Cash	26,780.17	
	20-1013	TexStar - Crime Control	436,887.76	
	20-1301	Due from General Fund	(6,407.01)	
	20-1302	Sales Tax Receivable Crime Prevention District	34,888.00	
	Total Assets		<u>492,148.92</u>	<u>492,148.92</u>

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District Fund				
Liabilities				
	20-2000	Due To Consolidated Cash / Accounts Payable	6,405.00	
	Total Liabilities		<u>6,405.00</u>	
Fund Balance				
	20-3000	Fund Balance	463,074.84	
	Total Fund Balance		<u>463,074.84</u>	
		Total Revenue	128,799.65	
		Total Expenses	<u>104,426.63</u>	
		Current Year Increase (Decrease)	22,669.08	
		Fund Balance Total	463,074.84	
		Current Year Increase (Decrease)	<u>22,669.08</u>	
		Total Fund Balance/Equity	<u>485,743.92</u>	
	Total Liabilities & Fund Balance			<u><u>492,148.92</u></u>

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

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

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

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

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

Account Type	Account Number	Description	Balance	Total
30 - Capital Improvements Plan Fund (Debt Service)				
Assets				
	30-1000	Cash / Due From Consolidated Cash	(1,241,924.09)	
	30-1114	Property Taxes Receivable	996.00	
	30-1115	Property Tax Receivable - P & I	234.00	
	Total Assets		<u>(1,240,694.09)</u>	<u>(1,240,694.09)</u>

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

Account Type	Account Number	Description	Balance	Total
30 - Capital Improvements Plan Fund (Debt Service)				
Liabilities				
	30-2405	Deferred Inflows-Prop taxes	1,230.00	
	Total Liabilities		<u>1,230.00</u>	
Fund Balance				
	30-3000	Fund Balance	(912,469.09)	
	Total Fund Balance		<u>(912,469.09)</u>	
		Total Revenue	0.00	
		Total Expenses	<u>329,455.00</u>	
		Current Year Increase (Decrease)	(329,455.00)	
		Fund Balance Total	(912,469.09)	
		Current Year Increase (Decrease)	<u>(329,455.00)</u>	
		Total Fund Balance/Equity	<u>(1,241,924.09)</u>	
	Total Liabilities & Fund Balance			<u><u>(1,240,694.09)</u></u>

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

Account Type	Account Number	Description	Balance	Total
35 - Capital Improvements Plan Fund (Local)				
Assets				
	35-1000	Cash / Due From Consolidated Cash	(278,114.92)	
	35-1101	Grant / Funding Account	(0.25)	
	Total Assets		<u>(278,115.17)</u>	<u>(278,115.17)</u>

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

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	(228,115.04)	
	Total Liabilities		(228,115.29)	
Fund Balance				
	35-3000	Fund Balance	(49,999.88)	
	Total Fund Balance		(49,999.88)	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	0.00	
		Fund Balance Total	(49,999.88)	
		Current Year Increase (Decrease)	0.00	
		Total Fund Balance/Equity	(49,999.88)	
	Total Liabilities & Fund Balance			(278,115.17)

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

Account Type	Account Number	Description	Balance	Total
36 - Public Safety Grants				
Assets				
	36-1000	Cash / Due From Consolidated Cash	4,718.01	
	Total Assets		<u>4,718.01</u>	<u>4,718.01</u>

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

Account Type	Account Number	Description	Balance	Total
36 - Public Safety Grants				
Fund Balance				
	36-3000	Fund Balance	1,745.76	
		Total Fund Balance	1,745.76	
		Total Revenue	2,972.25	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	2,972.25	
		Fund Balance Total	1,745.76	
		Current Year Increase (Decrease)	2,972.25	
		Total Fund Balance/Equity	4,718.01	
		Total Liabilities & Fund Balance		4,718.01

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Assets				
	40-1000	Cash / Due From Consolidated Cash	15,147.29	
	Total Assets		15,147.29	
				15,147.29

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Fund Balance				
	40-3000	Fund Balance	11,448.42	
		Total Fund Balance	11,448.42	
		Total Revenue	3,778.32	
		Total Expenses	79.90	
		Current Year Increase (Decrease)	3,698.87	
		Fund Balance Total	11,448.42	
		Current Year Increase (Decrease)	3,698.87	
		Total Fund Balance/Equity	15,147.29	
		Total Liabilities & Fund Balance		15,147.29

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

Account Type	Account Number	Description	Balance	Total
41 - Court Security Fund				
Assets				
	41-1000	Cash / Due From Consolidated Cash	26,662.82	
	Total Assets		<u>26,662.82</u>	<u>26,662.82</u>

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

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	4,626.85	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	4,627.21	
		Fund Balance Total	22,035.61	
		Current Year Increase (Decrease)	4,627.21	
		Total Fund Balance/Equity	26,662.82	
		Total Liabilities & Fund Balance		26,662.82

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

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>

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

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>

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

Account Type	Account Number	Description	Balance	Total
50 - Vehicle Replacement Fund				
Assets				
	50-1000	Cash / Due From Consolidated Cash	(140,722.42)	
	50-1014	TexStar - Veh Rep Fund	333,439.79	
	Total Assets		<u>192,717.37</u>	
				<u><u>192,717.37</u></u>

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

Account Type	Account Number	Description	Balance	Total
50 - Vehicle Replacement Fund				
Liabilities				
	50-2000	Due To Consolidated Cash / Accounts Payable	980.00	
	Total Liabilities		<u>980.00</u>	
Fund Balance				
	50-3000	Fund Balance	286,622.08	
	Total Fund Balance		<u>286,622.08</u>	
		Total Revenue	6,439.79	
		Total Expenses	<u>101,324.50</u>	
		Current Year Increase (Decrease)	(94,884.71)	
		Fund Balance Total	286,622.08	
		Current Year Increase (Decrease)	<u>(94,884.71)</u>	
		Total Fund Balance/Equity	<u>191,737.37</u>	
	Total Liabilities & Fund Balance			<u><u>192,717.37</u></u>

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Assets				
	99-1000	Cash	12,480,776.46	
	99-1210	Due From General Fund	(575,225.44)	
	99-1220	Due From Crime Prevention District Fund	6,460.00	
	99-1250	Due From Vehicle Replacement Fund	980.00	
	Total Assets		<u>11,912,991.02</u>	<u>11,912,991.02</u>

City of Iowa Colony
 Balance Sheet
 As of February 29, 2024

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Item 8.

Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Liabilities				
	99-2000	Accounts Payable	(567,785.44)	
	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	(1,096,935.54)	
	Total Liabilities		<u>11,912,991.02</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>11,912,991.02</u></u>

City of Iowa Colony
 Financial Statement
 As of February 29, 2024

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Item 8.

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales Tax	64,379.81	45,315.20	19,064.61	286,292.95	544,000.00	52.63%	257,707.05
Property Tax	233,239.80	260,262.52	(27,022.72)	5,575,511.34	3,124,400.00	178.45%	(2,451,111.34)
Miscellaneous	31,983.44	123,405.89	(91,422.45)	219,286.45	1,481,450.00	14.80%	1,262,163.55
License & Permits	389,871.97	183,597.65	206,274.32	1,445,037.48	2,204,000.00	65.56%	758,962.52
Business & Franchise	298,967.36	25,825.00	273,142.36	404,647.69	310,000.00	130.53%	(94,647.69)
Fines & Forfeitures	21,093.45	23,782.17	(2,688.72)	153,799.07	285,500.00	53.87%	131,700.93
Revenue Totals	<u>1,039,535.83</u>	<u>662,188.43</u>	<u>377,347.40</u>	<u>8,084,574.98</u>	<u>7,949,350.00</u>	<u>101.70%</u>	<u>(135,224.98)</u>
Expense Summary							
Personnel Services	204,047.68	262,085.50	(58,037.82)	1,011,523.41	3,146,250.00	32.15%	2,134,726.59
Professional/Contract Services	4,092.21	149,822.35	(145,730.14)	943,117.88	1,798,400.00	52.44%	855,282.12
Materials & Supplies	53,113.40	36,987.06	16,126.34	171,546.00	443,900.00	38.65%	272,354.00
Services	18,339.00	34,170.86	(15,831.86)	83,529.32	410,200.00	20.36%	326,670.68
Capital Outlay	0.00	37,490.00	(37,490.00)	33,246.80	450,000.00	7.39%	416,753.20
Expense Totals	<u>279,592.29</u>	<u>520,555.77</u>	<u>(240,963.48)</u>	<u>2,242,963.41</u>	<u>6,248,750.00</u>	<u>35.89%</u>	<u>4,005,786.59</u>

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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	517.99	333.20	184.79	2,681.22	4,000.00	67.03%	1,318.78
10-4110 City Sales Tax	63,861.82	44,982.00	18,879.82	283,611.73	540,000.00	52.52%	256,388.27
Sales Tax Totals	64,379.81	45,315.20	19,064.61	286,292.95	544,000.00	52.63%	257,707.05
Property Tax							
10-4120 Property Tax	235,966.72	194,089.00	41,877.72	5,580,007.59	2,330,000.00	239.49%	(3,250,007.59)
10-4121 Delinquent Property Tax	(2,726.92)	1,249.50	(3,976.42)	(4,496.25)	15,000.00	(29.98%)	19,496.25
10-4135 Property Tax MUD 31 - 70%	0.00	64,924.02	(64,924.02)	0.00	779,400.00	0.00%	779,400.00
Property Tax Totals	233,239.80	260,262.52	(27,022.72)	5,575,511.34	3,124,400.00	178.45%	(2,451,111.34)
Miscellaneous							
10-4124 Accident Reports	55.00	12.50	42.50	180.00	150.00	120.00%	(30.00)
10-4134 Intermodel Ship Container	0.00	250.00	(250.00)	0.00	3,000.00	0.00%	3,000.00
10-4910 Interest Income	10,928.44	10,412.50	515.94	66,786.41	125,000.00	53.43%	58,213.59
10-4911 Other Revenue	2,000.00	110,230.89	(108,230.89)	123,645.68	1,323,300.00	9.34%	1,199,654.32
10-4912 Donations/Sponsorships	19,000.00	2,500.00	16,500.00	28,674.36	30,000.00	95.58%	1,325.64
Miscellaneous Totals	31,983.44	123,405.89	(91,422.45)	219,286.45	1,481,450.00	14.80%	1,262,163.55
License & Permits							
10-4201 Building Construction Permits	108,586.60	99,960.00	8,626.60	495,827.54	1,200,000.00	41.32%	704,172.46
10-4202 Trade Fees	2,857.51	8,333.33	(5,475.82)	26,754.65	100,000.00	26.75%	73,245.35
10-4203 Reinspection Fees	7,150.00	2,082.50	5,067.50	30,050.00	25,000.00	120.20%	(5,050.00)
10-4204 Signs	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-4205 Property Improvement Permits	477.35	166.60	310.75	1,428.15	2,000.00	71.41%	571.85
10-4206 Dirt Work Permits	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-4207 Driveway Permits	500.00	125.00	375.00	500.00	1,500.00	33.33%	1,000.00

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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							
10-4210 Culvert Permit	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
10-4211 Commercial Vehicle Permit	500.00	250.00	250.00	600.00	3,000.00	20.00%	2,400.00
10-4212 Park Use Permit	0.00	83.33	(83.33)	400.00	1,000.00	40.00%	600.00
10-4213 Mobile Food Unit Permit	250.00	83.33	166.67	1,775.00	1,000.00	177.50%	(775.00)
10-4301 Preliminary Plat Fees	0.00	6,247.50	(6,247.50)	48,300.00	75,000.00	64.40%	26,700.00
10-4302 Final Plat Fees	9,250.00	2,915.50	6,334.50	18,700.00	35,000.00	53.43%	16,300.00
10-4303 Abbreviated Plat Fees	2,000.00	2,083.33	(83.33)	5,160.00	25,000.00	20.64%	19,840.00
10-4305 Admin Fee - Early Plat Recording	21,228.21	6,664.00	14,564.21	70,606.22	80,000.00	88.26%	9,393.78
10-4401 Infrastructure Plan Review Fee	70,383.95	16,660.00	53,723.95	150,537.97	200,000.00	75.27%	49,462.03
10-4403 Civil Site Plan Review Fee	144,713.35	37,485.00	107,228.35	537,622.95	450,000.00	119.47%	(87,622.95)
10-4501 Rezoning Fees	0.00	166.60	(166.60)	2,000.00	2,000.00	100.00%	0.00
10-4502 ROW Plan Review Fee	500.00	0.00	500.00	750.00	0.00	0.00%	(750.00)
10-4503 Specific Use Permit	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-4504 Water Meter Fees	21,475.00	0.00	21,475.00	54,025.00	0.00	0.00%	(54,025.00)
License & Permits Totals	<u>389,871.97</u>	<u>183,597.65</u>	<u>206,274.32</u>	<u>1,445,037.48</u>	<u>2,204,000.00</u>	<u>65.56%</u>	<u>758,962.52</u>
Business & Franchise							
10-4601 Franchise Tax - Electric	292,988.83	20,825.00	272,163.83	292,988.83	250,000.00	117.20%	(42,988.83)
10-4602 Franchise Tax - Gas	0.00	2,916.67	(2,916.67)	100,000.00	35,000.00	285.71%	(65,000.00)
10-4603 Telecommunication Fee - Sales	5,978.53	2,083.33	3,895.20	11,658.86	25,000.00	46.64%	13,341.14
Business & Franchise Totals	<u>298,967.36</u>	<u>25,825.00</u>	<u>273,142.36</u>	<u>404,647.69</u>	<u>310,000.00</u>	<u>130.53%</u>	<u>(94,647.69)</u>
Fines & Forfeitures							
10-4701 Citations/Warrants	4,096.85	18,742.50	(14,645.65)	37,360.02	225,000.00	16.60%	187,639.98
10-4703 Municipal Jury Funds	12.75	0.00	12.75	94.34	0.00	0.00%	(94.34)
10-4704 Local Truancy Prevention	339.54	0.00	339.54	4,390.48	0.00	0.00%	(4,390.48)

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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							
10-4705 Time Payment Reimbursement	24.90	41.67	(16.77)	285.00	500.00	57.00%	215.00
10-4709 Court Costs	16,619.41	4,998.00	11,621.41	111,669.23	60,000.00	186.12%	(51,669.23)
Fines & Forfeitures Totals	<u>21,093.45</u>	<u>23,782.17</u>	<u>(2,688.72)</u>	<u>153,799.07</u>	<u>285,500.00</u>	<u>53.87%</u>	<u>131,700.93</u>
Revenue Totals	<u><u>1,039,535.83</u></u>	<u><u>662,188.43</u></u>	<u><u>377,347.40</u></u>	<u><u>8,084,574.98</u></u>	<u><u>7,949,350.00</u></u>	<u><u>101.70%</u></u>	<u><u>(135,224.98)</u></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	2,280.40	7,164.57	(4,884.17)	41,555.10	86,000.00	48.32%	44,444.90
Personnel Services	44,138.05	62,647.82	(18,509.77)	218,050.01	752,050.00	28.99%	533,999.99
Professional/Contract Services	2,195.00	23,082.84	(20,887.84)	133,525.79	277,100.00	48.19%	143,574.21
Services	0.00	6,173.06	(6,173.06)	55,978.71	74,100.00	75.54%	18,121.29
Administration Totals	<u>48,613.45</u>	<u>99,068.29</u>	<u>(50,454.84)</u>	<u>449,109.61</u>	<u>1,189,250.00</u>	<u>37.76%</u>	<u>740,140.39</u>

10 - General Fund Finance	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	89.00	2,149.27	(2,060.27)	10,791.83	25,800.00	41.83%	15,008.17
Personnel Services	16,580.60	17,852.94	(1,272.34)	62,028.16	214,320.00	28.94%	152,291.84
Professional/Contract Services	1,159.10	541.47	617.63	3,468.86	6,500.00	53.37%	3,031.14
Finance Totals	<u>17,828.70</u>	<u>20,543.68</u>	<u>(2,714.98)</u>	<u>76,288.85</u>	<u>246,620.00</u>	<u>30.93%</u>	<u>170,331.15</u>

10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	41,424.15	9,049.22	32,374.93	61,595.40	108,600.00	56.72%	47,004.60
Personnel Services	99,395.80	123,642.14	(24,246.34)	521,081.71	1,484,290.00	35.11%	963,208.29
Professional/Contract Services	0.00	83.33	(83.33)	407.93	1,000.00	40.79%	592.07
Services	18,339.00	8,996.60	9,342.40	26,187.28	108,000.00	24.25%	81,812.72
Police Totals	<u>159,158.95</u>	<u>141,771.29</u>	<u>17,387.66</u>	<u>609,272.32</u>	<u>1,701,890.00</u>	<u>35.80%</u>	<u>1,092,617.68</u>

10 - General Fund Animal Control	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	403.37	491.53	(88.16)	2,160.91	5,900.00	36.63%	3,739.09

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Personnel Services	5,745.66	6,365.76	(620.10)	28,745.69	76,420.00	37.62%	47,674.31
Professional/Contract Services	0.00	483.20	(483.20)	1,877.54	5,800.00	32.37%	3,922.46
Services	0.00	833.06	(833.06)	562.61	10,000.00	5.63%	9,437.39
Animal Control Totals	6,149.03	8,173.55	(2,024.52)	33,346.75	98,120.00	33.99%	64,773.25

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	0.00	666.67	(666.67)	77.00	8,000.00	0.96%	7,923.00
Emergency Management Totals	0.00	916.67	(916.67)	77.00	11,000.00	0.70%	10,923.00

10 - General Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	219.47	982.99	(763.52)	3,312.37	11,800.00	28.07%	8,487.63
Personnel Services	11,115.32	13,143.13	(2,027.81)	55,705.06	157,780.00	35.31%	102,074.94
Professional/Contract Services	141.86	8,123.80	(7,981.94)	32,918.35	97,500.00	33.76%	64,581.65
Municipal Court Totals	11,476.65	22,249.92	(10,773.27)	91,935.78	267,080.00	34.42%	175,144.22

10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	4,340.21	6,791.49	(2,451.28)	10,330.86	81,500.00	12.68%	71,169.14
Personnel Services	11,117.57	21,045.71	(9,928.14)	45,765.24	252,650.00	18.11%	206,884.76
Professional/Contract Services	0.00	29,738.34	(29,738.34)	11,860.16	357,000.00	3.32%	345,139.84
Services	0.00	2,382.73	(2,382.73)	332.11	28,600.00	1.16%	28,267.89
Public Works Totals	15,457.78	59,958.27	(44,500.49)	68,288.37	719,750.00	9.49%	651,461.63

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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	4,016.95	7,541.58	(3,524.63)	21,082.03	90,500.00	23.30%	69,417.97
Professional/Contract Services	0.00	6,000.00	(6,000.00)	24,598.58	72,000.00	34.16%	47,401.42
Parks & Recreation Totals	<u>4,016.95</u>	<u>13,541.58</u>	<u>(9,524.63)</u>	<u>45,680.61</u>	<u>162,500.00</u>	<u>28.11%</u>	<u>116,819.39</u>

10 - General Fund Community Development	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	44.35	1,391.63	(1,347.28)	14,460.77	16,700.00	86.59%	2,239.23
Personnel Services	5,396.03	6,008.40	(612.37)	26,822.04	72,130.00	37.19%	45,307.96
Professional/Contract Services	596.25	59,611.20	(59,014.95)	614,297.22	715,500.00	85.86%	101,202.78
Services	0.00	14,952.35	(14,952.35)	0.00	179,500.00	0.00%	179,500.00
Community Development Totals	<u>6,036.63</u>	<u>81,963.58</u>	<u>(75,926.95)</u>	<u>655,580.03</u>	<u>983,830.00</u>	<u>66.64%</u>	<u>328,249.97</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	295.50	1,174.78	(879.28)	6,256.73	14,100.00	44.37%	7,843.27
Personnel Services	10,558.65	11,379.60	(820.95)	53,325.50	136,610.00	39.03%	83,284.50
Professional/Contract Services	0.00	21,491.50	(21,491.50)	120,086.45	258,000.00	46.55%	137,913.55
Services	0.00	833.06	(833.06)	468.61	10,000.00	4.69%	9,531.39
Fire Marshal/Building Official Totals	<u>10,854.15</u>	<u>34,878.94</u>	<u>(24,024.79)</u>	<u>180,137.29</u>	<u>418,710.00</u>	<u>43.02%</u>	<u>238,572.71</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)	33,246.80	450,000.00	7.39%	416,753.20

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Capital and Planning Projects Totals	<u>0.00</u>	<u>37,490.00</u>	<u>(37,490.00)</u>	<u>33,246.80</u>	<u>450,000.00</u>	<u>7.39%</u>	<u>416,753.20</u>
Expense Total	<u>279,592.29</u>	<u>520,555.77</u>	<u>(240,963.48)</u>	<u>2,242,963.41</u>	<u>6,248,750.00</u>	<u>35.89%</u>	<u>4,005,786.59</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	32,704.00	44,680.45	(11,976.45)	163,520.00	536,380.00	30.49%	372,860.00
10-10-5102 Salaries - Part Time	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00
10-10-5103 Salaries - Temp	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
10-10-5106 Social Security/Medicare	2,505.55	3,418.63	(913.08)	10,178.37	41,040.00	24.80%	30,861.63
10-10-5107 TMRS	3,771.66	4,915.53	(1,143.87)	18,911.10	59,010.00	32.05%	40,098.90
10-10-5108 Health & Life Insurance	3,569.73	3,998.40	(428.67)	16,768.65	48,000.00	34.93%	31,231.35
10-10-5109 Worker's Comp	0.00	315.70	(315.70)	245.70	3,790.00	6.48%	3,544.30
10-10-5110 Texas Workforce Commission	3.27	19.15	(15.88)	26.99	230.00	11.73%	203.01
10-10-5111 Vehicle Allowance	553.84	600.00	(46.16)	2,769.20	7,200.00	38.46%	4,430.80
10-10-5112 457(b) Reimbursement	1,030.00	875.00	155.00	5,150.00	10,500.00	49.05%	5,350.00
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)	1,607.50	35,000.00	4.59%	33,392.50
10-10-5202 Audit Services	0.00	4,165.00	(4,165.00)	45,750.00	50,000.00	91.50%	4,250.00
10-10-5206 Professional Services	0.00	4,998.00	(4,998.00)	42,549.57	60,000.00	70.92%	17,450.43
10-10-5210 Election Expenses	2,000.00	666.67	1,333.33	2,000.00	8,000.00	25.00%	6,000.00
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)	1,195.21	7,000.00	17.07%	5,804.79
10-10-5215 BCAD Fee	0.00	2,332.40	(2,332.40)	11,088.94	28,000.00	39.60%	16,911.06
10-10-5217 Professional Cleaning Services	0.00	2,082.50	(2,082.50)	6,300.00	25,000.00	25.20%	18,700.00
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	0.00	3,665.20	(3,665.20)	9,410.37	44,000.00	21.39%	34,589.63
10-10-5224 Dues & Subscriptions	75.00	291.67	(216.67)	4,433.12	3,500.00	126.66%	(933.12)
10-10-5225 Seminars & Meetings	120.00	583.10	(463.10)	7,866.08	7,000.00	112.37%	(866.08)
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	968.83	1,166.67	(197.84)	9,107.42	14,000.00	65.05%	4,892.58
10-10-5302 Janitorial Supplies	28.07	333.33	(305.26)	777.04	4,000.00	19.43%	3,222.96
10-10-5309 Uniforms	0.00	166.67	(166.67)	1,983.34	2,000.00	99.17%	16.66
10-10-5310 Postage	(23.36)	83.33	(106.69)	462.44	1,000.00	46.24%	537.56
10-10-5311 Building Repairs &	900.00	1,249.50	(349.50)	8,999.49	15,000.00	60.00%	6,000.51
10-10-5312 Recognition,	0.00	249.90	(249.90)	2,078.72	3,000.00	69.29%	921.28
10-10-5314 Computer & Technology	0.00	999.60	(999.60)	2,270.80	12,000.00	18.92%	9,729.20
10-10-5315 Computer Software/License	203.50	2,082.50	(1,879.00)	13,108.17	25,000.00	52.43%	11,891.83
10-10-5317 Equipment & Other Rentals	203.36	499.80	(296.44)	2,767.68	6,000.00	46.13%	3,232.32
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	0.00	1,666.00	(1,666.00)	3,945.26	20,000.00	19.73%	16,054.74
10-10-5403 Utilities - Telephone	0.00	1,333.33	(1,333.33)	4,336.86	16,000.00	27.11%	11,663.14
10-10-5404 Mobile Technology Expense	0.00	83.30	(83.30)	334.72	1,000.00	33.47%	665.28
10-10-5405 Insurance - Liability & Prop	0.00	999.60	(999.60)	47,301.12	12,000.00	394.18%	(35,301.12)
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)	60.75	100.00	60.75%	39.25
Administration Totals	48,613.45	99,068.29	(50,454.84)	449,109.61	1,189,250.00	37.76%	740,140.39

City of Iowa Colony
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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)	44,134.40	156,980.00	28.11%	112,845.60
10-15-5106 Social Security/Medicare	865.58	1,000.43	(134.85)	3,258.59	12,010.00	27.13%	8,751.41
10-15-5107 TMRS	1,309.34	1,438.59	(129.25)	4,976.14	17,270.00	28.81%	12,293.86
10-15-5108 Health & Life Insurance	2,496.56	1,999.20	497.36	8,485.00	24,000.00	35.35%	15,515.00
10-15-5109 Worker's Comp	0.00	53.31	(53.31)	52.93	640.00	8.27%	587.07
10-15-5110 Texas Workforce Commission	6.10	7.50	(1.40)	18.00	90.00	20.00%	72.00
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	184.62	250.00	(65.38)	923.10	3,000.00	30.77%	2,076.90
10-15-5223 Training & Travel	56.60	499.80	(443.20)	2,231.36	6,000.00	37.19%	3,768.64
10-15-5224 Dues & Subscriptions	1,102.50	41.67	1,060.83	1,237.50	500.00	247.50%	(737.50)
10-15-5301 Office Supplies	11.43	166.67	(155.24)	1,024.46	2,000.00	51.22%	975.54
10-15-5309 Uniforms	0.00	25.00	(25.00)	0.00	300.00	0.00%	300.00
10-15-5310 Postage	40.32	83.33	(43.01)	215.33	1,000.00	21.53%	784.67
10-15-5314 Computer & Technology	0.00	333.20	(333.20)	0.00	4,000.00	0.00%	4,000.00
10-15-5315 Computer Software/License	0.00	1,499.40	(1,499.40)	9,463.13	18,000.00	52.57%	8,536.87
10-15-5317 Equipment & Other Rentals	37.25	41.67	(4.42)	88.91	500.00	17.78%	411.09
Finance Totals	17,828.70	20,543.68	(2,714.98)	76,288.85	246,620.00	30.93%	170,331.15

City of Iowa Colony
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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	69,276.71	84,751.08	(15,474.37)	355,956.42	1,017,420.00	34.99%	661,463.58
10-20-5104 Salaries - Overtime	2,261.48	2,635.61	(374.13)	14,181.77	31,640.00	44.82%	17,458.23
10-20-5106 Social Security/Medicare	5,428.52	6,484.07	(1,055.55)	28,319.01	77,840.00	36.38%	49,520.99
10-20-5107 TMRS	8,090.05	9,322.93	(1,232.88)	42,437.62	111,920.00	37.92%	69,482.38
10-20-5108 Health & Life Insurance	12,294.94	13,994.40	(1,699.46)	61,294.58	168,000.00	36.48%	106,705.42
10-20-5109 Worker's Comp	0.00	4,232.47	(4,232.47)	7,112.15	50,810.00	14.00%	43,697.85
10-20-5110 Texas Workforce Commission	36.38	52.47	(16.09)	114.63	630.00	18.20%	515.37
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	2,007.72	1,950.00	57.72	10,465.53	23,400.00	44.72%	12,934.47
10-20-5206 Professional Services	0.00	0.00	0.00	30.00	0.00	0.00%	(30.00)
10-20-5231 Recruiting & Hiring Expense	0.00	83.33	(83.33)	377.93	1,000.00	37.79%	622.07
10-20-5301 Office Supplies	86.85	250.00	(163.15)	336.29	3,000.00	11.21%	2,663.71
10-20-5309 Uniforms	0.00	699.72	(699.72)	1,342.07	8,400.00	15.98%	7,057.93
10-20-5310 Postage	0.00	16.66	(16.66)	46.42	200.00	23.21%	153.58
10-20-5313 Fuel Expense	2,578.50	3,333.33	(754.83)	15,181.31	40,000.00	37.95%	24,818.69
10-20-5317 Equipment & Other Rentals	345.59	541.67	(196.08)	1,185.00	6,500.00	18.23%	5,315.00
10-20-5319 Vehicle Repairs & Maintenance	3,417.21	1,249.50	2,167.71	8,233.71	15,000.00	54.89%	6,766.29
10-20-5328 Small Tools & Minor	34,996.00	2,916.67	32,079.33	35,154.61	35,000.00	100.44%	(154.61)
10-20-5330 Miscellaneous	0.00	41.67	(41.67)	115.99	500.00	23.20%	384.01
10-20-5404 Mobile Technology Expense	0.00	500.00	(500.00)	2,313.78	6,000.00	38.56%	3,686.22
10-20-5405 Insurance - Liability & Prop	0.00	999.60	(999.60)	2,521.75	12,000.00	21.01%	9,478.25
10-20-5407 Insurance - Vehicles	0.00	833.00	(833.00)	3,012.75	10,000.00	30.13%	6,987.25
10-20-5410 Vehicle Replacement Fund	18,339.00	6,664.00	11,675.00	18,339.00	80,000.00	22.92%	61,661.00
Police Totals	159,158.95	141,771.29	17,387.66	609,272.32	1,701,890.00	35.80%	1,092,617.68

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Item 8.

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	3,758.40	4,151.67	(393.27)	18,792.00	49,840.00	37.70%	31,048.00
10-21-5104 Salaries - Overtime	281.88	153.27	128.61	1,092.29	1,840.00	59.36%	747.71
10-21-5106 Social Security/Medicare	300.19	318.20	(18.01)	1,490.47	3,820.00	39.02%	2,329.53
10-21-5107 TMRS	444.43	457.31	(12.88)	2,207.07	5,490.00	40.20%	3,282.93
10-21-5108 Health & Life Insurance	956.72	999.60	(42.88)	4,423.60	12,000.00	36.86%	7,576.40
10-21-5109 Worker's Comp	0.00	259.89	(259.89)	552.25	3,120.00	17.70%	2,567.75
10-21-5110 Texas Workforce Commission	4.04	4.16	(0.12)	8.01	50.00	16.02%	41.99
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	0.00	333.20	(333.20)	795.09	4,000.00	19.88%	3,204.91
10-21-5224 Dues & Subscriptions	0.00	25.00	(25.00)	62.20	300.00	20.73%	237.80
10-21-5229 Contractual Services	0.00	125.00	(125.00)	1,020.25	1,500.00	68.02%	479.75
10-21-5301 Office Supplies	8.49	16.66	(8.17)	193.73	200.00	96.87%	6.27
10-21-5309 Uniforms	39.00	41.67	(2.67)	362.92	500.00	72.58%	137.08
10-21-5310 Postage	0.00	16.67	(16.67)	9.45	200.00	4.73%	190.55
10-21-5313 Fuel Expense	320.89	249.90	70.99	1,342.37	3,000.00	44.75%	1,657.63
10-21-5319 Vehicle Repairs & Maintenance	34.99	83.33	(48.34)	170.22	1,000.00	17.02%	829.78
10-21-5328 Small Tools & Minor	0.00	83.30	(83.30)	82.22	1,000.00	8.22%	917.78
10-21-5404 Mobile Technology Expense	0.00	83.33	(83.33)	407.36	1,000.00	40.74%	592.64
10-21-5407 Insurance - Vehicles	0.00	83.33	(83.33)	155.25	1,000.00	15.53%	844.75
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	6,149.03	8,173.55	(2,024.52)	33,346.75	98,120.00	33.99%	64,773.25

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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	0.00	166.67	(166.67)	77.00	2,000.00	3.85%	1,923.00
10-22-5223 Training & Travel	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-22-5229 Contractual Services	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
10-22-5301 Office Supplies	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
10-22-5315 Computer Software/License	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
Emergency Management Totals	<u>0.00</u>	<u>916.67</u>	<u>(916.67)</u>	<u>77.00</u>	<u>11,000.00</u>	<u>0.70%</u>	<u>10,923.00</u>

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Item 8.

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)	41,071.29	108,650.00	37.80%	67,578.71
10-25-5104 Salaries - Overtime	0.00	122.45	(122.45)	274.67	1,470.00	18.69%	1,195.33
10-25-5106 Social Security/Medicare	629.16	693.05	(63.89)	3,197.66	8,320.00	38.43%	5,122.34
10-25-5107 TMRS	920.58	996.26	(75.68)	4,677.50	11,960.00	39.11%	7,282.50
10-25-5108 Health & Life Insurance	1,189.80	1,999.20	(809.40)	5,229.00	24,000.00	21.79%	18,771.00
10-25-5109 Worker's Comp	0.00	36.65	(36.65)	62.88	440.00	14.29%	377.12
10-25-5110 Texas Workforce Commission	6.80	7.49	(0.69)	15.16	90.00	16.84%	74.84
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)	876.90	2,400.00	36.54%	1,523.10
10-25-5203 Attorney/Prosecutor Fees	0.00	5,000.00	(5,000.00)	21,700.00	60,000.00	36.17%	38,300.00
10-25-5209 Judge Fees	0.00	2,915.50	(2,915.50)	10,162.50	35,000.00	29.04%	24,837.50
10-25-5220 Interpreter Services	0.00	83.30	(83.30)	154.90	1,000.00	15.49%	845.10
10-25-5223 Training & Travel	141.86	125.00	16.86	900.95	1,500.00	60.06%	599.05
10-25-5301 Office Supplies	0.00	249.90	(249.90)	1,663.55	3,000.00	55.45%	1,336.45
10-25-5308 Jury Trial Expense	100.00	124.95	(24.95)	1,058.51	1,500.00	70.57%	441.49
10-25-5309 Uniforms	0.00	66.67	(66.67)	0.00	800.00	0.00%	800.00
10-25-5310 Postage	34.54	83.30	(48.76)	453.72	1,000.00	45.37%	546.28
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	84.93	41.67	43.26	136.59	500.00	27.32%	363.41
Municipal Court Totals	11,476.65	22,249.92	(10,773.27)	91,935.78	267,080.00	34.42%	175,144.22

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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	7,649.60	13,233.87	(5,584.27)	29,305.61	158,870.00	18.45%	129,564.39
10-30-5104 Salaries - Overtime	168.05	801.34	(633.29)	3,467.39	9,620.00	36.04%	6,152.61
10-30-5106 Social Security/Medicare	585.18	1,012.92	(427.74)	2,479.50	12,160.00	20.39%	9,680.50
10-30-5107 TMRS	859.94	1,456.08	(596.14)	3,624.83	17,480.00	20.74%	13,855.17
10-30-5108 Health & Life Insurance	1,849.18	3,498.60	(1,649.42)	5,744.62	42,000.00	13.68%	36,255.38
10-30-5109 Worker's Comp	0.00	988.77	(988.77)	950.50	11,870.00	8.01%	10,919.50
10-30-5110 Texas Workforce Commission	5.62	14.99	(9.37)	12.79	180.00	7.11%	167.21
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	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
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	0.00	4,165.00	(4,165.00)	9,300.00	50,000.00	18.60%	40,700.00
10-30-5301 Office Supplies	73.76	249.90	(176.14)	1,130.66	3,000.00	37.69%	1,869.34
10-30-5309 Uniforms	0.00	166.60	(166.60)	895.68	2,000.00	44.78%	1,104.32
10-30-5311 Building Repairs &	0.00	666.67	(666.67)	79.86	8,000.00	1.00%	7,920.14
10-30-5313 Fuel Expense	427.99	333.33	94.66	1,547.06	4,000.00	38.68%	2,452.94
10-30-5317 Equipment & Other Rentals	15.00	1,000.00	(985.00)	168.50	12,000.00	1.40%	11,831.50
10-30-5319 Vehicle Repairs & Maintenance	0.00	208.33	(208.33)	104.02	2,500.00	4.16%	2,395.98
10-30-5321 Public Works Maintenance	2,984.25	2,083.33	900.92	3,841.63	25,000.00	15.37%	21,158.37
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	748.92	416.67	332.25	748.92	5,000.00	14.98%	4,251.08
10-30-5331 Signs & Postings	90.29	833.33	(743.04)	1,814.53	10,000.00	18.15%	8,185.47
10-30-5401 Utilities - Electricity	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
10-30-5404 Mobile Technology Expense	0.00	50.00	(50.00)	167.36	600.00	27.89%	432.64
10-30-5407 Insurance - Vehicles	0.00	166.60	(166.60)	164.75	2,000.00	8.24%	1,835.25

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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	15,457.78	59,958.27	(44,500.49)	68,288.37	719,750.00	9.49%	651,461.63

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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	0.00	6,000.00	(6,000.00)	24,598.58	72,000.00	34.16%	47,401.42
10-32-5301 Office Supplies	0.00	208.25	(208.25)	713.27	2,500.00	28.53%	1,786.73
10-32-5309 Uniforms	0.00	83.33	(83.33)	244.42	1,000.00	24.44%	755.58
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	4,016.95	6,666.67	(2,649.72)	19,931.58	80,000.00	24.91%	60,068.42
10-32-5331 Signs & Postings	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
Parks & Recreation Totals	4,016.95	13,541.58	(9,524.63)	45,680.61	162,500.00	28.11%	116,819.39

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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	3,758.40	4,050.87	(292.47)	18,518.40	48,630.00	38.08%	30,111.60
10-35-5104 Salaries - Overtime	0.00	149.10	(149.10)	128.93	1,790.00	7.20%	1,661.07
10-35-5106 Social Security/Medicare	281.20	310.70	(29.50)	1,417.88	3,730.00	38.01%	2,312.12
10-35-5107 TMRS	413.42	445.65	(32.23)	2,084.22	5,350.00	38.96%	3,265.78
10-35-5108 Health & Life Insurance	939.25	999.60	(60.35)	4,336.25	12,000.00	36.14%	7,663.75
10-35-5109 Worker's Comp	0.00	16.66	(16.66)	28.84	200.00	14.42%	171.16
10-35-5110 Texas Workforce Commission	3.76	4.16	(0.40)	7.52	50.00	15.04%	42.48
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	596.25	4,166.67	(3,570.42)	65,138.66	50,000.00	130.28%	(15,138.66)
10-35-5208 Engineering Services	0.00	6,250.00	(6,250.00)	95,303.81	75,000.00	127.07%	(20,303.81)
10-35-5223 Training & Travel	0.00	125.00	(125.00)	0.00	1,500.00	0.00%	1,500.00
10-35-5232 Early Plat - Admin Fee	0.00	5,331.20	(5,331.20)	87,709.12	64,000.00	137.05%	(23,709.12)
10-35-5233 Eng Svc: Permits/Inspections	0.00	29,155.00	(29,155.00)	255,686.47	350,000.00	73.05%	94,313.53
10-35-5234 Eng Svc: Plan Review	0.00	8,333.33	(8,333.33)	61,731.16	100,000.00	61.73%	38,268.84
10-35-5235 Eng Svc: Platting	0.00	6,250.00	(6,250.00)	48,728.00	75,000.00	64.97%	26,272.00
10-35-5301 Office Supplies	0.00	83.30	(83.30)	181.76	1,000.00	18.18%	818.24
10-35-5309 Uniforms	0.00	16.66	(16.66)	183.00	200.00	91.50%	17.00
10-35-5315 Computer Software/License	0.00	1,250.00	(1,250.00)	14,000.00	15,000.00	93.33%	1,000.00
10-35-5317 Equipment & Other Rentals	44.35	41.67	2.68	96.01	500.00	19.20%	403.99
10-35-5411 TIF Fund/MUD 31 Payable	0.00	14,952.35	(14,952.35)	0.00	179,500.00	0.00%	179,500.00
Community Development Totals	6,036.63	81,963.58	(75,926.95)	655,580.03	983,830.00	66.64%	328,249.97

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Item 8.

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)	38,395.20	99,830.00	38.46%	61,434.80
10-36-5106 Social Security/Medicare	544.44	636.41	(91.97)	2,732.36	7,640.00	35.76%	4,907.64
10-36-5107 TMRS	848.84	915.46	(66.62)	4,243.24	10,990.00	38.61%	6,746.76
10-36-5108 Health & Life Insurance	1,447.29	999.60	447.69	6,876.45	12,000.00	57.30%	5,123.55
10-36-5109 Worker's Comp	0.00	491.47	(491.47)	889.25	5,900.00	15.07%	5,010.75
10-36-5110 Texas Workforce Commission	1.28	4.16	(2.88)	9.00	50.00	18.00%	41.00
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)	115,942.50	250,000.00	46.38%	134,057.50
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	0.00	250.00	(250.00)	1,638.05	3,000.00	54.60%	1,361.95
10-36-5301 Office Supplies	0.00	83.30	(83.30)	218.78	1,000.00	21.88%	781.22
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)	773.90	1,500.00	51.59%	726.10
10-36-5310 Postage	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
10-36-5313 Fuel Expense	284.50	250.00	34.50	1,164.16	3,000.00	38.81%	1,835.84
10-36-5319 Vehicle Repairs & Maintenance	11.00	208.25	(197.25)	3,888.76	2,500.00	155.55%	(1,388.76)
10-36-5328 Small Tools & Minor	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
10-36-5404 Mobile Technology Expense	0.00	83.33	(83.33)	287.36	1,000.00	28.74%	712.64
10-36-5407 Insurance - Vehicles	0.00	83.33	(83.33)	181.25	1,000.00	18.13%	818.75
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	10,854.15	34,878.94	(24,024.79)	180,137.29	418,710.00	43.02%	238,572.71

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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)	33,246.80	250,000.00	13.30%	216,753.20
10-90-5620 Building Purchase,	0.00	4,165.00	(4,165.00)	0.00	50,000.00	0.00%	50,000.00
10-90-5660 Contingency/Reserves	0.00	12,500.00	(12,500.00)	0.00	150,000.00	0.00%	150,000.00
Capital and Planning Projects Totals	0.00	37,490.00	(37,490.00)	33,246.80	450,000.00	7.39%	416,753.20
Expense Totals	279,592.29	520,555.77	(240,963.48)	2,242,963.41	6,248,750.00	35.89%	4,005,786.59

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Item 8.

12 - Project Fund Series 2022	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Miscellaneous	27,396.05	0.00	27,396.05	155,021.50	0.00	0.00%	(155,021.50)
Revenue Totals	<u>27,396.05</u>	<u>0.00</u>	<u>27,396.05</u>	<u>155,021.50</u>	<u>0.00</u>	<u>0.00%</u>	<u>(155,021.50)</u>
Expense Summary							
Professional/Contract Services	120.82	0.00	120.82	888,213.82	0.00	0.00%	(888,213.82)
Materials & Supplies	14,806.53	0.00	14,806.53	819,402.99	0.00	0.00%	(819,402.99)
Services	1,911.21	0.00	1,911.21	2,235.47	0.00	0.00%	(2,235.47)
Capital Outlay	107,567.48	0.00	107,567.48	383,912.59	0.00	0.00%	(383,912.59)
Expense Totals	<u>124,406.04</u>	<u>0.00</u>	<u>124,406.04</u>	<u>2,093,764.87</u>	<u>0.00</u>	<u>0.00%</u>	<u>(2,093,764.87)</u>

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Item 8.

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	27,396.05	0.00	27,396.05	155,021.50	0.00	0.00%	(155,021.50)
Miscellaneous Totals	27,396.05	0.00	27,396.05	155,021.50	0.00	0.00%	(155,021.50)
Revenue Totals	27,396.05	0.00	27,396.05	155,021.50	0.00	0.00%	(155,021.50)

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Item 8.

12 - Project Fund Series 2022 Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	107,567.48	0.00	107,567.48	383,912.59	0.00	0.00%	(383,912.59)
Materials & Supplies	14,806.53	0.00	14,806.53	819,402.99	0.00	0.00%	(819,402.99)
Professional/Contract Services	120.82	0.00	120.82	888,213.82	0.00	0.00%	(888,213.82)
Services	1,911.21	0.00	1,911.21	2,235.47	0.00	0.00%	(2,235.47)
Administration Totals	124,406.04	0.00	124,406.04	2,093,764.87	0.00	0.00%	(2,093,764.87)
Expense Total	124,406.04	0.00	124,406.04	2,093,764.87	0.00	0.00%	(2,093,764.87)

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Item 8.

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	14,457.00	0.00	0.00%	(14,457.00)
12-10-5208 Engineering Services	0.00	0.00	0.00	5,001.34	0.00	0.00%	(5,001.34)
12-10-5229 Contractual Services	0.00	0.00	0.00	868,755.48	0.00	0.00%	(868,755.48)
12-10-5301 Office Supplies	980.61	0.00	980.61	3,714.25	0.00	0.00%	(3,714.25)
12-10-5314 Computer & Technology	13,825.92	0.00	13,825.92	815,688.74	0.00	0.00%	(815,688.74)
12-10-5403 Utilities - Telephone	1,911.21	0.00	1,911.21	1,911.21	0.00	0.00%	(1,911.21)
12-10-5409 Utilities - Water/Sewer	0.00	0.00	0.00	324.26	0.00	0.00%	(324.26)
12-10-5630 Furniture & Equipment	107,567.48	0.00	107,567.48	383,912.59	0.00	0.00%	(383,912.59)
Administration Totals	124,406.04	0.00	124,406.04	2,093,764.87	0.00	0.00%	(2,093,764.87)
Expense Totals	124,406.04	0.00	124,406.04	2,093,764.87	0.00	0.00%	(2,093,764.87)

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Item 8.

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	27,612.30	18,000.00	9,612.30	120,361.89	216,000.00	55.72%	95,638.11
Miscellaneous	1,833.20	0.00	1,833.20	8,437.76	0.00	0.00%	(8,437.76)
Revenue Totals	<u>29,445.50</u>	<u>18,000.00</u>	<u>11,445.50</u>	<u>128,799.65</u>	<u>216,000.00</u>	<u>59.63%</u>	<u>87,200.35</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	5,280.00	2,873.85	2,406.15	24,663.03	34,500.00	71.49%	9,836.97
Materials & Supplies	412.50	7,353.89	(6,941.39)	10,839.22	88,276.00	12.28%	77,436.78
Capital Outlay	980.00	6,250.00	(5,270.00)	64,931.25	75,000.00	86.58%	10,068.75
Expense Totals	<u>6,672.50</u>	<u>27,182.47</u>	<u>(20,509.97)</u>	<u>104,426.63</u>	<u>326,236.00</u>	<u>32.01%</u>	<u>221,809.37</u>

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Item 8.

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	27,612.30	18,000.00	9,612.30	120,361.89	216,000.00	55.72%	95,638.11
Sales Tax Totals	27,612.30	18,000.00	9,612.30	120,361.89	216,000.00	55.72%	95,638.11
Miscellaneous							
20-4910 Interest Income	1,833.20	0.00	1,833.20	8,437.76	0.00	0.00%	(8,437.76)
Miscellaneous Totals	1,833.20	0.00	1,833.20	8,437.76	0.00	0.00%	(8,437.76)
Revenue Totals	29,445.50	18,000.00	11,445.50	128,799.65	216,000.00	59.63%	87,200.35

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Item 8.

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	980.00	6,250.00	(5,270.00)	64,931.25	75,000.00	86.58%	10,068.75
Materials & Supplies	412.50	7,353.89	(6,941.39)	10,839.22	88,276.00	12.28%	77,436.78
Personnel Services	0.00	10,704.73	(10,704.73)	3,993.13	128,460.00	3.11%	124,466.87
Professional/Contract Services	5,280.00	2,873.85	2,406.15	24,663.03	34,500.00	71.49%	9,836.97
Police Totals	<u>6,672.50</u>	<u>27,182.47</u>	<u>(20,509.97)</u>	<u>104,426.63</u>	<u>326,236.00</u>	<u>32.01%</u>	<u>221,809.37</u>
Expense Total	<u>6,672.50</u>	<u>27,182.47</u>	<u>(20,509.97)</u>	<u>104,426.63</u>	<u>326,236.00</u>	<u>32.01%</u>	<u>221,809.37</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	60.00	624.75	(564.75)	5,722.76	7,500.00	76.30%	1,777.24
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)	12,544.10	20,000.00	62.72%	7,455.90
20-20-5230 Radio Service	5,220.00	449.82	4,770.18	5,220.00	5,400.00	96.67%	180.00
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	0.00	333.33	(333.33)	2,989.57	4,000.00	74.74%	1,010.43
20-20-5307 Investigation Supplies	0.00	64.64	(64.64)	124.49	776.00	16.04%	651.51
20-20-5309 Uniforms	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
20-20-5314 Computer & Technology	0.00	2,915.50	(2,915.50)	1,032.49	35,000.00	2.95%	33,967.51
20-20-5315 Computer Software/License	412.50	1,541.05	(1,128.55)	6,648.29	18,500.00	35.94%	11,851.71
20-20-5316 Equipment Repair/Parts	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
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	0.00	416.50	(416.50)	0.00	5,000.00	0.00%	5,000.00
20-20-5330 Miscellaneous	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
20-20-5650 Vehicles & Machinery	980.00	6,250.00	(5,270.00)	64,931.25	75,000.00	86.58%	10,068.75
Police Totals	6,672.50	27,182.47	(20,509.97)	104,426.63	326,236.00	32.01%	221,809.37
Expense Totals	6,672.50	27,182.47	(20,509.97)	104,426.63	326,236.00	32.01%	221,809.37

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Item 8.

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)	329,455.00	1,689,700.00	19.50%	1,360,245.00
Expense Totals	0.00	140,775.34	(140,775.34)	329,455.00	1,689,700.00	19.50%	1,360,245.00

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Item 8.

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)	329,455.00	1,689,700.00	19.50%	1,360,245.00
Administration Totals	0.00	140,775.34	(140,775.34)	329,455.00	1,689,700.00	19.50%	1,360,245.00
Expense Total	0.00	140,775.34	(140,775.34)	329,455.00	1,689,700.00	19.50%	1,360,245.00

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Item 8.

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)	0.00	989,700.00	0.00%	989,700.00
30-10-5513 Interest on Debt	0.00	0.00	0.00	329,455.00	0.00	0.00%	(329,455.00)
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	<u>0.00</u>	<u>140,775.34</u>	<u>(140,775.34)</u>	<u>329,455.00</u>	<u>1,689,700.00</u>	<u>19.50%</u>	<u>1,360,245.00</u>
Expense Totals	<u>0.00</u>	<u>140,775.34</u>	<u>(140,775.34)</u>	<u>329,455.00</u>	<u>1,689,700.00</u>	<u>19.50%</u>	<u>1,360,245.00</u>

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Item 8.

36 - Public Safety Grants	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Grant Income	1,332.25	0.00	1,332.25	2,972.25	0.00	0.00%	(2,972.25)
Revenue Totals	<u>1,332.25</u>	<u>0.00</u>	<u>1,332.25</u>	<u>2,972.25</u>	<u>0.00</u>	<u>0.00%</u>	<u>(2,972.25)</u>

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Item 8.

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	1,332.25	0.00	1,332.25	1,332.25	0.00	0.00%	(1,332.25)
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>1,332.25</u>	<u>0.00</u>	<u>1,332.25</u>	<u>2,972.25</u>	<u>0.00</u>	<u>0.00%</u>	<u>(2,972.25)</u>
Revenue Totals	<u><u>1,332.25</u></u>	<u><u>0.00</u></u>	<u><u>1,332.25</u></u>	<u><u>2,972.25</u></u>	<u><u>0.00</u></u>	<u><u>0.00%</u></u>	<u><u>(2,972.25)</u></u>

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Item 8.

40 - Court Technology Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	512.27	0.00	512.27	3,778.32	0.00	0.00%	(3,778.32)
Revenue Totals	<u>512.27</u>	<u>0.00</u>	<u>512.27</u>	<u>3,778.32</u>	<u>0.00</u>	<u>0.00%</u>	<u>(3,778.32)</u>
Expense Summary							
Materials & Supplies	0.00	0.00	0.00	79.90	0.00	0.00%	(79.90)
Expense Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>79.90</u>	<u>0.00</u>	<u>0.00%</u>	<u>(79.90)</u>

City of Iowa Colony
 Financial Statement
 As of February 29, 2024

3/4/2024 5

Item 8.

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	512.27	0.00	512.27	3,778.32	0.00	0.00%	(3,778.32)
Fines & Forfeitures Totals	512.27	0.00	512.27	3,778.32	0.00	0.00%	(3,778.32)
Revenue Totals	512.27	0.00	512.27	3,778.32	0.00	0.00%	(3,778.32)

City of Iowa Colony
 Financial Statement
 As of February 29, 2024

3/4/2024 5:13:

Item 8.

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	79.90	0.00	0.00%	(79.90)
Municipal Court Totals	0.00	0.00	0.00	79.90	0.00	0.00%	(79.90)
Expense Total	0.00	0.00	0.00	79.90	0.00	0.00%	(79.90)

City of Iowa Colony
 Financial Statement
 As of February 29, 2024

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	79.90	0.00	0.00%	(79.90)
Municipal Court Totals	0.00	0.00	0.00	79.90	0.00	0.00%	(79.90)
Expense Totals	0.00	0.00	0.00	79.90	0.00	0.00%	(79.90)

City of Iowa Colony
 Financial Statement
 As of February 29, 2024

3/4/2024 5

Item 8.

41 - Court Security Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	626.56	0.00	626.56	4,626.85	0.00	0.00%	(4,626.85)
Revenue Totals	626.56	0.00	626.56	4,626.85	0.00	0.00%	(4,626.85)

City of Iowa Colony
 Financial Statement
 As of February 29, 2024

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	626.56	0.00	626.56	4,626.85	0.00	0.00%	(4,626.85)
Fines & Forfeitures Totals	626.56	0.00	626.56	4,626.85	0.00	0.00%	(4,626.85)
Revenue Totals	626.56	0.00	626.56	4,626.85	0.00	0.00%	(4,626.85)

City of Iowa Colony
 Financial Statement
 As of February 29, 2024

3/4/2024 5

Item 8.

50 - Vehicle Replacement Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Miscellaneous	1,399.11	0.00	1,399.11	6,439.79	0.00	0.00%	(6,439.79)
Revenue Totals	<u>1,399.11</u>	<u>0.00</u>	<u>1,399.11</u>	<u>6,439.79</u>	<u>0.00</u>	<u>0.00%</u>	<u>(6,439.79)</u>
Expense Summary							
Capital Outlay	980.00	0.00	980.00	101,324.50	0.00	0.00%	(101,324.50)
Expense Totals	<u>980.00</u>	<u>0.00</u>	<u>980.00</u>	<u>101,324.50</u>	<u>0.00</u>	<u>0.00%</u>	<u>(101,324.50)</u>

City of Iowa Colony
 Financial Statement
 As of February 29, 2024

3/4/2024 5

Item 8.

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	1,399.11	0.00	1,399.11	6,439.79	0.00	0.00%	(6,439.79)
Miscellaneous Totals	<u>1,399.11</u>	<u>0.00</u>	<u>1,399.11</u>	<u>6,439.79</u>	<u>0.00</u>	<u>0.00%</u>	<u>(6,439.79)</u>
Revenue Totals	<u><u>1,399.11</u></u>	<u><u>0.00</u></u>	<u><u>1,399.11</u></u>	<u><u>6,439.79</u></u>	<u><u>0.00</u></u>	<u><u>0.00%</u></u>	<u><u>(6,439.79)</u></u>

City of Iowa Colony
 Financial Statement
 As of February 29, 2024

3/4/2024 5:13:

Item 8.

50 - Vehicle Replacement Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	980.00	0.00	980.00	101,324.50	0.00	0.00%	(101,324.50)
Administration Totals	<u>980.00</u>	<u>0.00</u>	<u>980.00</u>	<u>101,324.50</u>	<u>0.00</u>	<u>0.00%</u>	<u>(101,324.50)</u>
Expense Total	<u>980.00</u>	<u>0.00</u>	<u>980.00</u>	<u>101,324.50</u>	<u>0.00</u>	<u>0.00%</u>	<u>(101,324.50)</u>

City of Iowa Colony
 Financial Statement
 As of February 29, 2024

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	980.00	0.00	980.00	101,324.50	0.00	0.00%	(101,324.50)
Administration Totals	980.00	0.00	980.00	101,324.50	0.00	0.00%	(101,324.50)
Expense Totals	980.00	0.00	980.00	101,324.50	0.00	0.00%	(101,324.50)



**CITY OF
IOWA
COLONY**

**CITY COUNCIL WORKSESSION
MINUTES**

Item 9.

**Monday, February 12, 2024
6:00 PM**

the 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 12th day of February 2024, the City Council of the City of Iowa Colony, Texas, held a Worksession at 6:00 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 Arnetta Murray
Councilmember McLean Barnett
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 work session to order at 6:01 P.M.

CITIZEN COMMENTS

There were no comments from the public.

ITEMS FOR DISCUSSION

1. Discussion on the possible creation of the Iowa Colony Municipal Development District.

City Manager, Robert Hemminger provided information regarding the potential municipal development district. A municipal development district is an economic development mechanism for communities to develop and offer economic development incentives to attract business growth to the community. They can be in all or part of the city limits, all, or part of the ETJ, or combination of the areas. The PowerPoint presented to the City Council is attached. The City Council discussed mailing an informational pamphlet to the registered voters in the ETJ as well as posting it on the website.

2. Discussion on a Taxes and Fines Collection Report.

Michael Darlow with Perdue Brandon Fielder Collins & Mott spoke to the City Council regarding their role in representing taxing authorities in Brazoria County. They have represented Iowa Colony since October 2014. They work for the city to collect delinquent taxes as well as outstanding court fines and fees. He provided an overview of their role. In April the unpaid property tax lists are provided to them and in July the real property taxes are given to them to

collect. They mail out notices to those people who have not paid their property taxes. They have a call center to reach out and receive calls from those who need to pay their property taxes. They also work out payment agreements to get these handled. Those that are not handled by letters and phone calls are handled in court. He provided a report to the city council stating that Iowa Colony does not have a delinquent tax problem. He stated they get paid only when the delinquency is received. The city does not pay them directly for this service.

- 3. Discussion on a proposed development near the future government center.

Desiree Waraksa with EXP Commercial along with the real estate investor spoke to the City Council about replating, rezoning, building commercial in the front and residential in the back of the 40 acres across from the old City Hall and asked council their thoughts before they move forward with the process.

ADJOURNMENT

The worksession was adjourned at 7:15 P.M.

APPROVED THIS 11TH DAY OF MARCH 2024

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor





**CITY OF
IOWA
COLONY**

CITY COUNCIL MEETING MINUTES

Item 10.

**Monday, February 12, 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 12th day of February 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 Arnetta Murray
Councilmember McLean Barnett
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 7:25 P.M.

INVOCATION

Councilmember Tim Varlack prayed aloud.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance and Texas Pledge were recited.

CITIZEN COMMENTS

There were no comments from the public.

Mayor Kennedy provided comments. He stated that he was contacted by someone regarding bullying and was asked what efforts could be made by the Mayor to help with the bullying that is happening in the community. This was regarding something that was shared on Facebook in the Meridiana Community. The Mayor mentioned that he is a YET mentor and encourages anyone who is able to get involved with that program. He was also contacted regarding traffic violations around the Bel Sanchez school. He was notified that stop signs were being ran and that there was a report in the Sterling Lakes Community chat about a possible abduction. The last comment he received was regarding the condition of the baseball fields.

PUBLIC HEARINGS

1. Hold a public hearing on annexation to consider annexing the following properties:

State Highway 6 Right-of-Way

An annexation tract in the H.T. & B.R.R. Co. Survey, A-280 and the Hennell Stevens Survey, A-545 in Brazoria County, Texas. Said tract being the full right-of-way of State Highway 6 from the west right-of-way line of Iowa Colony Boulevard (a.k.a. County Road 48) westward to the east right-of-way line of Savannah Parkway.

State Highway 288 Right-of-Way

An annexation tract in the J.S. Talmage Survey, A-560, the W.H. Dennis Survey, A-517, the H.T. & B.R.R. Co. Survey, A-284, the W.H. Dennis Survey, A-515, the H.T. & B.R.R. Co. Survey, A-288, the W.H. Dennis Survey, A-513, the W.H. Dennis Survey, A-512, the H.T. & B.R.R. Co. Survey, A-259, the Charles M. Hayes Survey, A-532 and the H.T. & B.R.R. Co. Survey, A-235 in Brazoria County, Texas. Said tract being the full right-of-way of State Highway 288 from the Burlington Northern and Santa Fe Railroad southward to the most westerly south line of said H.T. & B.R.R. Co. Survey, A-235.

Mayor Kennedy opened the public hearing at 7:32 P.M. There were no comments from the public. Mayor Kennedy closed the public hearing at 7:34 P.M.

SPECIAL PRESENTATIONS & ANNOUNCEMENTS

Reserved for formal presentations and proclamations.

2. Proclamation declaring Black History Month

Mayor Kennedy read the Proclamation declaring February as Black History Month aloud.

3. Proclamation declaring Women's History Month

Mayor Kennedy read the Proclamation declaring March as Women's History Month aloud.

COUNCIL COMMENTS

Councilmember Barnett mentioned that there is an animal problem in the Sterling Lakes Community, and it is not just impacting the neighborhood but now is affecting the rural community as they are messing with livestock. He mentioned that we need to do better as a community to educate on this issue and take the proper steps to help provide that.

Councilmember Murray thanked Judge Barfield for his speech at the MLK Program.

Mayor Pro Tem Greene-Scott thanked Councilmember Murray for the MLK Day program. She mentioned Black History Month and Women's History Month. She congratulated Albert Cantu on receiving his state Fire Marshal Certification.

Councilmember Varlack thanked staff and those in attendance at the meeting. He thanked Councilmember Murray for her successful MLK Day celebration. Judge Barfield did a great job as the keynote speaker.

Councilmember Boyce stated we have received a few applications for the teen advisory committee and that we are still accepting application submissions for the teen advisory committee.

Councilmember Hargroder stated there was a gumbo/chili cook off in Meridiana. Her husband hosted the event.

STAFF REPORTS

Sergeant King provided an overview of racial profiling reports.

The City Secretary announced the filing deadline for Councilmember Position 1, 2, and 3 is Friday, February 16th at 5:00 P.M. She also announced the filing period for Councilmember District B. The first day to file for a place on the Special Election ballot for Councilmember District B is Tuesday, February 13th and the deadline is Friday, March 1st at 5:00 P.M.

- 4. Fire Marshal/Building Official Monthly Report
- 5. Police Department Monthly Report
Includes 2023 Racial Profiling Report
- 6. Municipal Court Monthly Report
- 7. Public Works Monthly Report
- 8. City Engineer Monthly Report
- 9. Finance Monthly Reports

CONSENT AGENDA

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

Motion made by Mayor Pro Tem Greene-Scott to approve all consent items as presented minus item no. 15, Seconded by Councilmember Barnett.

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

- 10. Consider approval of the January 8, 2024 City Council worksession minutes.
- 11. Consider approval of the January 8, 2024 City Council meeting minutes.
- 12. Consider approval of the Extension of Approval of Caldwell Crossing Section 3 Preliminary Plat.
- 13. Consider approval of the Extension of Approval of Caldwell Crossing Section 4 Preliminary Plat.
- 14. Consider approval of Sterling Lakes North Section 2 Early Plat Disbursement No. 3.
- 15. Consider approval of the Ellwood Detention Reserve F Preliminary Plat.

Motion made by Mayor Pro Tem Greene-Scott to approve the Ellwood Detention Reserve F Preliminary Plat, Seconded by Councilmember Barnett.

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

- 16. Consider approval of the Sterling Lakes North Section 7A Preliminary Plat.
- 17. Consider approval of the Sterling Lakes North Section 8 Preliminary Plat.

ITEMS FOR CONSIDERATION

- 18. Consideration and possible action to approve various items related to the CDBG Mitigation grant through the Texas General Land Office:

- Resolution Authorizing Signatories
- Local Financial Policies and Procedures (reaffirm)
- Local Procurement Policies and Procedures (reaffirm)
- Citizen Participation Plan

Nondiscrimination Policy

Excessive Force Policy

Policy & Notice of Nondiscrimination on basis of handicapped status with EEO plan & statement

Section 504 Self-Evaluation Form

Section 504 Grievance Procedure

Civil Rights Resolution

Citizen Participation-Grievance and Complaint Procedure

Motion made by Councilmember Hargroder to adopt, approve, and reaffirm various documents, policies, procedures, and notices related to the CDBG Mitigation Grant, Seconded by Councilmember Varlack.

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

19. Consideration and possible action to approve a joint election agreement with Brazoria County for the May 4, 2024 election.

Motion made by Councilmember Murray to approve a joint election contract with Brazoria County for 2024 Iowa Colony elections, Seconded by Councilmember Varlack.

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

20. Consideration and possible action to approve a Resolution calling for the general election of officers for May 4, 2024.

Motion made by Councilmember Hargroder to adopt a resolution calling for the City of Iowa Colony General Election of Officers for May 4, 2024, 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

21. Consideration and possible action to approve a resolution calling for a special election to fill the vacancy for the remainder of the unexpired term for the office of City Council District B.

Motion made by Councilmember Varlack to adopt a resolution calling for a special election for City Councilmember District B on May 4, 2024, 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

22. Consideration and possible action to approve a resolution calling for a special election to create the Iowa Colony Municipal Development District.

Motion made by Councilmember Hargroder to adopt a resolution calling for a special election in the Iowa Colony extraterritorial jurisdiction to create the Iowa Colony Municipal Development District on May 4, 2024, 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

- 23. Consideration and possible action adopting a resolution denying a rate increase request from CenterPoint Gas.

Motion made by Councilmember Murray to adopt a resolution denying a rate increase request from CenterPoint Gas, Seconded by Councilmember Barnett.

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

- 24. Consideration and possible action authorizing a conveyance agreement with Brazoria County MUD 31 for water and wastewater systems.

No action taken.

EXECUTIVE SESSION- 8:52 P.M.

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

- 25. Discussion on Annual Performance Appraisals for the City Manager and City Attorney.
- 26. Discussion on the purchase of real property and financial matters related thereto

POST EXECUTIVE SESSION- 9:36 P.M.

ITEMS FOR CONSIDERATION

- 27. Consideration and possible action related to the purchase of real property.

Motion made by Mayor Pro Tem Greene-Scott to ratify and approve all actions related to the acquisition of the property located at 11425 Iowa Colony Blvd, up to and including the execution of closing documents by the Mayor, Seconded by Councilmember Varlack.

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

ADJOURNMENT

The meeting was adjourned at 9:37 P.M.

APPROVED THIS 11TH DAY OF MARCH 2024

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor





CITY OF IOWA COLONY

CITY COUNCIL MEETING MINUTES

Item 11.

Tuesday, February 13, 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 13th day of February 2024, the City Council of the City of Iowa Colony, Texas, held a meeting at 6:00 P.M. at the Iowa Colony City Council Chambers, there being present and in attendance the following members to wit:

- Mayor Pro Tem Marquette Greene-Scott
- Councilmember Arnetta Murray
- Councilmember McLean Barnett
- Councilmember Tim Varlack
- Councilmember Sydney Hargroder

And Mayor Wil Kennedy and Councilmember Kareem Boyce being absent, constituting a quorum at which time the following business was transacted.

CALL TO ORDER

Mayor Pro Tem Greene-Scott called the worksession to order at 6:00 P.M.

INVOCATION

Councilmember Varlack prayed aloud.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance and Texas Pledge were recited.

CITIZEN COMMENTS

There were no comments from the public.

PUBLIC HEARINGS

1. Hold a public hearing on annexation to consider annexing the following properties:

State Highway 6 Right-of-Way

An annexation tract in the H.T. & B.R.R. Co. Survey, A-280 and the Hennell Stevens Survey, A-545 in Brazoria County, Texas. Said tract being the full right-of-way of State Highway 6 from the west right-of-way line of Iowa Colony Boulevard (a.k.a. County Road 48) westward to the east right-of-way line of Savannah Parkway.

State Highway 288 Right-of-Way

An annexation tract in the J.S. Talmage Survey, A-560, the W.H. Dennis Survey, A-517, the H.T. & B.R.R. Co. Survey, A-284, the W.H. Dennis Survey, A-515, the H.T. & B.R.R. Co. Survey, A-288, the W.H. Dennis Survey, A-513, the W.H. Dennis Survey, A-512, the H.T. & B.R.R. Co.

Survey, A-259, the Charles M. Hayes Survey, A-532 and the H.T. & B.R.R. Co. Survey, A-235 Brazoria County, Texas. Said tract being the full right-of-way of State Highway 288 from the Burlington Northern and Santa Fe Railroad southward to the most westerly south line of said H.T. & B.R.R. Co. Survey, A-235.

Mayor Pro Tem Greene-Scott opened the public hearing at 6:01 P.M. There were no comments from the public. Mayor Pro Tem Greene-Scott closed the public hearing at 6:03 P.M.

ADJOURNMENT

The meeting was adjourned at 6:03 P.M.

APPROVED THIS 11TH DAY OF MARCH 2024

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor



BRAZORIA COUNTY



MOSQUITO CONTROL
DISTRICT

February 21, 2024

RE: AERIAL SPRAYING OVER BRAZORIA COUNTY

The Brazoria County Mosquito Control is updating files for the 2024 season of aerial spraying over cities and towns of Brazoria County. We would like your permission "to spray" or "not to spray" over your area. The spray is done during heavy outbreaks of mosquitos by our aerial contract sprayer.

Aerial spraying takes place only after a public notification to inform the citizen of Brazoria County that we will be spraying. There will be notifications of aerial spraying through notices posted at the courthouse. In addition, the notifications can be found on our website, and Brazoria Counties official Facebook and Twitter pages. The flying schedule depends heavily upon landing rate counts, weather and wind conditions.

Our daily spray schedule will be posted on our website.

<https://www.brazoriacountytx.gov/departments/mosquito-control/spray-schedule>

If your governing body would like to continue receiving this service for your city or town, please email approval or disapproval on your letterhead to tvarner@brazoriacountytx.gov Please have one of the following officials sign the letter: (A) Mayor, (B) City Manager, (C) Chief of Police, (D) City Council, or (E) County Commissioner.

We would appreciate your prompt response to our request.

Respectfully,

Fran Henderson

Fran Henderson
Director, Mosquito Control



979-864-1532



1380 E Kiber, Angleton, TX



tvarner@brazoriacountytx.gov



*3144 Meridiana Parkway
Iowa Colony, Tx 77583
Phone: 281-369-2471
Fax: 281-369-0005
www.iowacolonytx.gov*

March 11, 2024

Brazoria County Mosquito District
Attn: Fran Henderson
1380 East Kibner
Angleton, Texas 77515

RE: Aerial Mosquito Spraying in Iowa Colony

To Whom it may concern,

I, Robert Hemminger, City Manager of Iowa Colony, authorize Brazoria County Mosquito Control District to spray for mosquitos in the City of Iowa Colony during the 2024 aerial spraying season.

Sincerely,

Robert Hemminger, City Manager

Wednesday, February 28, 2024

Merrett Huddleston
Elevation Land Solutions
9709 Lakeside Blvd., Suite 200
The Woodlands, TX 77381

Re: Ames Boulevard Phase 3 Street Dedication Plat – Abbreviated Plat
Letter of Recommendation to Approve
COIC Project No. 3574
ALLC Project No. 16007-2-352

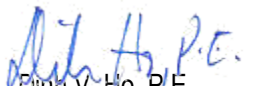
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Ames Boulevard Phase 3 Street Dedication Plat – Abbreviated Plat, received on or about February 28, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

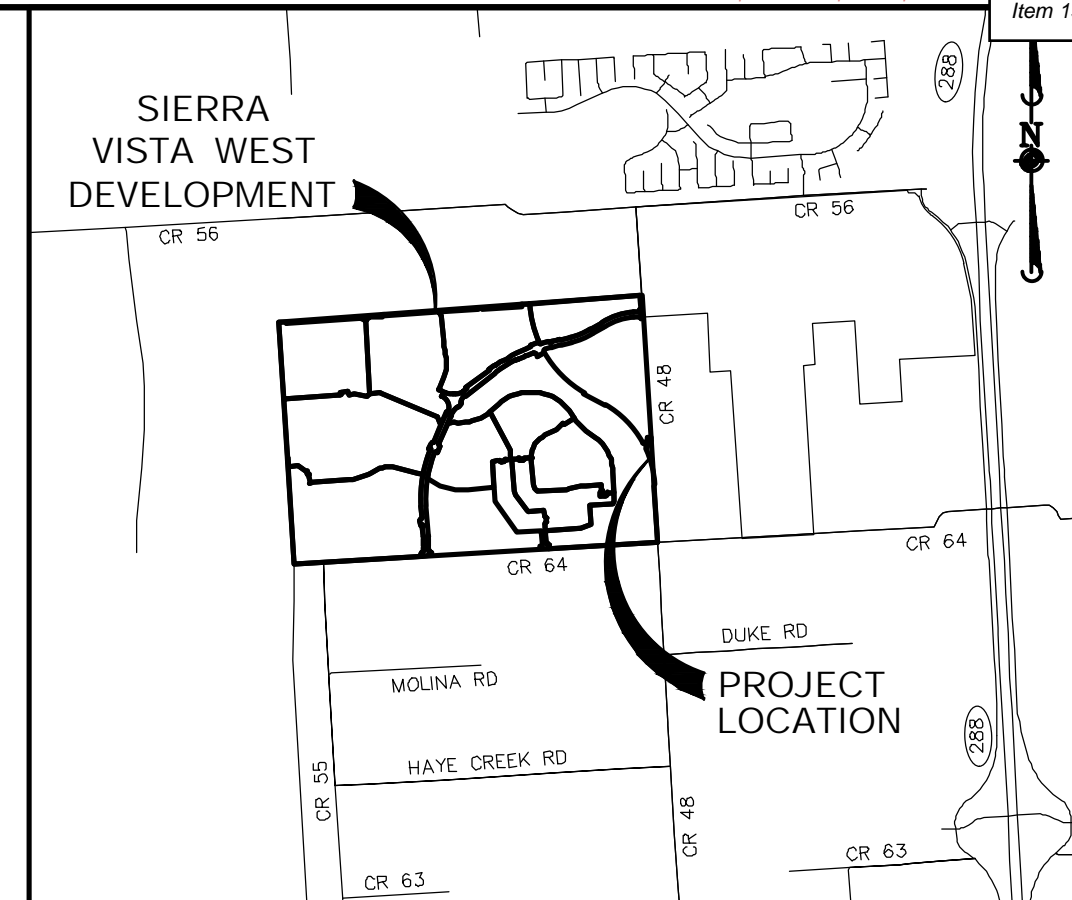
Based on our review, we have no objections to the abbreviated plat as submitted on February 28, 2024. Please submit two (2) sets of mylars and ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, February 28, 2024, for consideration at the March 5, 2024, Planning and Zoning meeting.

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

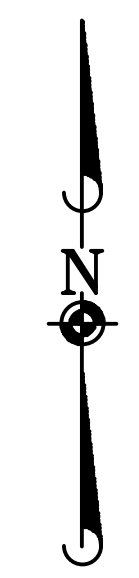
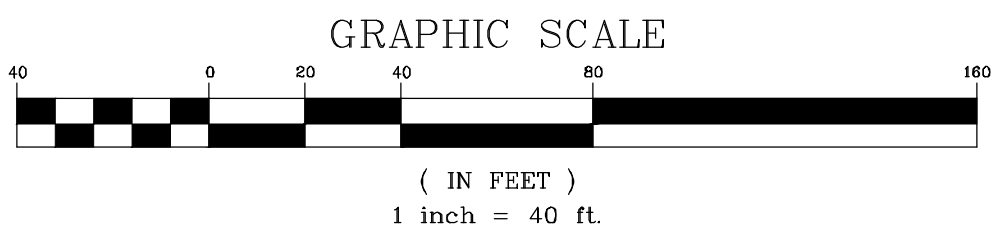
Sincerely,
Adico, LLC


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

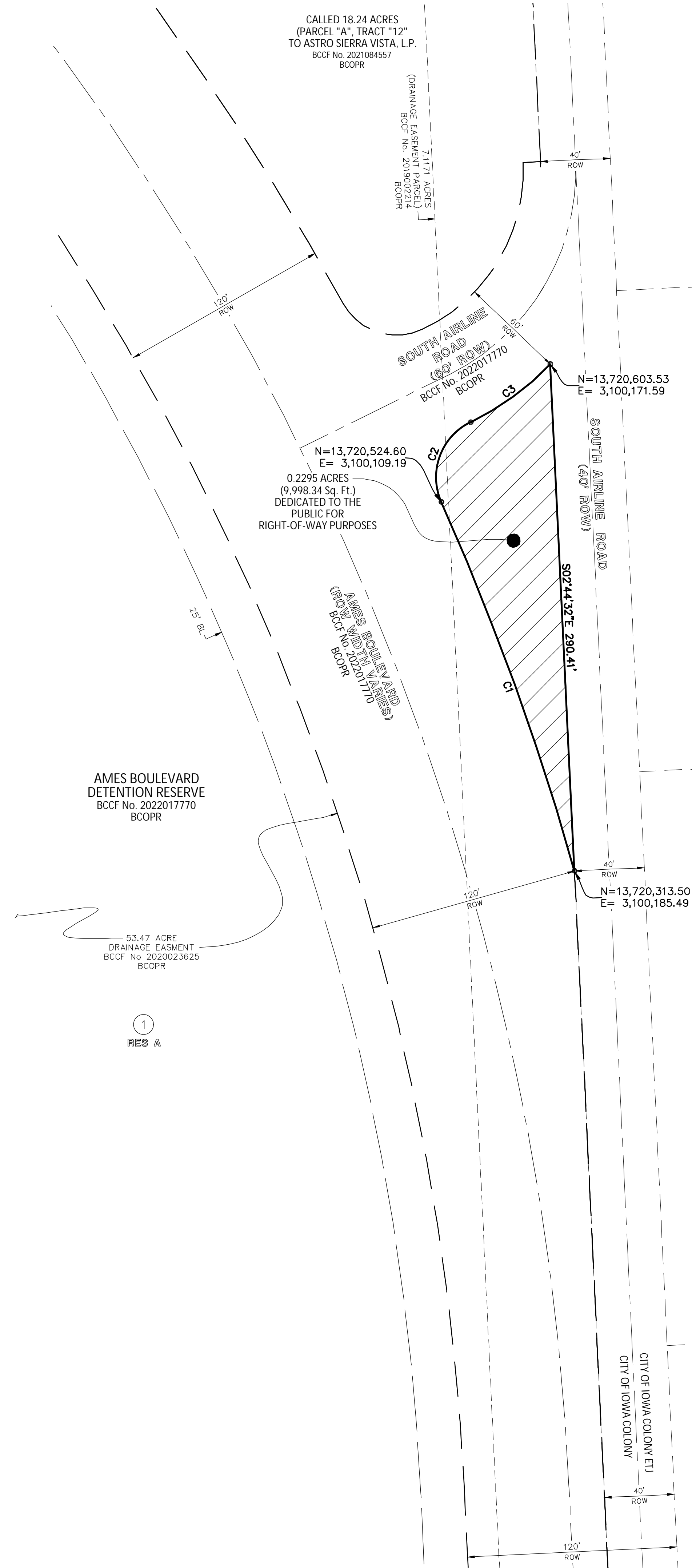
Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-352



VICINITY MAP
BRAZORIA COUNTY KEY MAP: 691 M & R
SCALE: 1" = 2,640'



Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	224.89'	1560.00'	008°15'09"	224.50'	N19°52'17"W
C2	53.85'	35.00'	088°09'27"	48.70'	N20°04'52"E
C3	56.79'	160.00'	020°20'05"	56.49'	N53°59'33"E



- FINAL PLAT NOTES:
- THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 53 BOUNDARY.
 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.
 - BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000.
 - SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
 - ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
 - BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C, LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
 - THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0115K, DATED DECEMBER 30, 2020.
 - ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
 - ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
 - ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
 - ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
 - ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
 - ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 53.
 - THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
 - NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
 - ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
 - SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
 - A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
 - ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
 - OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
 - THE PLAT IS SUBJECT TO THE REQUIREMENTS OF SIERRA VISTA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LAND TEXAS SIERRA VISTA WEST, LLC, AND AS AMENDED ON 01/10/2022.

- ABBREVIATIONS
- AE= AERIAL EASEMENT
 - DE= DRAINAGE EASEMENT
 - PAE= PRIVATE ACCESS EASEMENT
 - PUE= PUBLIC UTILITY EASEMENT
 - SSE= SANITARY SEWER EASEMENT
 - SSM SE= STORM SEWER EASEMENT
 - UVE= UNOBSTRUCTED VISIBILITY EASEMENT
 - UE= UTILITY EASEMENT
 - WLE= WATER LINE EASEMENT
 - BL= BUILDING LINE
 - ROW= RIGHT-OF-WAY
 - BCCF= BRAZORIA COUNTY CLERK'S FILE
 - BCDR= BRAZORIA COUNTY DEED RECORDS
 - BCPR= BRAZORIA COUNTY PLAT RECORDS
 - BCOPR= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - BCOPRRP= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - VOL., PG., No.= VOLUME, PAGE NUMBER
 - FND= FOUND
 - IRC= IRON ROD W/ CAP
 - 5/8" IRON ROD WITH CAP TO BE SET
 - STREET NAME CHANGE

**FINAL PLAT
STREET DEDICATION PLAT
AMES BOULEVARD
PHASE 3**

A SUBDIVISION OF 0.2295 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY,
SECTION 1, A-329
BRAZORIA COUNTY, TEXAS

FEBRUARY 2024

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

**ENGINEER/
SURVEYOR:**  **ELEVATION
land solutions**
TBPB REGISTRATION NUMBER F-22671
10709 LAKESIDE BLVD., SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 0.2295 acre (9,998 square feet) tract of land situated in the Lavaca Navigation Company Survey, Section 1, Abstract No. 329, in Brazoria County, Texas, being a portion of the remainder of a called 18.24 acre tract (Parcel "A", Tract "12") conveyed to Astro Sierra Vista, L.P., by deed recorded in Clerk's File No. 2021084557, Brazoria County Official Public Records; said 0.2295 acre (9,998 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

COMMENCING at a 5/8-inch iron rod (with cap) found, being the southeast corner of Ames Boulevard Detention Reserve according to the plot thereof recorded in Clerk's File No. 2022017770, Brazoria County Official Public Records, and being on the west right-of-way line of County Road No. 48 (based on a width of 40 feet) recorded in Volume 2, Page 113, Brazoria County Deed Records;

THENCE, North 02°44'32" West, along the east line of said Ames Boulevard Detention Reserve and along the west right-of-way line of said County Road No. 48, 1,245.34 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left and being the south corner and POINT OF BEGINNING of the herein described tract;

THENCE, along the east line of said Ames Boulevard Detention Reserve, the following three (3) courses and distances:

- 1. Along said curve to the left in a northerly direction, with a radius of 1,560.00 feet, a central angle of 08°15'09", an arc length of 224.69 feet, and a chord bearing North 19°52'17" West, 224.50 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a reverse curve to the right;
2. Along said reverse curve to the right in a northerly direction, with a radius of 35.00 feet, a central angle of 88°09'27", an arc length of 53.85 feet, and a chord bearing North 20°04'52" East, 48.70 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
3. Along said reverse curve to the left in a northeasterly direction, with a radius of 160.00 feet, a central angle of 20°20'05", an arc length of 56.79 feet, and a chord bearing North 53°59'33" East, 56.49 feet to a 5/8-inch iron rod (with cap) found, being on the east line of said Ames Boulevard Detention Reserve and being on the west right-of-way line of said County Road No. 48;

THENCE, South 02°44'32" East, along the west right-of-way line of said County Road No. 48, 290.41 feet to the POINT OF BEGINNING, CONTAINING 0.2295 acres (9,998 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, ASTRO SIERRA VISTA, L.P., A Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware Limited Liability Company, its General Partner, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 0.2295 Acre tract described in the above and foregoing map of AMES BOULEVARD PHASE 3, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of AMES BOULEVARD PHASE 3 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

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

IN TESTIMONY WHEREOF, the ASTRO SIERRA VISTA, L.P., a Delaware limited partnership, has caused these presents to be signed by Brian Stidham, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware limited liability company, its General Partner, thereunto authorized this _____ day of _____, 20____

ASTRO SIERRA VISTA, L.P.,
A Delaware limited partnership

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

By: Brian Stidham
Authorized Person

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

Wil Kennedy
Mayor

Arnetta Hicks-Murray

Tim Varlack

Kareem Boyce

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

David Hurst
Chairman

Les Hosey

Brenda Dillon

Terry Hayes

McLean Barnett

Marquette Greene-Scott

Sydney Hargroder

Warren Davis

Robert Wall

Brian Johnson

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, 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 in the capacity therein and herein stated.

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

Notary Public in and for the State of Texas

Printed Name: _____

My Commission expires _____

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

Paul R. Bretherton
Texas Registration No. 5977

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

Dinh V. Ho, P.E.

FINAL PLAT
STREET DEDICATION PLAT
AMES BOULEVARD
PHASE 3

A SUBDIVISION OF 0.2295 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY,
SECTION 1, A-329
BRAZORIA COUNTY, TEXAS

FEBRUARY 2024

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

ENGINEER/
SURVEYOR:



Wednesday, February 28, 2024

Merrett Huddleston
Elevation Land Solutions
9709 Lakeside Blvd., Suite 200
The Woodlands, TX 77381

Re: Sierra Vista Sec 8A Amending Plat No. 1
Letter of Recommendation to Approve
COIC Project No. 3575
ALLC Project No. 16007-2-351

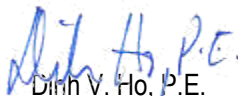
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sierra Vista Sec 8A Amending Plat No. 1, received on or about February 27, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

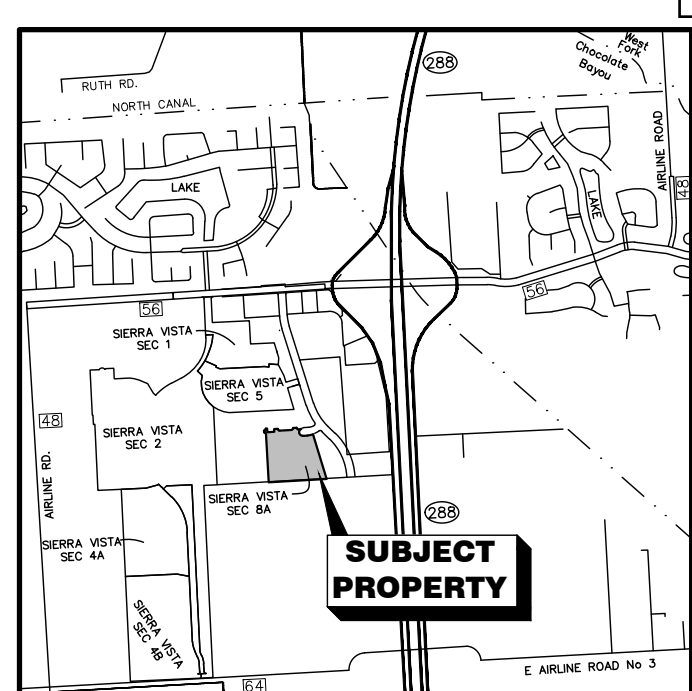
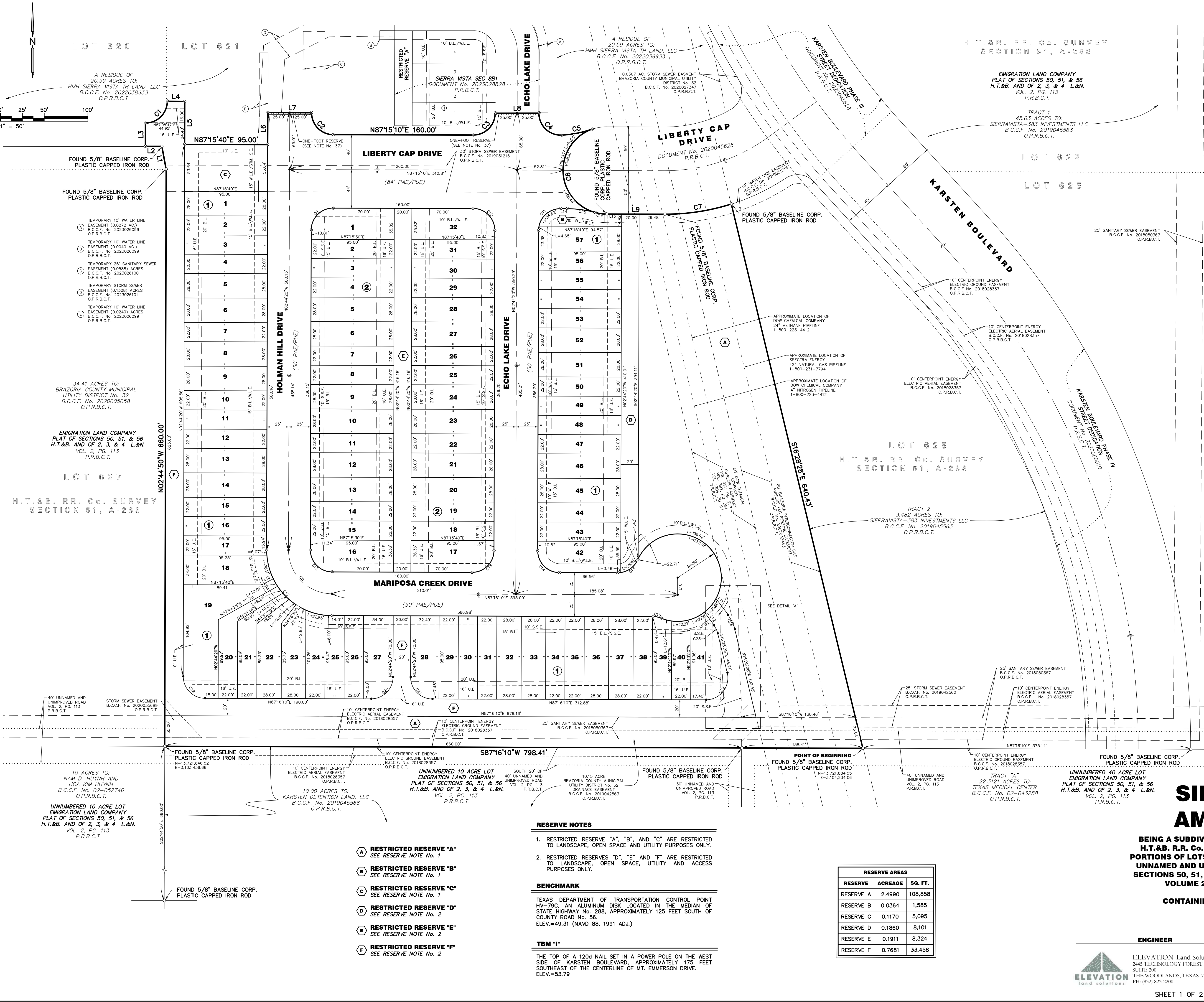
Based on our review, we have no objections to the amending plat as resubmitted on February 27, 2024. Please submit two (2) sets of mylars and ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, February 28, 2024, for consideration at the March 5, 2024, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC

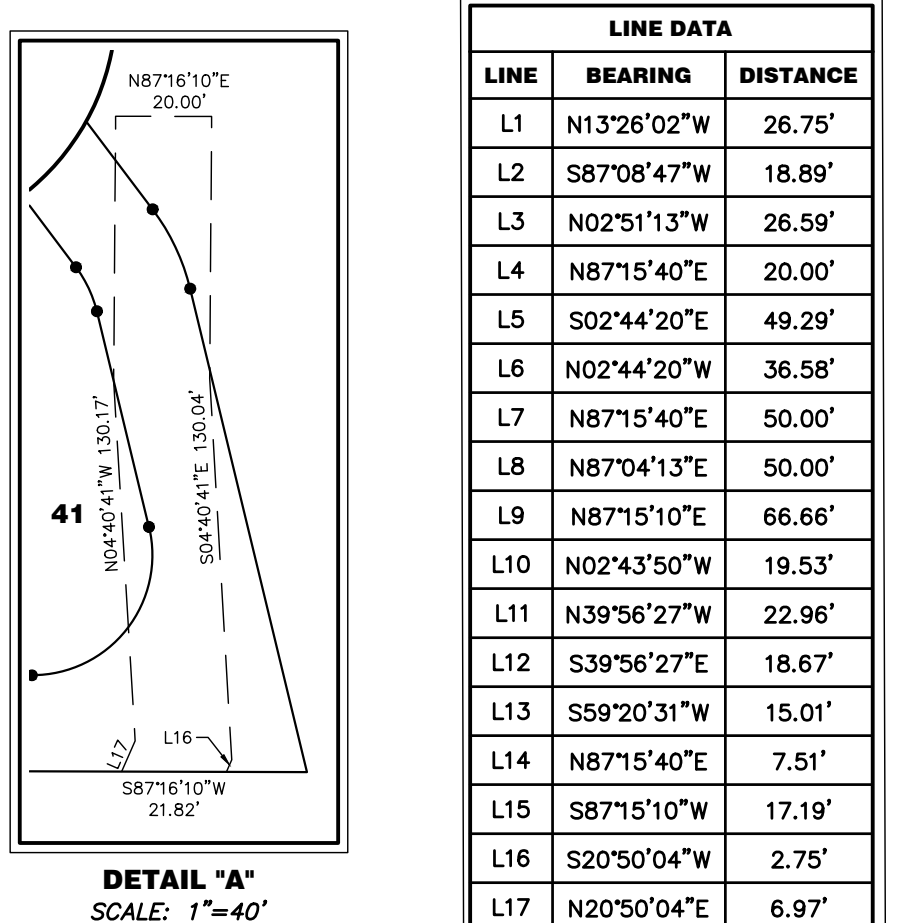

Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-351



CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD LENGTH
C1	25.00'	39.22'	89°53'07"	N42°12'13"E	35.32'
C2	25.00'	39.27'	90°00'30"	S47°44'35"E	35.36'
C3	25.00'	39.27'	89°59'30"	N42°15'25"E	35.35'
C4	25.00'	40.65'	93°10'05"	S49°19'23"E	36.32'
C5	125.00'	35.57'	16°18'12"	N75°56'29"E	35.45'
C6	50.00'	140.09'	160°32'10"	S12°28'43"E	98.56'
C7	250.00'	77.14'	17°40'45"	N78°24'48"E	76.83'
C8	50.00'	78.53'	89°59'30"	S47°44'05"E	70.71'
C9	25.00'	39.27'	89°59'30"	N42°15'25"E	35.35'
C10	25.00'	39.27'	90°00'30"	S47°44'35"E	35.36'
C11	25.00'	39.27'	90°00'30"	N42°15'40"E	35.36'
C12	25.00'	39.27'	89°59'30"	N47°44'05"W	35.35'
C13	25.00'	39.27'	90°00'30"	S42°15'55"W	35.36'
C14	25.00'	39.27'	89°59'30"	N47°44'05"W	35.35'
C15	25.00'	28.81'	66°01'46"	N54°15'17"E	27.24'
C16	25.00'	9.61'	22°01'06"	N81°43'17"W	9.55'
C17	75.00'	117.80'	89°59'30"	N47°44'05"W	106.06'
C18	50.00'	13.10'	15°00'38"	S85°14'31"E	13.06'
C19	25.00'	39.27'	89°59'30"	N47°44'05"W	35.35'
C20	25.00'	39.27'	90°00'30"	S42°15'55"W	35.36'
C21	25.00'	39.27'	89°59'30"	N47°44'05"W	35.35'
C22	25.00'	10.24'	23°27'59"	S28°12'27"E	10.17'
C23	25.00'	18.43'	23°27'59"	S28°12'27"E	18.30'
C24	45.00'	18.43'	15°00'08"	N85°14'16"W	32.64'
C25	125.00'	32.73'	15°00'08"	N85°14'16"W	32.64'



LINE DATA

LINE	BEARING	DISTANCE
L1	N13°26'02"W	26.75'
L2	S87°08'47"W	18.89'
L3	N02°51'13"W	26.59'
L4	N87°15'40"E	20.00'
L5	S02°44'20"E	49.29'
L6	N02°44'20"W	36.58'
L7	N87°15'40"E	50.00'
L8	N87°04'13"E	50.00'
L9	N87°15'10"E	66.66'
L10	N02°43'50"W	19.53'
L11	N39°56'27"W	22.96'
L12	S39°56'27"E	18.67'
L13	S59°20'31"W	15.01'
L14	N87°15'40"E	7.51'
L15	S87°15'10"W	17.19'
L16	S20°50'04"E	2.75'
L17	N20°50'04"W	6.97'

SIERRA VISTA SEC 8A AMENDING PLAT No. 1

BEING A SUBDIVISION OF 11.18 ACRES OF LAND SITUATED IN SECTION 51 OF THE H.T.&B. R.R. Co. SURVEY, ABSTRACT No. 288, BRAZORIA COUNTY, TEXAS; BEING PORTIONS OF LOTS 620, 621, 625 AND 626, TOGETHER WITH PART OF A 40 FOOT WIDE UNNAMED AND UNIMPROVED ROAD, ALL OF EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51, & 56 H.T.&B. AND OF 2, 3, & 4 L.&N., A SUBDIVISION RECORDED IN VOLUME 2, PAGE 113, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

CONTAINING: 2 BLOCKS WITH 89 LOTS AND 6 RESTRICTED RESERVES

THE REASON FOR THIS AMENDING PLAT IS TO CHANGE THE STREET NAME SEQUOIA DRIVE TO HOLLMAN HILL DRIVE

ENGINEER
ELEVATION Land Solutions
2445 TECHNOLOGY FOREST BLVD
SUITE 200
THE WOODLANDS, TEXAS 77381
PH: (832) 823-2280

LAND SURVEYOR
BASELINE
DCCM
Baseline | DCCM
TxsSurv F-10030200
1750 Seams Dr, Ste 160
Houston, TX 77008
713.869.0155
BaselineSurveyors.net

OWNER
HMH SIERRA VISTA TH LAND, LLC
7906 N. SAM HOUSTON PKWY. W., SUITE 102
HOUSTON, TX 77064
PH: (866) 419-1949

RESERVE NOTES

- RESTRICTED RESERVE "A", "B", and "C" ARE RESTRICTED TO LANDSCAPE, OPEN SPACE AND UTILITY PURPOSES ONLY.
- RESTRICTED RESERVES "D", "E" and "F" ARE RESTRICTED TO LANDSCAPE, OPEN SPACE, UTILITY AND ACCESS PURPOSES ONLY.

BENCHMARK

TEXAS DEPARTMENT OF TRANSPORTATION CONTROL POINT HV-79C, AN ALUMINUM DISK LOCATED IN THE MEDIAN OF STATE HIGHWAY No. 288, APPROXIMATELY 125 FEET SOUTH OF COUNTY ROAD No. 56. ELEV.=49.31 (NAVD 88, 1991 ADJ.)

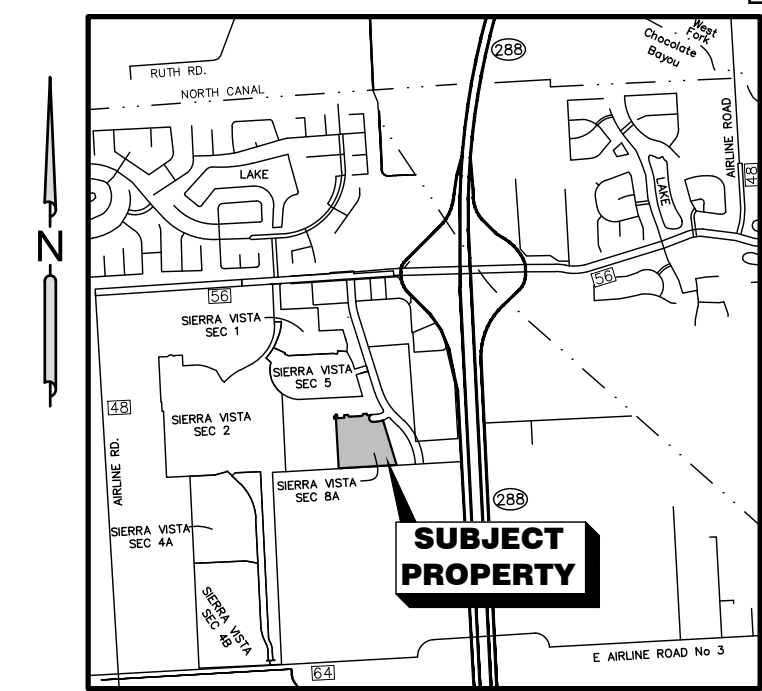
TBM "1"

THE TOP OF A 1204 NAIL SET IN A POWER POLE ON THE WEST SIDE OF KARSTEN BOULEVARD, APPROXIMATELY 175 FEET SOUTHEAST OF THE CENTERLINE OF MT. EMMERSON DRIVE. ELEV.=53.79

RESERVE AREAS

RESERVE	ACREAGE	SQ. FT.
RESERVE A	2.4990	108,858
RESERVE B	0.0364	1,585
RESERVE C	0.1170	5,095
RESERVE D	0.1860	8,101
RESERVE E	0.1911	8,324
RESERVE F	0.7681	33,458

- A** RESTRICTED RESERVE "A" SEE RESERVE NOTE No. 1
- B** RESTRICTED RESERVE "B" SEE RESERVE NOTE No. 1
- C** RESTRICTED RESERVE "C" SEE RESERVE NOTE No. 1
- D** RESTRICTED RESERVE "D" SEE RESERVE NOTE No. 2
- E** RESTRICTED RESERVE "E" SEE RESERVE NOTE No. 2
- F** RESTRICTED RESERVE "F" SEE RESERVE NOTE No. 2



VICINITY MAP
1"=2,640'
KEY MAP: 692J

CERTIFICATE OF PLANNING COMMISSION

THIS IS TO CERTIFY THAT CITY PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS THIS _____ DAY OF _____, 20____, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA SEC 8A AMENDING PLAT No. 1 AS SHOWN HEREON.

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

APPROVED BY CITY ENGINEER
DINH V. HO, P.E.

DATE _____

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF _____, 20____, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA SEC 8A AMENDING PLAT No. 1 AS SHOWN HEREON.

WILL KENNEDY MAYOR	McLEAN BARNETT
ARNETTA HICKS-MURRAY	MARQUETTE GREENE-SCOTT
TIMOTHY VARLACK	KAREEM BOYCE
SYDNEY HARGRODER	

WE, HMH SIERRA VISTA TH LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BNMJR, INC, A TEXAS CORPORATION, ITS MANAGER, ACTING BY AND THROUGH LANE WRIGHT, ITS PRESIDENT, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SIERRA VISTA SEC 8A AMENDING PLAT No. 1, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, LIENHOLDERS MUST EXECUTE A SUBORDINATION AGREEMENT SUBORDINATING THEIR LIENS TO ALL PUBLIC STREETS, ALLEYS, PARKS, SCHOOL SITES AND OTHER PUBLIC AREAS SHOWN ON THE PLAT OF SUCH SUBDIVISION OR RESUBDIVISION AS BEING SET ASIDE FOR PUBLIC USE OR PURPOSE.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS, OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS, OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENTS TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY HERETO, THE HMH SIERRA VISTA TH LAND, LLC, ACTING BY AND THROUGH BNMJR, INC, ITS MANAGER HAS CAUSED THESE PRESENTS TO BE SIGNED BY LANE WRIGHT, ITS PRESIDENT, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS _____ DAY OF _____, 20____.

HMH SIERRA VISTA TH LAND, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: BNMJR, INC
A TEXAS CORPORATION
ITS MANAGER

BY: _____
LANE WRIGHT
PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LANE WRIGHT, PRESIDENT OF BNMJR, INC., MANAGER OF HMH SIERRA VISTA TH LAND, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID CORPORATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, STEVEN E. WILLIAMS, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE WILL BE MARKED WITH IRON RODS HAVING A DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN (3) FEET WITHIN A MAXIMUM OF ONE YEAR AFTER CONSTRUCTION OF THE PUBLIC IMPROVEMENTS ARE COMPLETE, UNLESS OTHERWISE SHOWN HEREON; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM OF 1983 (NAD83) CORRS. ADJUSTMENT.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR REPLIED UPON AS A FINAL SURVEY DOCUMENT 22 TEX. ADMIN. CODE § 663.18(D)

STEVEN E. WILLIAMS, R.P.L.S.
TEXAS REGISTRATION No. 4819

SIERRA VISTA SEC 8A AMENDING PLAT No. 1

BEING A SUBDIVISION OF 11.18 ACRES OF LAND SITUATED IN SECTION 51 OF THE H.T.&B. R.R. Co. SURVEY, ABSTRACT No. 288, BRAZORIA COUNTY, TEXAS; BEING PORTIONS OF LOTS 620, 621, 625 AND 626, TOGETHER WITH PART OF A 40 FOOT WIDE UNNAMED AND UNIMPROVED ROAD, ALL OF EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51, & 56 H.T.&B. AND OF 2, 3, & 4 L.&N., A SUBDIVISION RECORDED IN VOLUME 2, PAGE 113, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

CONTAINING: 2 BLOCKS WITH 89 LOTS AND 6 RESTRICTED RESERVES

THE REASON FOR THIS AMENDING PLAT IS TO CHANGE THE STREET NAME SEQUOIA DRIVE TO HOLLMAN HILL DRIVE.

 ELEVATION Land Solutions 2445 TECHNOLOGY FOREST BLVD SUITE 200 THE WOODLANDS, TEXAS 77381 PH: (832) 823-2290	 BASELINE Baseline DCCM TxSurv F-10030200 1750 Shamrock Dr, Ste 160 Houston, TX 77008 713.869.0155 BaselineSurveyors.net	 DCCM Baseline DCCM TxSurv F-10030200 1750 Shamrock Dr, Ste 160 Houston, TX 77008 713.869.0155 BaselineSurveyors.net	OWNER HMH SIERRA VISTA TH LAND, LLC 7906 N. SAM HOUSTON PKWY. W., SUITE 102 HOUSTON, TX 77064 PH: (866) 419-1949
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METES AND BOUNDS DESCRIPTION

BEING 11.18 ACRES OF LAND SITUATED IN SECTION 51 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT No. 288, BRAZORIA COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 20.59 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HMH SIERRA VISTA TH LAND, LLC RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2022038933, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 620, 621, 625 AND 626 TOGETHER WITH A PORTION OF A 40-FOOT WIDE UNNAMED AND UNIMPROVED ROAD, ALL BEING A PART OF THE EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51, & 56 H.T.&B. AND OF 2, 3, & 4 L.&N., A SUBDIVISION RECORDED IN VOLUME 2, PAGE 113, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 11.18 ACRE TRACT IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND ON THE NORTH LINE OF THAT CERTAIN 22.3121 ACRE TRACT OF LAND DESIGNATED AS TRACT "A" AND DESCRIBED IN THE DEED TO TEXAS MEDICAL CENTER RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 02-043288, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD BEING THE SOUTHWEST CORNER OF THAT CERTAIN 3.482 ACRE TRACT OF LAND DESIGNATED AS TRACT 2 AND DESCRIBED IN THE DEED TO SIERRAVISTA-383 INVESTMENTS LLC RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2019045563, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS AND THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 20.59 ACRE TRACT, FROM WHICH A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN 45.63 ACRE TRACT OF LAND DESIGNATED AS TRACT 1 AND DESCRIBED IN SAID DEED TO SIERRAVISTA-383 INVESTMENTS LLC BEARS NORTH 87 DEGREES 16 MINUTES 10 SECONDS EAST, 375.14 FEET;

THENCE, SOUTH 87 DEGREES 16 MINUTES 10 SECONDS WEST, ALONG THE NORTH LINE OF SAID 22.3121 ACRE TRACT AND A SOUTH LINE OF SAID 20.59 ACRE TRACT, AT 138.41 FEET PASSING A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 22.3121 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 10.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO KARSTEN DETENTION LAND, LLC RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2019045566, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, CONTINUING ALONG THE NORTH LINE OF SAID 10.00 ACRE TRACT AND A SOUTH LINE OF SAID 20.59 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 798.41 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 10.00 ACRE TRACT, THE NORTHEAST CORNER OF THAT CERTAIN 10 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO NAM D. HUYNH AND HOA KIM HUYNH RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2020050508, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS AND THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 20.59 ACRE TRACT, FROM WHICH A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 10.00 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 10 ACRE TRACT BEARS SOUTH 02 DEGREES 44 MINUTES 50 SECONDS EAST, 660.00 FEET;

THENCE, NORTH 02 DEGREES 44 MINUTES 50 SECONDS WEST, ALONG A WEST LINE OF SAID 20.59 ACRE TRACT AND AN EAST LINE OF SAID 34.41 ACRE TRACT, 660.00 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 13 DEGREES 26 MINUTES 02 SECONDS WEST, ALONG A WEST LINE OF SAID 20.59 ACRE TRACT AND AN EAST LINE OF SAID 34.41 ACRE TRACT, 26.75 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR A RE-ENTRANT CORNER OF SAID 20.59 ACRE TRACT AND A NORTHEAST CORNER OF SAID 34.41 ACRE TRACT;

THENCE, SOUTH 87 DEGREES 08 MINUTES 47 SECONDS WEST, ALONG A SOUTH LINE OF SAID 20.59 ACRE TRACT AND A NORTH LINE OF SAID 34.41 ACRE TRACT, 18.99 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 02 DEGREES 51 MINUTES 13 SECONDS WEST, 26.59 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 25.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 02 DEGREES 51 MINUTES 13 SECONDS WEST;

THENCE, IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 53 MINUTES 07 SECONDS, 39.22 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 87 DEGREES 15 MINUTES 40 SECONDS EAST, 20.00 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 02 DEGREES 44 MINUTES 20 SECONDS EAST, 49.29 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 87 DEGREES 15 MINUTES 40 SECONDS EAST, 95.00 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 02 DEGREES 44 MINUTES 20 SECONDS WEST, 36.58 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 87 DEGREES 15 MINUTES 40 SECONDS EAST, 50.00 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 25.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 87 DEGREES 15 MINUTES 40 SECONDS EAST;

THENCE, IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 30 SECONDS, 39.27 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 87 DEGREES 15 MINUTES 10 SECONDS EAST, 160.00 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 25.00 FEET;

THENCE, IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 30 SECONDS, 39.27 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 87 DEGREES 04 MINUTES 13 SECONDS EAST, 50.00 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 25.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 87 DEGREES 15 MINUTES 40 SECONDS EAST;

THENCE, IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93 DEGREES 10 MINUTES 05 SECONDS, 40.65 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 125.00 FEET;

THENCE, IN AN EASTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 18 MINUTES 12 SECONDS, 35.57 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET ON AN EAST LINE OF SAID 20.59 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF LIBERTY CAP DRIVE (100 FEET WIDE) AS DEDICATED BY THE PLAT RECORDED DOCUMENT NO. 2020045628, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD IS AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 50.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22 DEGREES 12 MINUTES 38 SECONDS EAST;

THENCE, IN A SOUTHERLY DIRECTION ALONG AN EAST LINE OF SAID 20.59 ACRE TRACT, THE WEST RIGHT-OF-WAY LINE OF SAID LIBERTY CAP DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 160 DEGREES 32 MINUTES 10 SECONDS, 140.09 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 87 DEGREES 15 MINUTES 10 SECONDS EAST ALONG A NORTH LINE OF SAID 20.59 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID LIBERTY CAP DRIVE, 66.66 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 250.00 FT;

THENCE, IN AN EASTERLY DIRECTION ALONG A NORTH LINE OF SAID 20.59 ACRE TRACT, THE SOUTH RIGHT-OF-WAY LINE OF SAID LIBERTY CAP DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 40 MINUTES 45 SECONDS, 77.14 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR A NORTHEAST CORNER OF SAID 20.59 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 3.482 ACRE TRACT;

THENCE, SOUTH 16 DEGREES 28 MINUTES 28 SECONDS EAST ALONG AN EAST LINE OF SAID 20.59 ACRE TRACT AND THE WEST LINE OF SAID 3.482 ACRE TRACT, 640.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.18 ACRES OF LAND.

BRAZORIA COUNTY DRAINAGE DISTRICT No. 5 NOTES

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

BLOCK ONE LOT AREAS	
LOT No.	SQ. FT.
1	2,660
2	2,090
3	2,090
4	2,090
5	2,660
6	2,660
7	2,090
8	2,660
9	2,660
10	2,090
11	2,090
12	2,090
13	2,660
14	2,660
15	2,090
16	2,090
17	2,090
18	3,319
19	6,528
20	2,742
21	2,563

BLOCK ONE LOT AREAS	
LOT No.	SQ. FT.
22	2,917
23	2,789
24	2,150
25	2,091
26	2,090
27	3,096
28	2,952
29	2,090
30	2,090
31	2,090
32	2,660
33	2,660
34	2,090
35	2,090
36	2,660
37	2,660
38	2,090
39	2,039
40	1,983
41	3,306
42	3,269

BLOCK ONE LOT AREAS	
LOT No.	SQ. FT.
43	2,090
44	2,090
45	2,660
46	2,660
47	2,090
48	2,090
49	2,090
50	2,090
51	2,660
52	2,660
53	2,090
54	2,090
55	2,090
56	2,090
57	2,659

BLOCK TWO LOT AREAS	
LOT No.	SQ. FT.
1	3,268
2	2,090
3	2,090
4	2,090
5	2,660
6	2,660
7	2,090
8	2,090
9	2,660
10	2,660
11	2,090
12	2,660
13	2,660
14	2,090
15	2,090
16	3,319

BLOCK TWO LOT AREAS	
LOT No.	SQ. FT.
17	3,321
18	2,090
19	2,090
20	2,660
21	2,660
22	2,090
23	2,660
24	2,660
25	2,090
26	2,090
27	2,660
28	2,660
29	2,090
30	2,090
31	2,090
32	3,269

NOTES:

- 0 = SET 5/8" BASELINE CORP. PLASTIC CAPPED IRON ROD
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- STM. S.E. = STORM SEWER EASEMENT
- B.L. = BUILDING SETBACK LINE
- D.R.B.C.T. = DEED RECORDS OF BRAZORIA COUNTY, TEXAS
- P.R.B.C.T. = PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
- B.C.C.F. No. = BRAZORIA COUNTY CLERK'S FILE NUMBER.
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
- P.A.E./P.U.E. = PRIVATE ACCESS EASEMENT/PUBLIC UTILITY EASEMENT
- BEARINGS ARE BASED FROM THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 CORRS ADJUSTMENT BASED FROM REDUNDANT RTK GPS OBSERVATIONS. DISTANCES HEREON ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.99989213. COORDINATES HEREON ARE GRID DATUM. TO CONVERT TO SURFACE DIVIDE BY THE SAME ADJUSTMENT FACTOR.
- THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP No. 4803900120K, DATED DECEMBER 30, 2020.
- ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. No. 32.
- THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
- ALL EASEMENTS SHOWN ON THIS PLAT ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
- ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY ARE AS SHOWN HEREON.
- THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY BRAZORIA COUNTY OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. BRAZORIA COUNTY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THIS SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
- EACH LOT SHALL BE RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USES.
- SINGLE-FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NO MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NO MORE THAN 900 SQUARE FEET SHALL ALSO BE CONSIDERED SINGLE-FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE-FAMILY RESIDENTIAL.
- EACH LOT SHALL PROVIDE A MINIMUM

Wednesday, February 21, 2024

Chris Rhodes
Civil-Surv Land Surveying
10590 Westoffice Drive
Houston, TX 77042
Email: chris@civil-surv.net

Re: Boyd's Rental Final Plat
Letter of Recommendation to Approve
COIC Project No. 3523
Adico, LLC Project No. 16007-2-346

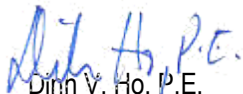
Dear Mr. Rhodes;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Boyd's Rental Final Plat package received on or about February 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 final plat as resubmitted on February 21, 2024. Please provide two (2) sets of signed mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later Wednesday, February 28, 2024, for consideration at the Tuesday, March 5, 2024, Planning and Zoning Meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-346

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, BOYD'S RENTAL PROPERTIES, LLC AND WE, REDFORD INDUSTRIES, LLC, ACTING BY AND THROUGH OUR OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES ARE DESCRIBED THEREIN AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, GRASSY AREAS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED. THE OWNERS DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED OR OCCASIONED BY THE ALTERATION OF THE SURFACE OR ANY PORTION OF THE STREET OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY WHEREOF, REDFORD INDUSTRIES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2024.

BY: _____

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____

COMMISSION EXPIRES: _____

WITNESS OUR HAND IN THE CITY OF _____, TEXAS, THIS _____ DAY OF _____, 2024.

IN TESTIMONY WHEREOF, REDFORD INDUSTRIES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2024.

BY: _____

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____

COMMISSION EXPIRES: _____

WITNESS OUR HAND IN THE CITY OF _____, TEXAS, THIS _____ DAY OF _____, 2024.

STATE OF TEXAS
COUNTY OF BRAZORIA
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEITH BOYD, KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____

COMMISSION EXPIRES: _____

I, CHRIS RHODES, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS THAT HAVE A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

CHRIS RHODES, R.P.L.S.
TEXAS REGISTRATION NO. 6532



CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

WIL KENNEDY, MAYOR

SYDNEY HARGRODER, COUNCIL MEMBER

ARNETTA HICKS-MURRAY, COUNCIL MEMBER

M'LEAN BARNETT, COUNCIL MEMBER

TIMOTHY VARLACK, COUNCIL MEMBER

MARQUETTE GREENE-SCOTT, COUNCIL MEMBER

KAREEM BOYCE, COUNCIL MEMBER

DINH HO, P.E., CITY ENGINEER

DATE

PLANNING AND ZONING COMMISSION APPROVAL

DAVID HURST, CHAIRMAN

LES HOSEY, MEMBER

BRENDA DILLON, MEMBER

BRIAN JOHNSON, MEMBER

TERRY HAYES, MEMBER

WARREN DAVIS JR., MEMBER

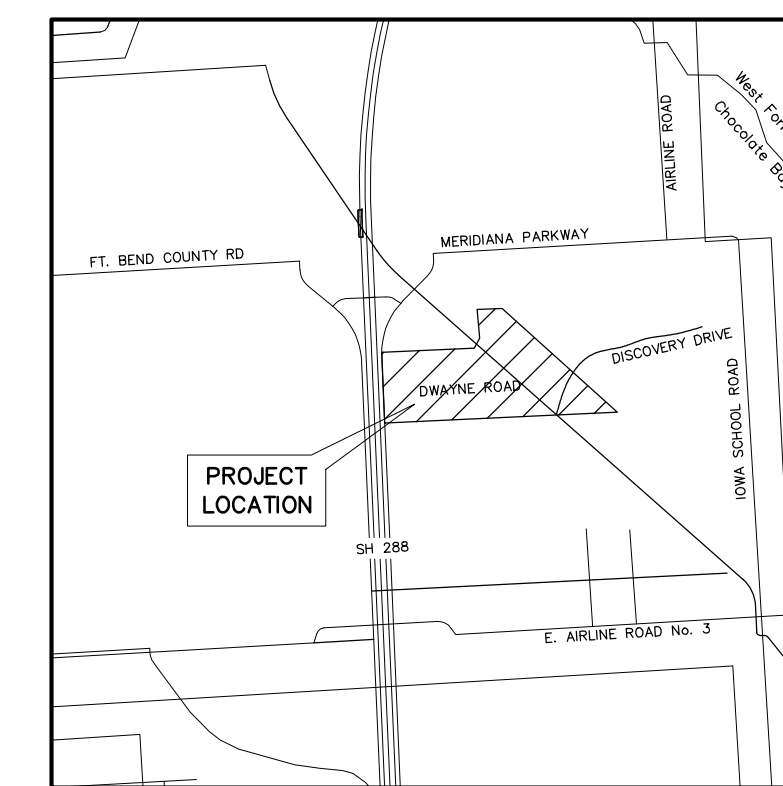
ROBERT WALL, MEMBER

DATE

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

THE FOLLOWING NOTES WILL APPEAR ON THE FINAL PLAT DRAWING. IF FINAL PLAT DRAWING IS NOT ISSUED THE CONSTRUCTION DRAWING(S) WILL CARRY NOTES AS SHOWN:

- 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
6. THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
7. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN _____ PERCENT. THE DRAINAGE AND /OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
8. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
9. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
10. DEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.
11. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
12. PROHIBITED USE OF METAL PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
13. PROHIBITED USE OF RIP-RAP IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
14. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
15. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT NUMBER AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.
16. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 DEDICATED DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
17. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HEREON. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1. INTRODUCTION; SUB-SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; THE LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.



VICINITY MAP
SCALE: 1" = 1/2 MI.

NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED SCALE FACTOR: 0.999967107.
3. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
4. A DRAINAGE PLAN IS TO BE PROVIDED PRIOR TO FINAL PLAT APPROVAL.
5. THE 100 YEAR BASE FLOOD ELEVATION FOR THE SURVEYED PROPERTY IS 49.00 FEET.
6. THE SURVEYED PROPERTY IS SUBJECT TO RESTRICTIONS OF RECORD UNDER B.C.C.F. No. 03-040246 AS CORRECTED UNDER B.C.C.F. No. 04-001390.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

REFERENCE ID #6230076

Lee Walden, P.E. Date Kerry Osburn Date
President Vice President

Brandon Middleton Date District Engineer Date
Secretary/Treasurer

NOTE: Project Field start-up will start within 365 calendar days from date shown hereon. Continuous and reasonable field site work is expected.

METES AND BOUNDS DESCRIPTION OF 48.51 ACRES

Being a tract of land containing 48.51 acres, located in the H.T. & B. R.R. Co. Survey, Abstract-513, in Brazoria County, Texas; Said 48.51 acre tract being all of the remainder of a called 98.752 acre tract of land recorded in the name of Boyd's Rental Properties, LLC, in Brazoria County Clerk's File Number (B.C.C.F. No.) 04-001390; Said 48.51 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas coordinate System of 1983, South Central Zone):

BEGINNING, at a 5/8-inch iron rod found at the southwest corner of said remainder tract and the northwest corner of Lot 1, Block 1, of South Park Subdivision, a subdivision of record in Plat No. 200906341 of the Brazoria County Plat Records (B.C.P.R.), being on the east Right-of-Way line of State Highway 288 (width varies), for the southwest corner of the herein described tract;

THENCE, North 02 18' 21" West, with the line common to said remainder tract with said State Highway 288, a distance of 824.00 feet to a Texas Department of Transportation monument found at the southwest corner of a called 12.002 acre tract of land recorded in the name of Trinity Turbine Real Estate, LLC in B.C.C.F. No. 201501653, for the northwest corner of the herein described tract;

THENCE, with the lines common to said remainder tract with said 12.002 acre tract and a called 0.9196 acre tract of land recorded in the name of Trinity Turbine Real Estate, LLC in B.C.C.F. No. 2014041205, the following four (4) courses:

- 1. North 87° 21' 18" East, a distance of 1,074.81 feet to a point at the southeast corner of said 12.002 acre tract and the southerly corner of said 0.9196 acre tract;
2. North 28° 06' 37" East, a distance of 129.99 feet to an angle point;
3. North 04° 53' 28" West, a distance of 333.59 feet to an angle point;
4. North 87° 15' 51" East, a distance of 289.52 feet to a point at the easterly southeast corner of said 0.9196 acre tract, on the easterly line of said remainder tract and on the westerly line of Restricted Reserve 'E' of Meridiana Section 66, a subdivision of record in Plat No. 2018037315 of the B.C.P.R., for the northeast corner of the herein described tract;

THENCE, South 47° 58' 22" East, with the easterly line of said remainder tract and with the westerly lines of said Restricted Reserve 'E' and Restricted Reserve 'A', Block 1, of Meridiana Detention Reserve 'K', a subdivision of record in Plat No. 2018044965 of the B.C.P.R., a distance of 1,803.67 feet to a point at the southeast corner of said remainder tract, on the north line of a called 32.63 acre tract of land recorded in the name of Mind Hill and Mist McCendon in B.C.C.F. No. 2021029259, for the southeast corner of the herein described tract;

THENCE, with the south lines of said remainder tract and with the north lines of said 32.63 acre tract and aforesaid Lot 1, the following three (3) courses:

- 1. South 87° 16' 18" West, a distance of 354.18 feet to a 5/8-inch iron rod found at the northwest corner of said 32.63 acre tract and the northeast corner of said Lot 1;
2. South 87° 18' 57" West, a distance of 1,322.16 feet to an angle point;
3. South 87° 21' 18" West, a distance of 1,028.93 feet to the POINT OF BEGINNING and containing 48.51 acres of land.

Table with 5 columns: RESERVE, USE, MIN. FF ELEVATION, DATUM. Rows A-E detailing reserve areas for commercial use and detention with specific elevations and datums.

I, JOYCE HUDMAN, COUNTY CLERK OF BRAZORIA COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2024, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2024 AT _____ O'CLOCK _____ M., AND AT PLAT NO. _____ OF THE PLAT RECORDS OF BRAZORIA COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT ANGLETON, THE DAY AND DATE LAST ABOVE WRITTEN.

JOYCE HUDMAN
COUNTY CLERK OF BRAZORIA COUNTY, TEXAS

BY: _____
DEPUTY

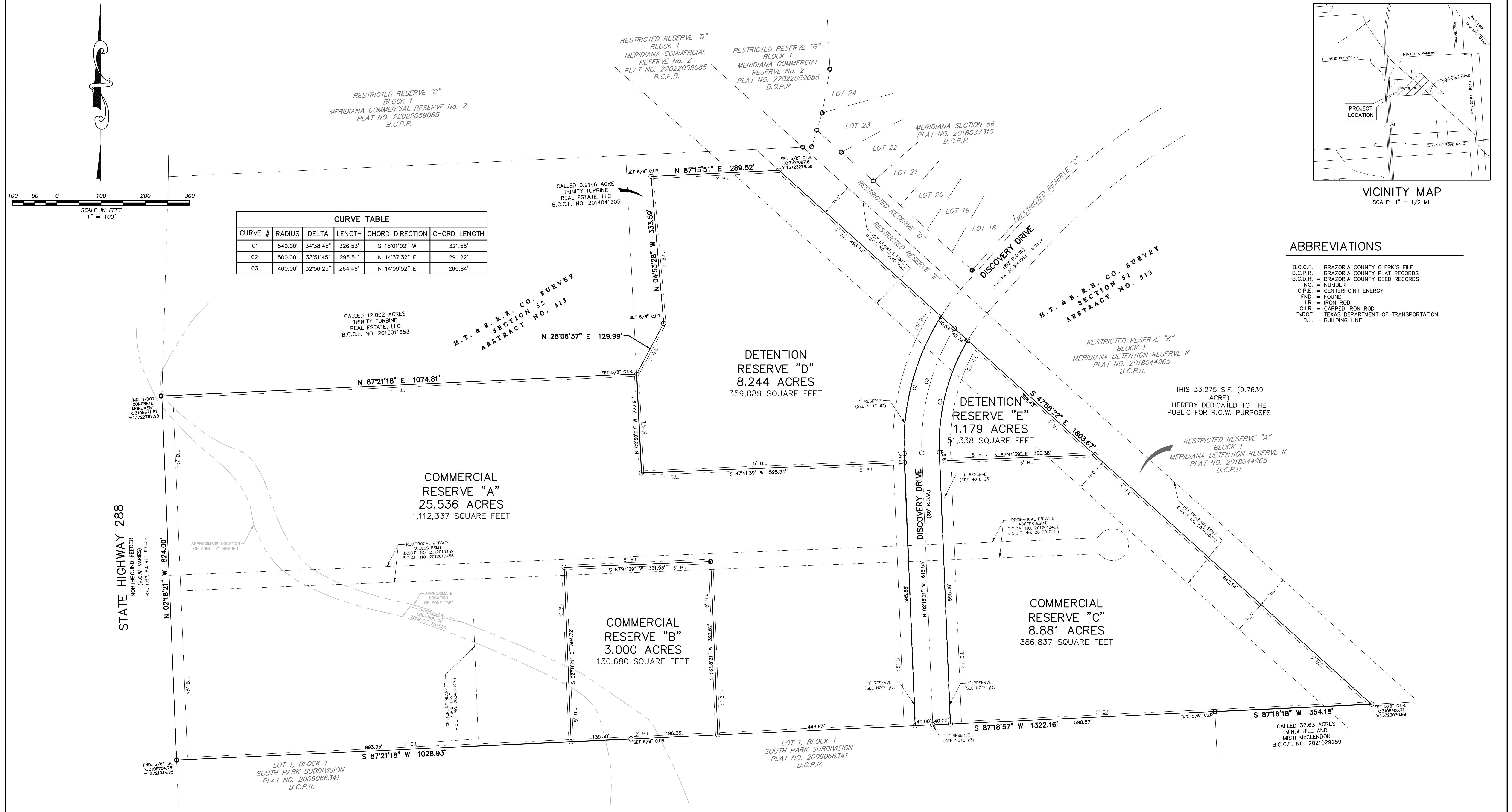
FINAL PLAT
BOYD'S RENTAL

A SUBDIVISION OF 48.51 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. Co. SURVEY, ABSTRACT-513, CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS

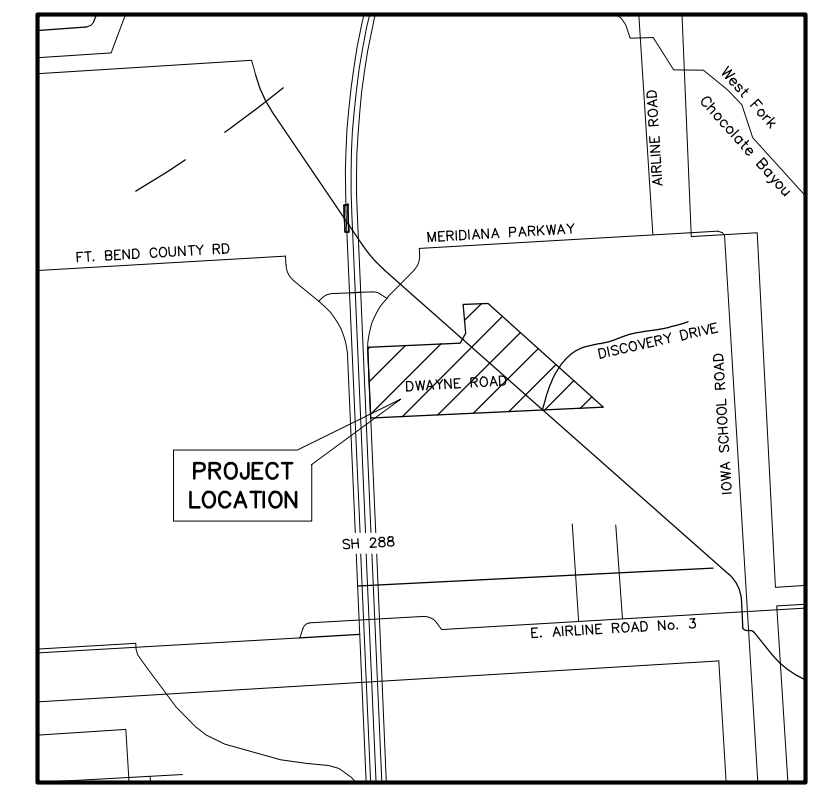
1 BLOCK 0 LOTS 5 RESERVES

DATE: FEBRUARY, 2024 JOB NO. 23070

OWNERS: BOYD'S RENTAL PROPERTIES, LLC AND REDFORD INDUSTRIES, LLC P.O. BOX 5104 LAKE CHARLES, LA 70606 4003 CHANCE LANE, ROSHARON TX 77583



CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH
C1	540.00'	34°38'45"	326.53'	S 15°01'02" W 321.58'
C2	500.00'	33°51'45"	295.51'	N 14°37'32" E 291.22'
C3	460.00'	32°56'25"	264.46'	N 14°09'52" E 260.84'



VICINITY MAP
SCALE: 1" = 1/2 MI.

- ABBREVIATIONS**
- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
 - B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
 - B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
 - NO. = NUMBER
 - C.P.E. = CENTERPOINT ENERGY
 - FND. = FOUND
 - I.R. = IRON ROD
 - C.I.R. = CAPPED IRON ROD
 - TxDOT = TEXAS DEPARTMENT OF TRANSPORTATION
 - B.L. = BUILDING LINE

**FINAL PLAT
BOYD'S RENTAL**

A SUBDIVISION OF 48.51 ACRES OF LAND LOCATED IN THE
H.T. & B. R.R. Co. SURVEY, ABSTRACT-513,
CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS
1 BLOCK 0 LOTS 5 RESERVES
DATE: FEBRUARY, 2024 JOB NO. 23070
OWNERS: BOYD'S RENTAL PROPERTIES, LLC
AND REDFORD INDUSTRIES, LLC
P.O. BOX 5104 LAKE CHARLES, LA 70606
4003 CHANCE LANE, ROSHARON TX 77583 SHEET 2 OF 2

FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS AND UNINCORPORATED AREAS, COMMUNITY NO. 485458, DATED DECEMBER 30, 2020, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE "X" UNSHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND ZONE "AE", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON MAP AND PANEL NO. 4803902020K; THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BENCHMARK ELEV. 51.93'
2.0 MI W FROM MANVEL,
2.0 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, 9.8 METERS (32.2 FT) NORTH OF THE
CENTER OF A TRACK ROAD, 1.9 METERS (6.2 FT) NORTHWEST OF A UTILITY
POLE, AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE
GROUND.
(NAVD 88)



Monday, March 4, 2024

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

Re: Bullard Parkway Phase II – Storm and Paving Facilities
Recommendation for Acceptance into One-Year Maintenance Period
City of Iowa Colony Project No. 3197
Adico, LLC Project No. 16007-4-472

Dear Mayor and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of Bullard Parkway Phase II – Storm and Paving Facilities. The final inspection was completed on February 23, 2024, with all outstanding punch list items addressed on February 26, 2024.

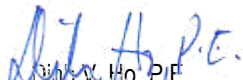
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Bullard Parkway Phase II – Storm and Paving Facilities into the One-Year Maintenance Period. The maintenance period shall be effective March 11, 2024, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the One-Year Maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

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

Sincerely,
Adico, LLC



Wil Kennedy, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-472

CERTIFICATION OF INFRASTRUCTURE FOR:

Bullard Parkway Ph II

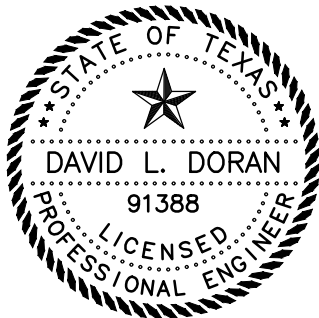
(Project Name)

I, David Leonard Doran

(Name of Licensed Engineer)

a Licensed Professional Engineer in the State of Texas , do hereby certify that all the paving, drainage, sanitary and water infrastructure has been built in compliance with the City of Iowa Colony Engineering Design and Criteria Manual the Engineer of Records Construction Documents. In addition, the infrastructure meets the required specifications based on our field investigation, inspections and evaluation of and approval of testing of infrastructure.

Engineer's Seal



TBPELS Firm Registration No. F-22671
February 23, 2024

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

9709 Lakeside Blvd. Suite 200

Address

The Woodlands, TX 77381

City, State and Zip Code

(832) 823-2200

Phone No.

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

a. Bond Number: GS24800076

b. Principal: Rodriguez Construction Group, LLC

c. Surety:

Name: The Gray Casualty & Surety Company

State Where Surety is Incorporated: Louisiana

d. Obligee(s): Brazoria County Municipal Utility District No. 31; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

If there is more than one Obligee, then the terms "Obligee" and "Obligees" shall mean any and all Obligees hereunder, jointly and severally.

e. Contract: The Contract described as follows:

Date: _____

Parties: Principal and Brazoria County Municipal Utility District No. 31

Subdivision involved: Bullard Parkway Phase 2

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water, Sanitary and Drainage Facilities and Paving

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ 1,032,150.00

g. Maintenance Period:

Starting Date of Maintenance Period: _____

(Fill in date of completion and acceptance of the work performed or required to be performed under the Contract.)

Ending Date of Maintenance Period: one year after the Starting Date

- h. Covered Defect: Any defect in the work or materials provided or required to be provided by Contractor under the Contract, provided that such defect develops during or before the Maintenance Period, and provided that such defect is caused by defective or inferior materials or workmanship.
- 2. Principal has entered into the Contract.
- 3. Principal, as Principal, and Surety, a corporation duly licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Obligee, in the penal sum of the Bond Amount, and we hereby bind ourselves and our heirs, executors, administrators, and assigns, jointly and severally, to the payment of such Bond Amount.
- 4. The condition of this obligation is that if the Principal shall remedy without cost to the Obligee any Covered Defect, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.
- 5. However, any suit under this bond must be commenced no later than one year after the expiration date of the Maintenance Period.
- 6. If there is more than Obligee under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obligees.

DATED: _____

SURETY:

By: Janeal
 Signature

Jillian O'Neal
 Print or Type Signer's Name

Attorney-in-Fact
 Signer's Title

PRINCIPAL:

By: Roy Rodriguez
 Signature

Roy Rodriguez
 Print or Type Signer's Name

President
 Signer's Title



ATTACH POWER OF ATTORNEY

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

GENERAL POWER OF ATTORNEY

Bond Number: GS24800076 **Principal:** Rodriguez Construction Group, LLC

Project: One Year Maintenance Bond for Construction of Water, Sanitary and Drainage Facilities for Bullard Parkway Phase 2

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Edward Arens, Phillip Baker, Hannah Montagne, Michele Bonnin, Rebecca Garza, Jillian O'Neal, and Erica Anne Cox of The Woodlands, Texas jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4th day of November, 2022.



By:

Michael T. Gray

Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske

Cullen S. Piske
President
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



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

Leigh Anne Henican

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 22nd day of February, 2024.

Mark S. Manguno

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 22nd day of February, 2024.

Leigh Anne Henican





The Gray Insurance Company
The Gray Casualty & Surety Company

Statutory Complaint Notice

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You may contact the Surety via telephone for information or to make a complaint at: 1-504-754-6711.

You may also write to the Surety at:

Gray Surety
P.O. Box 6202
Metairie, LA 70009-6202

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Fax: 512-475-1771

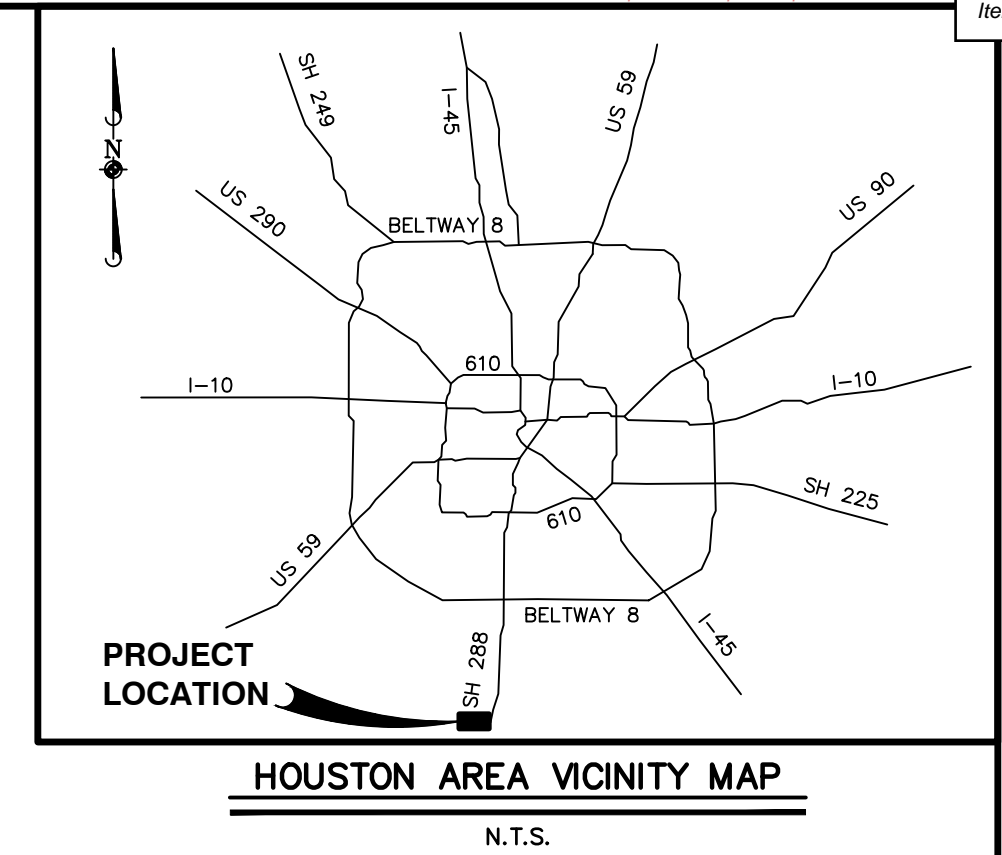
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ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become part of condition of the attached document. This notice is written under a complete reservation of rights. Nothing herein shall be deemed to be an estoppel,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

DEVELOPER:
ASTRO STERLING LAKES NORTH, L.P.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713)783-6702

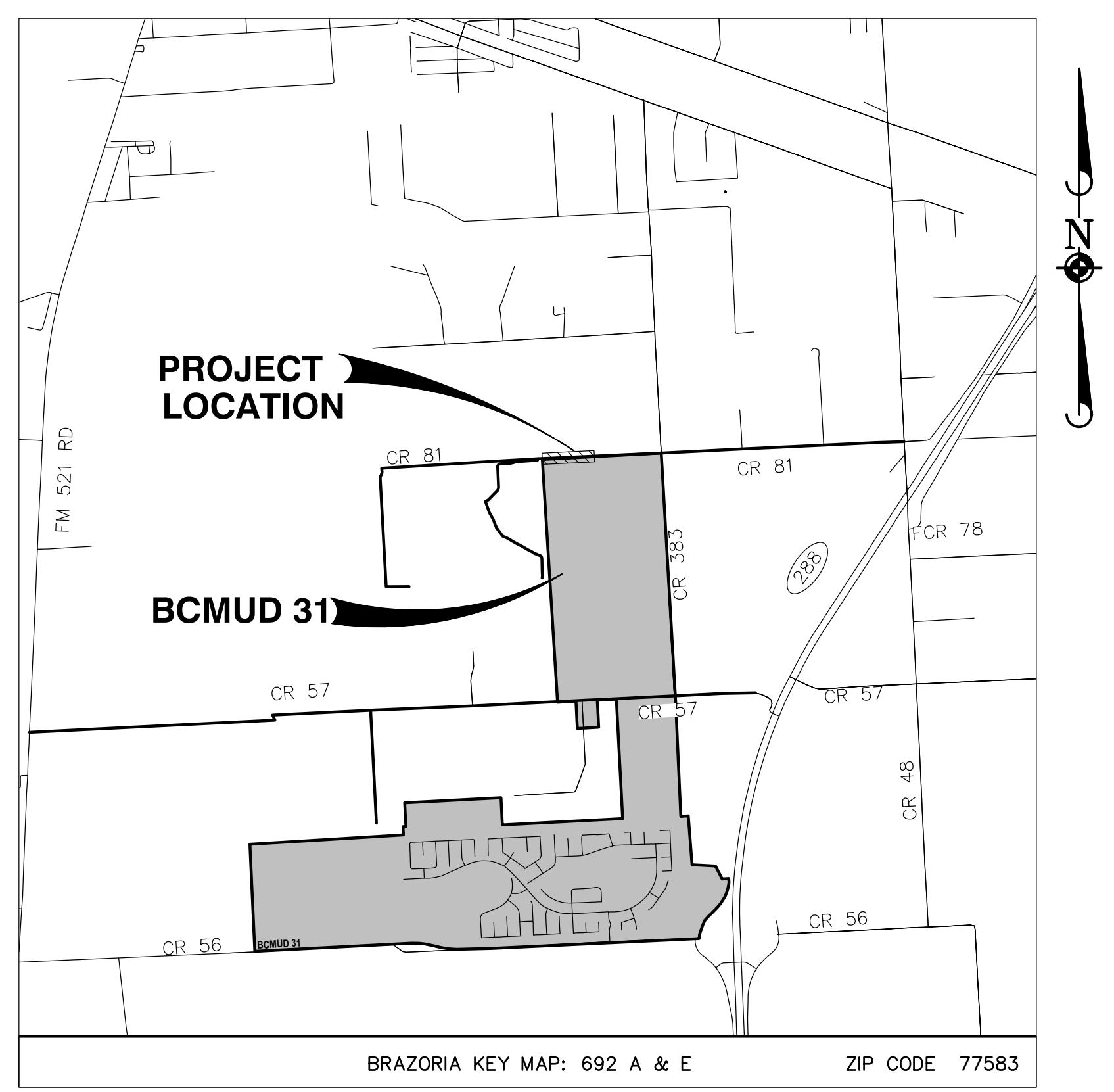
CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES FOR BULLARD PARKWAY - PH II

BRAZORIA COUNTY, TX M.U.D. NO.31
BRAZORIA COUNTY, TX
PROJECT NO. 610.002.021.00



SHEET LIST TABLE

SHEET NO.	SHEET TITLE
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2	GENERAL NOTES
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4	DRAINAGE OVERALL & DRAINAGE CALCULATIONS
5	GRADING OVERALL
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28	SLOPE PAVING DETAIL



LOCATION MAP
1"=1/4 mile

BENCHMARKS:

SOURCE BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON TxDOT MONUMENT HV-79C LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.

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T.B.M. "A" BEING A 3/4" IRON ROAD WITH CAP SET ON THE EAST SIDE OF COUNTY ROAD 383, LOCATED APPROXIMATELY 0.4 MILES NORTH OF THE INTERSECTION OF COUNTY ROAD 57 AND COUNTY ROAD 383.

ELEVATION = 55.05 FEET, NAVD 88 (1991 ADJUSTMENT)

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SUBJECT TRACT IS LOCATED IN UNSHADED ZONE "X"; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS INFORMATION IS BASED ON BRAZORIA COUNTY MAP 48039, PANEL 105K AND 110K, DATED DECEMBER 30, 2020.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DATE	REVISION	APP.
2023/08/07	UPDATED WATERLINE & SWPPP DETAILS	TH
2023/09/15	REVISE TOP OF PAVEMENT ELEVATION	
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11/01/2023	ADDED IRRIGATION SLEEVES	NB

ISSUED FOR CONSTRUCTION
Issue Date: 11/01/2023

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

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

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671

RECORD DRAWING
02/21/2024
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.

ROBERT HEMMINGER, CITY MANAGER 7/31/2023 DATE
DINH HO, P.E., CITY ENGINEER 07312023 DATE

CITY OF IOWA COLONY

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

ELEVATION LAND SOLUTIONS IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

PM: DHN DFT: JW
DSN: BJ DATE: 07/11/2023

ISSUED FOR CONSTRUCTION - 11/01/2023
ELEVATION LAND SOLUTIONS - BULLARD PARKWAY - PH II - PROJECT NO. 610.002.021.00

Monday, March 4, 2024

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

Re: Bullard Parkway Phase II – Water and Sanitary Facilities
Recommendation for Approval into One-Year Maintenance Period
City of Iowa Colony Project No. 3197
Adico, LLC Project No. 16007-4-472

Dear Mayor and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of Bullard Parkway Phase II – Water and Sanitary Facilities. The final inspection was completed on February 23, 2024, with all outstanding punch list items addressed on February 26, 2024.

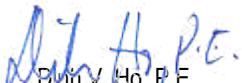
Based on our review of the closeout documents provided, Adico, LLC recommends approval of Bullard Parkway Phase II – Water and Sanitary Facilities into the One-Year Maintenance Period. The maintenance period shall be effective March 11, 2024, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the One-Year Maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-472

CERTIFICATION OF INFRASTRUCTURE FOR:

Bullard Parkway Ph II

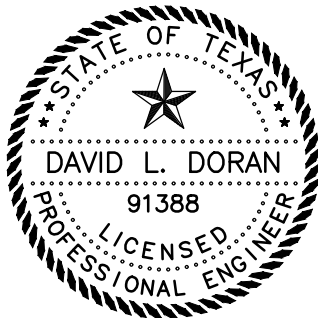
(Project Name)

I, David Leonard Doran

(Name of Licensed Engineer)

a Licensed Professional Engineer in the State of Texas , do hereby certify that all the paving, drainage, sanitary and water infrastructure has been built in compliance with the City of Iowa Colony Engineering Design and Criteria Manual the Engineer of Records Construction Documents. In addition, the infrastructure meets the required specifications based on our field investigation, inspections and evaluation of and approval of testing of infrastructure.

Engineer's Seal



TBPELS Firm Registration No. F-22671
February 23, 2024

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

9709 Lakeside Blvd. Suite 200

Address

The Woodlands, TX 77381

City, State and Zip Code

(832) 823-2200

Phone No.

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

a. Bond Number: GS24800076

b. Principal: Rodriguez Construction Group, LLC

c. Surety:

Name: The Gray Casualty & Surety Company

State Where Surety is Incorporated: Louisiana

d. Obligee(s): Brazoria County Municipal Utility District No. 31; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

If there is more than one Obligee, then the terms "Obligee" and "Obligees" shall mean any and all Obligees hereunder, jointly and severally.

e. Contract: The Contract described as follows:

Date: _____

Parties: Principal and Brazoria County Municipal Utility District No. 31

Subdivision involved: Bullard Parkway Phase 2

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water, Sanitary and Drainage Facilities and Paving

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ 1,032,150.00

g. Maintenance Period:

Starting Date of Maintenance Period: _____

(Fill in date of completion and acceptance of the work performed or required to be performed under the Contract.)

Ending Date of Maintenance Period: one year after the Starting Date

- h. Covered Defect: Any defect in the work or materials provided or required to be provided by Contractor under the Contract, provided that such defect develops during or before the Maintenance Period, and provided that such defect is caused by defective or inferior materials or workmanship.
- 2. Principal has entered into the Contract.
- 3. Principal, as Principal, and Surety, a corporation duly licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Obligee, in the penal sum of the Bond Amount, and we hereby bind ourselves and our heirs, executors, administrators, and assigns, jointly and severally, to the payment of such Bond Amount.
- 4. The condition of this obligation is that if the Principal shall remedy without cost to the Obligee any Covered Defect, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.
- 5. However, any suit under this bond must be commenced no later than one year after the expiration date of the Maintenance Period.
- 6. If there is more than Obligee under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obligees.

DATED: _____

SURETY:
 By: Janeal
 Signature

PRINCIPAL:
 By: Roy Rodriguez
 Signature



Jillian O'Neal
 Print or Type Signer's Name

Roy Rodriguez
 Print or Type Signer's Name

Attorney-in-Fact
 Signer's Title

President
 Signer's Title

ATTACH POWER OF ATTORNEY

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

GENERAL POWER OF ATTORNEY

Bond Number: GS24800076 **Principal:** Rodriguez Construction Group, LLC

Project: One Year Maintenance Bond for Construction of Water, Sanitary and Drainage Facilities for Bullard Parkway Phase 2

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Edward Arens, Phillip Baker, Hannah Montagne, Michele Bonnin, Rebecca Garza, Jillian O'Neal, and Erica Anne Cox of The Woodlands, Texas jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

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IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4th day of November, 2022.



By:

Michael T. Gray

Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske

Cullen S. Piske
President
The Gray Casualty & Surety Company



State of Louisiana
ss:

Parish of Jefferson
On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



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

Leigh Anne Henican

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Leigh Anne Henican





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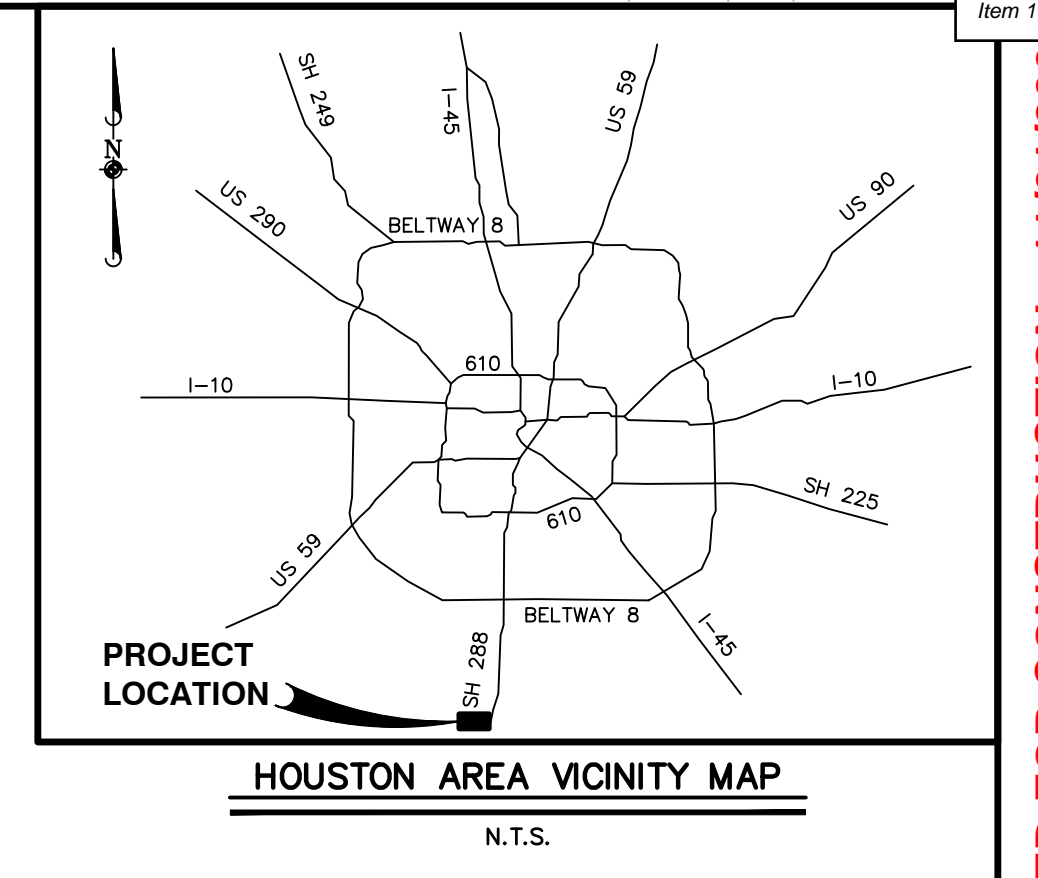
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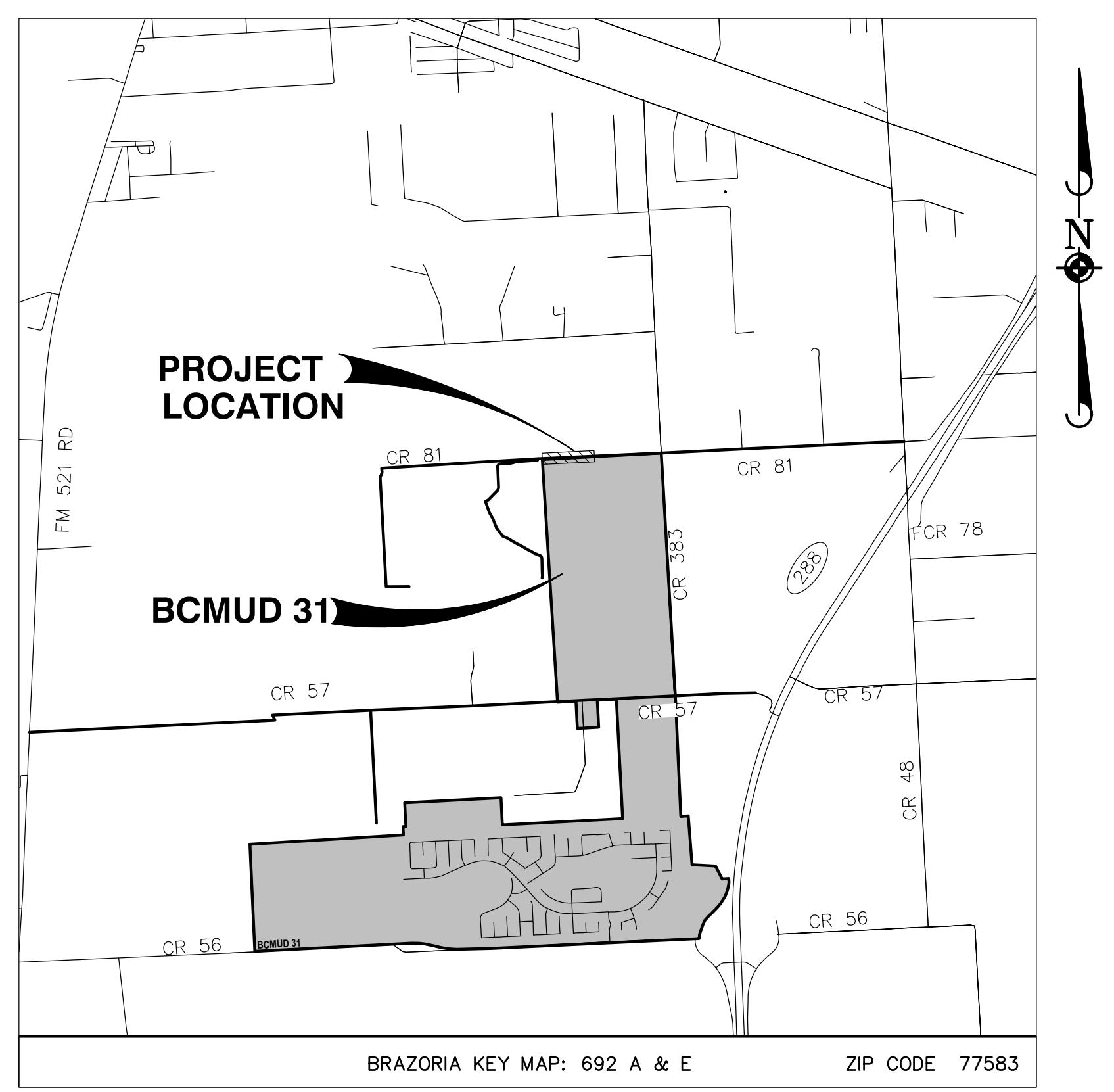
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BRAZORIA COUNTY, TX M.U.D. NO.31
BRAZORIA COUNTY, TX
PROJECT NO. 610.002.021.00



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LOCATION MAP
1"=1/4 mile

BENCHMARKS:

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Issue Date: 11/01/2023

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CALL BEFORE YOU DIG!!!
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ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671

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02/21/2024
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

PM: DHN DFT: JW
DSN: BJ DATE: 07/11/2023

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.

ROBERT HEMMINGER, CITY MANAGER 7/31/2023 DATE
DINH HO, P.E., CITY ENGINEER 07312023 DATE

CITY OF IOWA COLONY

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

ISSUED FOR CONSTRUCTION - 11/01/2023
ELEVATION LAND SOLUTIONS - BULLARD PARKWAY - PH II - PROJECT NO. 610.002.021.00

Monday, March 4, 2024

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

Re: Karsten Boulevard & Bullard Parkway Phase I – Storm and Paving Facilities
Recommendation for Acceptance into One-Year Maintenance Period
City of Iowa Colony Project No. 2855
Adico, LLC Project No. 16007-4-455

Dear Mayor and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of Karsten Boulevard & Bullard Parkway Phase I – Storm and Paving Facilities. The final inspection was completed on February 26, 2024, with all outstanding punch list items addressed on February 26, 2024.

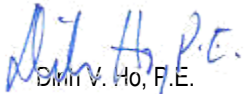
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Karsten Boulevard & Bullard Parkway Phase I – Storm and Paving Facilities into the One-Year Maintenance Period. The maintenance period shall be effective March 11, 2024, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the One-Year Maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-454, 464

CERTIFICATION OF INFRASTRUCTURE FOR:

Karsten Boulevard & Bullard Parkway

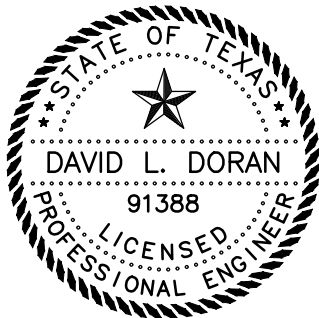
(Project Name)

I, David Leonard Doran,

(Name of Licensed Engineer)

a Licensed Professional Engineer in the State of Texas , do hereby certify that all the paving, drainage, sanitary and water infrastructure has been built in compliance with the City of Iowa Colony Engineering Design and Criteria Manual the Engineer of Records Construction Documents. In addition, the infrastructure meets the required specifications based on our field investigation, inspections and evaluation of and approval of testing of infrastructure.

Engineer's Seal



TBPELS Firm Registration No. F-22671
February 26, 2024

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

9709 Lakeside Blvd. Suite 200

Address

The Woodlands, TX 77381

City, State and Zip Code

(832) 823-2200

Phone No.

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

a. Bond Number: GS24800057

b. Principal: Rodriguez Construction Group, LLC

c. Surety:

Name: The Gray Casualty & Surety Company

State Where Surety is Incorporated: Louisiana

d. Obligee(s): Alvin Independent School District; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

If there is more than one Obligee, then the terms "Obligee" and "Obligees" shall mean any and all Obligees hereunder, jointly and severally.

e. Contract: The Contract described as follows:

Date: 08/08/2023

Parties: Principal and Alvin Independent School District

Subdivision involved: Karsten Boulevard and Bullard Parkway Phase 1

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water, Drainage, and Pavement Facilities

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ 2,220,150.00

g. Maintenance Period:

Starting Date of Maintenance Period: _____

(Fill in **date of completion and acceptance** of the work performed or required to be performed under the Contract.)

Ending Date of Maintenance Period: one year after the Starting Date

h. Covered Defect: Any defect in the work or materials provided or required to be provided by Contractor under the Contract, provided that such defect develops during or before the Maintenance Period, and provided that such defect is caused by defective or inferior materials or workmanship.

2. Principal has entered into the Contract.

3. Principal, as Principal, and Surety, a corporation duly licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Oblige, in the penal sum of the Bond Amount, and we hereby bind ourselves and our heirs, executors, administrators, and assigns, jointly and severally, to the payment of such Bond Amount.

4. The condition of this obligation is that if the Principal shall remedy without cost to the Oblige any Covered Defect, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.

5. However, any suit under this bond must be commenced no later than one year after the expiration date of the Maintenance Period.

6. If there is more than Oblige under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obliges.

DATED: _____

SURETY:

By: Jill O'Neal
Signature

Jillian O'Neal
Print or Type Signer's Name

Attorney-in-Fact
Signer's Title

PRINCIPAL:

By: Roy Rodriguez
Signature

Roy Rodriguez
Print or Type Signer's Name

President
Signer's Title



ATTACH POWER OF ATTORNEY

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

GENERAL POWER OF ATTORNEY

Bond Number: GS24800057 **Principal:** Rodriguez Construction Group, LLC

Project: One Year Maintenance Bond for Water, Drainage, and Pavement Facilities for Karsten Boulevard and Bullard Parkway Phase I

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Edward Arens, Phillip Baker, Hannah Montagne, Michele Bonnin, Rebecca Garza, Jillian O'Neal, and Erica Anne Cox of The Woodlands, Texas jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4th day of November, 2022.



By:

Michael T. Gray

Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske

Cullen S. Piske
President
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



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

Leigh Anne Henican

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 22nd day of February, 2024

Mark S. Manguno

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 22nd day of February, 2024

Leigh Anne Henican





The Gray Insurance Company
The Gray Casualty & Surety Company

Statutory Complaint Notice

To obtain information or to make a complaint:

You may contact the Surety via telephone for information or to make a complaint at: 1-504-754-6711.

You may also write to the Surety at:

Gray Surety
P.O. Box 6202
Metairie, LA 70009-6202

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Austin, TX 78714-9104
Fax: 512-475-1771

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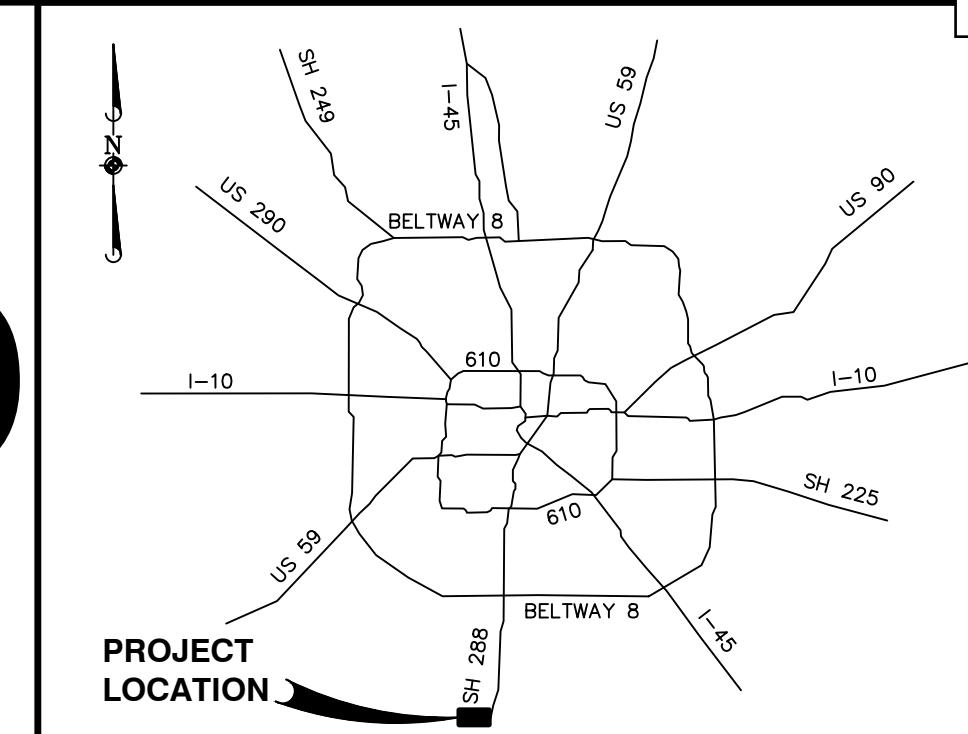
ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become part of condition of the attached document. This notice is written under a complete reservation of rights. Nothing herein shall be deemed to be an estoppel, waiver or modification of any of Gray's rights or defenses,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

DEVELOPER: ALVIN INDEPENDENT SCHOOL DISTRICT
2200 STAPP MAXWELL
ALVIN, TEXAS 77511
281-245-2555

CONSTRUCTION OF WATER, DRAINAGE, AND PAVING FACILITIES FOR

KARSTEN BOULEVARD & BULLARD PARKWAY PHASE 1

BRAZORIA COUNTY M.U.D. NO. 31 BRAZORIA COUNTY, TX PROJECT NO. 610.002.009.00

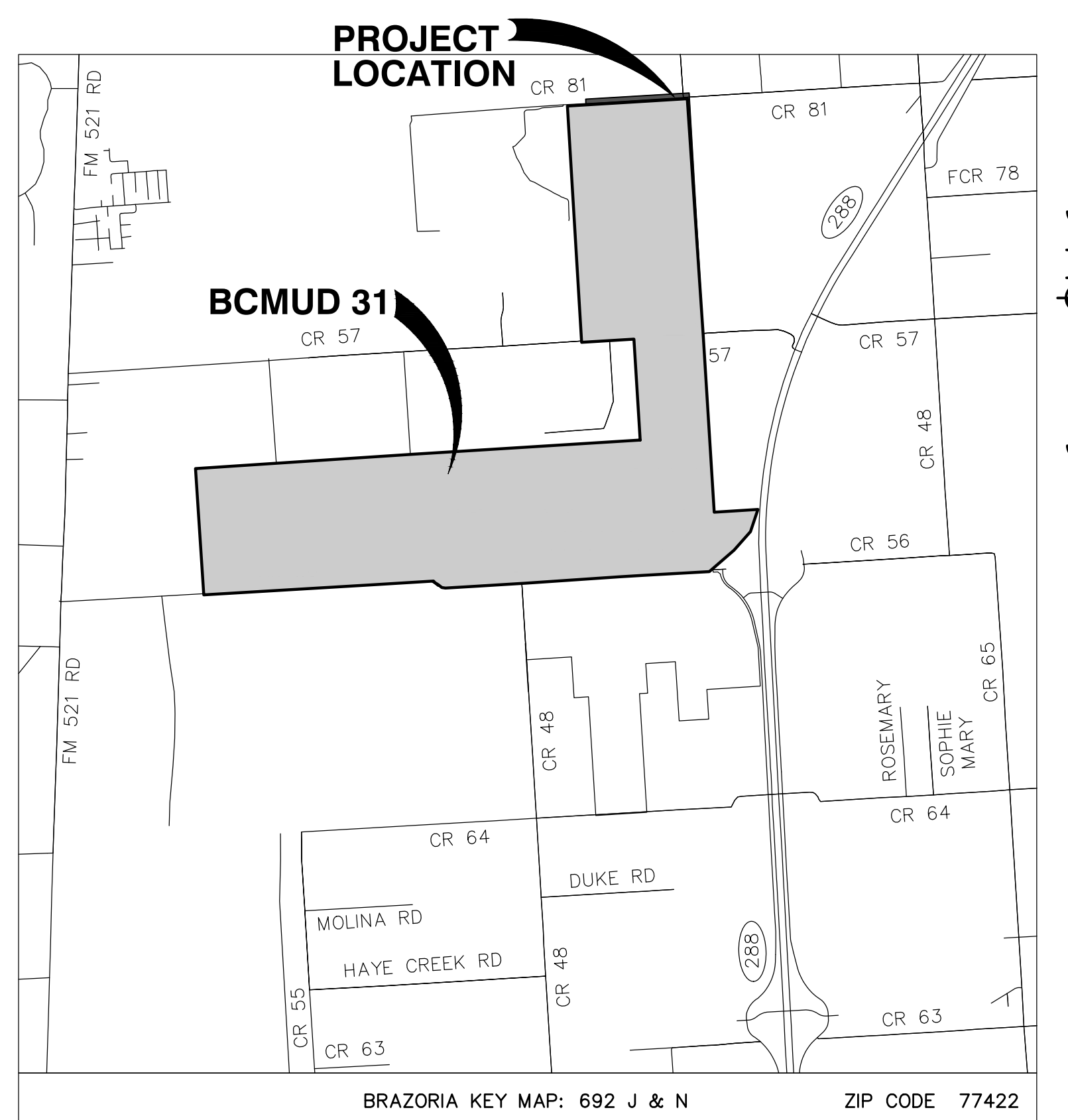


HOUSTON AREA VICINITY MAP
N.T.S.

INDEX OF SHEETS

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- 42 SLOPE PAVING DETAIL



LOCATION MAP
1"=1/4 mile

BENCHMARKS:

SOURCE BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON TxDOT MONUMENT HV-79C LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.

TEMPORARY BENCHMARK:

T.B.M. "A" BEING A SET "MAG" NAIL IN GRAVEL LOCATED AT THE INTERSECTION OF C.R. 57 AND C.R. 383

ELEVATION = 53.77 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:

ACCORDING TO MAP Nos. 48039C0115H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, DATED JUNE 15, 1989, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE "X"; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DATE	REVISION	APP.
09/07/2023	UPDATED CONSTRUCTION DETAILS	TH
11/08/2023	REMOVE TEMPORARY PAVEMENT AND REVISE STRIPING	TH

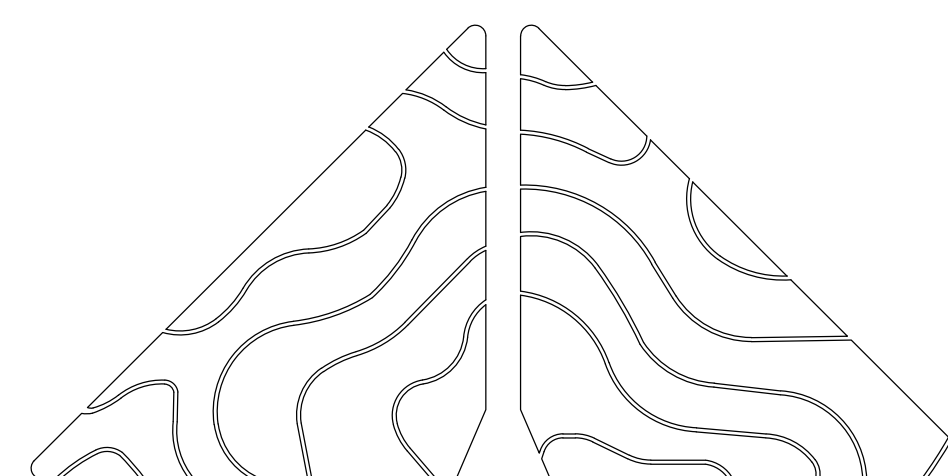
ISSUED FOR CONSTRUCTION
Issue Date: 11/06/2023

ENGINEER'S SEAL: DE H. NGU, 9709 LAKESIDE BL, SUITE 200, THE WOODS (832) 823-8888

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

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

ELEVATION LAND SOLUTIONS IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.



ELEVATION

land solutions
TBPE REGISTRATION NUMBER F-22671

RECORD DRAWING
03/05/2024
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.

ROBERT HEMMINGER, CITY MANAGER 7/13/2023
DINH HO, P.E., CITY ENGINEER 07132023

CITY OF IOWA COLONY

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

ELEVATION LAND SOLUTIONS - KARSTEN BOULEVARD & BULLARD PARKWAY PHASE 1 - PROJECT NO. 610.002.009.00

E:\V01002_Sterling_Lakes - B01003_Karsten Blvd Proj & Drain\Drawings\Title AND INDEX OF SHEETS.dwg

Monday, March 4, 2024

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

Re: Karsten Boulevard & Bullard Parkway Phase I – Water Facilities
Recommendation for Approval into One-Year Maintenance Period
City of Iowa Colony Project No. 2855
Adico, LLC Project No. 16007-4-455

Dear Mayor and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of Karsten Boulevard & Bullard Parkway Phase I – Water Facilities. The final inspection was completed on February 26, 2024, with all outstanding punch list items addressed on February 26, 2024.

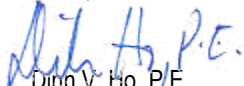
Based on our review of the closeout documents provided, Adico, LLC recommends approval of Karsten Boulevard & Bullard Parkway Phase I – Water Facilities into the One-Year Maintenance Period. The maintenance period shall be effective March 11, 2024, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the One-Year Maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-454, 464

CERTIFICATION OF INFRASTRUCTURE FOR:

Karsten Boulevard & Bullard Parkway

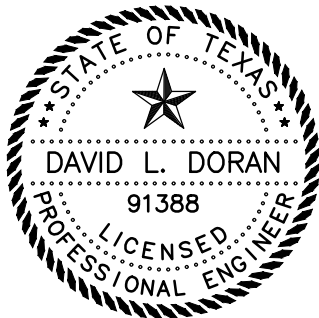
(Project Name)

I, David Leonard Doran

(Name of Licensed Engineer)

a Licensed Professional Engineer in the State of Texas , do hereby certify that all the paving, drainage, sanitary and water infrastructure has been built in compliance with the City of Iowa Colony Engineering Design and Criteria Manual the Engineer of Records Construction Documents. In addition, the infrastructure meets the required specifications based on our field investigation, inspections and evaluation of and approval of testing of infrastructure.

Engineer's Seal



TBPELS Firm Registration No. F-22671

February 26, 2024

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

9709 Lakeside Blvd. Suite 200

Address

The Woodlands, TX 77381

City, State and Zip Code

(832) 823-2200

Phone No.

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

a. Bond Number: GS24800057

b. Principal: Rodriguez Construction Group, LLC

c. Surety:

Name: The Gray Casualty & Surety Company

State Where Surety is Incorporated: Louisiana

d. Obligee(s): Alvin Independent School District; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

If there is more than one Obligee, then the terms "Obligee" and "Obligees" shall mean any and all Obligees hereunder, jointly and severally.

e. Contract: The Contract described as follows:

Date: 08/08/2023

Parties: Principal and Alvin Independent School District

Subdivision involved: Karsten Boulevard and Bullard Parkway Phase 1

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water, Drainage, and Pavement Facilities

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ 2,220,150.00

g. Maintenance Period:

Starting Date of Maintenance Period: _____

(Fill in **date of completion and acceptance** of the work performed or required to be performed under the Contract.)

Ending Date of Maintenance Period: one year after the Starting Date

h. Covered Defect: Any defect in the work or materials provided or required to be provided by Contractor under the Contract, provided that such defect develops during or before the Maintenance Period, and provided that such defect is caused by defective or inferior materials or workmanship.

2. Principal has entered into the Contract.

3. Principal, as Principal, and Surety, a corporation duly licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Oblige, in the penal sum of the Bond Amount, and we hereby bind ourselves and our heirs, executors, administrators, and assigns, jointly and severally, to the payment of such Bond Amount.

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5. However, any suit under this bond must be commenced no later than one year after the expiration date of the Maintenance Period.

6. If there is more than Oblige under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obliges.

DATED: _____

SURETY:

By: Jill O'Neal
Signature

Jillian O'Neal
Print or Type Signer's Name

Attorney-in-Fact
Signer's Title

PRINCIPAL:

By: Roy Rodriguez
Signature

Roy Rodriguez
Print or Type Signer's Name

President
Signer's Title



ATTACH POWER OF ATTORNEY

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

GENERAL POWER OF ATTORNEY

Bond Number: GS24800057 **Principal:** Rodriguez Construction Group, LLC

Project: One Year Maintenance Bond for Water, Drainage, and Pavement Facilities for Karsten Boulevard and Bullard Parkway Phase 1

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Edward Arens, Phillip Baker, Hannah Montagne, Michele Bonnin, Rebecca Garza, Jillian O'Neal, and Erica Anne Cox of The Woodlands, Texas jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

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By:

Michael T. Gray

Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske

Cullen S. Piske
President
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



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

Leigh Anne Henican

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

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Mark S. Manguno

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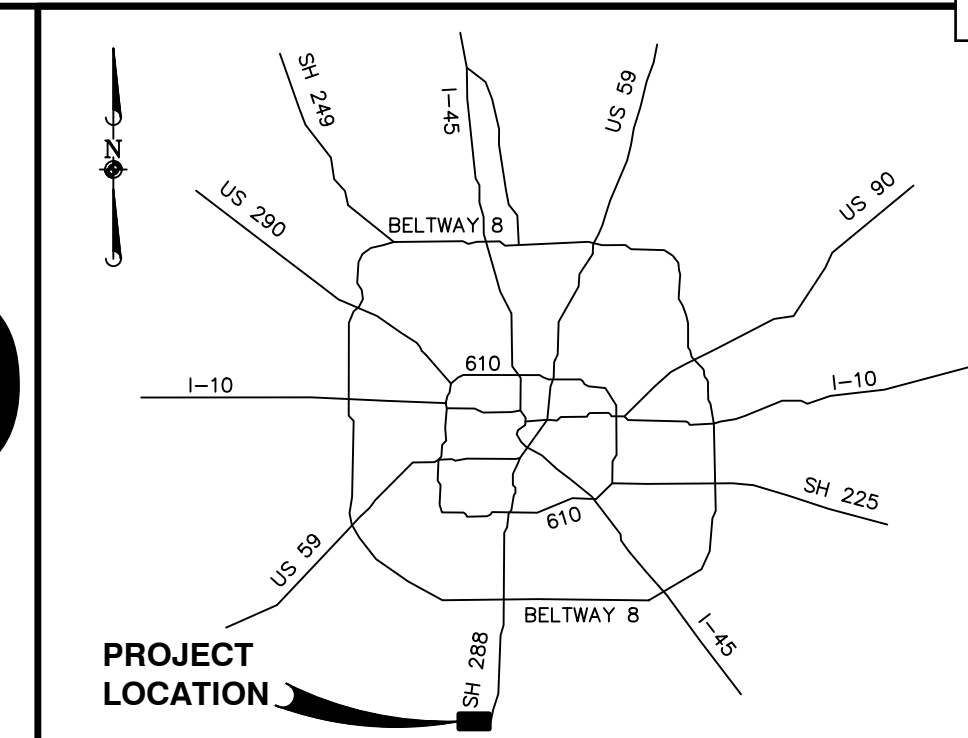
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2200 STAPP MAXWELL
ALVIN, TEXAS 77511
281-245-2555

CONSTRUCTION OF WATER, DRAINAGE, AND PAVING FACILITIES FOR

KARSTEN BOULEVARD & BULLARD PARKWAY PHASE 1

BRAZORIA COUNTY M.U.D. NO. 31 BRAZORIA COUNTY, TX PROJECT NO. 610.002.009.00

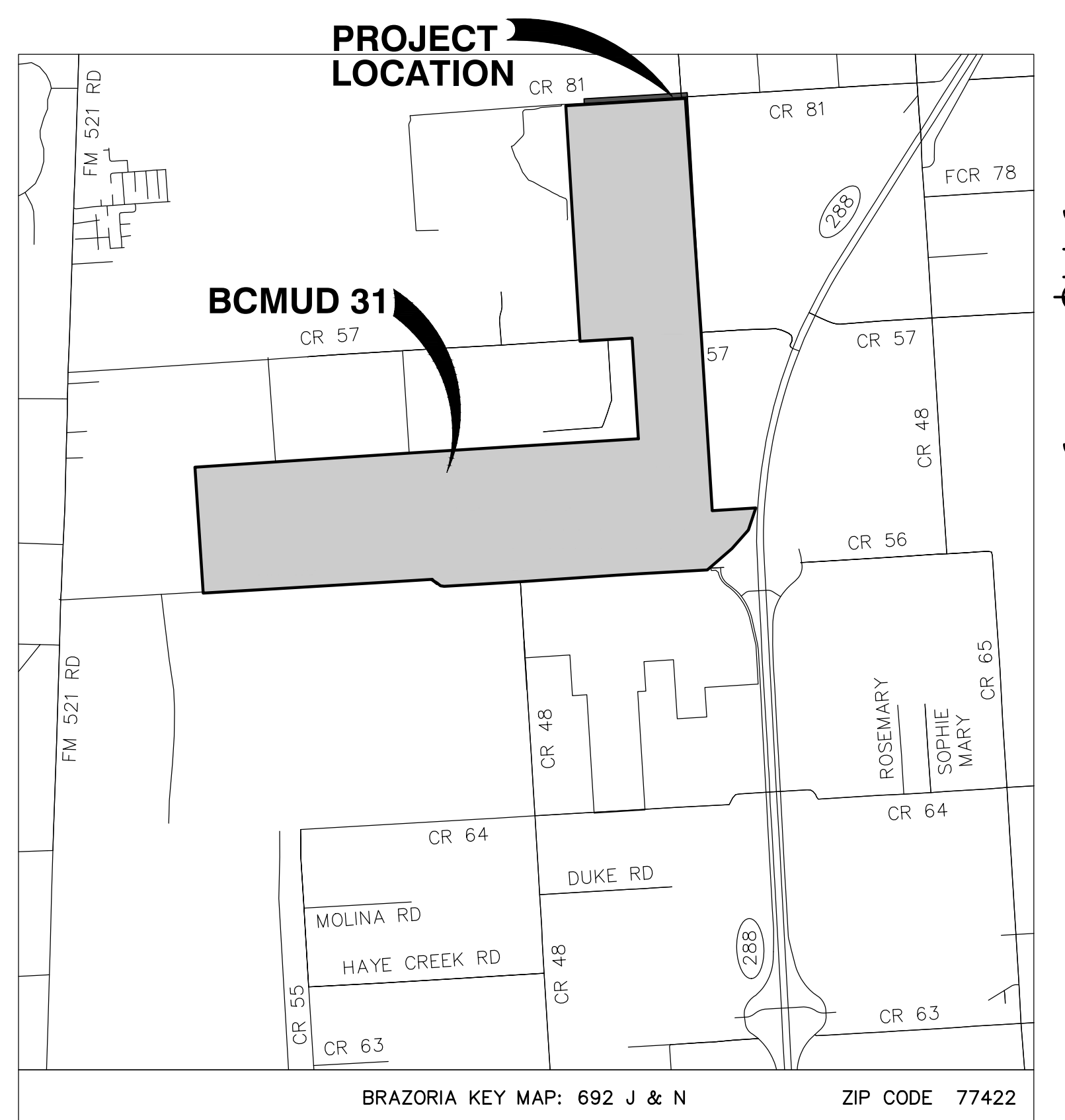


HOUSTON AREA VICINITY MAP
N.T.S.

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- 13 TRAFFIC SIGNAGE AND PAVEMENT MARKINGS (1 OF 2)
- 14 TRAFFIC SIGNAGE AND PAVEMENT MARKINGS (2 OF 2)
- 15 CEDAR RAPIDS PARKWAY (STA 16+50 TO 21+50)
- 16 CEDAR RAPIDS PARKWAY (STA 21+50 TO 26+50)
- 17 CEDAR RAPIDS PARKWAY (STA 26+50 TO 28+50)
- 18 KARSTEN BOULEVARD (STA 0+00 TO 4+50)
- 19 KARSTEN BOULEVARD (STA 4+50 TO 9+50)
- 20 KARSTEN BOULEVARD (STA 9+50 TO 14+50)
- 21 KARSTEN BOULEVARD (STA 14+50 TO 19+50)
- 22 KARSTEN BOULEVARD (STA 19+50 TO 24+50)
- 23 KARSTEN BOULEVARD (STA 24+50 TO 29+50)
- 24 KARSTEN BOULEVARD (STA 29+50 TO 34+50)
- 25 KARSTEN BOULEVARD (STA 34+50 TO 39+50)
- 26 KARSTEN BOULEVARD (STA 39+50 TO 44+50)
- 27 KARSTEN BOULEVARD (STA 44+50 TO 49+50)
- 28 KARSTEN BOULEVARD (STA 49+50 TO 54+50)
- 29 BULLARD PARKWAY (STA 0+00 TO 5+00)
- 30 BULLARD PARKWAY (STA 5+00 TO 10+00)
- 31 BULLARD PARKWAY (STA 10+00 TO 15+00)
- 32 OUTFALL 1
- 33 STORM SEWER DETAILS I
- 34 STORM SEWER DETAILS II
- 35 STORM SEWER DETAILS III
- 36 STORM WATER POLLUTION PREVENTION PLAN DETAILS I
- 37 STORM WATER POLLUTION PREVENTION PLAN DETAILS II
- 38 PAVING DETAILS I
- 39 PAVING DETAILS II
- 40 PAVING DETAILS III
- 41 PAVING DETAILS IV
- 42 SLOPE PAVING DETAIL



LOCATION MAP
1"=1/4 mile

BENCHMARKS:

SOURCE BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON TxDOT MONUMENT HV-79C LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.

TEMPORARY BENCHMARK:

T.B.M. "A" BEING A SET "MAG" NAIL IN GRAVEL LOCATED AT THE INTERSECTION OF C.R. 57 AND C.R. 383

ELEVATION = 53.77 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:

ACCORDING TO MAP Nos. 48039C0115H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, DATED JUNE 15, 1989, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE "X"; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DATE	REVISION	APP.
09/07/2023	UPDATED CONSTRUCTION DETAILS	TH
11/08/2023	REMOVE TEMPORARY PAVEMENT AND REVISE STRIPING	TH

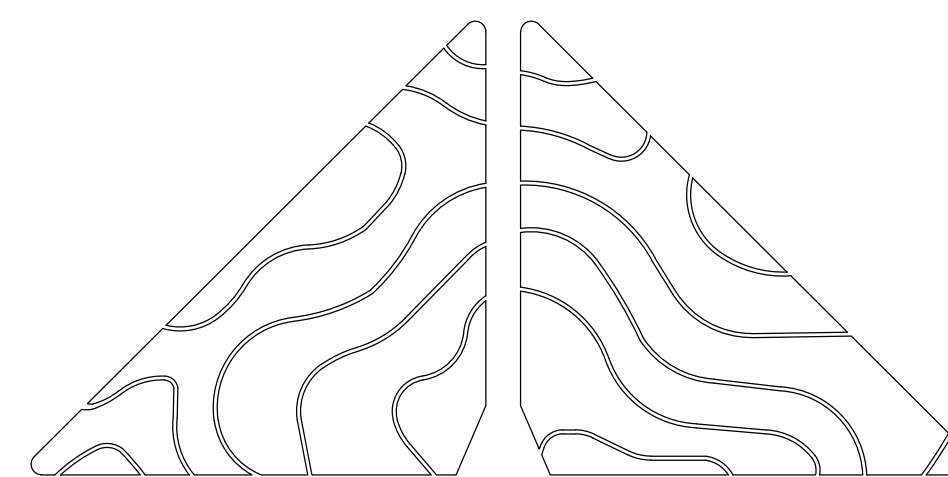
ISSUED FOR CONSTRUCTION
Issue Date: 11/06/2023

ENGINEER'S SEAL: DE H. NGU, 9709 LAKESIDE BL, SUITE 200, THE WOODS (832) 823-8888

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

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

ELEVATION LAND SOLUTIONS IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.



ELEVATION

land solutions
TBPE REGISTRATION NUMBER F-22671

RECORD DRAWING
03/05/2024
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.

ROBERT HEMMINGER, CITY MANAGER 7/13/2023
DINH HO, P.E., CITY ENGINEER 07132023

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

ISSUED FOR CONSTRUCTION - 11/06/2023
ELEVATION LAND SOLUTIONS - KARSTEN BOULEVARD & BULLARD PARKWAY PHASE 1 - PROJECT NO. 610.002.009.00

Monday, March 4, 2024

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

Re: Sterling Lakes North Section 2 – Storm and Paving Facilities
Recommendation for Acceptance into One-Year Maintenance Period
City of Iowa Colony Project No. 2498 (WSD), 2758 (Paving)
Adico, LLC Project No. 16007-4-437 (WSD), 16007-4-449 (Paving)

Dear Mayor and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sterling Lakes North Section 2 – Storm and Paving Facilities. The final inspection was completed on December 12, 2023, with all outstanding punch list items addressed on February 20, 2024.

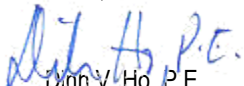
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Sterling Lakes North Section 2 – Storm and Paving Facilities into the One-Year Maintenance Period. The maintenance period shall be effective March 11, 2024, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the One-Year Maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-437, 449

CERTIFICATION OF INFRASTRUCTURE FOR:

Sterling Lakes North Section 2

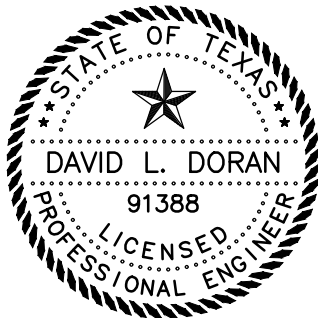
(Project Name)

I, David Leonard Doran

(Name of Licensed Engineer)

a Licensed Professional Engineer in the State of Texas , do hereby certify that all the paving, drainage, sanitary and water infrastructure has been built in compliance with the City of Iowa Colony Engineering Design and Criteria Manual the Engineer of Records Construction Documents. In addition, the infrastructure meets the required specifications based on our field investigation, inspections and evaluation of and approval of testing of infrastructure.

Engineer's Seal



TBPELS Firm Registration No. F-22671
February 23, 2024

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

9709 Lakeside Blvd. Suite 200

Address

The Woodlands, TX 77381

City, State and Zip Code

(832) 823-2200

Phone No.

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

a. Bond Number: 61BSBJC7802

b. Principal: Dimas Bros. Construction, L.L.C.

c. Surety:
Name: Hartford Fire Insurance Company

State Where Surety is Incorporated: Connecticut

d. Oblige(e)s: Brazoria County Municipal Utility District No. 31; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

If there is more than one Obligee, then the terms "Obligee" and "Obligees" shall mean any and all Obligees hereunder, jointly and severally.

e. Contract: The Contract described as follows:

Date: _____
Parties: Principal and Brazoria County Municipal Utility District No. 31
Subdivision involved: Sterling Lakes North Section 2

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water, Sanitary and Drainage Facilities

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ 722,078.13

g. Maintenance Period:
Starting Date of Maintenance Period: _____
(Fill in **date of completion and acceptance** of the work performed or required to be performed under the Contract.)

Ending Date of Maintenance Period: one year after the Starting Date

- h. Covered Defect: Any defect in the work or materials provided or required to be provided by Contractor under the Contract, provided that such defect develops during or before the Maintenance Period, and provided that such defect is caused by defective or inferior materials or workmanship.
- 2. Principal has entered into the Contract.
- 3. Principal, as Principal, and Surety, a corporation duly licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Obligee, in the penal sum of the Bond Amount, and we hereby bind ourselves and our heirs, executors, administrators, and assigns, jointly and severally, to the payment of such Bond Amount.
- 4. The condition of this obligation is that if the Principal shall remedy without cost to the Obligee any Covered Defect, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.
- 5. However, any suit under this bond must be commenced no later than one year after the expiration date of the Maintenance Period.
- 6. If there is more than Obligee under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obligees.

DATED: _____

SURETY:
 By: _____
 Signature
 Rebecca Garza
 Print or Type Signer's Name
 Attorney-In-Fact
 Signer's Title

PRINCIPAL:
 By: _____
 Signature
 Ivan Dimas
 Print or Type Signer's Name
 Vice President
 Signer's Title

ATTACH POWER OF ATTORNEY

POWER OF ATTORNEY

Direct Inquiries/Claims Item 20.
THE HARTFORD
 BOND, T-11
 One Hartford Plaza
 Hartford, Connecticut 06155
Bond.Claims@thehartford.com
 call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: BOWEN MICLETTE & BRITT INS AGY LLC
 Agency Code: 61-615323

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

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of Unlimited :**

Philip Baker, Rebecca Garza, Edward Arens, Michele Bonnin, Erica Anne Cox, Hannah Montagne, Jillian O'Neal of THE WOODLANDS, Texas

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



Shelby Wiggins

Shelby Wiggins, Assistant Secretary

Joelle LaPierre

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

ss. Lake Mary

On this 20th day of May, 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.



Jessica Ciccone

Jessica Ciccone
 My Commission HH 122280
 Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of _____.

Signed and sealed in Lake Mary, Florida.



Keith D. Dozois

Keith D. Dozois, Assistant Vice President

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your Agent.

You may call The Hartford's Consumer Affairs toll-free telephone number for information or to make a complaint at:

1-800-451-6944

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights, or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104

Austin, TX 78714-9104

Fax: (512) 490-1007

Web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the (agent) (company) (agent or the company) first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede comunicarse con su Agente.

Usted puede llamar al número de teléfono gratuito de The Hartford's Consumer Affairs para obtener información o para presentar una queja al:

1-800-451-6944

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:

P.O. Box 149104

Austin, TX 78714-9104

Fax: (512) 490-1007

Sitio web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con (el agente) (la compañía) (el agente o la compañía) primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

ADJUNTE ESTE AVISO A SU PÓLIZA: Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

a. Bond Number: GS24800099

b. Principal: Rodriguez Construction Group, LLC

c. Surety:

Name: The Gray Casualty & Surety Company

State Where Surety is Incorporated: Louisiana

Astro Sterling Lakes North, LP obo

d. Oblige(s): Brazoria County Municipal Utility District No. 31; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

If there is more than one Obligee, then the terms "Obligee" and "Obligees" shall mean any and all Obligees hereunder, jointly and severally.

e. Contract: The Contract described as follows:

Date: _____

Parties: Principal and Astro Sterling Lakes North, LP obo Brazoria County Municipal Utility District No. 31

Subdivision involved: Sterling Lakes North Section 2

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Paving

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ 556,400.00

g. Maintenance Period:

Starting Date of Maintenance Period: _____

(Fill in **date of completion and acceptance** of the work performed or required to be performed under the Contract.)

Ending Date of Maintenance Period: one year after the Starting Date

h. Covered Defect: Any defect in the work or materials provided or required to be provided by Contractor under the Contract, provided that such defect develops during or before the Maintenance Period, and provided that such defect is caused by defective or inferior materials or workmanship.

2. Principal has entered into the Contract.

3. Principal, as Principal, and Surety, a corporation duly licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Obligee, in the penal sum of the Bond Amount, and we hereby bind ourselves and our heirs, executors, administrators, and assigns, jointly and severally, to the payment of such Bond Amount.

4. The condition of this obligation is that if the Principal shall remedy without cost to the Obligee any Covered Defect, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.

5. However, any suit under this bond must be commenced no later than one year after the expiration date of the Maintenance Period.

6. If there is more than Obligee under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obligees.

DATED: _____

SURETY:
By: Janeal
Signature

Jillian O'Neal
Print or Type Signer's Name

Attorney-in-Fact
Signer's Title

PRINCIPAL:
By: RJR
Signature

Roy Rodriguez
Print or Type Signer's Name

President
Signer's Title



ATTACH POWER OF ATTORNEY

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

GENERAL POWER OF ATTORNEY

Bond Number: GS24800099 **Principal:** Rodriguez Construction Group, LLC

Project: One Year Maintenance Bond for Paving Facilities for Sterling Lakes North Section 2

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Edward Arens, Phillip Baker, Hannah Montagne, Michele Bonnin, Rebecca Garza, Jillian O'Neal, and Erica Anne Cox of The Woodlands, Texas jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4th day of November, 2022.



By:

Michael T. Gray

Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske

Cullen S. Piske
President
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



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

Leigh Anne Henican

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 5th day of February, 2024.

Mark S. Manguno

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 5th day of February, 2024.

Leigh Anne Henican



The Gray Insurance Company
The Gray Casualty & Surety Company

Statutory Complaint Notice

To obtain information or to make a complaint:

You may contact the Surety via telephone for information or to make a complaint at: 1-504-754-6711.

You may also write to the Surety at:

Gray Surety
P.O. Box 6202
Metairie, LA 70009-6202

You may also contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write to the Texas Department of Insurance at:

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

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

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

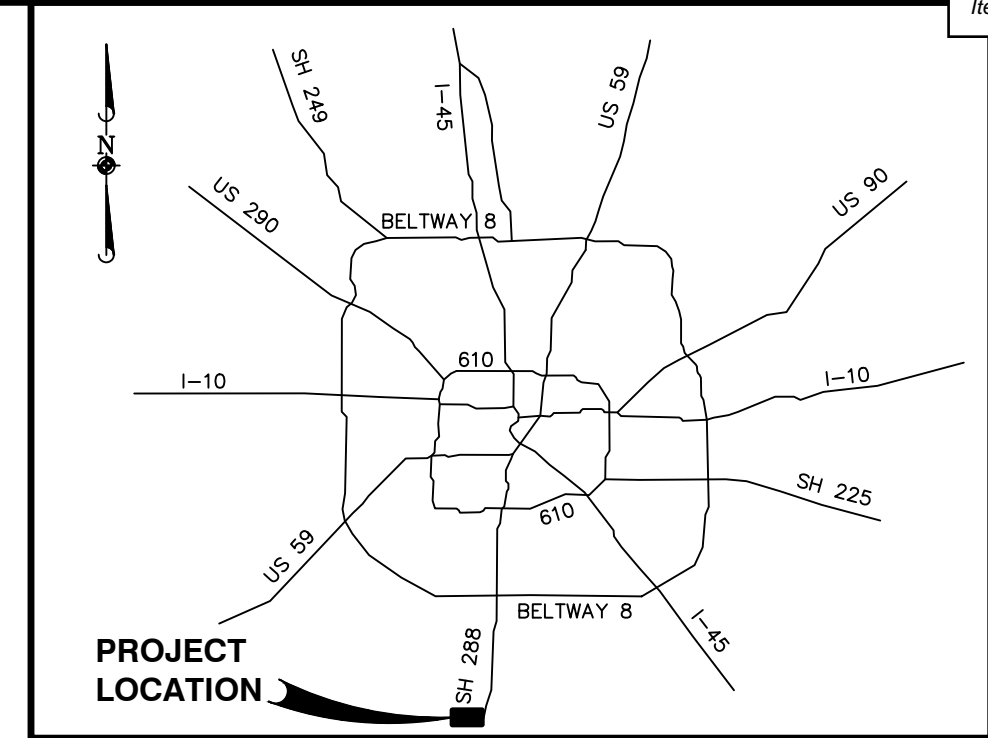
CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES
FOR

STERLING LAKES NORTH SEC. 2

BRAZORIA COUNTY, TX M.U.D. NO. 31

BRAZORIA COUNTY, TX

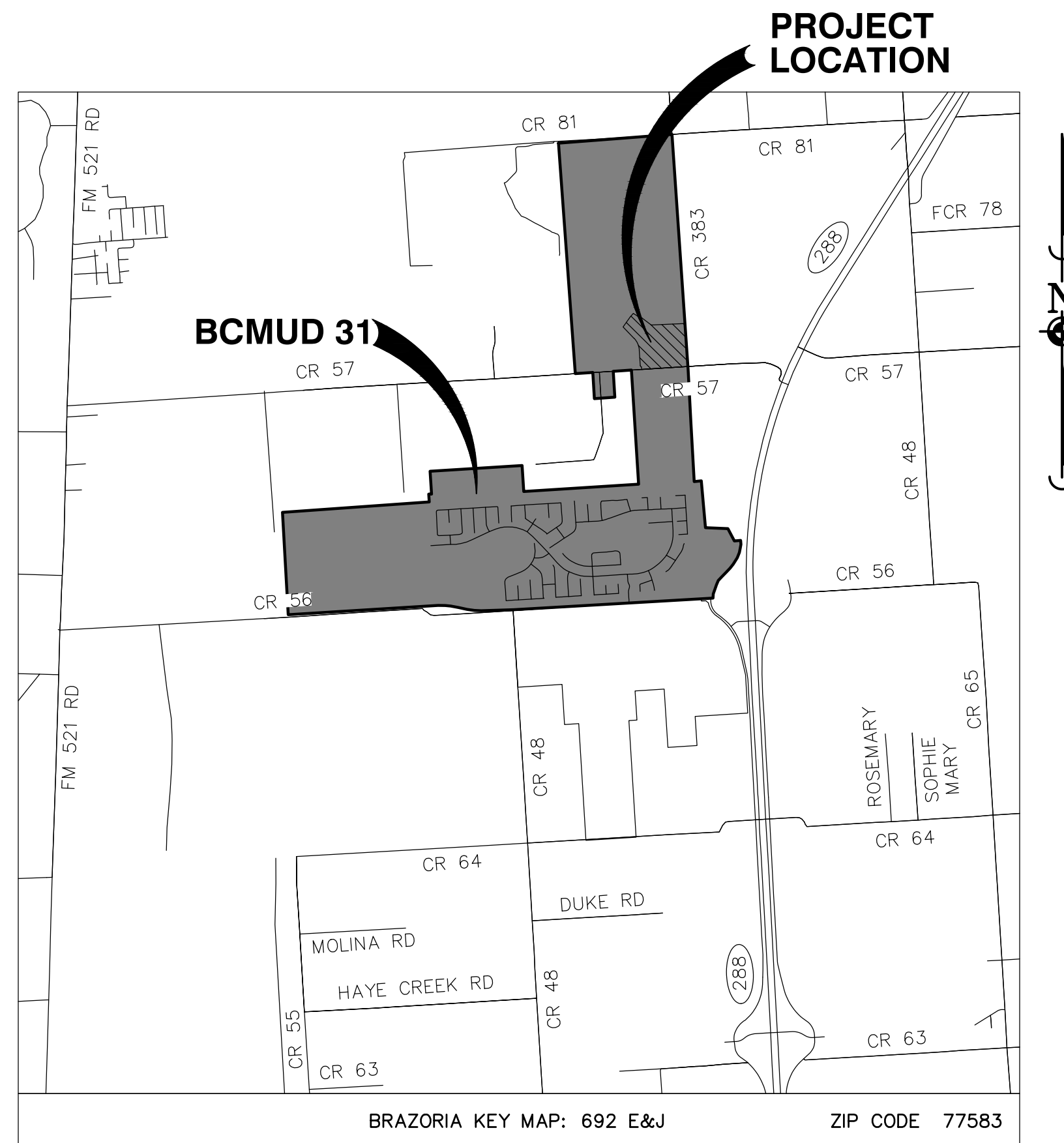
PROJECT NO. 610.002.014.00



HOUSTON AREA VICINITY MAP
N.T.S.

SHEET LIST TABLE

SHEET NO.	SHEET TITLE
1	TITLE SHEET & SHEET INDEX
2	GENERAL NOTES
3	WATER & SANITARY OVERALL
4	DRAINAGE SERVICE AREA MAP
5	DRAINAGE OVERALL
6	OFFSITE DRAINAGE OVERALL
7	DRAINAGE CALCULATIONS
8	GRADING OVERALL
9	STORM WATER POLLUTION PREVENTION PLAN
10	TRAFFIC SIGNAGE & PAVEMENT MARKINGS
11	CONNECTION TO EX. SANITARY SEWER
12	JADE HILL DRIVE
13	SAPPHIRE HILLS DRIVE (STA 0+00 TO 6+00)
14	SAPPHIRE HILLS DRIVE (STA 6+00 TO 10+00)
15	ROSE COURT DRIVE
16	AMBER RIDGE DRIVE
17	RUBY OAKS DRIVE
18	GREEN JADE DRIVE & TURQUOISE HILL DRIVE
19	OUTFALL
20	WATERLINE DETAILS - 1
21	WATERLINE DETAILS - 2
22	SANITARY SEWER DETAILS - 1
23	SANITARY SEWER DETAILS - 2
24	SANITARY SEWER DETAILS - 3
25	STORM SEWER DETAILS - 1
26	STORM SEWER DETAILS - 2
27	STORM SEWER DETAILS - 3
28	STORM SEWER DETAILS - 4
29	STORM WATER POLLUTION PREVENTION DETAILS - 1
30	STORM WATER POLLUTION PREVENTION DETAILS - 2
31	PAVING DETAILS - 1
32	PAVING DETAILS - 2
33	PAVING DETAILS - 3
34	PAVING DETAILS - 4
35	SLOPE PAVING DETAIL



LOCATION MAP

1"=1/4 mile

BENCHMARKS:

SOURCE BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON TYPED MONUMENT HY-79C LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.

TEMPORARY BENCHMARK:

T.B.M. "A" BEING A 3/4" IRON ROAD WITH CAP SET ON THE EAST SIDE OF COUNTY ROAD 383, LOCATED APPROXIMATELY 0.4 MILES NORTH OF THE INTERSECTION OF COUNTY ROAD 57 AND COUNTY ROAD 383.

ELEVATION = 55.05 FEET, NAVD 88 (1991 ADJUSTMENT)

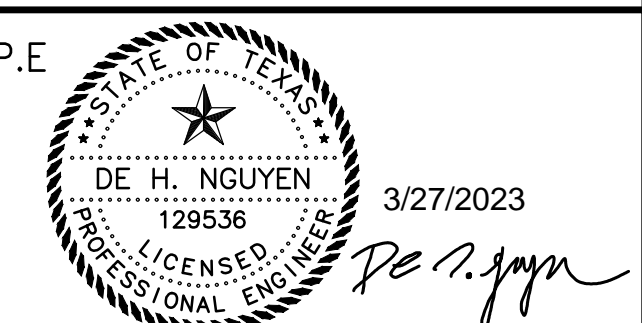
FLOODPLAIN INFORMATION:

SUBDIVISION IS LOCATED PARTIALLY IN ZONE "X" WITH NO BASE FLOOD BASE ELEVATION REQUIRED AND PARTIALLY LOCATED IN "AE" WITH A BASE FLOOD ELEVATION OF 53.0. THIS INFORMATION IS BASED ON BRAZORIA COUNTY MAP 48039, PANEL 110K, DATED DECEMBER 30, 2020.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DATE	REVISION	APP.
07/27/2023	COIC pavement details updated	
10/12/2023	Fill for development monument added	

ENGINEER'S SEAL
DE H. NGUYEN, P.E.
2445 TECHNOLOGY FOREST
BLVD, SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200



TBPE No. F-22671

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.

ROBERT HEMMINGER, CITY MANAGER DATE 6/5/2023
DINH HIC, P.E., CITY ENGINEER DATE 06052023



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

PM: DHN DFT: JW SHEET 1 OF 35
DSN: JSL DATE: Mar-23

RECORD DRAWING
02/21/2024
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

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

ELEVATION LAND SOLUTIONS IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671

Monday, March 4, 2024

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

Re: Sterling Lakes North Section 2 – Water and Sanitary Facilities
Recommendation for Approval into One-Year Maintenance Period
City of Iowa Colony Project No. 2498 (WSD), 2758 (Paving)
Adico, LLC Project No. 16007-4-437 (WSD), 16007-4-449 (Paving)

Dear Mayor and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sterling Lakes North Section 2 – Water and Sanitary Facilities. The final inspection was completed on December 12, 2023, with all outstanding punch list items addressed on February 20, 2024.


Based on our review of the closeout documents provided, Adico, LLC recommends approval of Sterling Lakes North Section 2 – Water and Sanitary Facilities into the One-Year Maintenance Period. The maintenance period shall be effective March 11, 2024, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the One-Year Maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-437, 449

CERTIFICATION OF INFRASTRUCTURE FOR:

Sterling Lakes North Section 2

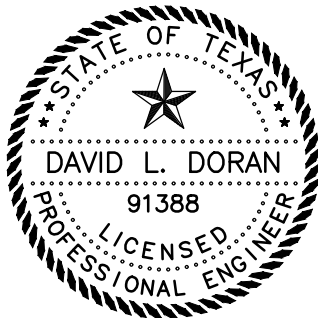
(Project Name)

I, David Leonard Doran

(Name of Licensed Engineer)

a Licensed Professional Engineer in the State of Texas , do hereby certify that all the paving, drainage, sanitary and water infrastructure has been built in compliance with the City of Iowa Colony Engineering Design and Criteria Manual the Engineer of Records Construction Documents. In addition, the infrastructure meets the required specifications based on our field investigation, inspections and evaluation of and approval of testing of infrastructure.

Engineer's Seal



TBPELS Firm Registration No. F-22671
February 23, 2024

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

9709 Lakeside Blvd. Suite 200

Address

The Woodlands, TX 77381

City, State and Zip Code

(832) 823-2200

Phone No.

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

a. Bond Number: 61BSBJC7802

b. Principal: Dimas Bros. Construction, L.L.C.

c. Surety:
Name: Hartford Fire Insurance Company

State Where Surety is Incorporated: Connecticut

d. Oblige(e)s: Brazoria County Municipal Utility District No. 31; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

If there is more than one Obligee, then the terms "Obligee" and "Obligees" shall mean any and all Obligees hereunder, jointly and severally.

e. Contract: The Contract described as follows:

Date: _____
Parties: Principal and Brazoria County Municipal Utility District No. 31
Subdivision involved: Sterling Lakes North Section 2

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water, Sanitary and Drainage Facilities

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ 722,078.13

g. Maintenance Period:
Starting Date of Maintenance Period: _____
(Fill in **date of completion and acceptance** of the work performed or required to be performed under the Contract.)

Ending Date of Maintenance Period: one year after the Starting Date

- h. Covered Defect: Any defect in the work or materials provided or required to be provided by Contractor under the Contract, provided that such defect develops during or before the Maintenance Period, and provided that such defect is caused by defective or inferior materials or workmanship.
- 2. Principal has entered into the Contract.
- 3. Principal, as Principal, and Surety, a corporation duly licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Obligee, in the penal sum of the Bond Amount, and we hereby bind ourselves and our heirs, executors, administrators, and assigns, jointly and severally, to the payment of such Bond Amount.
- 4. The condition of this obligation is that if the Principal shall remedy without cost to the Obligee any Covered Defect, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.
- 5. However, any suit under this bond must be commenced no later than one year after the expiration date of the Maintenance Period.
- 6. If there is more than Obligee under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obligees.

DATED: _____

SURETY:
 By: _____
 Signature
 Rebecca Garza
 Print or Type Signer's Name
 Attorney-In-Fact
 Signer's Title

PRINCIPAL:
 By: _____
 Signature
 Ivan Dimas
 Print or Type Signer's Name
 Vice President
 Signer's Title

ATTACH POWER OF ATTORNEY

POWER OF ATTORNEY

Direct Inquiries/Claims Item 21.
THE HARTFORD
 BOND, T-11
 One Hartford Plaza
 Hartford, Connecticut 06155
Bond.Claims@thehartford.com
 call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: BOWEN MICLETTE & BRITT INS AGY LLC
 Agency Code: 61-615323

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

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of Unlimited :**

Philip Baker, Rebecca Garza, Edward Arens, Michele Bonnin, Erica Anne Cox, Hannah Montagne, Jillian O'Neal of THE WOODLANDS, Texas

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



Shelby Wiggins

Shelby Wiggins, Assistant Secretary

Joelle LaPierre

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

ss. Lake Mary

On this 20th day of May, 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.



Jessica Ciccone

Jessica Ciccone
 My Commission HH 122280
 Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of _____.

Signed and sealed in Lake Mary, Florida.



Keith D. Dozois

Keith D. Dozois, Assistant Vice President

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your Agent.

You may call The Hartford's Consumer Affairs toll-free telephone number for information or to make a complaint at:

1-800-451-6944

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights, or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104

Austin, TX 78714-9104

Fax: (512) 490-1007

Web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the (agent) (company) (agent or the company) first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede comunicarse con su Agente.

Usted puede llamar al número de teléfono gratuito de The Hartford's Consumer Affairs para obtener información o para presentar una queja al:

1-800-451-6944

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:

P.O. Box 149104

Austin, TX 78714-9104

Fax: (512) 490-1007

Sitio web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con (el agente) (la compañía) (el agente o la compañía) primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

ADJUNTE ESTE AVISO A SU PÓLIZA: Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

a. Bond Number: GS24800099

b. Principal: Rodriguez Construction Group, LLC

c. Surety:

Name: The Gray Casualty & Surety Company

State Where Surety is Incorporated: Louisiana

Astro Sterling Lakes North, LP obo

d. Oblige(s): Brazoria County Municipal Utility District No. 31; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

If there is more than one Obligee, then the terms "Obligee" and "Obligees" shall mean any and all Obligees hereunder, jointly and severally.

e. Contract: The Contract described as follows:

Date: _____

Parties: Principal and Astro Sterling Lakes North, LP obo Brazoria County Municipal Utility District No. 31

Subdivision involved: Sterling Lakes North Section 2

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Paving

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ 556,400.00

g. Maintenance Period:

Starting Date of Maintenance Period: _____

(Fill in **date of completion and acceptance** of the work performed or required to be performed under the Contract.)

Ending Date of Maintenance Period: one year after the Starting Date

h. Covered Defect: Any defect in the work or materials provided or required to be provided by Contractor under the Contract, provided that such defect develops during or before the Maintenance Period, and provided that such defect is caused by defective or inferior materials or workmanship.

2. Principal has entered into the Contract.

3. Principal, as Principal, and Surety, a corporation duly licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Obligee, in the penal sum of the Bond Amount, and we hereby bind ourselves and our heirs, executors, administrators, and assigns, jointly and severally, to the payment of such Bond Amount.

4. The condition of this obligation is that if the Principal shall remedy without cost to the Obligee any Covered Defect, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.

5. However, any suit under this bond must be commenced no later than one year after the expiration date of the Maintenance Period.

6. If there is more than Obligee under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obligees.

DATED: _____

SURETY:
By: Janeal
Signature

Jillian O'Neal
Print or Type Signer's Name

Attorney-in-Fact
Signer's Title

PRINCIPAL:
By: RJR
Signature

Roy Rodriguez
Print or Type Signer's Name

President
Signer's Title



ATTACH POWER OF ATTORNEY

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

GENERAL POWER OF ATTORNEY

Bond Number: GS24800099 **Principal:** Rodriguez Construction Group, LLC

Project: One Year Maintenance Bond for Paving Facilities for Sterling Lakes North Section 2

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Edward Arens, Phillip Baker, Hannah Montagne, Michele Bonnin, Rebecca Garza, Jillian O'Neal, and Erica Anne Cox of The Woodlands, Texas jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

“RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4th day of November, 2022.



By:

Michael T. Gray

Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske

Cullen S. Piske
President
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



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

Leigh Anne Henican

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 5th day of February, 2024.

Mark S. Manguno

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 5th day of February, 2024.

Leigh Anne Henican



The Gray Insurance Company
The Gray Casualty & Surety Company

Statutory Complaint Notice

To obtain information or to make a complaint:

You may contact the Surety via telephone for information or to make a complaint at: 1-504-754-6711.

You may also write to the Surety at:

Gray Surety
P.O. Box 6202
Metairie, LA 70009-6202

You may also contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write to the Texas Department of Insurance at:

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

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

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

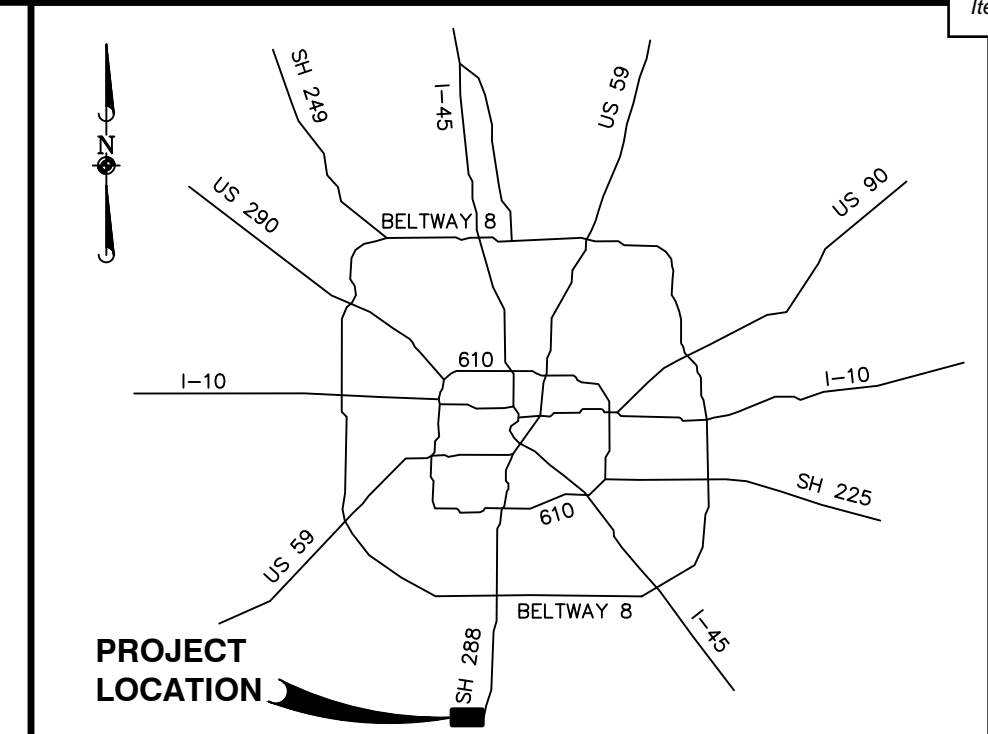
CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES
FOR

STERLING LAKES NORTH SEC. 2

BRAZORIA COUNTY, TX M.U.D. NO. 31

BRAZORIA COUNTY, TX

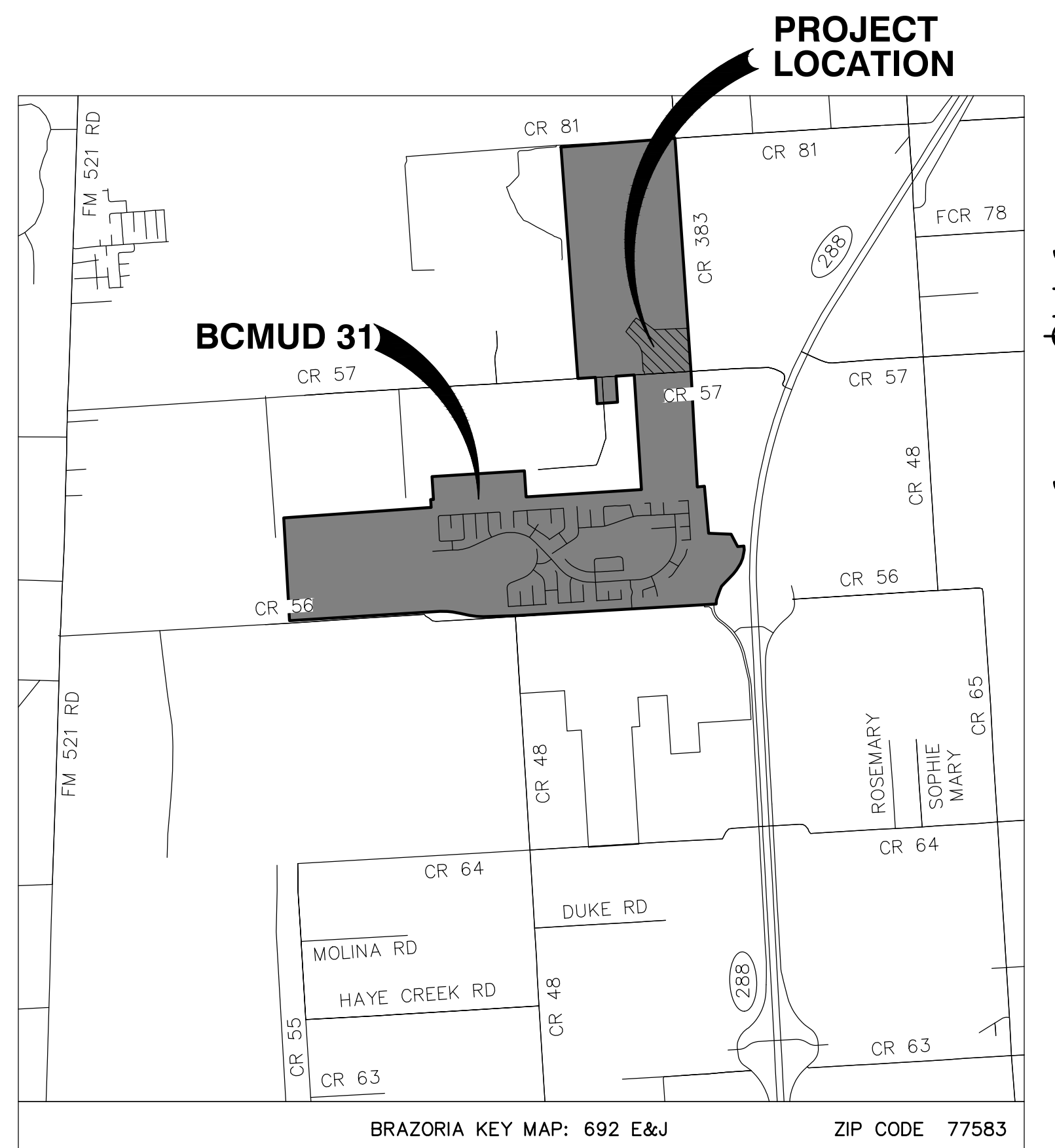
PROJECT NO. 610.002.014.00



HOUSTON AREA VICINITY MAP
N.T.S.

SHEET LIST TABLE

SHEET NO.	SHEET TITLE
1	TITLE SHEET & SHEET INDEX
2	GENERAL NOTES
3	WATER & SANITARY OVERALL
4	DRAINAGE SERVICE AREA MAP
5	DRAINAGE OVERALL
6	OFFSITE DRAINAGE OVERALL
7	DRAINAGE CALCULATIONS
8	GRADING OVERALL
9	STORM WATER POLLUTION PREVENTION PLAN
10	TRAFFIC SIGNAGE & PAVEMENT MARKINGS
11	CONNECTION TO EX. SANITARY SEWER
12	JADE HILL DRIVE
13	SAPPHIRE HILLS DRIVE (STA 0+00 TO 6+00)
14	SAPPHIRE HILLS DRIVE (STA 6+00 TO 10+00)
15	ROSE COURT DRIVE
16	AMBER RIDGE DRIVE
17	RUBY OAKS DRIVE
18	GREEN JADE DRIVE & TURQUOISE HILL DRIVE
19	OUTFALL
20	WATERLINE DETAILS - 1
21	WATERLINE DETAILS - 2
22	SANITARY SEWER DETAILS - 1
23	SANITARY SEWER DETAILS - 2
24	SANITARY SEWER DETAILS - 3
25	STORM SEWER DETAILS - 1
26	STORM SEWER DETAILS - 2
27	STORM SEWER DETAILS - 3
28	STORM SEWER DETAILS - 4
29	STORM WATER POLLUTION PREVENTION DETAILS - 1
30	STORM WATER POLLUTION PREVENTION DETAILS - 2
31	PAVING DETAILS - 1
32	PAVING DETAILS - 2
33	PAVING DETAILS - 3
34	PAVING DETAILS - 4
35	SLOPE PAVING DETAIL



LOCATION MAP
1"=1/4 mile

BENCHMARKS:

SOURCE BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON TYPED MONUMENT HY-79C LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.

TEMPORARY BENCHMARK:

T.B.M. "A" BEING A 3/4" IRON ROAD WITH CAP SET ON THE EAST SIDE OF COUNTY ROAD 383, LOCATED APPROXIMATELY 0.4 MILES NORTH OF THE INTERSECTION OF COUNTY ROAD 57 AND COUNTY ROAD 383.

ELEVATION = 55.05 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:

SUBDIVISION IS LOCATED PARTIALLY IN ZONE "X" WITH NO BASE FLOOD BASE ELEVATION REQUIRED AND PARTIALLY LOCATED IN "AE" WITH A BASE FLOOD ELEVATION OF 53.0. THIS INFORMATION IS BASED ON BRAZORIA COUNTY MAP 48039, PANEL 110K, DATED DECEMBER 30, 2020.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DATE	REVISION	APP.
07/27/2023	COIC pavement details updated	
10/12/2023	Fill for development monument added	

ENGINEER'S SEAL
DE H. NGUYEN, P.E.
2445 TECHNOLOGY FOREST
BLVD, SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

3/27/2023
De H. Nguyen

TBPE No. F-22671

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.

ROBERT HEMMINGER, CITY MANAGER
DATE: 6/5/2023

DINH HUI, P.E., CITY ENGINEER
DATE: 06052023

CITY OF IOWA COLONY

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

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

ELEVATION LAND SOLUTIONS IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671

RECORD DRAWING
02/21/2024
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

Thomas Hanson

ELEVATION LAND SOLUTIONS - STERLING LAKES NORTH SEC. 2 - PROJECT NO. 610.002.014.00

P:\010.002 Sterling Lakes N. Sec. 2\Drawings\Title Sheet & General Notes.dwg 3/27/2023 8:58 AM

Monday, March 4, 2024

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

Re: Sterling Lakes North Section 3 – Storm and Paving Facilities
Recommendation for Acceptance into One-Year Maintenance Period
City of Iowa Colony Project No. 2496 (WSD), 2788 (Paving)
Adico, LLC Project No. 16007-4-438 (WSD), 16007-4-452 (Paving)

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sterling Lakes North Section 3 – Storm and Paving Facilities. The final inspection was completed on December 12, 2023, with all outstanding punch list items addressed on February 20, 2024.

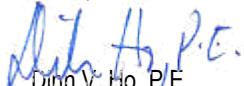
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Sterling Lakes North Section 3 – Storm and Paving Facilities into the One-Year Maintenance Period. The maintenance period shall be effective March 11, 2024, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the One-Year Maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-438, 452

CERTIFICATION OF INFRASTRUCTURE FOR:

Sterling Lakes North Section 3

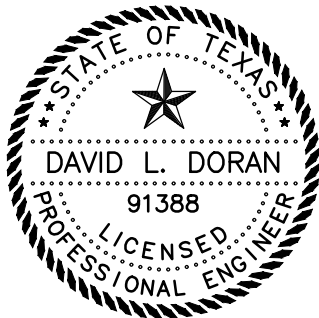
(Project Name)

I, David Leonard Doran

(Name of Licensed Engineer)

a Licensed Professional Engineer in the State of Texas , do hereby certify that all the paving, drainage, sanitary and water infrastructure has been built in compliance with the City of Iowa Colony Engineering Design and Criteria Manual the Engineer of Records Construction Documents. In addition, the infrastructure meets the required specifications based on our field investigation, inspections and evaluation of and approval of testing of infrastructure.

Engineer's Seal



TBPELS Firm Registration No. F-22671
February 23, 2024

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

9709 Lakeside Blvd. Suite 200

Address

The Woodlands, TX 77381

City, State and Zip Code

(832) 823-2200

Phone No.

CITY OF IOWA COLONY
MAINTENANCE BOND

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

a. Bond Number: 61BSBJC7803

b. Principal: Dimas Bros. Construction, L.L.C.

c. Surety:

Name: Hartford Fire Insurance Company

State Where Surety is Incorporated: Connecticut

d. Oblige(e)s: Brazoria County Municipal Utility District No. 31; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

If there is more than one Obligee, then the terms "Obligee" and "Obligees" shall mean any and all Obligees hereunder, jointly and severally.

e. Contract: The Contract described as follows:

Date: _____

Parties: Principal and Brazoria County Municipal Utility District No. 31

Subdivision involved: Sterling Lakes North Section 3

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water, Sanitary and Drainage Facilities

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ 563,225.00

g. Maintenance Period:

Starting Date of Maintenance Period: _____

(Fill in **date of completion and acceptance** of the work performed or required to be performed under the Contract.)

Ending Date of Maintenance Period: one year after the Starting Date

h. Covered Defect: Any defect in the work or materials provided or required to be provided by Contractor under the Contract, provided that such defect develops during or before the Maintenance Period, and provided that such defect is caused by defective or inferior materials or workmanship.

2. Principal has entered into the Contract.

3. Principal, as Principal, and Surety, a corporation duly licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Obligee, in the penal sum of the Bond Amount, and we hereby bind ourselves and our heirs, executors, administrators, and assigns, jointly and severally, to the payment of such Bond Amount.

4. The condition of this obligation is that if the Principal shall remedy without cost to the Obligee any Covered Defect, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.

5. However, any suit under this bond must be commenced no later than one year after the expiration date of the Maintenance Period.

6. If there is more than Obligee under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obligees.

DATED: _____

SURETY: _____

By: _____

Signature

Rebecca Garza

Print or Type Signer's Name

Attorney-In-Fact

Signer's Title

PRINCIPAL: _____

By: _____

Signature

Iran Dimes

Print or Type Signer's Name

Vice President

Signer's Title

ATTACH POWER OF ATTORNEY

POWER OF ATTORNEY

THE HARTFORD
BOND, T-11
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: BOWEN MICLETTE & BRITT INS AGY LLC
Agency Code: 61-615323

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

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, up to the amount of Unlimited :

Philip Baker, Rebecca Garza, Edward Arens, Michele Bonnin, Erica Anne Cox, Hannah Montagne, Jillian O'Neal of THE WOODLANDS, Texas

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



Shelby Wiggins

Shelby Wiggins, Assistant Secretary

Joelle L. LaPierre

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

ss. Lake Mary

On this 20th day of May, 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.



Jessica Ciccone

Jessica Ciccone
My Commission HH 122280
Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of _____.

Signed and sealed in Lake Mary, Florida.



Keith D. Dozois

Keith D. Dozois, Assistant Vice President

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your Agent.

You may call The Hartford's Consumer Affairs toll-free telephone number for information or to make a complaint at:

1-800-451-6944

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights, or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007

Web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the (agent) (company) (agent or the company) first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede comunicarse con su Agente.

Usted puede llamar al número de teléfono gratuito de The Hartford's Consumer Affairs para obtener información o para presentar una queja al:

1-800-451-6944

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007

Sitio web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con (el agente) (la compañía) (el agente o la compañía) primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

ADJUNTE ESTE AVISO A SU PÓLIZA: Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

a. Bond Number: GS24800100

b. Principal: Rodriguez Construction Group, LLC

c. Surety:

Name: The Gray Casualty & Surety Company

State Where Surety is Incorporated: Louisiana

Astro Sterling Lakes North, LP obo

d. Obligee(s): Brazoria County Municipal Utility District No. 31; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

If there is more than one Obligee, then the terms "Obligee" and "Obligees" shall mean any and all Obligees hereunder, jointly and severally.

e. Contract: The Contract described as follows:

Date: _____

Parties: Principal and Astro Sterling Lakes North, LP obo Brazoria County Municipal Utility District No. 31

Subdivision involved: Sterling Lakes North Section 3

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Paving

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ 587,250.00

g. Maintenance Period:

Starting Date of Maintenance Period: _____

(Fill in **date of completion and acceptance** of the work performed or required to be performed under the Contract.)

Ending Date of Maintenance Period: one year after the Starting Date

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

GENERAL POWER OF ATTORNEY

Bond Number: GS24800100 **Principal:** Rodriguez Construction Group, LLC

Project: One Year Maintenance Bond for Paving Facilities for Sterling Lakes North Section 3

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Edward Arens, Phillip Baker, Hannah Montagne, Michele Bonnin, Rebecca Garza, Jillian O'Neal, and Erica Anne Cox of The Woodlands, Texas jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

“RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4th day of November, 2022.



By:

Michael T. Gray

Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske

Cullen S. Piske
President
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



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

Leigh Anne Henican

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 5th day of February, 2024.

Mark S. Manguno

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 5th day of February, 2024.

Leigh Anne Henican



The Gray Insurance Company
The Gray Casualty & Surety Company

Statutory Complaint Notice

To obtain information or to make a complaint:

You may contact the Surety via telephone for information or to make a complaint at: 1-504-754-6711.

You may also write to the Surety at:

Gray Surety
P.O. Box 6202
Metairie, LA 70009-6202

You may also contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write to the Texas Department of Insurance at:

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

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

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

CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES

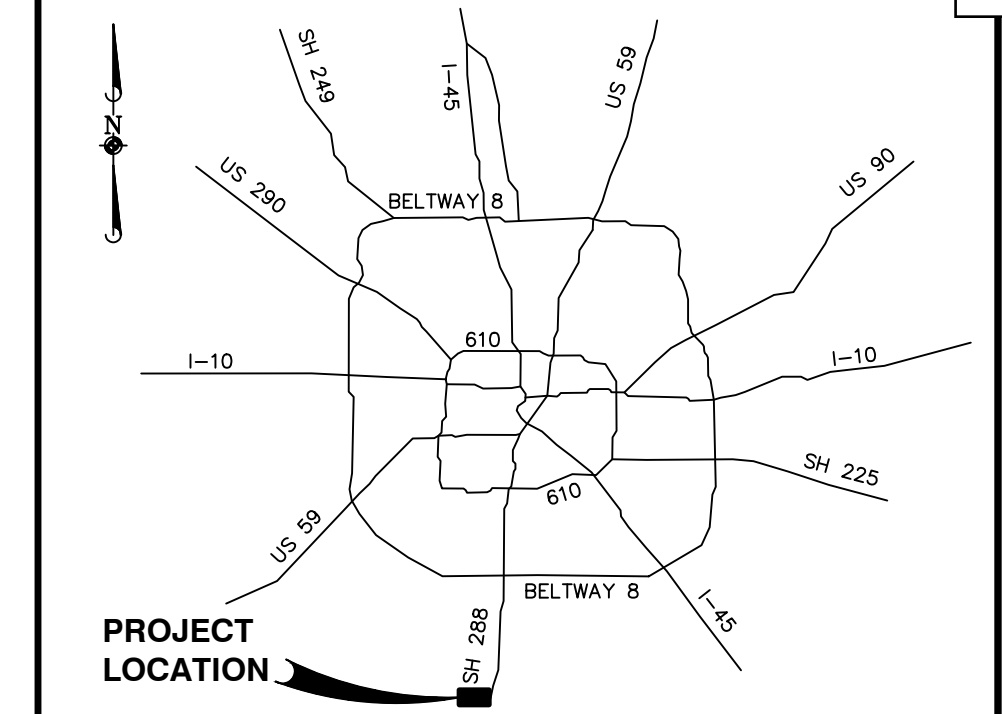
FOR

STERLING LAKES NORTH SEC. 3

BRAZORIA COUNTY, TX M.U.D. NO.31

BRAZORIA COUNTY, TX

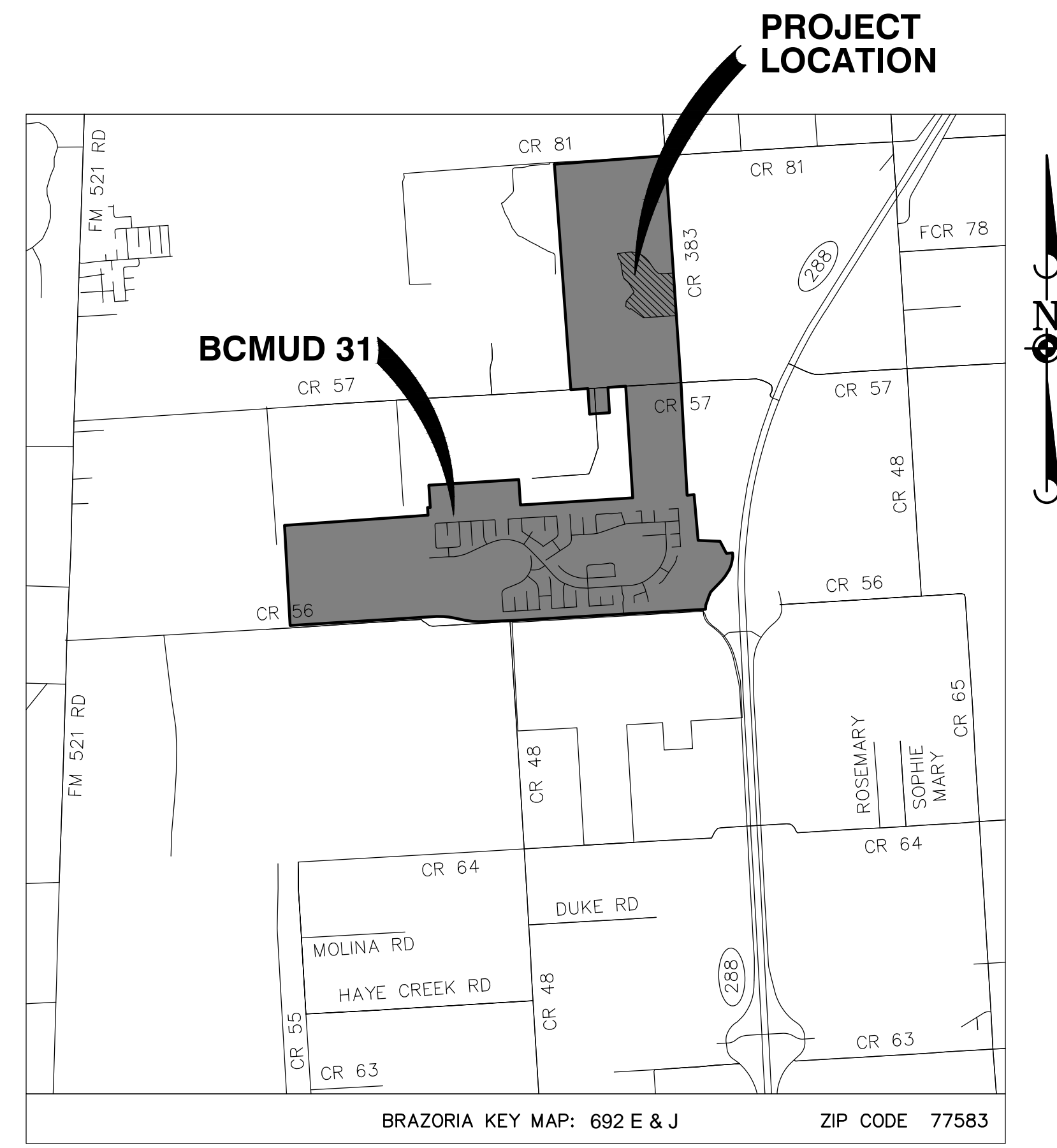
PROJECT NO. 610.002.016.00



HOUSTON AREA VICINITY MAP
N.T.S.

SHEET LIST TABLE

SHEET NO.	SHEET TITLE
1	TITLE SHEET & SHEET INDEX
2	GENERAL NOTES
3	WATER & SANITARY OVERALL (1 OF 2)
4	WATER & SANITARY OVERALL (2 OF 2)
5	DRAINAGE SERVICE AREA MAP
6	DRAINAGE OVERALL (1 OF 2)
7	DRAINAGE OVERALL (2 OF 2)
8	DRAINAGE CALCULATIONS
9	GRADING OVERALL (1 OF 2)
10	GRADING OVERALL (2 OF 2)
11	STORM WATER POLLUTION PREVENTION PLAN
12	TRAFFIC SIGNAGE & PAVEMENT MARKINGS
13	JADE HILL DRIVE (STA 4+00 TO 11+00)
14	JADE HILL DRIVE (STA 11+00 TO 17+50)
15	EMERALD PINE DRIVE (STA 0+00 TO 7+00)
16	MOONSTONE LAKE DRIVE & TURQUOISE HILL DRIVE
17	TOURMALINE DRIVE (STA 0+00 TO 6+50)
18	TOURMALINE DRIVE (STA 6+50 TO 10+82)
19	JASPER OAKS DRIVE STA (0+00 TO 6+00)
20	JASPER OAKS DRIVE (STA 6+00 TO 10+50)
21	OUTFALL
22	WATERLINE DETAILS - 1
23	WATERLINE DETAILS - 2
24	SANITARY SEWER DETAILS - 1
25	SANITARY SEWER DETAILS - 2
26	SANITARY SEWER DETAILS - 3
27	STORM SEWER DETAILS - 1
28	STORM SEWER DETAILS - 2
29	STORM SEWER DETAILS - 3
30	STORM SEWER DETAILS - 4
31	STORM WATER POLLUTION PREVENTION DETAILS - 1
32	STORM WATER POLLUTION PREVENTION DETAILS - 2
33	PAVING DETAILS - 1
34	PAVING DETAILS - 2
35	PAVING DETAILS - 3
36	PAVING DETAILS - 4
37	SLOPE PAVING DETAIL



LOCATION MAP
1"=1/4 mile

BENCHMARKS:

SOURCE BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON TYPICAL MONUMENT HV-79C LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.

TEMPORARY BENCHMARK:

T.B.M. "A" BEING A 3/4" IRON ROAD WITH CAP SET ON THE EAST SIDE OF COUNTY ROAD 383, LOCATED APPROXIMATELY 0.4 MILES NORTH OF THE INTERSECTION OF COUNTY ROAD 57 AND COUNTY ROAD 383.

ELEVATION = 55.05 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:

SUBDIVISION IS LOCATED PARTIALLY IN ZONE "X" WITH NO BASE FLOOD BASE ELEVATION REQUIRED AND PARTIALLY LOCATED IN "AE" WITH A BASE FLOOD ELEVATION OF 53.0. THIS INFORMATION IS BASED ON BRAZORIA COUNTY MAP 48039, PANEL 100K, DATED DECEMBER 30, 2020.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DATE	REVISION	APP.

ENGINEER'S SEAL
 DE H. NGUYEN, P.E.
 2445 TECHNOLOGY FOREST
 BLVD, SUITE 200
 THE WOODLANDS, TX 77381
 (832) 823-2200

2/13/2023
 TBPE No. F-22671

CITY OF IOWA COLONY
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.

ROBERT HEMMINGER, CITY MANAGER DATE 6/5/2023
 DINH HO, P.E., CITY ENGINEER DATE 06/05/2023

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

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

ELEVATION LAND SOLUTIONS IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

ELEVATION
 land solutions
 TBPE REGISTRATION NUMBER F-22671

RECORD DRAWING
 02/21/2024
 THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

Thomas Harrison

24535
 P:\010-002 Sterling Lakes N. Sec. 3\Drawings\Plan Set Drawings\TITLE SHEET & GENERAL NOTES.dwg
 165

ISSUED FOR CONSTRUCTION - 06/06/2023
 ELEVATION LAND SOLUTIONS - STERLING LAKES NORTH SEC. 3 - PROJECT NO. 610.002.016.00

Monday, March 4, 2024

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

Re: Sterling Lakes North Section 3 – Water and Sanitary Facilities
Recommendation for Approval into One-Year Maintenance Period
City of Iowa Colony Project No. 2496 (WSD), 2788 (Paving)
Adico, LLC Project No. 16007-4-438 (WSD), 16007-4-452 (Paving)

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sterling Lakes North Section 3 – Water and Sanitary Facilities. The final inspection was completed on December 12, 2023, with all outstanding punch list items addressed on February 20, 2024.

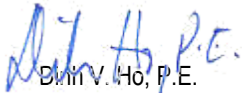
Based on our review of the closeout documents provided, Adico, LLC recommends approval of Sterling Lakes North Section 3 – Water and Sanitary Facilities into the One-Year Maintenance Period. The maintenance period shall be effective March 11, 2024, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the One-Year Maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

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

Sincerely,
Adico, LLC



D.M.V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-438, 452

CERTIFICATION OF INFRASTRUCTURE FOR:

Sterling Lakes North Section 3

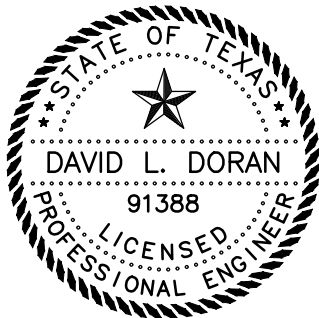
(Project Name)

I, David Leonard Doran

(Name of Licensed Engineer)

a Licensed Professional Engineer in the State of Texas , do hereby certify that all the paving, drainage, sanitary and water infrastructure has been built in compliance with the City of Iowa Colony Engineering Design and Criteria Manual the Engineer of Records Construction Documents. In addition, the infrastructure meets the required specifications based on our field investigation, inspections and evaluation of and approval of testing of infrastructure.

Engineer's Seal



TBPELS Firm Registration No. F-22671
February 23, 2024

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

9709 Lakeside Blvd. Suite 200

Address

The Woodlands, TX 77381

City, State and Zip Code

(832) 823-2200

Phone No.

CITY OF IOWA COLONY
MAINTENANCE BOND

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

a. Bond Number: 61BSBJC7803

b. Principal: Dimas Bros. Construction, L.L.C.

c. Surety:

Name: Hartford Fire Insurance Company

State Where Surety is Incorporated: Connecticut

d. Oblige(e)s: Brazoria County Municipal Utility District No. 31; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

If there is more than one Obligee, then the terms "Obligee" and "Obligees" shall mean any and all Obligees hereunder, jointly and severally.

e. Contract: The Contract described as follows:

Date: _____

Parties: Principal and Brazoria County Municipal Utility District No. 31

Subdivision involved: Sterling Lakes North Section 3

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water, Sanitary and Drainage Facilities

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ 563,225.00

g. Maintenance Period:

Starting Date of Maintenance Period: _____

(Fill in date of completion and acceptance of the work performed or required to be performed under the Contract.)

Ending Date of Maintenance Period: one year after the Starting Date

- h. Covered Defect: Any defect in the work or materials provided or required to be provided by Contractor under the Contract, provided that such defect develops during or before the Maintenance Period, and provided that such defect is caused by defective or inferior materials or workmanship.
- 2. Principal has entered into the Contract.
- 3. Principal, as Principal, and Surety, a corporation duly licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Obligee, in the penal sum of the Bond Amount, and we hereby bind ourselves and our heirs, executors, administrators, and assigns, jointly and severally, to the payment of such Bond Amount.
- 4. The condition of this obligation is that if the Principal shall remedy without cost to the Obligee any Covered Defect, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.
- 5. However, any suit under this bond must be commenced no later than one year after the expiration date of the Maintenance Period.
- 6. If there is more than Obligee under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obligees.

DATED: _____

SURETY:
 By: _____
 Signature
 Rebecca Garza
 Print or Type Signer's Name
 Attorney-In-Fact
 Signer's Title

PRINCIPAL
 By: _____
 Signature
 Ivan Dimas
 Print or Type Signer's Name
 Vice President +
 Signer's Title

ATTACH POWER OF ATTORNEY

POWER OF ATTORNEY

THE HARTFORD
BOND, T-11
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: BOWEN MICLETTE & BRITT INS AGY LLC
Agency Code: 61-615323

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

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, up to the amount of Unlimited :

Philip Baker, Rebecca Garza, Edward Arens, Michele Bonnin, Erica Anne Cox, Hannah Montagne, Jillian O'Neal of THE WOODLANDS, Texas

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



Shelby Wiggins

Shelby Wiggins, Assistant Secretary

Joelle L. LaPierre

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA }
COUNTY OF SEMINOLE } ss. Lake Mary

On this 20th day of May, 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.



Jessica Ciccone

Jessica Ciccone
My Commission HH 122280
Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of _____.

Signed and sealed in Lake Mary, Florida.



Keith D. Dozois

Keith D. Dozois, Assistant Vice President

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your Agent.

You may call The Hartford's Consumer Affairs toll-free telephone number for information or to make a complaint at:

1-800-451-6944

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights, or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007

Web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the (agent) (company) (agent or the company) first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede comunicarse con su Agente.

Usted puede llamar al número de teléfono gratuito de The Hartford's Consumer Affairs para obtener información o para presentar una queja al:

1-800-451-6944

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007

Sitio web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con (el agente) (la compañía) (el agente o la compañía) primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

ADJUNTE ESTE AVISO A SU PÓLIZA: Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

a. Bond Number: GS24800100

b. Principal: Rodriguez Construction Group, LLC

c. Surety:

Name: The Gray Casualty & Surety Company

State Where Surety is Incorporated: Louisiana

Astro Sterling Lakes North, LP obo

d. Obligee(s): Brazoria County Municipal Utility District No. 31; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

If there is more than one Obligee, then the terms "Obligee" and "Obligees" shall mean any and all Obligees hereunder, jointly and severally.

e. Contract: The Contract described as follows:

Date: _____

Parties: Principal and Astro Sterling Lakes North, LP obo Brazoria County Municipal Utility District No. 31

Subdivision involved: Sterling Lakes North Section 3

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Paving

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ 587,250.00

g. Maintenance Period:

Starting Date of Maintenance Period: _____

(Fill in **date of completion and acceptance** of the work performed or required to be performed under the Contract.)

Ending Date of Maintenance Period: one year after the Starting Date

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

GENERAL POWER OF ATTORNEY

Bond Number: GS24800100 **Principal:** Rodriguez Construction Group, LLC

Project: One Year Maintenance Bond for Paving Facilities for Sterling Lakes North Section 3

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Edward Arens, Phillip Baker, Hannah Montagne, Michele Bonnin, Rebecca Garza, Jillian O'Neal, and Erica Anne Cox of The Woodlands, Texas jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

“RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4th day of November, 2022.



By:

Michael T. Gray

Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske

Cullen S. Piske
President
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



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

Leigh Anne Henican

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 5th day of February, 2024.

Mark S. Manguno

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 5th day of February, 2024.

Leigh Anne Henican



The Gray Insurance Company
The Gray Casualty & Surety Company

Statutory Complaint Notice

To obtain information or to make a complaint:

You may contact the Surety via telephone for information or to make a complaint at: 1-504-754-6711.

You may also write to the Surety at:

Gray Surety
P.O. Box 6202
Metairie, LA 70009-6202

You may also contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write to the Texas Department of Insurance at:

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

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

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

CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES

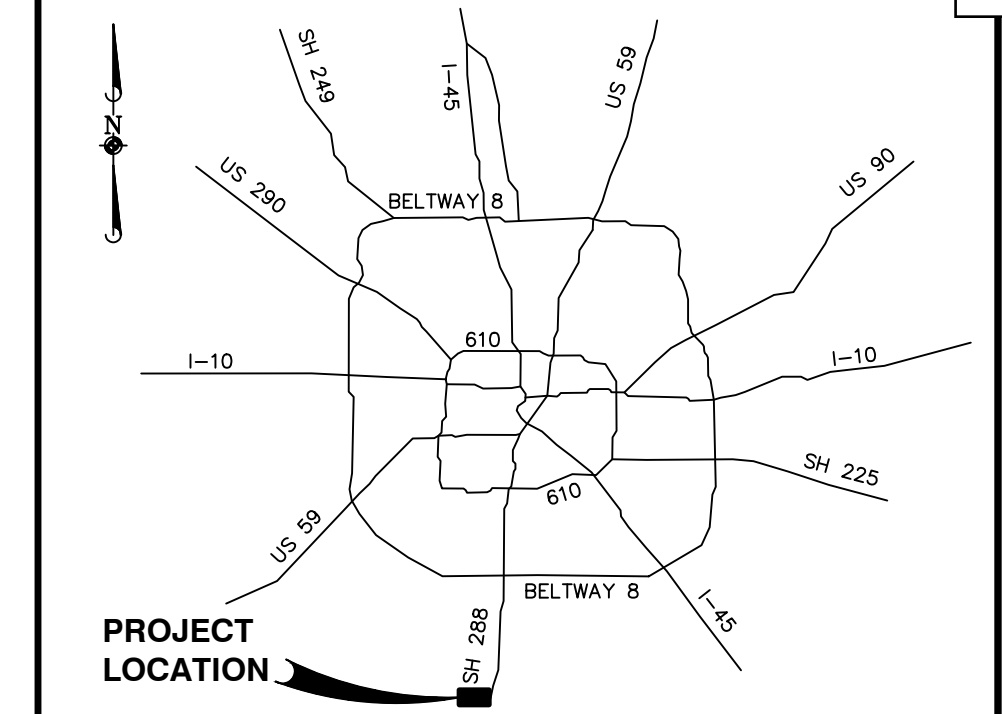
FOR

STERLING LAKES NORTH SEC. 3

BRAZORIA COUNTY, TX M.U.D. NO.31

BRAZORIA COUNTY, TX

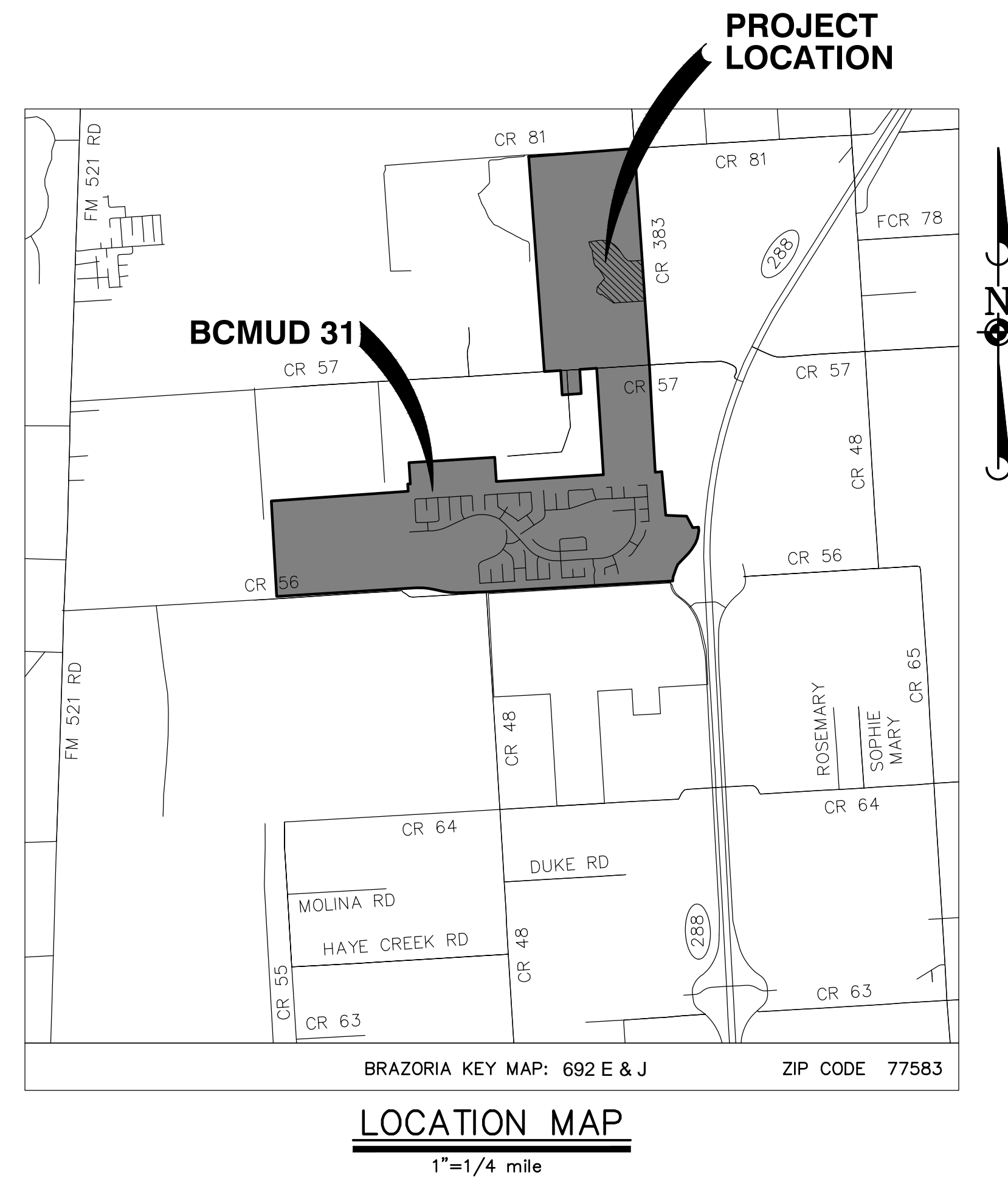
PROJECT NO. 610.002.016.00



HOUSTON AREA VICINITY MAP
N.T.S.

SHEET LIST TABLE

SHEET NO.	SHEET TITLE
1	TITLE SHEET & SHEET INDEX
2	GENERAL NOTES
3	WATER & SANITARY OVERALL (1 OF 2)
4	WATER & SANITARY OVERALL (2 OF 2)
5	DRAINAGE SERVICE AREA MAP
6	DRAINAGE OVERALL (1 OF 2)
7	DRAINAGE OVERALL (2 OF 2)
8	DRAINAGE CALCULATIONS
9	GRADING OVERALL (1 OF 2)
10	GRADING OVERALL (2 OF 2)
11	STORM WATER POLLUTION PREVENTION PLAN
12	TRAFFIC SIGNAGE & PAVEMENT MARKINGS
13	JADE HILL DRIVE (STA 4+00 TO 11+00)
14	JADE HILL DRIVE (STA 11+00 TO 17+50)
15	EMERALD PINE DRIVE (STA 0+00 TO 7+00)
16	MOONSTONE LAKE DRIVE & TURQUOISE HILL DRIVE
17	TOURMALINE DRIVE (STA 0+00 TO 6+50)
18	TOURMALINE DRIVE (STA 6+50 TO 10+82)
19	JASPER OAKS DRIVE STA (0+00 TO 6+00)
20	JASPER OAKS DRIVE (STA 6+00 TO 10+50)
21	OUTFALL
22	WATERLINE DETAILS - 1
23	WATERLINE DETAILS - 2
24	SANITARY SEWER DETAILS - 1
25	SANITARY SEWER DETAILS - 2
26	SANITARY SEWER DETAILS - 3
27	STORM SEWER DETAILS - 1
28	STORM SEWER DETAILS - 2
29	STORM SEWER DETAILS - 3
30	STORM SEWER DETAILS - 4
31	STORM WATER POLLUTION PREVENTION DETAILS - 1
32	STORM WATER POLLUTION PREVENTION DETAILS - 2
33	PAVING DETAILS - 1
34	PAVING DETAILS - 2
35	PAVING DETAILS - 3
36	PAVING DETAILS - 4
37	SLOPE PAVING DETAIL



BENCHMARKS:

SOURCE BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON TYPICAL MONUMENT HV-79C LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.

TEMPORARY BENCHMARK:

T.B.M. "A" BEING A 3/4" IRON ROAD WITH CAP SET ON THE EAST SIDE OF COUNTY ROAD 383, LOCATED APPROXIMATELY 0.4 MILES NORTH OF THE INTERSECTION OF COUNTY ROAD 57 AND COUNTY ROAD 383.

ELEVATION = 55.05 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:

SUBDIVISION IS LOCATED PARTIALLY IN ZONE "X" WITH NO BASE FLOOD BASE ELEVATION REQUIRED AND PARTIALLY LOCATED IN "AE" WITH A BASE FLOOD ELEVATION OF 53.0. THIS INFORMATION IS BASED ON BRAZORIA COUNTY MAP 48039, PANEL 100K, DATED DECEMBER 30, 2020.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DATE	REVISION	APP.

ENGINEER'S SEAL
 DE H. NGUYEN, P.E.
 2445 TECHNOLOGY FOREST
 BLVD, SUITE 200
 THE WOODLANDS, TX 77381
 (832) 823-2200

2/13/2023
 TBPE No. F-22671

CITY OF IOWA COLONY
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.

ROBERT HEMMINGER, CITY MANAGER DATE 6/5/2023
 DINH HO, P.E., CITY ENGINEER DATE 06/05/2023

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

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

ELEVATION LAND SOLUTIONS IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

ELEVATION
 land solutions
 TBPE REGISTRATION NUMBER F-22671

RECORD DRAWING
 02/21/2024
 THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

24535
 P:\010-002 Sterling Lakes N. Sec. 3\Drawings\Title Sheet & GENERAL NOTES.dwg
 6/5/2023 10:02 AM

ISSUED FOR CONSTRUCTION - 06/06/2023
 ELEVATION LAND SOLUTIONS - STERLING LAKES NORTH SEC. 3 - PROJECT NO. 610.002.016.00
 175

Monday, March 4, 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 4 – Early Plat Application
Brazoria County Municipal Utility District No. 31
Astro Sterling Lakes North, L.P.
Letter of Recommendation to Approve
Adico Project No. 21001-026

Dear Mayor Kennedy and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has received an Early Plat Application Request (attached) on or about February 28, 2024, from Astro Sterling Lakes North, L.P. for Sterling Lakes North Section 4. The Developer is proposing to record the plat in accordance with the City of Iowa Colony Subdivision Ordinance, as amended per Ordinance 2018-30.

Infrastructure construction for Sterling Lakes North Section 4 and 5 is complete and on the current agenda for approval/acceptance into the One Year Maintenance Period. Infrastructure approval/acceptance is contingent on early plat approval. The final plats were approved by Planning and Zoning at the November 2, 2023, meeting and approved by City Council at the November 20, 2023, meeting.

This early plat application references the Sanitary Sewer Lift Station No. 2 and 8” Offsite Force Main, which provides service to Sterling Lakes North Sections 4-8. Construction of these two projects is currently ongoing. The developer submitted the early plat application to record Sterling Lakes North Sections 4 and 5.

Below is a brief overview of the request.

STERLING LAKES NORTH SECTION 4 - EARLY PLAT ESCROW SUMMARY					
CONTRACTS	CONTRACTOR	ORIGINAL CONTRACT	CHANGE ORDERS	CONFIRMED PAYMENTS	APPLICABLE EARLY PLAT PORTION AT TIME OF APPLICATION
Sanitary Sewer Lift Station No. 2	5J Services, LLC	\$ 771,600.00			\$ 771,600.00
8” Offsite Force Main	Rodriguez Construction	\$ 415,001.54	\$ (94,092.90)	\$ 127,590.00	\$ 193,318.64
<i>Total Remaining Contract Amount</i>					\$ 964,918.64
<i>Remaining construction plus 10%</i>					\$ 96,491.86
<i>Total Escrow of Cash Deposit due to City (within 10 days of CC approval)</i>					\$ 1,061,410.50
Administrative Fee @ 2% of \$1,061,410.50 at time of application					
Check No. 3764 - Received 2/27/24		\$ 21,280.19			\$ 21,228.21
Overage of Early Plat Application					\$ (51.98)

Elevation Land Solutions has provided copies of contract documents, pay applications, Affidavit of Bills Paid, Waiver and Lien Release upon Partial and Final Payment and payment acknowledgements as required for the early plat application request.

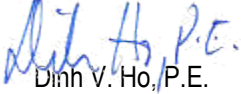
The amount remaining on current contracts is \$964,918.64 for the Sanitary Lift Station No. 2 and 8” Offsite Force Main contracts. Per the Ordinance, a cash deposit of 110% of the remaining construction cost is required to be escrowed with the City within ten days of approval by City Council. The total cash deposit shall be \$1,061,410.50.

In addition, a 2% administrative fee based on the total cash deposit is required at the time of application submittal. The City received an administrative fee of \$21,228.21.

Based on our review of the documents provided, we have no objections to the Early Plat Application Request for Sterling Lakes North Section 4. The Developer shall provide the cash deposit in the amount of \$1,064,410.50 within 10 days of approval by City Council.

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 Hemminger, City Manager (rhemminger@iowacolonytx.gov)



February 27, 2024

Dinh V. Ho, PE
Adico Consulting Engineers
On behalf of City of Iowa Colony
2114 El Dorado Blvd., Suite 400
Friendswood, Texas 77546

Re: Early Plat Release Application Request
Sterling Lakes North Sec 4

Mr. Ho:

On behalf of Land Tejas, this letter is to formally request the City of Iowa Colony process an application for an early plat escrow in connection with Sterling Lakes North Sec 4. Our intention is to obtain a recorded plat by April subject to City Council approval and deposit of escrowed funds per the agreement.

This escrow is proposed to include funds to complete the construction of Brazoria County Municipal Utility District No. 31 Sanitary Sewer Lift Station No. 2 and 8" Offstie Force Main in accordance with the approved plan of development. Construction of the projects is currently in progress, and we anticipate will be complete by October.

Exhibit A (attached) is a summary of the contract amounts and estimates for this project which is the basis for calculating the 2% administrative fee per the City's policy. Land Tejas will be submitting this fee to City Hall concurrently with this request.

If you have any questions, please call us.

Best Regards,

A handwritten signature in blue ink, appearing to read "Travis H. Harrison".

Travis H. Harrison, PE
Partner, Development Manager

Cc: Josh Wadley – Land Tejas



**CITY OF IOWA COLONY - CONSTRUCTION ESCROW SUMMARY
STERLING LAKES NORTH SEC 4**

February 27, 2023

<u>Project</u>	<u>Contractor</u>	<u>Original Contract</u>		<u>Current Contract</u>		<u>Remaining Contract</u>	
		<u>Amount</u>	<u>Change Orders</u>	<u>Amount</u>	<u>Payments to Date</u>	<u>Amount</u>	
1. Sanitary Sewer Lift Station No. 2	5J Sercices, LLC	\$ 771,600.00	\$ -	\$ 771,600.00	\$ -	\$ 771,600.00	
2. 8" Offstie Force Main	Rodriguez	\$ 415,001.54	\$ (94,092.90)	\$ 320,908.64	\$ 127,590.00	\$ 193,318.64	
						Total Construction Contract Remaining	\$ 964,918.64
						Contingency (10%)	<u>96,491.86</u>
						Total Escrow	\$ 1,061,410.50 ⁽²⁾
						City of Iowa Colony Administrative Fee (2%)	\$ 21,228.21

Notes:

- (1) Administrative fee due to City of Iowa Colony at time of application.
- (2) Escrow deposit due within 10 business days following City Council approval.

**TERMS AND CONDITIONS OF EARLY PLAT APPROVAL
(Sterling Lakes North Section 4 – Early Plat Application)**

1. Terms and Special Provisions
 - a. “Developer” herein shall mean: ASTRO STERLING LAKES NORTH, L.P.
 - b. “City” herein shall mean: the CITY OF IOWA COLONY, TEXAS.
 - c. “District” herein shall mean: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31.
 - d. “Section” herein shall mean all of the following, whether one or more: Sterling Lakes North Section 4 – Early Plat Application.
 - e. “Plat” herein shall mean the plat of the Section.
 - f. “Facilities” herein shall mean the following infrastructure for the Section, as more fully described or shown on the plat, drawings, specifications, bid proposals, pay estimates, change orders, affidavits of bills paid, waivers and lien releases upon partial payment, and the letter of recommendation from the City Engineer, **a copy of which letter is attached hereto as Exhibit “A”**: water, sanitary sewer, drainage, and paving.
 - g. “Deposit Required” herein shall mean: **One Million, Sixty-One Thousand, Four Hundred Ten and 50/100 Dollars (\$1,061,410.50).**
 - h. “City’s Administrative Fee” herein shall mean: **Twenty-One Thousand, Two Hundred Twenty-Eight and 21/100 Dollars (\$21,228.21), which has been received by the City.**
 - i. “Remaining Construction Cost” herein shall mean: **Ninety-Six Thousand, Four Hundred Ninety-One and 86/100 Dollars (\$96,491.86).**

2. The Developer is developing the Section, in the city limits or extraterritorial jurisdiction of the City. The Facilities are included in the Section. The Facilities are under construction, pursuant to contract(s) entered into by the District and/or the Developer but have not been completed.

3. The Developer has applied for early approval and recording of the Plat of the Section pursuant to the procedures, terms, and conditions set forth in Ordinance No. 2018-30 (the “Early Platting Ordinance”) of the City, which was passed on December 17, 2018, and which amended the Subdivision Ordinance.

4. This document is not a contract; rather, it states the terms and conditions upon which the City hereby approves the Plat of the Section and authorizes early recordation of that Plat with the Brazoria County Clerk, pursuant to all terms and conditions of this document and the Early Platting Ordinance.

5. The Plat of the Section may be recorded with the Brazoria County Clerk upon payment to the City of the amounts required by this document and upon inclusion on that Plat of the notations required by Section Three of the Early Platting Ordinance.

6. After the Plat of the Section has been lawfully recorded pursuant to this document, then the fact that the Facilities in the Section have not been completed shall not be a cause to deny approval of the plat of the Section and shall not be a cause to deny early plat approval and building permits for the Section under the terms and conditions of the Early Platting Ordinance.

7. The Developer shall deposit with the City (1) the Deposited Funds for the purposes described herein and set forth on **Exhibit “A” attached hereto**, in lieu of the completion of the Facilities in the Section before recordation as would otherwise be required by City regulations; and (2) the City’s Administrative Fee under the Early Platting Ordinance. The City’s holding and use of the Deposited Funds and the Administrative Fee shall be governed by the Early Platting Ordinance and this document.

8. Regardless of any other provision, the funds paid hereunder shall not be an escrow, and the City shall not be an escrow agent, regardless whether any attachments to this document or any other sources refer to escrowed funds or similar phrases. Regardless of any provision, the City shall not under any circumstances owe any fiduciary duty to Developer or any other person in any way concerning this document, the subject matter hereof, or any funds paid hereunder.

9. The City Engineer has the right under the Early Platting Ordinance to require the deposit of additional funds at any time, if the City Engineer determines in his sole, good faith discretion, that the then remaining Deposited Funds are less than 110% of the then remaining construction cost of the Facilities.

10. The parties understand that the Deposited Funds represent the funds set aside for the Developer to make payments under construction contracts for the Facilities entered into by the District and/or Developer (the “Contract”, whether one nor more), under which Contract payments are guaranteed by the Developer. Therefore, the Developer may draw upon the Deposited Funds monthly to satisfy progress payments under the Contract for the Facilities; provided that (1) the amount of the Deposited Funds shall never be reduced to less than 110% of the then remaining cost to complete the construction of the Facilities, as determined by the City Engineer in his sole, good faith discretion; and further provided that (2) the Developer is not in default under this document or the Early Platting Ordinance. The time of remittance of any required, qualifying progress payments from the City to the Developer shall be within 7 days after a regular City Council meeting, if the City receives a written request therefor no later than 5 days before that City Council meeting, and such request shows, to the reasonable satisfaction of the City, that the progress payment is valid and required.

11. The return of any unused portion of the Deposited Funds to the Developer upon completion of the Facilities shall be as provided in the Early Platting Ordinance. However, the Administrative Fee shall be nonrefundable and may be used for any purpose.

12. The City has an interlocal agreement with Brazoria County, providing that the City, not Brazoria County, shall regulate subdivision plats in the City’s extraterritorial jurisdiction.

13. This document implements the Early Platting Ordinance, which provides exceptions to certain requirements of the Subdivision Ordinance, but this document does not otherwise waive any requirements of the Subdivision Ordinance.

14. The Developer certifies that it does not boycott the State of Israel and will not boycott the State of Israel during the term of this document.

EFFECTIVE DATE: MARCH 11, 2024

CITY OF IOWA COLONY, TEXAS

By: _____
Wil Kennedy, Mayor

ATTEST:

Kayleen Rosser, City Secretary

ACCEPTED:

ASTRO STERLING LAKES NORTH, L.P.

By: ASTRO STERLING LAKES NORTH, L.P.

By: _____
Title

**EXHIBIT "A" to
Terms and Conditions of Early Plat Approval
Letter of Recommendation
With Its Attachment(s)**

Monday, March 4, 2024

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

Re: Sterling Lakes North Section 4 – Storm and Paving Facilities
Recommendation for Acceptance into One-Year Maintenance Period
City of Iowa Colony Project No. 2789 (WSD), 3023 (Paving)
Adico, LLC Project No. 16007-4-451 (WSD), 16007-4-463 (Paving)

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sterling Lakes North Section 4 – Storm and Paving Facilities. The final inspection was completed on February 20, 2024, with all outstanding punch list items addressed on February 23, 2024.

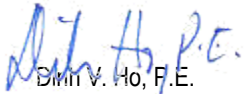
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Sterling Lakes North Section 4 – Storm and Paving Facilities into the One-Year Maintenance Period. Infrastructure acceptance is contingent on the approval of the Sterling Lakes North Section 4 Early Plat Application, currently on the agenda. The maintenance period shall be effective March 11, 2024, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the One-Year Maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemming
File: 16007-4-451, 463

CERTIFICATION OF INFRASTRUCTURE FOR:

Sterling Lakes North Section 4

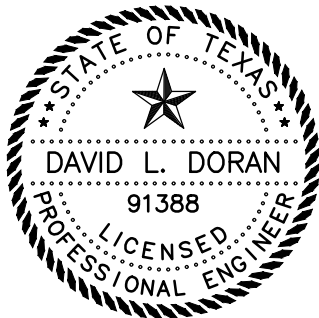
(Project Name)

I, David Leonard Doran

(Name of Licensed Engineer)

a Licensed Professional Engineer in the State of Texas , do hereby certify that all the paving, drainage, sanitary and water infrastructure has been built in compliance with the City of Iowa Colony Engineering Design and Criteria Manual the Engineer of Records Construction Documents. In addition, the infrastructure meets the required specifications based on our field investigation, inspections and evaluation of and approval of testing of infrastructure.

Engineer's Seal



TBPELS Firm Registration No. F-22671
February 23, 2024

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

9709 Lakeside Blvd. Suite 200

Address

The Woodlands, TX 77381

City, State and Zip Code

(832) 823-2200

Phone No.

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

a. Bond Number: 61BSBJC7805

b. Principal: Dimas Bros. Construction, L.L.C.

c. Surety:
Name: Hartford Casualty Insurance Company

State Where Surety is Incorporated: Connecticut

d. Obligee(s): Brazoria County Municipal Utility District No. 31; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

If there is more than one Obligee, then the terms "Obligee" and "Obligees" shall mean any and all Obligees hereunder, jointly and severally.

e. Contract: The Contract described as follows:

Date: _____
Parties: Principal and Brazoria County Municipal Utility District No. 31
Subdivision involved: Sterling Lakes North Section 4

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water, Sanitary and Drainage Facilities

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ \$967,248.00

g. Maintenance Period:
Starting Date of Maintenance Period: _____
(Fill in date of completion and acceptance of the work performed or required to be performed under the Contract.)

Ending Date of Maintenance Period: one year after the Starting Date

- h. Covered Defect: Any defect in the work or materials provided or required to be provided by Contractor under the Contract, provided that such defect develops during or before the Maintenance Period, and provided that such defect is caused by defective or inferior materials or workmanship.
- 2. Principal has entered into the Contract.
- 3. Principal, as Principal, and Surety, a corporation duly licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Obligee, in the penal sum of the Bond Amount, and we hereby bind ourselves and our heirs, executors, administrators, and assigns, jointly and severally, to the payment of such Bond Amount.
- 4. The condition of this obligation is that if the Principal shall remedy without cost to the Obligee any Covered Defect, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.
- 5. However, any suit under this bond must be commenced no later than one year after the expiration date of the Maintenance Period.
- 6. If there is more than Obligee under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obligees.

DATED: _____

SURETY: Hartford Casualty Insurance Company

PRINCIPAL: Dimas Bros. Construction, L.L.C.

By: _____
Signature

Rebecca Garza
Print or Type Signer's Name

Attorney-In-Fact
Signer's Title

By: _____
Signature

Ivan Dimas
Print or Type Signer's Name

Vice President
Signer's Title

ATTACH POWER OF ATTORNEY

POWER OF ATTORNEY

THE HARTFORD
BOND, T-11
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: BOWEN MICLETTE & BRITT INS AGY LLC
Agency Code: 61-615323

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

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of Unlimited :**

Philip Baker, Rebecca Garza, Edward Arens, Michele Bonnin, Erica Anne Cox, Hannah Montagne, Jillian O'Neal of THE WOODLANDS, Texas

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



Shelby Wiggins

Shelby Wiggins, Assistant Secretary

Joelle L. LaPierre

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

ss. Lake Mary

On this 20th day of May, 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.



Jessica Ciccone

Jessica Ciccone
My Commission HH 122280
Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of _____.

Signed and sealed in Lake Mary, Florida.



Keith D. Dozois

Keith D. Dozois, Assistant Vice President

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your Agent.

You may call The Hartford's Consumer Affairs toll-free telephone number for information or to make a complaint at:

1-800-451-6944

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights, or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the (agent) (company) (agent or the company) first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede comunicarse con su Agente.

Usted puede llamar al número de teléfono gratuito de The Hartford's Consumer Affairs para obtener información o para presentar una queja al:

1-800-451-6944

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1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Sitio web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con (el agente) (la compañía) (el agente o la compañía) primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

ADJUNTE ESTE AVISO A SU PÓLIZA: Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

a. Bond Number: GS24800101

b. Principal: Rodriguez Construction Group, LLC

c. Surety:

Name: The Gray Casualty & Surety Company

State Where Surety is Incorporated: Louisiana

Astro Sterling Lakes North, LP obo

d. Obligee(s): Brazoria County Municipal Utility District No. 31; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

If there is more than one Obligee, then the terms "Obligee" and "Obligees" shall mean any and all Obligees hereunder, jointly and severally.

e. Contract: The Contract described as follows:

Date: _____

Parties: Principal and Astro Sterling Lakes North, LP obo Brazoria County Municipal Utility District No. 31

Subdivision involved: Sterling Lakes North Section 4

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Paving

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ 546,587.50

g. Maintenance Period:

Starting Date of Maintenance Period: _____

(Fill in **date of completion and acceptance** of the work performed or required to be performed under the Contract.)

Ending Date of Maintenance Period: one year after the Starting Date

h. Covered Defect: Any defect in the work or materials provided or required to be provided by Contractor under the Contract, provided that such defect develops during or before the Maintenance Period, and provided that such defect is caused by defective or inferior materials or workmanship.

2. Principal has entered into the Contract.

3. Principal, as Principal, and Surety, a corporation duly licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Obligee, in the penal sum of the Bond Amount, and we hereby bind ourselves and our heirs, executors, administrators, and assigns, jointly and severally, to the payment of such Bond Amount.

4. The condition of this obligation is that if the Principal shall remedy without cost to the Obligee any Covered Defect, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.

5. However, any suit under this bond must be commenced no later than one year after the expiration date of the Maintenance Period.

6. If there is more than Obligee under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obligees.

DATED: _____

SURETY:
By: Jill O'Neal
Signature

PRINCIPAL:
By: Roy Rodriguez
Signature



Jillian O'Neal
Print or Type Signer's Name

Roy Rodriguez
Print or Type Signer's Name

Attorney-in-Fact
Signer's Title

President
Signer's Title

ATTACH POWER OF ATTORNEY

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

GENERAL POWER OF ATTORNEY

Bond Number: GS24800101 **Principal:** Rodriguez Construction Group, LLC

Project: One Year Maintenance Bond for Paving Facilities for Sterling Lakes North Section 4

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Edward Arens, Phillip Baker, Hannah Montagne, Michele Bonnin, Rebecca Garza, Jillian O'Neal, and Erica Anne Cox of The Woodlands, Texas jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

“RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4th day of November, 2022.



By:

Michael T. Gray

Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske

Cullen S. Piske
President
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



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

Leigh Anne Henican

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 5th day of February, 2024.

Mark S. Manguno

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 5th day of February, 2024.

Leigh Anne Henican



The Gray Insurance Company
The Gray Casualty & Surety Company

Statutory Complaint Notice

To obtain information or to make a complaint:

You may contact the Surety via telephone for information or to make a complaint at: 1-504-754-6711.

You may also write to the Surety at:

Gray Surety
P.O. Box 6202
Metairie, LA 70009-6202

You may also contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write to the Texas Department of Insurance at:

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

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

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

Monday, March 4, 2024

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

Re: Sterling Lakes North Section 4 – Water and Sanitary Facilities
Recommendation for Approval into One-Year Maintenance Period
City of Iowa Colony Project No. 2789 (WSD), 3023 (Paving)
Adico, LLC Project No. 16007-4-451 (WSD), 16007-4-463 (Paving)

Dear Mayor and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sterling Lakes North Section 4 – Water and Sanitary Facilities. The final inspection was completed on February 20, 2024, with all outstanding punch list items addressed on February 23, 2024.


Based on our review of the closeout documents provided, Adico, LLC recommends approval of Sterling Lakes North Section 4 – Water and Sanitary Facilities into the One-Year Maintenance Period. Infrastructure approval is contingent on the approval of the Sterling Lakes North Section 4 Early Plat Application, currently on the agenda. The maintenance period shall be effective March 11, 2024, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the One-Year Maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-451, 463

CERTIFICATION OF INFRASTRUCTURE FOR:

Sterling Lakes North Section 4

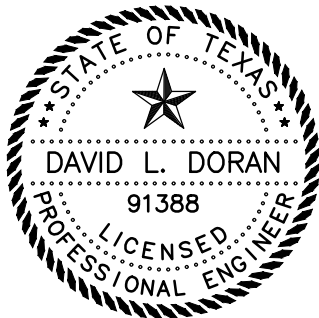
(Project Name)

I, David Leonard Doran

(Name of Licensed Engineer)

a Licensed Professional Engineer in the State of Texas , do hereby certify that all the paving, drainage, sanitary and water infrastructure has been built in compliance with the City of Iowa Colony Engineering Design and Criteria Manual the Engineer of Records Construction Documents. In addition, the infrastructure meets the required specifications based on our field investigation, inspections and evaluation of and approval of testing of infrastructure.

Engineer's Seal



TBPELS Firm Registration No. F-22671
February 23, 2024

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

9709 Lakeside Blvd. Suite 200

Address

The Woodlands, TX 77381

City, State and Zip Code

(832) 823-2200

Phone No.

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

a. Bond Number: 61BSBJC7805

b. Principal: Dimas Bros. Construction, L.L.C.

c. Surety:

Name: Hartford Casualty Insurance Company

State Where Surety is Incorporated: Connecticut

d. Obligee(s): Brazoria County Municipal Utility District No. 31; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

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e. Contract: The Contract described as follows:

Date: _____

Parties: Principal and Brazoria County Municipal Utility District No. 31

Subdivision involved: Sterling Lakes North Section 4

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water, Sanitary and Drainage Facilities

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ \$967,248.00

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Starting Date of Maintenance Period: _____

(Fill in date of completion and acceptance of the work performed or required to be performed under the Contract.)

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- 6. If there is more than Obligee under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obligees.

DATED: _____

SURETY: Hartford Casualty Insurance Company

PRINCIPAL: Dimas Bros. Construction, L.L.C.

By: _____
Signature

Rebecca Garza
Print or Type Signer's Name

Attorney-In-Fact
Signer's Title

By: _____
Signature

Ivan Dimas
Print or Type Signer's Name

Vice President
Signer's Title

ATTACH POWER OF ATTORNEY

POWER OF ATTORNEY

THE HARTFORD
BOND, T-11
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: BOWEN MICLETTE & BRITT INS AGY LLC
Agency Code: 61-615323

- Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana
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having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of Unlimited :**

Philip Baker, Rebecca Garza, Edward Arens, Michele Bonnin, Erica Anne Cox, Hannah Montagne, Jillian O'Neal of THE WOODLANDS, Texas

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

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Shelby Wiggins

Shelby Wiggins, Assistant Secretary

Joelle L. LaPierre

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

ss. Lake Mary

On this 20th day of May, 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.



Jessica Ciccone

Jessica Ciccone
My Commission HH 122280
Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of _____.

Signed and sealed in Lake Mary, Florida.



Keith D. Dozois

Keith D. Dozois, Assistant Vice President

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Austin, TX 78714-9104
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P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Sitio web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con (el agente) (la compañía) (el agente o la compañía) primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

ADJUNTE ESTE AVISO A SU PÓLIZA: Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.

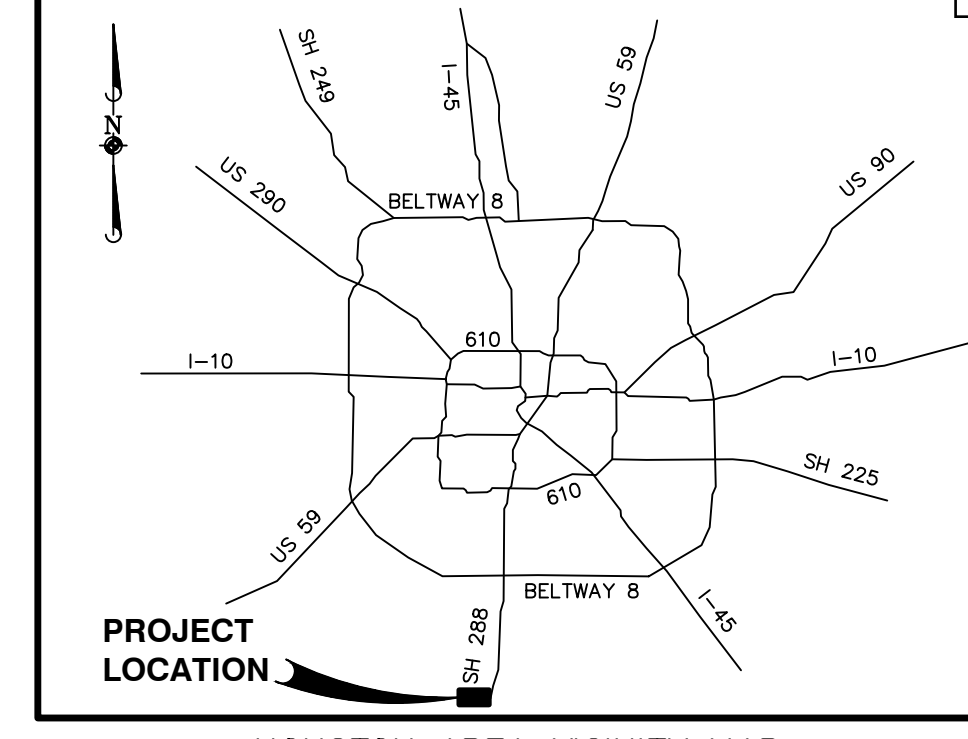
CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES FOR

STERLING LAKES NORTH SEC. 4

BRAZORIA COUNTY, TX M.U.D. NO. 31

BRAZORIA COUNTY, TX

PROJECT NO. 610.002.017.00

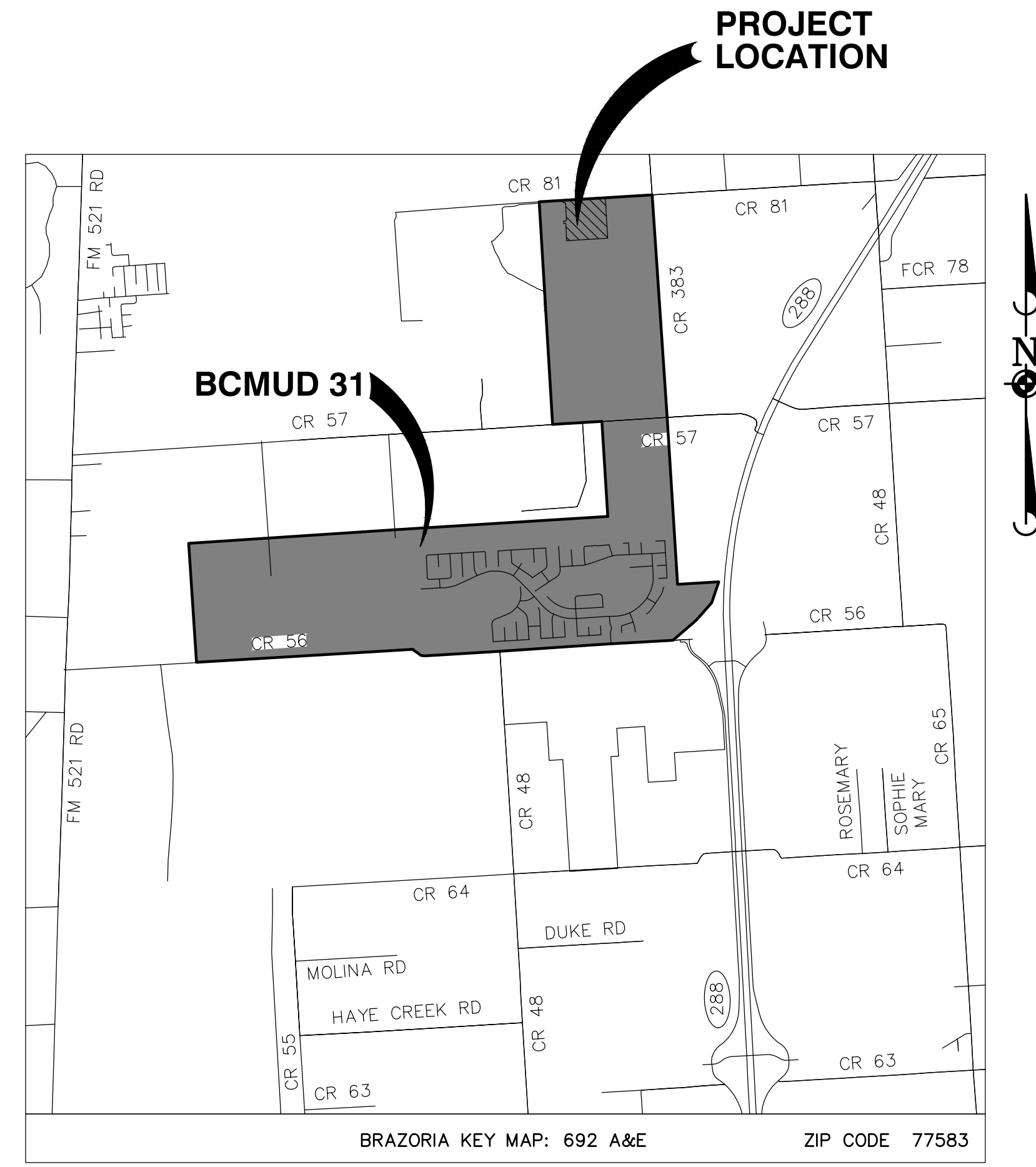


HOUSTON AREA VICINITY MAP
N.T.S.

ISSUED FOR CONSTRUCTION - 11/01/2023

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36	SLOPE PAVING DETAIL



LOCATION MAP
1"=1/4 mile

BENCHMARKS:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
TEMPORARY BENCHMARK:
T.B.M. "A" BEING A 3/4" IRON ROD WITH CAP SET ON THE EAST SIDE OF COUNTY ROAD 383, LOCATED APPROXIMATELY 0.4 MILES NORTH OF THE INTERSECTION OF COUNTY ROAD 57 AND COUNTY 393.
ELEVATION = 55.05 FEET, NAVD 88 (1991 ADJUSTMENT)
FLOODPLAIN INFORMATION:
SUBDIVISION IS LOCATED IN UNSHADED ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAN. THIS INFORMATION IS BASED ON BRAZORIA COUNTY MAP 48039, PANEL 110K, DATED DECEMBER 30, 2020.
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DATE	REVISION	APP.
07/31/2023	UPDATED CONSTRUCTION DETAILS	TH
09/12/2023	UPDATED GRADING OVERALL	NB
09/20/2023	UPDATED GRADING OVERALL	NB
11/01/2023	ADDED IRRIGATION SLEEVES	NB

TITLE SHEET & SHEET INDEX

ISSUED FOR CONSTRUCTION

Issue Date: 11/01/2023

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

CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY
C/O ADICO, LLC (DINH HO, P.E. AT 832-895-1093,
INSPECTIONS@ADICO-LLC.COM)

ELEVATION LAND SOLUTIONS IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671

RECORD DRAWING
02/21/2024
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.
ROBERT HEMMINGER, CITY MANAGER DATE 7/18/2023
DINH HO, P.E., CITY ENGINEER DATE 07/18/2023
CITY OF IOWA COLONY
NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

PM: DHN DFT: BNJ
DSN: JSL DATE: Jun-23

ELEVATION LAND SOLUTIONS - STERLING LAKES N. SEC. 4 - PROJECT NO. 610.002.017.00

Monday, March 4, 2024

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

Re: Sterling Lakes North Section 5 – Storm and Paving Facilities
Recommendation for Acceptance into One-Year Maintenance Period
City of Iowa Colony Project No. 2800 (WSD), 3024 (Paving)
Adico, LLC Project No. 16007-4-454 (WSD), 16007-4-464 (Paving)

Dear Mayor and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sterling Lakes North Section 5 – Storm and Paving Facilities. The final inspection was completed on February 9, 2024, with all outstanding punch list items addressed on February 15, 2024.

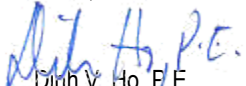
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Sterling Lakes North Section 5 – Storm and Paving Facilities into the One-Year Maintenance Period. The maintenance period shall be effective March 11, 2024, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the One-Year Maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-454, 464

CERTIFICATION OF INFRASTRUCTURE FOR:

Sterling Lakes North Section 5

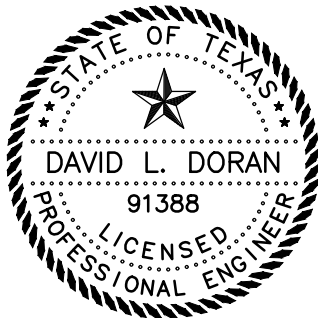
(Project Name)

I, David Leonard Doran,

(Name of Licensed Engineer)

a Licensed Professional Engineer in the State of Texas , do hereby certify that all the paving, drainage, sanitary and water infrastructure has been built in compliance with the City of Iowa Colony Engineering Design and Criteria Manual the Engineer of Records Construction Documents. In addition, the infrastructure meets the required specifications based on our field investigation, inspections and evaluation of and approval of testing of infrastructure.

Engineer's Seal



TBPELS Firm Registration No. F-22671
February 23, 2024

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

9709 Lakeside Blvd. Suite 200

Address

The Woodlands, TX 77381

City, State and Zip Code

(832) 823-2200

Phone No.

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

a. Bond Number: 61BSBJC7806

b. Principal: Dimas Bros. Construction, L.L.C.

c. Surety:

Name: Hartford Casualty Insurance Company

State Where Surety is Incorporated: Connecticut

d. Obligee(s): Brazoria County Municipal Utility District No. 31; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

If there is more than one Obligee, then the terms "Obligee" and "Obligees" shall mean any and all Obligees hereunder, jointly and severally.

e. Contract: The Contract described as follows:

Date: _____

Parties: Principal and Brazoria County Municipal Utility District No. 31

Subdivision involved: Sterling Lakes North Section 5

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water, Sanitary and Drainage Facilities

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ \$586,500.41

g. Maintenance Period:

Starting Date of Maintenance Period: _____

(Fill in date of completion and acceptance of the work performed or required to be performed under the Contract.)

Ending Date of Maintenance Period: one year after the Starting Date

- h. Covered Defect: Any defect in the work or materials provided or required to be provided by Contractor under the Contract, provided that such defect develops during or before the Maintenance Period, and provided that such defect is caused by defective or inferior materials or workmanship.
- 2. Principal has entered into the Contract.
- 3. Principal, as Principal, and Surety, a corporation duly licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Obligee, in the penal sum of the Bond Amount, and we hereby bind ourselves and our heirs, executors, administrators, and assigns, jointly and severally, to the payment of such Bond Amount.
- 4. The condition of this obligation is that if the Principal shall remedy without cost to the Obligee any Covered Defect, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.
- 5. However, any suit under this bond must be commenced no later than one year after the expiration date of the Maintenance Period.
- 6. If there is more than Obligee under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obligees.

DATED: _____

SURETY: Hartford Casualty Insurance Company

PRINCIPAL: Dimas Bros. Construction, L.L.C.

By: _____
Signature

By: _____
Signature

Rebecca Garza
Print or Type Signer's Name

Print or Type Signer's Name

Attorney-In-Fact
Signer's Title

Vice President
Signer's Title

ATTACH POWER OF ATTORNEY

THE HARTFORD

BOND, T-11

One Hartford Plaza

Hartford, Connecticut 06155

Bond.Claims@thehartford.com

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

POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: BOWEN MICLETTE & BRITT INS AGY LLC

Agency Code: 61-615323

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

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, up to the amount of Unlimited :

Philip Baker, Rebecca Garza, Edward Arens, Michele Bonnin, Erica Anne Cox, Hannah Montagne, Jillian O'Neal of THE WOODLANDS, Texas

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



Shelby Wiggins

Shelby Wiggins, Assistant Secretary

Joelle LaPierre

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

} ss. Lake Mary

On this 20th day of May, 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.



Jessica Ciccone

Jessica Ciccone
My Commission HH 122280
Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of _____.

Signed and sealed in Lake Mary, Florida.



Keith Dozois

Keith D. Dozois, Assistant Vice President

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your Agent.

You may call The Hartford's Consumer Affairs toll-free telephone number for information or to make a complaint at:

1-800-451-6944

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights, or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104

Austin, TX 78714-9104

Fax: (512) 490-1007

Web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the (agent) (company) (agent or the company) first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede comunicarse con su Agente.

Usted puede llamar al número de teléfono gratuito de The Hartford's Consumer Affairs para obtener información o para presentar una queja al:

1-800-451-6944

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:

P.O. Box 149104

Austin, TX 78714-9104

Fax: (512) 490-1007

Sitio web: www.tdi.texas.gov

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ADJUNTE ESTE AVISO A SU PÓLIZA: Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

a. Bond Number: GS24800102

b. Principal: Rodriguez Construction Group, LLC

c. Surety:
Name: The Gray Casualty & Surety Company

State Where Surety is Incorporated: Louisiana
Astro Sterling Lakes North, LP obo

d. Obligee(s): Brazoria County Municipal Utility District No. 31; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

If there is more than one Obligee, then the terms "Obligee" and "Obligees" shall mean any and all Obligees hereunder, jointly and severally.

e. Contract: The Contract described as follows:

Date: _____

Parties: Principal and Astro Sterling Lakes North, LP obo Brazoria County Municipal Utility District No. 31

Subdivision involved: Sterling Lakes North Section 5

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Paving

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ 614,250.00

g. Maintenance Period:
Starting Date of Maintenance Period: _____
(Fill in **date of completion and acceptance** of the work performed or required to be performed under the Contract.)

Ending Date of Maintenance Period: one year after the Starting Date

h. Covered Defect: Any defect in the work or materials provided or required to be provided by Contractor under the Contract, provided that such defect develops during or before the Maintenance Period, and provided that such defect is caused by defective or inferior materials or workmanship.

2. Principal has entered into the Contract.

3. Principal, as Principal, and Surety, a corporation duly licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Obligee, in the penal sum of the Bond Amount, and we hereby bind ourselves and our heirs, executors, administrators, and assigns, jointly and severally, to the payment of such Bond Amount.

4. The condition of this obligation is that if the Principal shall remedy without cost to the Obligee any Covered Defect, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.

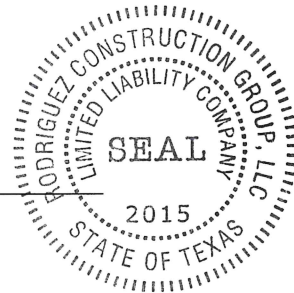
5. However, any suit under this bond must be commenced no later than one year after the expiration date of the Maintenance Period.

6. If there is more than Obligee under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obligees.

DATED: _____

SURETY:
By: Janeal
Signature

PRINCIPAL:
By: RR
Signature



Jillian O'Neal
Print or Type Signer's Name

Roy Rodriguez
Print or Type Signer's Name

Attorney-in-Fact
Signer's Title

President
Signer's Title

ATTACH POWER OF ATTORNEY

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

GENERAL POWER OF ATTORNEY

Bond Number: GS24800102 **Principal:** Rodriguez Construction Group, LLC

Project: One Year Maintenance Bond for Paving Facilities for Sterling Lakes North Section 5

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Edward Arens, Phillip Baker, Hannah Montagne, Michele Bonnin, Rebecca Garza, Jillian O'Neal, and Erica Anne Cox of The Woodlands, Texas jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4th day of November, 2022.



By:

Michael T. Gray

Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske

Cullen S. Piske
President
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



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

Leigh Anne Henican

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 5th day of February, 2024.

Mark S. Manguno

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 5th day of February, 2024.

Leigh Anne Henican



The Gray Insurance Company
The Gray Casualty & Surety Company

Statutory Complaint Notice

To obtain information or to make a complaint:

You may contact the Surety via telephone for information or to make a complaint at: 1-504-754-6711.

You may also write to the Surety at:

Gray Surety
P.O. Box 6202
Metairie, LA 70009-6202

You may also contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write to the Texas Department of Insurance at:

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

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

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

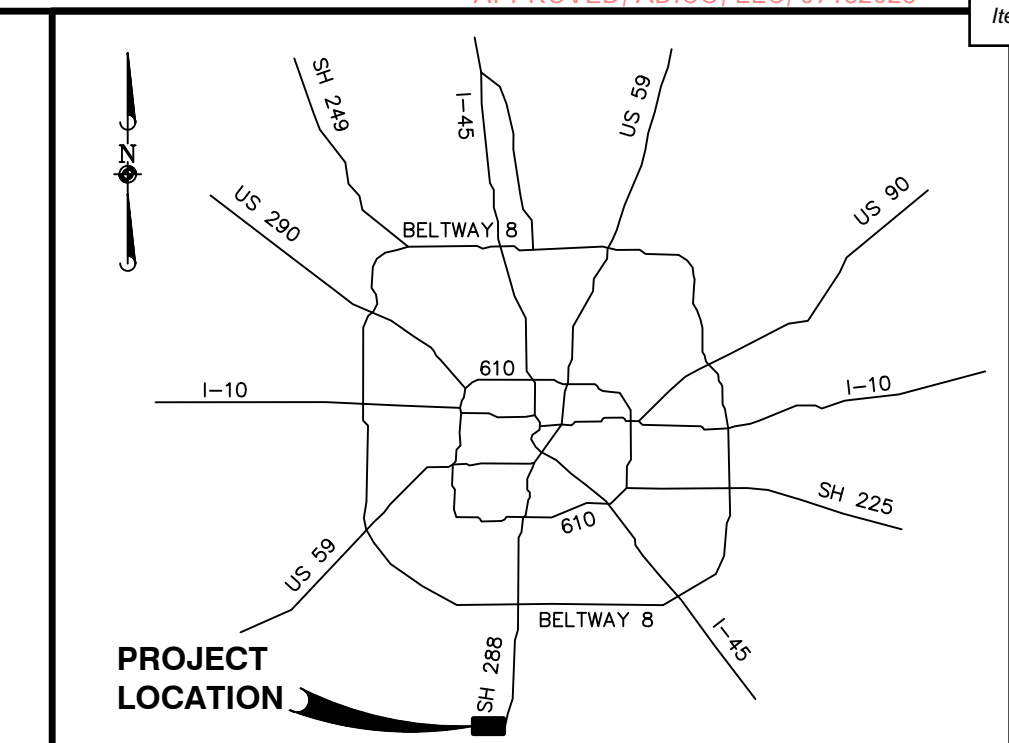
CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES FOR

STERLING LAKES NORTH SEC. 5

BRAZORIA COUNTY, TX M.U.D. NO. 31

BRAZORIA COUNTY, TX

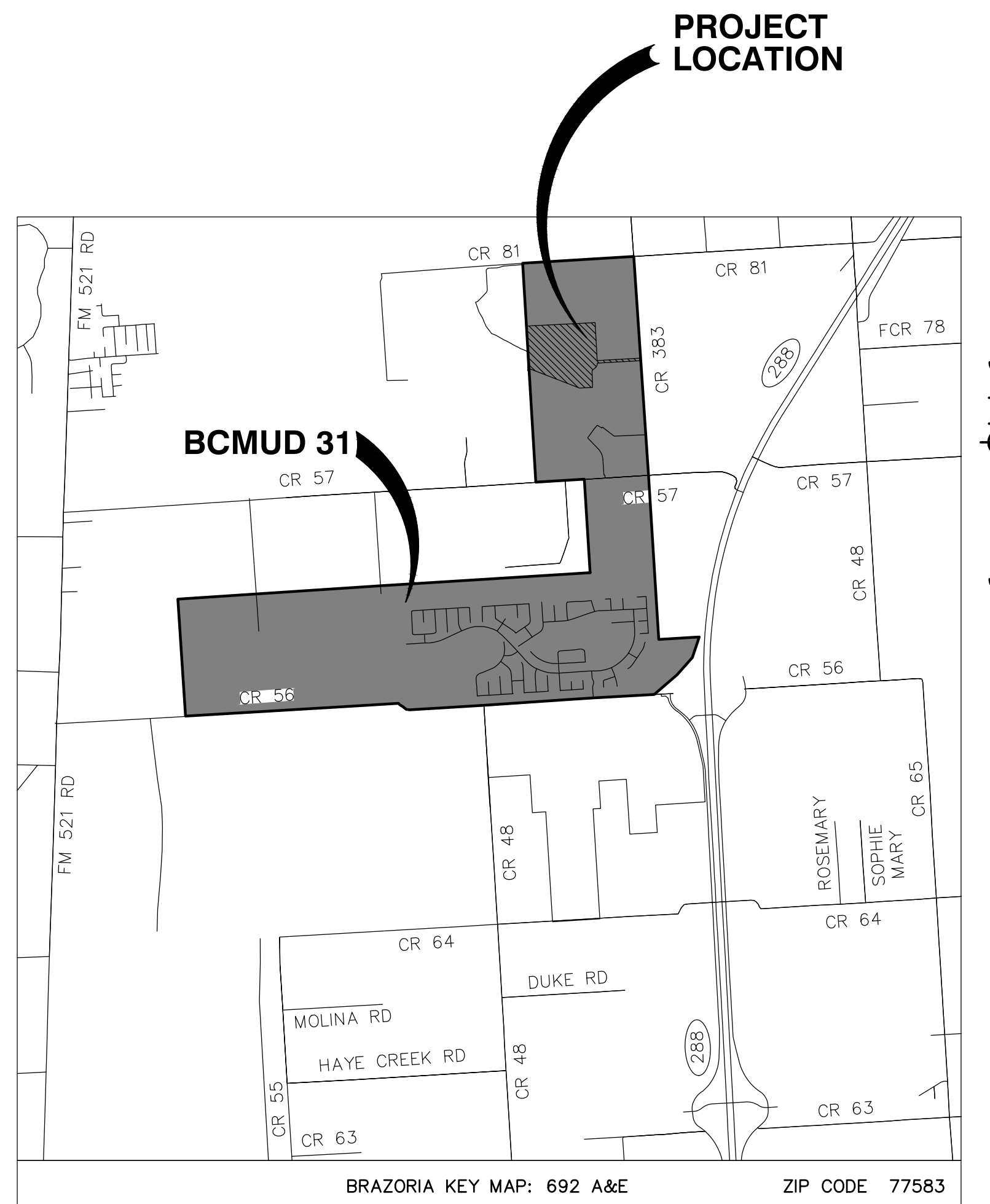
PROJECT NO. 610.002.018.00



HOUSTON AREA VICINITY MAP
N.T.S.

INDEX OF SHEETS

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11	PRECIOUS CORAL DRIVE
12	BRISTOL DIAMOND DRIVE
13	HOLLY BLUE DRIVE
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15	WHITE GOLD DRIVE (8+00 TO 16+00)
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32	SLOPE PAVING DETAIL



LOCATION MAP
1"=1/4 mile

BENCHMARKS:

SOURCE BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.

TEMPORARY BENCHMARK:

T.B.M. "A" BEING A 3/4" IRON ROD WITH CAP SET ON THE EAST SIDE OF COUNTY ROAD 383, LOCATED APPROXIMATELY 0.4 MILES NORTH OF THE INTERSECTION OF COUNTY ROAD 57 AND COUNTY ROAD 383.

ELEVATION = 55.05 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:

SUBDIVISION IS LOCATED PARTIALLY IN ZONE "X" WITH NO BASE FLOOD BASE ELEVATION REQUIRED AND PARTIALLY LOCATED IN "AE" WITH A BASE FLOOD ELEVATION OF 53.0. THIS INFORMATION IS BASED ON BRAZORIA COUNTY MAP 48039, PANEL 100K, DATED DECEMBER 30, 2020.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DATE	REVISION	APP.
07/31/2023	UPDATED CONSTRUCTION DETAILS	TH
08/12/2023	UPDATED GRADING OVERALL	NB
08/20/2023	UPDATED GRADING OVERALL	NB

ENGINEER'S SEAL
 DE H. NGUYEN, P.E.
 9709 LAKESIDE BLVD.
 SUITE 200
 THE WOODLANDS, TX 77381
 (832) 823-2200

TBPE NO. F-22671

CITY OF IOWA COLONY
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.

Robert Hemminger, City Manager, 7/18/2023
 Dinh Ho, P.E., City Engineer, 07182023

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

DEVELOPER: ASTRO
STERLING LAKES NORTH, L.P.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713)783-6702

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

CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY
C/O ADICO, LLC (DINH HO, P.E. AT 832-895-1093,
INSPECTIONS@ADICO-LLC.COM)

ELEVATION LAND SOLUTIONS IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

ELEVATION

land solutions
TBPE REGISTRATION NUMBER F-22671

RECORD DRAWING
02/21/2024
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

ISSUED FOR CONSTRUCTION - 09/12/2023
ELEVATION LAND SOLUTIONS - STERLING LAKES NORTH SEC. 5 - PROJECT NO. 610.002.018.00

Monday, March 4, 2024

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

Re: Sterling Lakes North Section 5 – Water and Sanitary Facilities
Recommendation for Approval into One-Year Maintenance Period
City of Iowa Colony Project No. 2800 (WSD), 3024 (Paving)
Adico, LLC Project No. 16007-4-454 (WSD), 16007-4-464 (Paving)

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sterling Lakes North Section 5 – Water and Sanitary Facilities. The final inspection was completed on February 9, 2024, with all outstanding punch list items addressed on February 15, 2024.

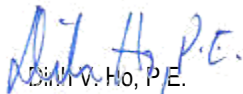
Based on our review of the closeout documents provided, Adico, LLC recommends approval of Sterling Lakes North Section 5 – Water and Sanitary Facilities into the One-Year Maintenance Period. Infrastructure approval is contingent on the approval of the Sterling Lakes North Section 4 Early Plat Application, currently on the agenda. The maintenance period shall be effective March 11, 2024, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the One-Year Maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

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

Sincerely,
Adico, LLC


D.M. V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-454, 464

CERTIFICATION OF INFRASTRUCTURE FOR:

Sterling Lakes North Section 5

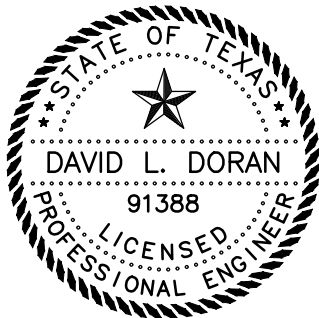
(Project Name)

I, David Leonard Doran

(Name of Licensed Engineer)

a Licensed Professional Engineer in the State of Texas , do hereby certify that all the paving, drainage, sanitary and water infrastructure has been built in compliance with the City of Iowa Colony Engineering Design and Criteria Manual the Engineer of Records Construction Documents. In addition, the infrastructure meets the required specifications based on our field investigation, inspections and evaluation of and approval of testing of infrastructure.

Engineer's Seal



TBPELS Firm Registration No. F-22671
February 23, 2024

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

9709 Lakeside Blvd. Suite 200

Address

The Woodlands, TX 77381

City, State and Zip Code

(832) 823-2200

Phone No.

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

a. Bond Number: 61BSBJC7806

b. Principal: Dimas Bros. Construction, L.L.C.

c. Surety:

Name: Hartford Casualty Insurance Company

State Where Surety is Incorporated: Connecticut

d. Obligee(s): Brazoria County Municipal Utility District No. 31; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

If there is more than one Obligee, then the terms "Obligee" and "Obligees" shall mean any and all Obligees hereunder, jointly and severally.

e. Contract: The Contract described as follows:

Date: _____

Parties: Principal and Brazoria County Municipal Utility District No. 31

Subdivision involved: Sterling Lakes North Section 5

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water, Sanitary and Drainage Facilities

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ \$586,500.41

g. Maintenance Period:

Starting Date of Maintenance Period: _____

(Fill in date of completion and acceptance of the work performed or required to be performed under the Contract.)

Ending Date of Maintenance Period: one year after the Starting Date

- h. Covered Defect: Any defect in the work or materials provided or required to be provided by Contractor under the Contract, provided that such defect develops during or before the Maintenance Period, and provided that such defect is caused by defective or inferior materials or workmanship.
- 2. Principal has entered into the Contract.
- 3. Principal, as Principal, and Surety, a corporation duly licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Obligee, in the penal sum of the Bond Amount, and we hereby bind ourselves and our heirs, executors, administrators, and assigns, jointly and severally, to the payment of such Bond Amount.
- 4. The condition of this obligation is that if the Principal shall remedy without cost to the Obligee any Covered Defect, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.
- 5. However, any suit under this bond must be commenced no later than one year after the expiration date of the Maintenance Period.
- 6. If there is more than Obligee under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obligees.

DATED: _____

SURETY: Hartford Casualty Insurance Company PRINCIPAL: Dimas Bros. Construction, L.L.C.

By: _____
Signature

By: _____
Signature

Rebecca Garza
Print or Type Signer's Name

Print or Type Signer's Name

Attorney-In-Fact
Signer's Title

Vice President
Signer's Title

ATTACH POWER OF ATTORNEY

THE HARTFORD

BOND, T-11

One Hartford Plaza

Hartford, Connecticut 06155

Bond.Claims@thehartford.com

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

POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: BOWEN MICLETTE & BRITT INS AGY LLC

Agency Code: 61-615323

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

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, up to the amount of Unlimited :

Philip Baker, Rebecca Garza, Edward Arens, Michele Bonnin, Erica Anne Cox, Hannah Montagne, Jillian O'Neal of THE WOODLANDS, Texas

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



Shelby Wiggins

Shelby Wiggins, Assistant Secretary

Joelle LaPierre

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

} ss. Lake Mary

On this 20th day of May, 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.



Jessica Ciccone

Jessica Ciccone
My Commission HH 122280
Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of _____.

Signed and sealed in Lake Mary, Florida.



Keith Dozois

Keith D. Dozois, Assistant Vice President

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your Agent.

You may call The Hartford's Consumer Affairs toll-free telephone number for information or to make a complaint at:

1-800-451-6944

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights, or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104

Austin, TX 78714-9104

Fax: (512) 490-1007

Web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the (agent) (company) (agent or the company) first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede comunicarse con su Agente.

Usted puede llamar al número de teléfono gratuito de The Hartford's Consumer Affairs para obtener información o para presentar una queja al:

1-800-451-6944

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:

P.O. Box 149104

Austin, TX 78714-9104

Fax: (512) 490-1007

Sitio web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con (el agente) (la compañía) (el agente o la compañía) primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

ADJUNTE ESTE AVISO A SU PÓLIZA: Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

a. Bond Number: GS24800102

b. Principal: Rodriguez Construction Group, LLC

c. Surety:

Name: The Gray Casualty & Surety Company

State Where Surety is Incorporated: Louisiana

Astro Sterling Lakes North, LP obo

d. Obligee(s): Brazoria County Municipal Utility District No. 31; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

If there is more than one Obligee, then the terms "Obligee" and "Obligees" shall mean any and all Obligees hereunder, jointly and severally.

e. Contract: The Contract described as follows:

Date: _____

Parties: Principal and Astro Sterling Lakes North, LP obo Brazoria County Municipal Utility District No. 31

Subdivision involved: Sterling Lakes North Section 5

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Paving

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ 614,250.00

g. Maintenance Period:

Starting Date of Maintenance Period: _____

(Fill in **date of completion and acceptance** of the work performed or required to be performed under the Contract.)

Ending Date of Maintenance Period: one year after the Starting Date

h. Covered Defect: Any defect in the work or materials provided or required to be provided by Contractor under the Contract, provided that such defect develops during or before the Maintenance Period, and provided that such defect is caused by defective or inferior materials or workmanship.

2. Principal has entered into the Contract.

3. Principal, as Principal, and Surety, a corporation duly licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Obligee, in the penal sum of the Bond Amount, and we hereby bind ourselves and our heirs, executors, administrators, and assigns, jointly and severally, to the payment of such Bond Amount.

4. The condition of this obligation is that if the Principal shall remedy without cost to the Obligee any Covered Defect, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.

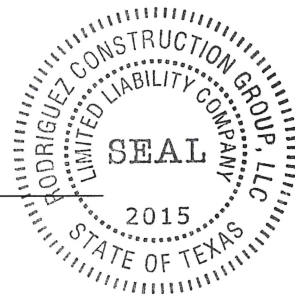
5. However, any suit under this bond must be commenced no later than one year after the expiration date of the Maintenance Period.

6. If there is more than Obligee under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obligees.

DATED: _____

SURETY:
By: Janeal
Signature

PRINCIPAL:
By: RR
Signature



Jillian O'Neal
Print or Type Signer's Name

Roy Rodriguez
Print or Type Signer's Name

Attorney-in-Fact
Signer's Title

President
Signer's Title

ATTACH POWER OF ATTORNEY

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

GENERAL POWER OF ATTORNEY

Bond Number: GS24800102 **Principal:** Rodriguez Construction Group, LLC

Project: One Year Maintenance Bond for Paving Facilities for Sterling Lakes North Section 5

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Edward Arens, Phillip Baker, Hannah Montagne, Michele Bonnin, Rebecca Garza, Jillian O'Neal, and Erica Anne Cox of The Woodlands, Texas jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4th day of November, 2022.



By:

Michael T. Gray

Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske

Cullen S. Piske
President
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



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

Leigh Anne Henican

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 5th day of February, 2024.

Mark S. Manguno

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 5th day of February, 2024.

Leigh Anne Henican



The Gray Insurance Company
The Gray Casualty & Surety Company

Statutory Complaint Notice

To obtain information or to make a complaint:

You may contact the Surety via telephone for information or to make a complaint at: 1-504-754-6711.

You may also write to the Surety at:

Gray Surety
P.O. Box 6202
Metairie, LA 70009-6202

You may also contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write to the Texas Department of Insurance at:

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

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

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

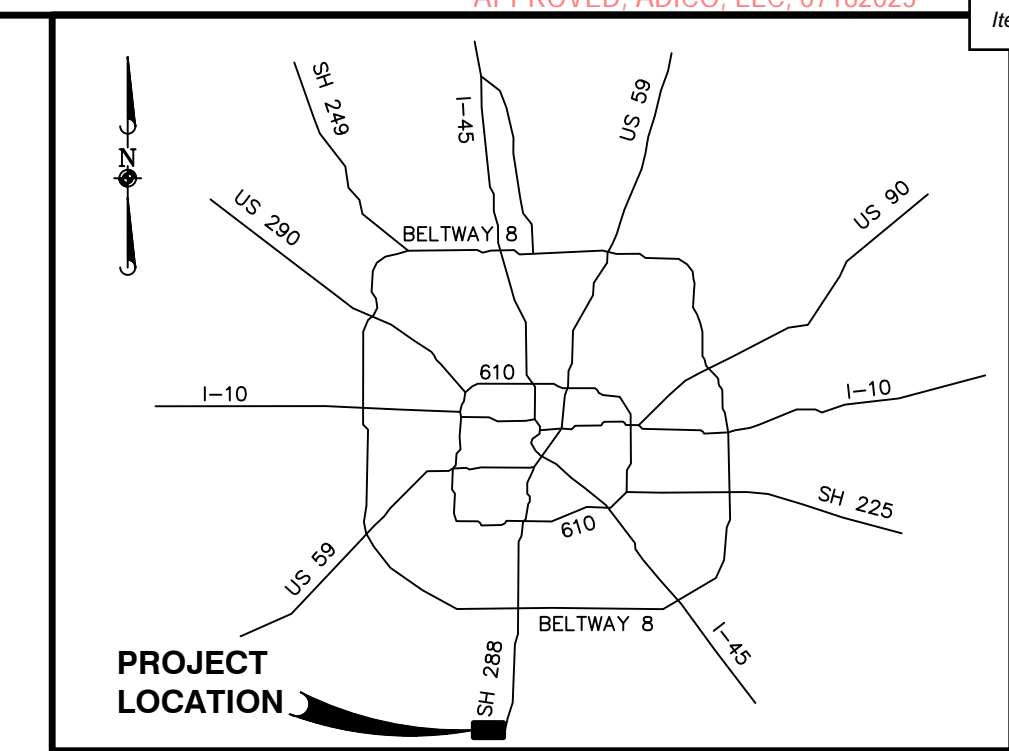
CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES FOR

STERLING LAKES NORTH SEC. 5

BRAZORIA COUNTY, TX M.U.D. NO. 31

BRAZORIA COUNTY, TX

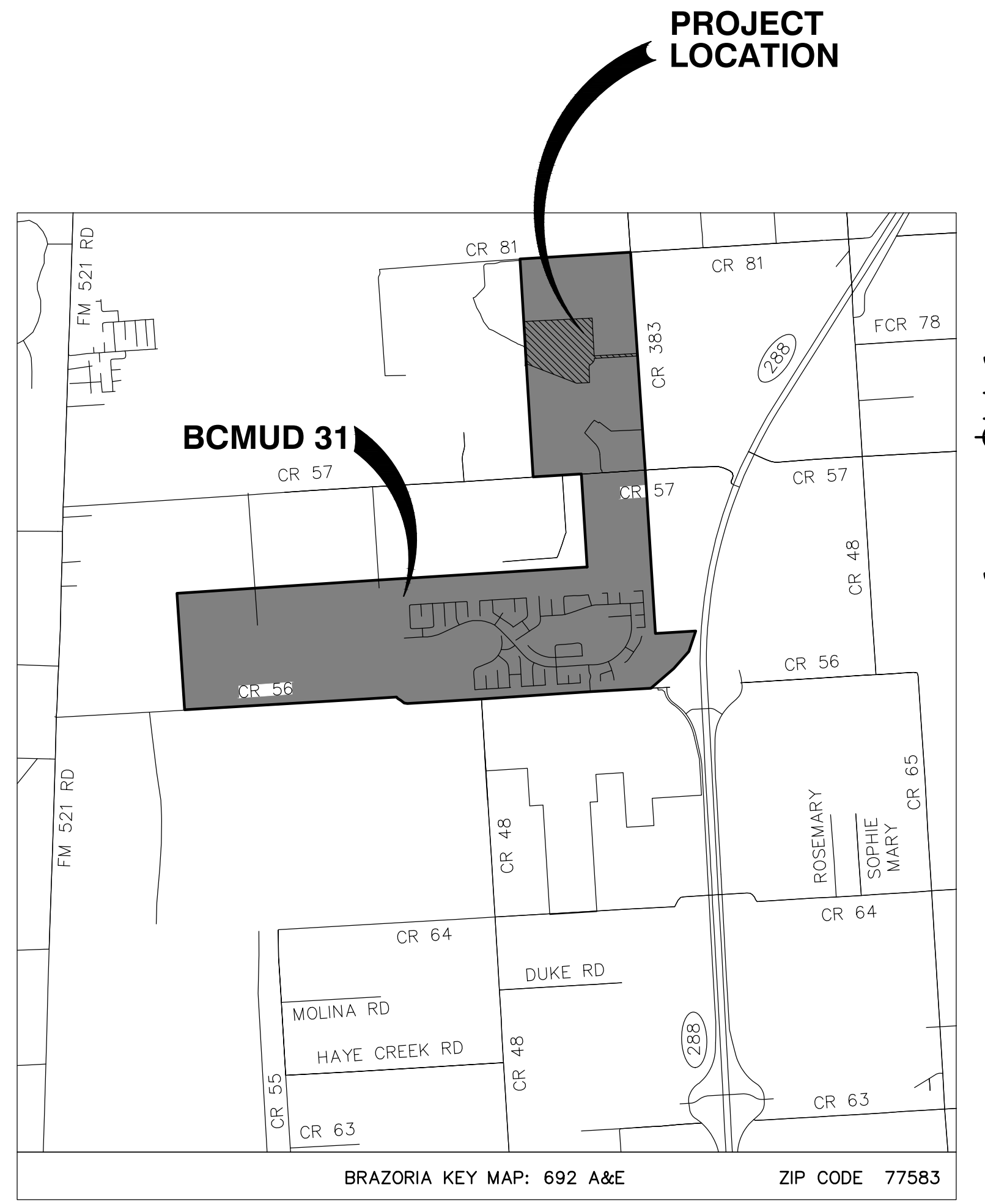
PROJECT NO. 610.002.018.00



HOUSTON AREA VICINITY MAP
N.T.S.

INDEX OF SHEETS

SHEET NO	SHEET TITLE
1	TITLE SHEET & SHEET INDEX
2	GENERAL NOTES
3	WATER & SANITARY OVERALL
4	DRAINAGE SERVICE AREA MAP
5	DRAINAGE OVERALL
6	DRAINAGE CALCULATIONS
7	GRADING OVERALL
8	STORM WATER POLLUTION PREVENTION PLAN
9	TRAFFIC SIGNAGE & PAVEMENT MARKINGS
10	CLEAR QUARTZ LANE
11	PRECIOUS CORAL DRIVE
12	BRISTOL DIAMOND DRIVE
13	HOLLY BLUE DRIVE
14	WHITE GOLD DRIVE (0+00 TO 8+00)
15	WHITE GOLD DRIVE (8+00 TO 16+00)
16	OUTFALLS 1 & 2
17	WATERLINE DETAILS - 1
18	WATERLINE DETAILS - 2
19	SANITARY SEWER DETAILS - 1
20	SANITARY SEWER DETAILS - 2
21	SANITARY SEWER DETAILS - 3
22	STORM SEWER DETAILS - 1
23	STORM SEWER DETAILS - 2
24	STORM SEWER DETAILS - 3
25	STORM SEWER DETAILS - 4
26	STORM WATER POLLUTION PREVENTION DETAILS - 1
27	STORM WATER POLLUTION PREVENTION DETAILS - 2
28	PAVING DETAILS - 1
29	PAVING DETAILS - 2
30	PAVING DETAILS - 3
31	PAVING DETAILS - 4
32	SLOPE PAVING DETAIL



LOCATION MAP
1"=1/4 mile

BENCHMARKS:

SOURCE BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON TxDOT MONUMENT HV-79C LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.

TEMPORARY BENCHMARK:

T.B.M. "A" BEING A 3/4" IRON ROD WITH CAP SET ON THE EAST SIDE OF COUNTY ROAD 383, LOCATED APPROXIMATELY 0.4 MILES NORTH OF THE INTERSECTION OF COUNTY ROAD 57 AND COUNTY ROAD 383.

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ENGINEERS SEAL
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 THE WOODLANDS, TX 77381
 (832) 823-2200

CITY OF IOWA COLONY
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.

Robert Hemminger, City Manager, 7/18/2023
 Dinh Ho, P.E., City Engineer, 07182023

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

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

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 C/O ADICO, LLC (DINH HO, P.E. AT 832-895-1093,
 INSPECTIONS@ADICO-LLC.COM)

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ELEVATION
 land solutions
 TBPE REGISTRATION NUMBER F-22671

RECORD DRAWING
 02/21/2024
 THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

Thomas Hansen

ELEVATION LAND SOLUTIONS - STERLING LAKES NORTH SEC. 5 - PROJECT NO. 610.002.018.00

E:\610.002 Sterling Lakes N. Sec. 5\Drawings\Title Sheet & GENERAL NOTES.dwg, 6/23/2023, 11:09 AM

13-1
Prescribed by Secretary of State
Section 2.051 – 2.053, Texas Election Code
9/2023

**CERTIFICATION OF UNOPPOSED CANDIDATES FOR OTHER
POLITICAL SUBDIVISIONS (NOT COUNTY) CERTIFICACIÓN DE
CANDIDATOS ÚNICOS
PARA OTRAS SUBDIVISIONES POLITICAS (NO EL CONDADO)**

To: Presiding Officer of Governing Body
Al: Presidente de la entidad gobernante

As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held on May 4, 2024.

Como autoridad a cargo de la preparación de la boleta de votación oficial, por la presente certifico que los siguientes candidatos son candidatos únicos para elección para un cargo en la elección que se llevará a cabo el 4 de mayo 2024.

List offices and names of candidates:
Lista de cargos y nombres de los candidatos:

Office(s)Cargo(s)

City Councilmember Position 1
Concejal, posición 1
City CouncilMember Position 2
Concejal, posición 2
City Councilmember Position 3
Concejal, posición 3

Candidate(s) Candidato(s)

McLean Barnett

Arnetta Murray

Marquette Greene-Scott

Signature (Firma)

Kayleen Rosser

Printed name (Nombre en letra de molde)

(Seal) (sello)

City Secretary

Title (Puesto)

3/11/2024

Date of signing (Fecha de firma)

*See reverse side for instructions
(Instrucciones en el reverso)*

Instructions for certification of unopposed candidates:

The authority responsible for preparing the ballot must certify the unopposed status to the authority responsible for ordering the election. This document is filed with the presiding officer of the political subdivision. The governing body must meet, accept this certification, and issue an order or ordinance declaring the election cancelled and the unopposed candidates elected. To complete the cancellation process, a copy of the order or ordinance canceling the election must be posted on Election Day at each polling place that would have been used in the election. See sample Order of Cancellation and outlines for additional instructions.

An election* may be cancelled if:

- 1) The election is one in which a declaration of write-in candidacy is required; and
- 2) No opposed at-large race is on the ballot* within that election;*and
- 3) Each candidate whose name is to appear on the ballot* is unopposed, with some exceptions;

This means:

- In an all at-large election* (with no single-member districts), if there is one or more opposed at-large races, then all the races go on the ballot within that election.*
- In an election* in which any members of the governing body are elected from single-member districts, an election in a particular district may be cancelled if the candidate is unopposed and the election otherwise meets the above requirements (i.e., there is no at-large opposed race on the ballot).

Note: A general election (for full terms) or a special election (to fill a vacancy in an unexpired term) is considered a *separate election* with a *separate ballot* for purposes of these tests, even if held on the same election date. See our online Cancellation guide for details.

Instrucciones para la certificación de una elección con candidatos únicos:

La autoridad a cargo de preparar la boleta de votación debe certificar los candidatos únicos sin oposición a la autoridad encargada de ordenar la elección. Este documento se debe presentar al presidente de la subdivisión política. La entidad gobernante debe reunirse, aceptar esta certificación y emitir una orden o una ordenanza en la que declara la cancelación de la elección y la elección de los candidatos únicos sin oposición. Para completar el proceso de cancelación, se debe exhibir el Día de la Elección una copia de la orden u ordenanza de cancelación de la elección en todos los sitios de votación que se hubieran utilizado en la elección. Vea el ejemplo Orden de Cancelación y el resumen para más instrucciones.

Una elección* puede ser cancelada si:

- 1) *la elección es una en la que se requiere una declaración de candidatos por escrito en la boleta de votación; y,*
- 2) *no hay oposición para la carrera por acumulación en la boleta* de votación dentro de esa elección* y*
- 3) *Todos los candidatos cuyos nombres deben aparecer en la boleta* de votación no tienen oposición, con unas excepciones;*

Esto significa:

- *En una elección* por acumulación (sin ningún distrito con miembro único), si se encuentra una o más de una carrera por acumulación con oposición, entonces todas las carreras estarán en la boleta dentro de esa elección*.*
- *En una elección* en la que cualquiera de los miembros de la entidad gobernante se eligen de distritos con un solo miembro, se puede cancelar una elección en un distrito específico si hay oposición para el candidato y la elección cumple con los requisitos que anteceden (ej. no hay oposición para la carrera por acumulación en la boleta).*

Nota: *Una elección general (con términos completos) o una elección especial (para llenar una vacante de un término no vencido) es considerada como una elección distinta con una boleta distinta con los propósitos de estas pruebas, aunque se lleven a cabo en la misma fecha electoral. Vea nuestra guía de cancelación en línea para más detalles.*

**CERTIFICATION OF UNOPPOSED CANDIDATES FOR OTHER
POLITICAL SUBDIVISIONS (NOT COUNTY) CERTIFICACIÓN DE
CANDIDATOS ÚNICOS
PARA OTRAS SUBDIVISIONES POLITICAS (NO EL CONDADO)**

To: Presiding Officer of Governing Body
Al: Presidente de la entidad gobernante

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List offices and names of candidates:
Lista de cargos y nombres de los candidatos:

Office(s) Cargo(s)
City Councilmember District B
Concejal del distrito B

Candidate(s) Candidato(s)
Kareem Boyce

Signature (Firma)

Kayleen Rosser
Printed name (Nombre en letra de molde)

(Seal) (sello)

City Secretary
Title (Puesto)

3/11/2024
Date of signing (Fecha de firma)

*See reverse side for instructions
(Instrucciones en el reverso)*

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- In an all at-large election* (with no single-member districts), if there is one or more opposed at-large races, then all the races go on the ballot within that election.*
- In an election* in which any members of the governing body are elected from single-member districts, an election in a particular district may be cancelled if the candidate is unopposed and the election otherwise meets the above requirements (i.e., there is no at-large opposed race on the ballot).

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- 2) *no hay oposición para la carrera por acumulación en la boleta* de votación dentro de esa elección* y*
- 3) *Todos los candidatos cuyos nombres deben aparecer en la boleta* de votación no tienen oposición, con unas excepciones;*

Esto significa:

- *En una elección* por acumulación (sin ningún distrito con miembro único), si se encuentra una o más de una carrera por acumulación con oposición, entonces todas las carreras estarán en la boleta dentro de esa elección*.*
- *En una elección* en la que cualquiera de los miembros de la entidad gobernante se eligen de distritos con un solo miembro, se puede cancelar una elección en un distrito específico si hay oposición para el candidato y la elección cumple con los requisitos que anteceden (ej. no hay oposición para la carrera por acumulación en la boleta).*

Nota: *Una elección general (con términos completos) o una elección especial (para llenar una vacante de un término no vencido) es considerada como una elección distinta con una boleta distinta con los propósitos de estas pruebas, aunque se lleven a cabo en la misma fecha electoral. Vea nuestra guía de cancelación en línea para más detalles.*

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, CANCELLING THE 2024 GENERAL ELECTION OF CITY OFFICERS AND DECLARING EACH UNOPPOSED CANDIDATE ELECTED TO OFFICE; AND PROVIDING A SEVERANCE CLAUSE AND AN EFFECTIVE DATE

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

SECTION 1. General Election Cancelled

The following candidates, who are unopposed on the **4th day of May 2024**, are hereby elected and shall be issued Certificates of Election following the time the election would have been canvassed:

<u>Office</u>	<u>Candidate</u>	<u>Term</u>
City Council Position One	McLean Barnett	Two years
City Council Position Two	Arnetta Hicks-Murray	Two years
City Council Position Three	Marquette Greene-Scott	Two years

SECTION 2. Cancellation of Election

The May 4, 2024, General Election is cancelled in accordance with Section 2.053(a) of the Texas Election Code. The candidates have been certified as unopposed and are hereby elected. The City Secretary is directed to post a copy of the Order of Cancellation, on May 4, 2024, at each polling place that would have been used in the election. This resolution constitutes an Order of Cancellation for this election, in compliance with the Texas Election Code, and the order is hereby attached.

SECTION 3. Severance Clause

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

SECTION 4. Effective Date

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

READ, PASSED AND ADOPTED ON THE 11TH DAY OF MARCH 2024.

**WIL KENNEDY, MAYOR
CITY OF IOWA COLONY, TEXAS**

ATTEST:

**KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS**

ORDER OF CANCELLATION
ORDEN DE CANCELACIÓN

The City of Iowa Colony hereby cancels the election scheduled to be held on May 4, 2024 in accordance with Section 2.053(a) of the Texas Election Code.

The following candidates have been certified as unopposed and are hereby elected as follows:

La Ciudad de Iowa Colony por la presente cancela la elección que, de lo contrario, se hubiera celebrado el 4 de mayo 2024, de conformidad, con la Sección 2.053(a) del Código de Elecciones de Texas. Los siguientes candidatos han sido certificados como candidatos únicos y por la presente quedan elegidos como se haya indicado a continuación:

Candidate (Candidato)	Office Sought (Cargo al que presenta candidatura)
McLean Barnett	City Councilmember Position 1 (Posición de consejal 1)
Arnetta Murray	City Councilmember Position 2 (Posición de consejal 2)
Marquette Greene-Scott	City Councilmember Position 3 (Posición de consejal 3)

A copy of this order will be posted on Election Day at each polling place that would have been used in the election.

El Día de las Elecciones se exhibirá una copia de esta orden en todas las mesas electorales que se hubieran utilizado en la elección.

Wil Kennedy
Mayor (Alcalde)

Kayleen Rosser
Secretary (Secretaria)

(seal) (sello)

March 11, 2024 (11 de marzo 2024)
Date of adoption (Fecha de adopción)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, CANCELLING THE 2024 SPECIAL ELECTION FOR THE PURPOSE OF FILLING THE VACANCY FOR THE REMAINDER OF THE UNEXPIRED TERM OF OFFICE OF CITY COUNCIL MEMBER DISTRICT B; AND DECLARING THE UNOPPOSED CANDIDATE ELECTED TO OFFICE FOR THE REMAINDER OF THE UNEXPIRED TERM; AND PROVIDING A SEVERANCE CLAUSE AND AN EFFECTIVE DATE

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

SECTION 1. Special Election Cancelled

The following candidate, who is unopposed on the **4th day of May 2024** to fill the vacancy for the remainder of the unexpired term of office **City Council District B**, is hereby elected and shall be issued a Certificate of Election following the time the election would have been canvassed:

<u>Office</u>	<u>Candidate</u>	<u>Term</u>
City Council District B	Kareem Boyce	One year

SECTION 2. Cancellation of Election

The May 4, 2024, Special Election is cancelled in accordance with Section 2.053(a) of the Texas Election Code. The candidate has been certified as unopposed and is hereby elected. The City Secretary is directed to post a copy of the Order of Cancellation, on May 4, 2024, at each polling place that would have been used in the election. This resolution constitutes an Order of Cancellation for this election, in compliance with the Texas Election Code, and the order is hereby attached.

SECTION 3. Severance Clause

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

SECTION 4. Effective Date

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

READ, PASSED AND ADOPTED ON THE 11TH DAY OF MARCH 2024.

**WIL KENNEDY, MAYOR
CITY OF IOWA COLONY, TEXAS**

ATTEST:

**KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS**

ORDER OF CANCELLATION
ORDEN DE CANCELACIÓN

The City of Iowa Colony hereby cancels the election scheduled to be held on May 4, 2024 in accordance with Section 2.053(a) of the Texas Election Code. The following candidates have been certified as unopposed and are hereby elected as follows:

El Ciudad de Iowa Colony por la presente cancela la elección que, de lo contrario, se hubiera celebrado el 4 de mayo 2024 de conformidad, con la Sección 2.053(a) del Código de Elecciones de Texas. Los siguientes candidatos han sido certificados como candidatos únicos y por la presente quedan elegidos como se haya indicado a continuación:

Candidate (Candidato)	Office Sought (Cargo al que presenta candidatura)
Kareem Boyce	City Councilmember District B (Cosejal del distrito b)

A copy of this order will be posted on Election Day at each polling place that would have been used in the election.

El Día de las Elecciones se exhibirá una copia de esta orden en todas las mesas electorales que se hubieran utilizado en la elección.

Mayor (Alcalde)

Secretary (Secretaria)

(seal) (sello)

March 11, 2024 (11 de marzo 2024)
Date of adoption (Fecha de adopción)

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS,
AMENDING THE ADOPTED FEE SCHEDULE AS ESTABLISHED BY
ORDINANCE NO. 2023-26**

**NOW, THEREFORE, BE IT 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 (“the City”) adopted a Fee Schedule Ordinance on the 16th day of October 2023.

SECTION 2. Section 3 of Ordinance No. 2023-26, Establishing a Fee Schedule, authorizes the City, from time to time, to amend the adopted fee schedule by resolution.

SECTION 3. That it is determined upon further review by city staff that the Fee Schedule as established by Ordinance No. 2023-26, requires additional amendments. All other provisions of said ordinance shall remain in full force and effect.

SECTION 4. That the City Council of the City of Iowa Colony, Texas, hereby adopts the Fee Schedule as amended and set forth, attached hereto, and incorporated herein by reference.

READ, PASSED AND ADOPTED ON MARCH 11, 2024.

WIL KENNEDY, MAYOR
CITY OF IOWA COLONY, TEXAS

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS

SCHEDULE OF FEES

March 2024

COMMUNITY DEVELOPMENT

ZONING	
DESCRIPTION	FEE
OCCUPANCY PERMITS, NON RESIDENTIAL	
New Construction	\$100
Remodel/Alterations	\$50
Change of Use/Tenancy	\$75
Temporary Business Permits	\$50
Interpretation From Zoning Official	\$50
REZONING	
Minimum up to 1 Acre	\$1,000
All Request over 1 Acre	\$2,000
Specific Use Permit	\$1,000
Planned Unit Development (See Special District Policy)	Actual Cost
(See Special District Policy)	(\$10k Deposit Required)
Appeal To Zoning Board Of Adjustments	\$1,000

SUBDIVISIONS / PLATS	
DESCRIPTION	FEE
PLATTING	
Preliminary Plats	\$750 +\$20 per lot +\$100/ac for reserves
Final Plats	\$750 +\$20 per lot +\$110/ac for reserves
Abbreviated Plat (when allowed)	Sum of Preliminary and Final
General Plan	\$1,000
Recording	\$300 + Fees
Plan Recheck Fee (Beginning with 2nd recheck)	\$350
PLAT AMENDMENTS	
Vacating Preceding Plat	\$350
Without Vacating Preceding Plat	\$500
Note: per acre fees are not prorated	

ENGINEERING	
DESCRIPTION	FEE
COMMERCIAL CIVIL PLAN REVIEW FEES	
\$0 - \$100,000	\$1,000
Over \$100,000.00	\$1,000 + (\$2.50/\$1,000 in value)
SUBDIVISION PLAN REVIEW FEES	
Water, Sewer, Drainage, & Paving	\$100 per lot (min \$1,000)
PUBLIC INFRASTRUCTURE PLAN REVIEW FEES	
Water/Sewer/Storm Drainage	\$1,000 + \$0.50 per LF of Pipe
Paving	\$1,000 + \$2,000 per lane/mile
Detention & Drainage Facilities	\$1,000 + (\$2.50/\$1,000 in value)
Other Infrastructure	\$1,000 + (\$2.50/\$1,000 in value)
Plan Review Recheck Fee (after 2 reviews)	\$350
DRAINAGE REPORT REVIEW FEES	
0 - 100 Acres (up to 2 reviews)	\$3,500
> 100 Acres (up to 2 reviews)	\$3,500 + \$10 per ac. over 100 ac.
Duplicate Fees for Every Two Additional Reviews	
TRAFFIC IMPACT ANALYSIS	
Category I	\$250.00 (min required)
Category II	\$1,000
Category III	\$2,000
Category IV	\$3,000
RIGHT-OF-WAY PLAN REVIEW FEES	
Work within ROW	\$250

PRE-DEVELOPMENT (CONSULTATION/REVIEWS)	
DESCRIPTION	FEE
One to Ten Acres	\$1,000
More than Ten Acres	\$1,000 + \$50/acre over 10 (\$5k Max)

OTHER FEES	
DESCRIPTION	FEE
Use of Special Districts	See Special District Policy
Variance Request	\$1,000
Regional Parkland Dedication Fee	\$1,147 Per Dwelling Unit
Neighborhood Park Fee (in lieu of Dedication)	\$1,538 Per Dwelling Unit

CIVIL CONSTRUCTION PERMIT FEES	
DESCRIPTION	FEE
COMMERCIAL CIVIL SITE PERMIT	
\$0 - \$100,000	\$1,000
\$100,000.01 +	1% of CC value
SUBDIVISION PERMIT	
Water,Sewer,Drainage & Paving	\$1,000 + \$350 per lot
Detention & Drainage Facilities	1% of CC value
PUBLIC INFRASTRUCTURE PERMIT	
Water/Sewer/Storm Drainage	\$1,000 + \$2/LF of Pipe
Paving	\$1,000 + \$8,000 per lane/mi
Other Infrastructure	1% of CC value

SCHEDULE OF FEES

March 2024

BUILDING PERMITS

COMMERCIAL CONSTRUCTION PERMIT FEES	
IMPROVEMENT VALUE	FEE
(Based on valuation applied to Table 1A below)	
\$0 - \$1,000	\$75
\$1,000.01 - \$50,000	\$75 + (\$5.00 per \$1,000 of valuation)
\$50,000.01 - \$100,000	\$320 + (\$4.00 per \$1,000 of valuation)
\$100,000.01 - \$500,000	\$520 + (\$3.00 per \$1,000 of valuation)
\$500,000.01 - \$1,000,000	\$1,720 + (\$2.00 per \$1,000 of valuation)
\$1,000,000.01 and up	\$2,500 + (\$1.00 per \$1,000 of valuation)
Construction Valuation based on International Code Council Valuation Tables as of August 2014	

RESIDENTIAL PERMIT FEES	
PERMIT TYPE	FEE
Construction Permit	\$0.40 per square foot
Renewal Building Permit (exp 180 days)	\$150
Home Owners Pond Permits	\$50
Swimming Pool Permit	Based on Value of Pool
Pool Electrical & Plumbing Permits	Schedule D, E, & F as Appropriate
Residential Demolition Permits	\$50
HUD code manufactured home permits are based on the value of the home	

TRADE/OTHER PERMIT FEES (ELECTRICAL, PLUMBING, HVAC, RESIDENTIAL ACCESSORY STRUCTURES)	
IMPROVEMENT VALUE	FEE
Minimums	\$100.00 Residential Minimum \$300.00 Commercial Minimum
\$0 - \$10,000	\$75 + 5% valuation
\$10,000.01 - \$50,000	\$300 + 3% valuation
\$50,000.01 - \$200,000	\$1,000 + 2% valuation
\$200,000.01 and up	\$5,000

DIRT WORK PERMITS	
DESCRIPTION	FEE
Property located in a floodplain	\$500
Property located in floodplain (Incidental fill up to one load (14 cubic yards)/yr , residential only)	\$100
Property Outside the floodplain over 5 loads	\$250
Elevation Certificate Review (each)	\$150

OTHER COMMERCIAL BUILDING PERMITS	
DESCRIPTION	FEE
Commercial Building Permit Renewal (Expires after 365 days)	\$300
Commercial Demolition Permit (Requires asbestos survey)	\$100
Building Plan Review Fee	50% of Building Permit Fee

OTHER BUILDING FEES & PERMITS	
DESCRIPTION	FEE
Re-Inspection Fees	First \$50, Second \$75, Third + \$100
Working without Permit Fee	Double permit fees
Sales/Construction Trailer/Building Permits	\$150

SCHEDULE OF FEES

March 2024

BUILDING PERMITS

Table A1: Square Foot Construction Costs (a, b, c, d)									
Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	226.76	219.31	213.96	205.01	192.75	187.2	198.12	176.19	169.52
A-1 Assembly, theaters, without stage	207.79	200.35	194.99	186.04	173.88	168.33	179.15	157.32	150.65
A-2 Assembly, nightclubs	176.13	171.14	166.41	159.9	150.48	146.32	154.26	136.32	131.68
A-2 Assembly, restaurants, bars, banquet halls	175.13	170.14	164.41	158.9	148.48	145.32	153.26	134.32	130.68
A-3 Assembly, Churches	209.84	202.4	197.04	188.09	176.18	170.63	181.2	159.62	152.95
A-3 Assembly, general, community halls, libraries, museums	175.12	167.68	161.32	153.37	140.31	135.76	146.48	123.75	118.08
A-4 Assembly, arenas	206.79	199.35	192.99	185.04	171.88	167.33	178.15	155.32	149.65
B Business	181.09	174.44	168.64	160.29	146.09	140.6	153.96	128.21	122.54
E Educational	193.98	187.3	181.81	173.58	161.65	153.1	167.59	141.27	136.67
F-1 Factory and industrial, moderate hazard	107.9	102.96	96.85	93.24	85.53	79.76	89.27	68.81	64.8
F-2 Factory and industrial, low hazard	106.9	101.96	96.85	92.24	83.53	78.76	88.27	68.81	63.8
H-1 High Hazard, explosives	101.01	96.07	90.96	86.35	77.83	73.07	82.38	63.11	N.P.
H234 High Hazard	101.01	96.07	90.96	86.35	77.83	73.07	82.38	63.11	58.10
H-5 HPM	181.09	174.44	168.64	160.29	146.09	140.60	153.96	128.21	122.54
I-1 Institutional, supervised environment	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
I-2 Institutional, hospitals	305.47	298.82	293.02	284.67	269.47	N.P.	278.34	251.59	N.P.
I-2 Institutional, nursing homes	211.47	204.82	199.02	190.67	177.47	N.P.	184.34	159.59	N.P.
I-3 Institutional, restrained	206.32	199.67	193.87	185.52	172.82	166.33	179.19	154.94	147.27
I-4 Institutional, day care facilities	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
M Mercantile	131.29	126.3	120.57	115.06	105.29	102.13	109.42	91.13	87.49
R-1 Residential, hotels	180.89	174.58	169.54	162.4	149.39	145.5	162.08	134.22	129.61
R-2 Residential, multiple family	151.7	145.39	140.35	133.21	120.92	117.03	132.89	105.75	101.14
R-3 Residential, one and two family	143.18	139.24	135.76	132.27	127.1	123.91	129.53	118.85	111.36
R-4 Residential, care/assisted living facilities	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
S-1 Storage, moderate hazard	100.01	95.07	88.96	85.35	75.83	72.07	81.38	61.11	57.10
S-2 Storage, low hazard	99.01	94.07	88.96	84.35	75.83	71.07	80.38	61.11	56.10
U Utility, miscellaneous	76.35	71.93	67.45	64.00	57.56	53.75	61.01	45.05	42.90

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted

SCHEDULE OF FEES

March 2024

FIRE PREVENTION PERMITS

OPERATIONAL PERMITS	
DESCRIPTION	FEE
Foster Care Facility (Inspected Annually)	\$125
Adult & Child Daycare Facility (Inspected Annually)	\$150
Residential Care Facility (Inspected Annually)	
3-5 licensed beds	\$100
6-16 licensed beds	\$150
Over 16 licensed beds	\$200
Health Care Facility (Inspected Annually)	
1 - 100 licensed beds	\$100
101 - 150 licensed beds	\$150
> 150 licensed beds	\$200
Hazardous Material	\$125
Carnivals or Fairs (per event)	\$250
High Pile Storage (Inspected Annually)	\$100
Pool Supply Retail Establishment (Inspected Annually)	\$50
Carbon Dioxide Systems (Inspected Annually)	\$75
Dry Cleaning Plant (Inspected Annually)	\$75
Temporary Storage Tanks (Flammable/combustible liquids or compressed gas)	
Per Tank	\$50
Hot-work Operations (per site)	\$100
Flammable/Combustible Liquids	\$75
Compressed Gas (annual - storage over 2,000 cu feet)	\$75
Rooftop Heliports	\$500
Tire-rebuilding Plants	\$500
Explosives/ Fireworks/ Pyrotechnic Special Effects Material (per event)	\$1,000

CONSTRUCTION PERMIT FEES	
PERMIT TYPE	FEE
Permit Fee	\$150
Automatic Fire-Extinguishing System	\$100
First 10,000 sq. ft.	Add \$50
Each Additional 10,00 sq. ft.	Add \$25 each
Add, Remove, or Relocate 1-25 Sprinkler Heads	Add \$75
Add, Remove, Or Relocate 25+ Sprinkler Heads	Add \$100
Fixed Fire Extinguishing System	\$100
Battery Systems (liquid capacity over 50 gallons)	\$100
Compressed Gasses	\$100
Fire alarm and detection systems & related equipment (automatic, manual, and/or monitored)	\$100
Fire pumps and related equipment	\$100
Flammable and combustible liquids	\$150
Hazardous materials	\$50
Industrial ovens	\$100
LP-gas	\$25
Private fire hydrants (per hydrant installation)	\$150
Spraying or dipping	\$50
Standpipe systems (per 2 connections)	\$50
Smoke control systems	\$75
Underground private fire mains	\$50
Gates or barriers across roadways or private drives	\$50

FIRE RE-INSPECTION FEES	
DESCRIPTION	FEE
First Re-Inspection Fee	\$50
Subsequent Re-inspections will increase	\$25

SCHEDULE OF FEES

March 2024

OTHER PERMITS

PARKS AND RECREATION	
DESCRIPTION	RENTAL FEES
PARK USE PERMIT	
Groups Over 25 People	\$50
Groups Over 75 People	\$50 + \$80/hr for 2 COIC Police Officers
ATHLETIC FIELD AND FACILITY RENTAL	
IC User Group	\$5/per person
Non-IC User Group	\$25/per person
FIELD RENTAL RATE	
Daily Rate (per day)	\$100 per field
Evening Rate (per night)	\$100 per field
Weekend Day (per day)	\$175 per field
Weekend Evening (per night)	\$250 per field
Evening Begins after 6 PM. Weekends include Friday, Saturday, & Sunday.	

FOOD SERVICES	
DESCRIPTION	AMOUNT
Food Dealer Annual - 101 & More Employees	\$700
Food Dealer Annual - 51-100 Employees	\$600
Food Dealer Annual - 26-50 Employees	\$500
Food Dealer Annual - 10-25 Employees	\$400
Food Dealer Annual - 5-9 Employees	\$300
Food Dealer Annual - 1-4 Employees	\$200
Food Dealer Other - Compliant Inspection	\$300
Food Dealer Other - Late Fee fo Expired Annual Permit	\$200
Food Dealer Other - Plan Review	\$150
Food Dealer Other - Pre-Opening & Post Opening Insp.	\$75
Food Dealer Other - Re-Inspection Fee	\$125

ELECTRICAL PERMITS	
DESCRIPTION	AMOUNT
Generator with 1 Transfer Switch	\$150
Generator Plan Review Fee	\$50
Solar - Up to 2500 Sq Ft Home	\$150
Solar - Greater than 2500 Sq Ft Home	\$300
Solar - Commercial	\$300
Solar - Plan Review Fee	\$50

PUBLIC WORKS	
PERMIT TYPE	FEE
Culvert Per Crossing	\$150
Additional Culvert Crossings (each)	\$50
After Hours & Weekend Inspections	\$100 per hr (4 hr minimum)
WATER METER COST	
5/8" Meter	\$230
3/4" Meter	\$250
1" Meter	\$325
1 1/2" Meter	\$1,217
2" Meter	\$2,360
3" Meter	\$3,000
4" Meter	\$4,000
6" Meter	\$6,000
8" Meter	\$8,000
Meters larger than 8"	As quoted
ENDPOINTS	
With Meter	\$175
Replacement (Damaged)	\$225
2nd Replacement	\$400
3+ Replacement	\$750
WATER & SEWER TAPS	
Water & Fire Tap Fees	City Cost X 2
Fire Line Tap Fees	City Cost X 2
Meter Drop only	City Cost X 2
Sewer Tap Fees	City Cost X 2
Note: Other Services	City Cost X 2
DRIVEWAY PERMITS & INSPECTION FEE	
Commercial Property	\$500
Residential	\$150
Residential Additional Driveway (each)	\$50

HOME-BASED BUSINESS PERMIT	
DESCRIPTION	FEE
Type A Business - No permit or registration required	\$0
Type B Business - No permit or registration required	\$0
Type C Business - Permit or registration required	\$100 (includes inspection)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IOWA COLONY TEXAS, ADOPTING A FINANCIAL MANAGEMENT POLICY

WHEREAS, the goal of the City is to maintain a long-term stable and positive financial condition; and

WHEREAS, the well-planned and prudent financial management is essential to the achievement of the City's goal; and

WHEREAS, the City has developed and recommends the Financial Management Policy, attached hereto, and incorporated herein (“Policy”); and

WHEREAS, the City Council has reviewed the Policy and believes it fulfills, complies, and implements the Policy; and

WHEREAS, the City Council finds that it is in the public interest to approve the Policy:

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

SECTION 1. That the foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. That the City Council of the City of Iowa Colony, Texas, hereby adopts the Policy, attached hereto, and incorporated herein by reference.

READ, PASSED AND ADOPTED ON MARCH 11, 2024.

WIL KENNEDY, MAYOR
CITY OF IOWA COLONY, TEXAS

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS



Financial Management Policy

Purpose

The City of Iowa Colony assumes an important responsibility to its citizens and customers to carefully account for public funds, to manage City finances wisely and to plan for the adequate funding of services desired by the public.

The main goal of this Policy is to help the City achieve a long-term stable and positive financial condition.

The City's financial management policy is based on the foundation of integrity, prudent stewardship, planning, accountability, and full disclosure.

The purpose of the Policy is to provide guidance for planning and directing the City's daily financial affairs. There may be situations that require exceptions to these policy statements. In such situations, the policy requiring an exception, the reasons for the exception, and possible impacts of the exception will be brought before the City Council and/or City Manager for approval.

This Policy provides a framework in pursuit of the following objectives.

Financial Objectives

Revenues: Design, maintain, and administer a revenue system that will assure a reliable, equitable and sufficient revenue stream to support desired City services.

Expenditures: Identify priority services, establish, and define appropriate service levels and administer the expenditure of available resources to assure fiscal stability and the effective and efficient delivery of these services.

Fund Balance/Retained Earnings: Maintain the fund balance and retained earnings of the various operating funds at levels sufficient to protect the City's credit worthiness, as well as its financial position, during times of emergency.

Capital Expenditures and Improvements: Annually review and monitor the condition of the City's capital equipment and infrastructure, setting priorities for its replacement and renovation based on needs, funding alternatives and availability of resources.

Debt Management: Establish guidelines for debt financing that will provide needed capital equipment and infrastructure improvements, while minimizing the impact of debt payments on current and future revenues.

Investments: Invest the City's operating cash to ensure its safety, provide necessary liquidity and maximize yield.

Intergovernmental Relations: Coordinate efforts with other governmental agencies to achieve common policy objectives, share the cost of providing governmental services on an equitable basis and support appropriate favorable legislation at the state and federal levels.

Grants: Aggressively investigate, pursue, and effectively administer federal, state and foundation grants-in-aid, which address the City's current priorities and policy objectives.

Economic Development: Initiate, encourage and participate in economic development efforts to create job opportunities, strengthen the local economy, and tax base.

Fiscal Monitoring: Analyze financial data and prepare reports that reflect the City's financial performance and economic condition.

Accounting, Auditing and Financial Reporting: Comply with prevailing federal, state, and local statutes and regulations. Conform to generally accepted accounting principles as promulgated by the Governmental Accounting Standards Board (GASB), American Institute of Certified Public Accountants (AICPA) and the Government Finance Officers Association (GFOA).

Internal Control: Maintain an environment to provide management with reasonable assurance that assets are safeguarded against loss from unauthorized use or disposition.

Risk Management: Prevent and/or reduce financial impact to the City of claims and losses through prevention and transfer of liability.

Budget: Develop and maintain a balanced budget (defined as a term signifying budgeted expenditures being offset by budgeted revenues), which presents a clear understanding of goals, service levels and performance standards. The document shall, to the extent possible, be "user-friendly" for citizens.

Revenues

The City shall use the following guidelines to design and administer a revenue system that will assure a reliable, equitable and sufficient revenue stream to support desired City services.

Balance and Diversification in Revenue Sources

- The City shall strive to maintain a balanced and diversified revenue system to protect the City from fluctuations in any one source due to changes in economic conditions, which adversely impact that source.

User Fees

- For services that benefit specific users, where possible, the City shall establish and collect fees to recover the full direct and indirect cost of those services. City staff shall review user fees on a regular basis to calculate their full cost recovery levels, to compare them to the current fee structure and to recommend adjustments where necessary.

Property Tax Revenues/Tax Rate

- The City shall endeavor to reduce its reliance on property tax revenues by revenue diversification, implementation and continued use of user fees and economic development. The City shall also strive to stabilize its tax rate and minimize tax rate increases.

Utility/Enterprise Funds User Fees

- Utility rates and enterprise funds user fees shall be set at levels sufficient to cover operating expenditures, meet debt obligations, provide additional funding for capital improvements, and provide adequate levels of working capital.

Administrative Services Charges

- The City shall prepare a cost allocation plan annually to determine the administrative services charges due the General Fund from enterprise funds for overhead and staff support. Where appropriate, the enterprise funds shall pay the General Fund for direct services rendered.

Revenue Estimates for Budgeting

- In order to maintain a stable level of services, the City shall use a conservative, objective and analytical approach when preparing revenue estimates. The process shall include analysis of probable economic changes and their impacts on revenues, historical collection rates and trends in revenues. This approach should reduce the likelihood of actual revenues falling short of budget estimates during the year, which otherwise could result in mid-year service reductions.

Expenditures

The City shall use the following guidelines to identify necessary services, establish appropriate service levels and administer the expenditure of available resources to assure fiscal stability and the effective and efficient delivery of services.

Current Funding Basis

- The City shall operate on a current funding basis. Expenditures shall be budgeted and controlled so as not to exceed current revenues.

Contracted Labor

- The City will utilize contracted labor for the provision of City services whenever private contractors can perform the established levels of service at the least expense to the City.

Avoidance of Operating Deficits

- The City shall take immediate corrective action, if at any time during the fiscal year, expenditure and revenue estimates are such that an operating deficit is projected at year-end.

Maintenance of Capital Assets

- Within the resources available each fiscal year, the City shall maintain capital assets and infrastructure at a sufficient level to protect the City's investment, to minimize future replacement and maintenance costs and to continue acceptable service levels.

Periodic Program Reviews

- Periodic program review for efficiency and effectiveness shall be performed. Programs not meeting efficiency or effectiveness objectives shall be brought up to required standards or be subject to reduction or elimination.

Purchasing

- The City shall make every effort to maximize any discounts offered by creditors/vendors. The City will follow state law and the City of Iowa Colony Purchasing Manual concerning formal bidding procedures and approval by the City Council. For purchases where competitive bidding is not required, the City shall obtain the most favorable terms and pricing possible.
- The City Manager, or his designee, shall have the authority to approve and sign contracts and/or purchases for budgeted goods or services that do not exceed the state law bid limitation of \$50,000. Contracts or purchases for items in excess of the state law bid limit shall be placed on a Council agenda for action authorizing the Mayor, or his designee's signature.

Fund Balance/Working Capital/Net Assets

The City shall use the following guidelines to maintain the fund balance and retained earnings of the various operating funds at levels sufficient to protect the City's creditworthiness as well as its financial position from unforeseeable emergencies.

General Fund Unassigned Fund Balance

- The City will establish a target level of unassigned fund balance to alleviate revenue shortfalls and/or unanticipated expenditures to ensure the orderly and continued provision of services.
- The City shall strive to maintain an unassigned fund balance in the general fund equal to at least 25 percent of normal recurring operating costs, based on the current year's budgeted operating expenditures.
- Should unassigned fund balance fall below the goal or have a deficiency, the City will seek to reduce expenditures prior to increasing revenues to replenish fund balance within a reasonable timeframe. Any unassigned funds after the fiscal year-end audit will be allowed to accumulate to build this reserve.

Capital Expenditures and Improvements

The City shall annually review and monitor the condition of the City's capital equipment and infrastructure, setting priorities for its replacement and renovation based on needs, funding alternatives and availability of resources.

Capital Improvements Planning Program

- The City shall annually review the Capital Improvements Planning Program (CIP), the current status of the City's infrastructure, replacement and renovation needs and potential new projects and update the program as appropriate. All projects, ongoing and proposed, shall be prioritized based on an analysis of current needs and resource availability. For every project, all operation, maintenance, and replacement costs shall be fully disclosed. The CIP shall also present the City's

long-term borrowing plan, debt payment schedules and other debt outstanding or planned, including general obligation bonds, revenue bonds and certificates of obligation.

Replacement of City Vehicles

- The City shall annually prepare a schedule for the replacement of its vehicles. Within the resources available each fiscal year, the City shall replace these assets according to this schedule.

Capital Expenditures Financing

- The City recognizes that there are several methods of financing capital items. It can budget the funds from current revenues; take the funds from fund balance/working capital, as allowed by the Fund Balance/working capital policy; utilize funds from grants; or it can borrow the money through some form of debt instrument. Debt financing includes general obligation bonds, revenue bonds, certificates of obligation and capital lease agreements.

Debt Management

The City shall use the following guidelines for debt financing used to provide needed capital equipment and infrastructure improvements, while minimizing the impact of debt payments on current and future revenues.

Use of Debt Financing

- Debt financing, to include general obligation bonds, revenue bonds, certificates of obligation and capital lease agreements, shall only be used to acquire capital assets.

Amortization of Debt

- Amortization of debt shall be structured in accordance with a multi-year capital improvement plan. The term of a debt issue will never exceed the useful life of the capital asset being financed.

Affordability Targets

- The City shall use an objective, analytical approach to determine whether it can afford to assume new debt beyond the amount it retires each year. This process shall compare generally accepted standards of affordability to the current values for the City. These standards shall include debt per capita, debt as a percent of taxable value and debt service payments as a percent of current revenues and current expenditures. The process shall also examine the direct costs and benefits of the proposed expenditures as determined in the City's annual update of the Capital Improvements Planning Program. The decision on whether or not to assume new debt shall be based on these costs and benefits and on the City's ability to afford new debt as determined by the aforementioned standards.

Sale Process

- The City shall use a competitive bidding process in the sale of debt unless the nature of the issue warrants a negotiated bid.

Rating Agencies Presentation

- Full disclosure of operations and open lines of communication shall be made available to the rating agencies. City staff, with the assistance of financial advisors, shall prepare the necessary materials and presentation to the rating agencies.

Continuing Disclosure

- The City is committed to continuing disclosure of financial and pertinent credit information relevant to the City's outstanding issues.

Debt Refunding

- City staff and the financial advisor shall monitor the municipal bond market for opportunities to obtain interest savings by refunding outstanding debt. A proposed refunding of debt, for interest cost savings, should provide a present value benefit as a percent of refunded principal of at least 3%.

Investments

The City's cash shall be invested in such a manner that will ensure the absolute safety of principal and interest, to meet the liquidity needs of the City and to achieve the highest possible yield in accordance with the City's Investment Policy. Interest earned from investment shall be distributed to the City's funds from which the money was provided.

Grants

The City shall seek to obtain and effectively administer federal, state and foundation grants-in-aid that address the City's current and future priorities and policy objectives.

Grant Guidelines

- The City shall seek to obtain those grants that are consistent with priority needs and objectives identified by Council.

Indirect Costs

- The City shall recover indirect costs to the maximum amount allowed by the funding source. The City may waive or reduce indirect costs if doing so will significantly increase the effectiveness of the grant.

Grant Review

- The City shall review all grant submittals requiring an in-kind match requirement to determine their potential impact on the operating budget, and the extent to which they meet the City's policy objectives. If there is a cash match requirement, the source of funding shall be identified and approved prior to application.
- Prior to submission, the Finance department will review all grant requests to ensure the benefits to the City exceed the administrative costs incurred throughout the life of the grant.

Grant Program Termination

- The City shall terminate grant-funded programs and associated positions as directed by the City Council when grant funds are no longer available unless alternate funding is identified.

Accounting, Auditing and Financial Reporting

The City shall comply with prevailing local, state, and federal regulations. Its accounting practices and financial reporting shall conform to generally accepted accounting principles as promulgated by the Governmental Accounting Standards Board (GASB), American Institute of Certified Public Accountants (AICPA) and the Government Finance Officers Association (GFOA). The City Council shall select an independent firm of certified public accountants to perform an annual audit of its accounting and financial reporting practices.

Internal Control

The Director of Finance is responsible for developing citywide, written guidelines on accounting, handling of cash and other financial matters. The City Manager will assist Department Directors as needed in tailoring these guidelines into detailed written procedures to fit each department's specific requirements. Each Department Director is responsible to ensure that good internal controls are followed throughout his or her department, that all finance department guidelines on purchase and internal controls are implemented, and that all independent auditor control recommendations are addressed.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS,
ESTABLISHING AN IDENTITY THEFT PREVENTION PROGRAM, TO
SET OUT DEFINITIONS, POLICIES AND PROCEDURES FOR
IMPLEMENTATION OF THE IDENTITY THEFT PREVENTION
PROGRAM**

WHEREAS, the Federal Trade Commission adopted rules pertaining to an Identity Theft Prevention pursuant to the Red Flags Rule which implements Section 114 of the Fair and Accurate Credit Transactions Act of 2003 which requires that creditors adopt an Identity Theft Prevention Program; and

WHEREAS, the Red Flags Rule defines creditor to include utility companies, and government entities that defer payment for goods or services, are also classified as a creditor; and

WHEREAS, the City has developed and recommends said an Identity Theft Prevention Program, attached hereto and incorporated herein (“Program”); and

WHEREAS, the City Council has reviewed the Program and believes it fulfills, complies, and implements the Red Flags Rule and other requirements outlined by the Federal Trade Commission; and

WHEREAS, the City Council finds that it is in the public interest to approve the Program:

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

SECTION 1. That the foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. That all procedures and requirements of The Identity Theft Prevention Program shall be implemented as outlined in the Program.

SECTION 3. That the City Council of the City of Iowa Colony, Texas, hereby adopts the Program, attached hereto, and incorporated herein by reference.

READ, PASSED AND ADOPTED ON MARCH 11, 2024.

WIL KENNEDY, MAYOR
CITY OF IOWA COLONY, TEXAS

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS

City of Iowa Colony, Texas Identity Theft Prevention Program

Section 1. Policy and Purpose

The Federal Trade Commission adopted rules pertaining to an Identity Theft Prevention pursuant to the Red Flags Rule which implements Section 114 of the Fair and Accurate Credit Transactions Act of 2003 which requires that creditors adopt an Identity Theft Prevention Program. The City Council of the City of Iowa Colony, Texas (“Council”) has developed and hereby adopts this Identity Theft Prevention Program (“Program”) as required by Part 681 of Title 16 of the Code of Federal Regulations (“Rule”), which implements Sections 114 and 315 of the Fair and Accurate Credit Transactions Act of 2003. This Program was developed for the City of Iowa Colony, Texas (“City”). After consideration of the size and complexity of the City’s operations and account systems and the nature and scope of the City’s activities, the Council determined that the adoption of this Program is necessary to detect, prevent and mitigate identity theft in connection with the opening of or any existing Covered Accounts, as defined herein.

Section 2. Definitions

Unless otherwise noted, the following definitions follow the definitions included in the Rule.

- A. Covered Account: Any account the Utility offers or maintains primarily for personal, family or household purposes, that involves multiple payments or transactions; and any account the City offers or maintains for which there is a reasonably foreseeable risk to customers or to the safety and soundness of the City from Identity Theft.
- B. Creditors: Includes finance companies, automobile dealers, mortgage brokers, utility companies, and telecommunications companies. Where non-profit and government entities defer payment for goods or services, they, too, are to be considered creditors.
- C. City Personnel: The City’s consultants and/or employees who use, maintain, collect or otherwise access Identifying Information in connection with a Covered Account.
- D. Identity Theft: Fraud committed using the identifying information of another person without authority.
- E. Identifying Information: Any name or number that may be used, alone or in conjunction with any other information, to identify a specific person, including name, address, telephone number, social security number, date of birth, government issued driver’s license or identification number, alien registration number, government passport number, employer or taxpayer identification number, unique electronic identification number, computer’s Internet Protocol address, or routing code.
- F. Program: The Identity Theft Prevention Program for the City.
- G. City Manager: The Council’s operator is the City Manager.
- H. Red Flag: A pattern, practice, or specific activity that indicates the possible existence of Identity Theft, as more fully described in this Program.

Section 3. Identification of Red Flags

To identify relevant Red Flags, the City has considered the types of accounts that it offers and maintains, the methods it provides to open its accounts, the methods it provides to access its

accounts, and its previous experiences with Identity Theft. The City has identified the following Red Flags:

A. Notifications and Warnings from Consumer Credit Reporting Agencies

1. Report of fraud accompanying a consumer credit report;
2. Active duty alert accompanying a consumer credit report;
3. Notice or report from a consumer credit agency of a credit freeze on a customer or applicant;
4. Notice or report of an address discrepancy from a consumer credit agency; and
5. Indication from a consumer credit report regarding activity that is inconsistent with a customer's usual pattern or activity, including but not limited to:
 - a) Recent and significant increase in volume of inquiries;
 - b) Unusual number of recent credit applications;
 - c) A material change in use of credit; and
 - d) Accounts closed for cause or abuse.

B. Suspicious Documents

1. Documents provided for identification that appear to be forged, altered or inauthentic;
2. Identification document or card containing a person's photograph or physical description that is not consistent with the appearance of the person presenting the document;
3. Other information on a document that is not consistent with information provided by a person opening a new account or existing customer information, such as if a person's signature on a check appears forged; and
4. Application for service that appears to have been altered or forged.

C. Suspicious Personal Identifying Information

1. An address or phone number presented that is the same as that of another customer or account;
2. An address presented that is fictitious, a mail drop or a prison;
3. A phone number that is invalid or associated with a pager or answering service;
4. Identifying information presented that is inconsistent with other information the customer provides (example: inconsistent birth dates or phone numbers or lack of correlation between Social Security number range and date of birth);
5. Identifying information presented that is the same as information shown on other applications that were found to be fraudulent;
6. Social Security number presented that is the same as one given by another customer;
7. A person fails to provide complete personal identifying information on an application when reminded to do so (however, by law Social Security numbers may not be required) or an applicant cannot provide information requested beyond what could commonly be found in a purse or wallet; and
8. Identifying information that is not consistent with the information that is on file for the customer.

D. Suspicious Account Activity or Unusual Use of Account

1. Change of address for an account followed by a request to change the account holder's name;

2. Request for new/ additional services at multiple addresses;
3. Payments stop on an otherwise consistently up-to-date account;
4. Account used in a way that is not consistent with prior use (example: significant increase in water usage);
5. Mail sent to the account holder is repeatedly returned as undeliverable;
6. Notice to the City that a customer is not receiving mail sent by the City;
7. Notice to the City that an account has unauthorized activity;
8. Breach in the City's computer system security; and
9. Unauthorized access to or use of customer account information.

E. Alerts from Others

1. Notice to the City from a customer, Identity Theft victim, fraud detection service, law enforcement or other person that the City has opened or is maintaining a fraudulent account for a person engaged in Identity Theft.

Section 4. Detecting Red Flags

A. New Accounts. To detect any of the Red Flags identified above associated with the opening of a new account, City Personnel will take one or more of the following steps to obtain and verify the identity of the person opening the account:

1. Require certain identifying information such as name, date of birth, residential or business address, principal place of business for an entity, driver's license or other identification;
2. Require that a customer service agreement be notarized;
3. Verify the customer's identity (for instance, review a driver's license or other identification card);
4. Review documentation showing the existence of a business entity;
5. Request additional documentation to establish identity; and
6. Independently contact the customer or business.

B. Existing Accounts. To detect any of the Red Flags identified above for an existing account, City Personnel will take one or more of the following steps to monitor transactions with an account:

1. Verify the identification of customers if they request information (in person, via telephone, via facsimile, via email);
2. Verify the validity of requests to close accounts or change billing addresses; and
3. Verify changes in banking information given for billing and payment purposes.

Section 5. Preventing and Mitigating Identity Theft

In the event City Personnel detect any identified Red Flags, they may take one or more of the following steps, depending on the degree of risk posed by the Red Flag. In determining an appropriate response, the City Personnel will consider the number of Red Flags detected and any other factors that may heighten the risk of Identity Theft.

1. Continue to monitor an account for evidence of Identity Theft;
2. Contact all affected customers, through multiple methods if necessary;
3. Change any passwords or other security devices that permit access to an account;

4. Close an existing account;
5. Do not open a new account;
6. Do not close the account, but monitor or contact authorities;
7. Reopen an account with a new number;
8. Do not attempt to collect on the account;
9. Do not sell the account to a debt collector;
10. Notify the Program Administrator for determination of the appropriate step(s) to take;
11. Notify law enforcement; or
12. Determine that no response is warranted under the particular circumstances.

To further prevent the likelihood of identity theft occurring with respect to City accounts, the City Personnel will execute the following internal operating procedures to protect Identifying Information:

1. Ensure that any website through which or by which an exchange of information may be made is secure or provide clear notice that the website is not secure;
2. As allowed by law, ensure complete and secure destruction of paper documents and computer files containing customer information;
3. Ensure that office computers on which Covered Account information is stored or may be accessed are password protected and that computer screens lock after a set period of time;
4. Change passwords on office computers on which Covered Account information is stored or may be accessed on a regular basis;
5. Ensure all computers on which Covered Account information is stored or may be accessed are backed up properly and any backup information is secured;
6. Keep offices clear of papers containing customer information;
7. Request only the last 4 digits of social security numbers (if any);
8. Ensure computer virus protection is up to date for any computers on which Covered Account information is stored or may be accessed; and
9. Require and keep only the kinds of customer information that are necessary for City purposes.

Section 6. Program Administration and Oversight

The City Manager is responsible for developing, implementing, and updating this Program. The City Manager or his designee will be responsible for the Program administration, ensuring appropriate training of City Personnel, reviewing any reports regarding the detection of Red Flags and the steps for preventing and mitigating Identity Theft, determining which steps of prevention and mitigation should be taken in particular circumstances based on the degree of risk posed, and considering periodic updates to the Program.

Section 7. Staff Training

Initially, all City Personnel will be trained either by or under the direction of the City Manager or his designee in the detection of Red Flags, and the responsive steps to be taken when a Red Flag is detected. Thereafter, all City Personnel will undergo updated training not less than annually and all new City Personnel will undergo training.

Section 8. Reports and Program Updates

The Program will be periodically reviewed and updated to reflect changes in risks to customers and to the safety and soundness of the City from Identity Theft. The City Manager will submit a written report as necessary to the Council regarding the City's compliance with the Program and a recap of each incident of Identity Theft detection, including any prevention or mitigation steps taken. The City Manager will also evaluate the effectiveness of the Program in addressing Identity Theft risk; significant incidents of Identity Theft detection, including any prevention or mitigation steps taken; and recommendations for changes to the Program at least annually. In evaluating the program, the City Manager may consider, among other things, the City's experiences with Identity Theft situations, changes in Identity Theft methods, changes in Identity Theft detection and prevention methods, changes in types of accounts the City maintains, changes in the City's business arrangements with other entities, consultations with law enforcement authorities and/or agencies, and consultations with other City Personnel. After considering these factors, the City Manager will determine whether changes to the Program, including the list of Red Flags, are warranted. If warranted, the City Manager will present the Council with recommended changes and the Council will make a determination of whether to accept, modify or reject those changes to the Program.

Section 9. Service Provider Arrangements

In the event the City engages a service provider to perform an activity in connection with one or more Covered Accounts, the City will take steps to ensure that the service provider conducts its activity in accordance with reasonable policies and procedures designed to detect, prevent, and mitigate the risk of Identity Theft. Any such service provider will be provided with a copy of the Program and will be required to have such policies and procedures in place and to take appropriate steps to prevent or mitigate identity theft.

Section 10. Specific Program Elements and Confidentiality

For the effectiveness of Identity Theft Prevention Programs, the Rule envisions a degree of confidentiality regarding the City's specific practices relating to Identity Theft detection, prevention and mitigation. Therefore, under this Program, knowledge of such specific practices is to be limited to the Council, the Program Administrator and City Personnel who need to know them for the purposes of preventing Identity Theft. Because this Program is to be adopted by a public body and thus publicly available, it would be counterproductive to list these specific practices here. Therefore, only the Program's general Red Flag detection, implementation and prevention practices are listed in this document.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, CONTAINING FINDINGS OF FACT; ANNEXING CERTAIN PROPERTY INTO THE CITY, COMMONLY KNOWN AS STATE HIGHWAY 6 RIGHT-OF-WAY, AND STATE HIGHWAY 288 RIGHT-OF-WAY, AS MORE FULLY DESCRIBED HEREIN; ADOPTING A MUNICIPAL SERVICE PLAN; AND PROVIDING A SEVERANCE CLAUSE AND AN EFFECTIVE DATE

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

SECTION 1. That the City Council of the City of Iowa Colony, Texas (“the City”) hereby finds that all statements in any part of this ordinance are true.

SECTION 2. That this annexation of land is authorized by Section 43.1055, Subchapter C-1 of Chapter 43 of the Texas Local Gov’t Code, and all other applicable law.

SECTION 3. That the Texas Department of Transportation (“TxDOT”) has been deemed by law to consent to this annexation, because the City notified TxDOT of the intent to annex TxDOT’s portion of the property herein described at least 61 days before passing the ordinance annexing that property, and TxDOT has not objected in writing to that annexation.

SECTION 4. That this entire ordinance is in the public interest.

SECTION 5. That this ordinance does not cause any area to be completely surrounded by the city without annexing the surrounded area.

SECTION 6. That the procedures and requirements of the Texas Local Government Code and any other applicable law have been duly followed and satisfied concerning this annexation.

SECTION 7. The property (herein called “**the Annexed Area**”) described on **Exhibit “A,”** which is attached hereto and incorporated herein in full, is hereby annexed into the City of Iowa Colony, Texas, and the boundary limits of the City of Iowa Colony are hereby extended to include the Annexed Area within the territorial limits of the City of Iowa Colony. The inhabitants of the Annexed Area shall hereafter be entitled to all the rights and privileges of citizens of the City of Iowa Colony and shall be bound by the acts, ordinances, resolutions, and regulations of this City.

SECTION 8. The City of Iowa Colony hereby adopts and enters into a **Municipal Service Plan** attached hereto as **Exhibit “B”** and incorporated herein in full.

SECTION 9. The City Secretary is hereby directed to file a certified copy of this ordinance with the Brazoria County Clerk and the Texas Comptroller of Public Accounts.

SECTION 10. If any portion of this ordinance, of whatever size, is ever held to be invalid for any reason, the remainder of this ordinance shall remain in full force and effect. Without limiting the generality of the foregoing, if this annexation is ever held invalid as to any portion, of whatever size, of the territory described on Exhibit “A” hereto, then this annexation shall remain valid as to the remainder of such territory.

SECTION 11. This ordinance shall be effective immediately upon its passage and approval. The Home Rule Charter of the City requires only one reading of this ordinance, because state law requires two public hearings before the passage of this ordinance.

READ, PASSED, AND APPROVED ON THE 11TH DAY OF MARCH 2024.

CITY OF IOWA COLONY, TEXAS

By: _____
WIL KENNEDY, MAYOR

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY

**EXHIBIT “A”
TO ANNEXATION ORDINANCE –
ANNEXED AREA**

**Including Descriptions and Maps
of the Entire Annexed Area**

**EXHIBIT “B”
TO ANNEXATION ORDINANCE -
MUNICIPAL SERVICE PLAN**

CITY OF IOWA COLONY
MUNICIPAL SERVICE PLAN
For Proposed Annexation into City of State Highway 6 Right-of-Way, and
State Highway 288 Right-of-Way
2024

GENERAL

The City of Iowa Colony, Texas (“the City”) intends to annex into the City portions of the rights of way of State Highway 6, and State Highway 288 in Brazoria County. This Municipal Service Plan includes only the rights of way of those state highways that are already within the extraterritorial jurisdiction of Iowa Colony but not already within the Iowa Colony city limits. This proposed annexation will create a single, uninterrupted path of city limits along those highways. This annexation will greatly limit the amounts and types of public services required under this plan for state highways rights of way.

The area proposed for annexation (“the annexation area,” or “the area”), is shown on the attached property description and map, which are incorporated herein in full.

POLICE

Currently, the area is under the jurisdiction of the Texas Department of Public Safety and Brazoria County Sheriff’s Office. However, upon annexation, the City of Iowa Colony Police Department, supplemented by the Texas Department of Public Safety and Brazoria County Sheriff’s Office, will provide police services to the area.

FIRE

Fire suppression will be available to the area upon annexation. Primary fire response will be provided by the Iowa Colony Volunteer Fire Department. Fire services will also be provided by the Brazoria County Emergency Services District No. 3.

EMS

Emergency medical services will be available to the area upon annexation. Emergency medical services will be provided by Brazoria County Emergency Services District No. 3 and by the Iowa Colony Volunteer Fire Department.

BUILDING INSPECTION and CODE ENFORCEMENT

The annexation area is unlikely to need building inspection and code enforcement service since it consists of state highways rights of way. To the extent these services are needed, the Iowa Colony Building Official and Code Enforcement Officer will provide code enforcement services upon annexation. This includes issuing building, electrical and plumbing permits and providing inspection services for any new construction and remodeling and enforcing all other applicable codes which regulate building construction within the City of Iowa Colony.

CODE ENFORCEMENT

The annexation area is unlikely to need code enforcement service since it consists of state highways rights of way. To the extent these services are needed, the Iowa Colony’s Code Enforcement Officer will implement the enforcement of the City of Iowa Colony’s ordinances and regulations in the annexed area on the effective date of the annexation. This could include zoning enforcement, animal control, subdivision regulation enforcement, junk vehicle compliance, among other codes and ordinances the City has adopted.

PLANNING AND ZONING

The annexation area is unlikely to need planning and zoning services since it consists of state highways rights of way. To the extent these services are needed, the City of Iowa Colony’s authority to regulate development and land use through the administration of the City’s Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Iowa Colony’s Subdivision Ordinance.

STREETS

The annexation area is the right of way of state highways that already exist. To the extent that improvements become necessary, the Texas Department of Transportation will provide them on State Highway 6, and State Highway 288. State highways improvements will be inspected and maintained by the Texas Department of Transportation.

STORM WATER MANAGEMENT

The annexation area is unlikely to need storm water management services since it consists of state highways rights of way. To the extent that improvements become necessary, the City will then maintain the public drainage systems following city approval and acceptance. Responsibility for any storm water drainage facilities not covered as provided above will be allocated the same as for street construction and maintenance, as herein provided.

STREET LIGHTING

The annexation area is unlikely to need street lighting services since it consists of state highways rights of way. To the extent that improvements become necessary, the Texas Department of Transportation will provide them on State Highway 6, and State Highway 288.

WATER SERVICE

The annexation area is unlikely to need water service since it consists of state highways rights of way. If water service becomes necessary, the City or a municipal utility district will provide water service to the area in accordance with the applicable codes and City policy.

SANITARY SEWER SERVICE

The annexation area is unlikely to need sanitary sewer service since it consists of state highways rights of way. If sanitary sewer service becomes necessary, the City or a municipal utility district will provide that service to the area in accordance with the applicable codes and City policy.

SOLID WASTE SERVICES

The annexation area is unlikely to need solid waste services since it consists of state highways rights of way. To the extent that improvements become necessary, solid waste collection shall be provided to the area by private contractors. Service shall comply with any City policies, beginning with occupancy of structures.

PARKS, PLAYGROUNDS, AND SWIMMING POOLS

Since the annexation area consists of state highways rights of way, no parks, playgrounds, or swimming pools are expected.

CAPITAL IMPROVEMENTS

The City does not anticipate a need for construction of capital improvements to serve the annexation area, because it consists of state highways rights of way, and the highways thereon already exist. To the extent that improvements become necessary, the Texas Department of Transportation will provide them on State Highway 6, and State Highway 288.

MISCELLANEOUS

Any other applicable municipal services will be provided to the area in accordance with the City of Iowa Colony's established policies governing extension of municipal services to newly annexed areas.

HB 586
City of Iowa Colony Annexation Tract
State Highway 6 Right-of-Way

STATE OF TEXAS §

COUNTY OF BRAZORIA §

BOUNDS DESCRIPTION of an annexation tract in the H.T. & B.R.R. Co. Survey, A-280 and the Hennell Stevens Survey, A-545 in Brazoria County, Texas. Said tract being the full right-of-way of State Highway 6 from the west right-of-way line of Iowa Colony Boulevard (a.k.a. County Road 48) westward to the east right-of-way line of Savannah Parkway. Said annexation tract is more particularly described by bounds description as follows:

BEGINNING at the point of intersection of the south right-of-way of said State Highway 6 with the west line of said Iowa Colony Boulevard (a.k.a. County Road 48);

THENCE, in a westerly direction along the south line of said State Highway 6 to point of intersection of the southerly projection of the aforementioned east right-of-way line of Savannah Parkway;

THENCE, in a northerly direction along the projected east right-of-way line of said Savannah Parkway, crossing said State Highway 6, to the point of intersection with the north line of said State Highway 6;

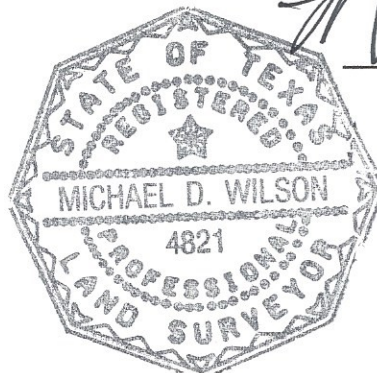
THENCE, in an easterly direction along the north line of said State Highway 6 to a point in the west line of the aforementioned Iowa Colony Boulevard;

THENCE, in a southerly direction along the projected west line of said Iowa Colony Boulevard, crossing said State Highway 6, to the south line of said State Highway 6 and POINT OF BEGINNING of the herein described annexation tract.

NOTE:

This document was prepared under 22 TAC §663.21 and does not reflect an on the ground survey and is not to be used to convey or establish interests in real property except those right and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

The Wilson Survey Group, Inc.
2006 East Broadway, Suite 103
Pearland, Texas 77581
Job No. 23-135
T.B.P.E.L.S. Firm No. 10014900



Michael D. Wilson, R.P.L.S.
Registration No 4821

HB 586
 City of Iowa Colony Annexation Tract
 State Highway 288 Right-of-Way

STATE OF TEXAS §

COUNTY OF BRAZORIA §

BOUNDS DESCRIPTION of an annexation tract in the J.S. Talmage Survey, A-560, the W.H. Dennis Survey, A-517, the H.T. & B.R.R. Co. Survey, A-284, the W. H. Dennis Survey, A-515, the H.T. & B.R.R. Co. Survey, A-288, the W. H. Dennis Survey, A-513, the W. H. Dennis Survey, A-512, the H.T. & B.R.R. Co. Survey, A-259, the Charles M. Hayes Survey, A-532 and the H.T. & B.R.R. Co. Survey, A-235 in Brazoria County, Texas. Said tract being the full right-of-way of State Highway 288 from the Burlington Northern and Santa Fe Railroad southward to the most westerly south line of said H.T. & B.R.R. Co. Survey, A-235. Said annexation tract is more particularly described by bounds as follows:

BEGINNING at the point of intersection of the south right-of-way line of the Burlington Northern and Santa Fe Railroad with the west right-of-way line of State Highway 288;

THENCE, in a southerly direction along the west line of said State Highway 288 passing Bullard Parkway (a.k.a. County Road 81) and continue to the westerly turn out of Rapids Parkway (a.k.a. County Road 57);

THENCE, around the westerly turn out of said Cedar Rapids Parkway and continuing along the west line of said State Highway 288 in a southerly direction to the westerly turn out of Meridiana Parkway (a.k.a. County Road 56);

THENCE, around the westerly turn out of said Meridiana Parkway and continuing along the west line of said State Highway 288 in a southerly direction to the westerly turn out of Davenport Parkway (a.k.a. County Road 64);

THENCE, around the westerly turn out of said Davenport Parkway and continuing along the west line of said State Highway 288 in a southerly direction to the westerly turn out of Dubuque Parkway (a.k.a. County Road 63);

THENCE, around said Dubuque Parkway turn out and continuing along the west line of said State Highway 288 in a southerly direction to the most westerly south line of the aforementioned H.T. & B.R.R. CO. Survey, Abstract No. 235, said point being the southwest corner of the herein described annexation tract;

THENCE, easterly along the most westerly south line of said H.T. & B.R.R. Co. Survey, Abstract No. 235, crossing said State Highway 288 to the point of intersection with the east line of said State Highway 288;

THENCE, along the east line of said State Highway 288 in a northerly direction to the easterly turn out of the aforementioned Dubuque Parkway;

THENCE, around the easterly turn out of said Dubuque Parkway and continuing in a northerly direction along the east line of said State Highway 288 to the easterly turn out of the aforementioned Davenport Parkway;

THENCE, around the easterly turn out of said Davenport Parkway and continuing in a northerly direction along the east line of said State Highway 288 to the easterly turn out of the aforementioned Meridiana Parkway;

THENCE, around the easterly turn out of said Meridiana Parkway and continuing in a northerly direction along the east line of said State Highway 288 to the easterly turn out of the aforementioned Cedar Rapids Parkway;

THENCE, around the easterly turn out of said Cedar Rapids Parkway and continuing in a northerly direction along the east line of said State Highway 288, passing the aforementioned Bullard Parkway and continuing in a northerly direction to the south line of the aforementioned Burlington Northern and Santa Fe Railroad;

THENCE, westerly along the south line of said Burlington Northern and Santa Fe Railroad, crossing said State Highway 288 to the west line of said State Highway 288 and POINT OF BEGINNING of the herein described annexation tract.

NOTE:

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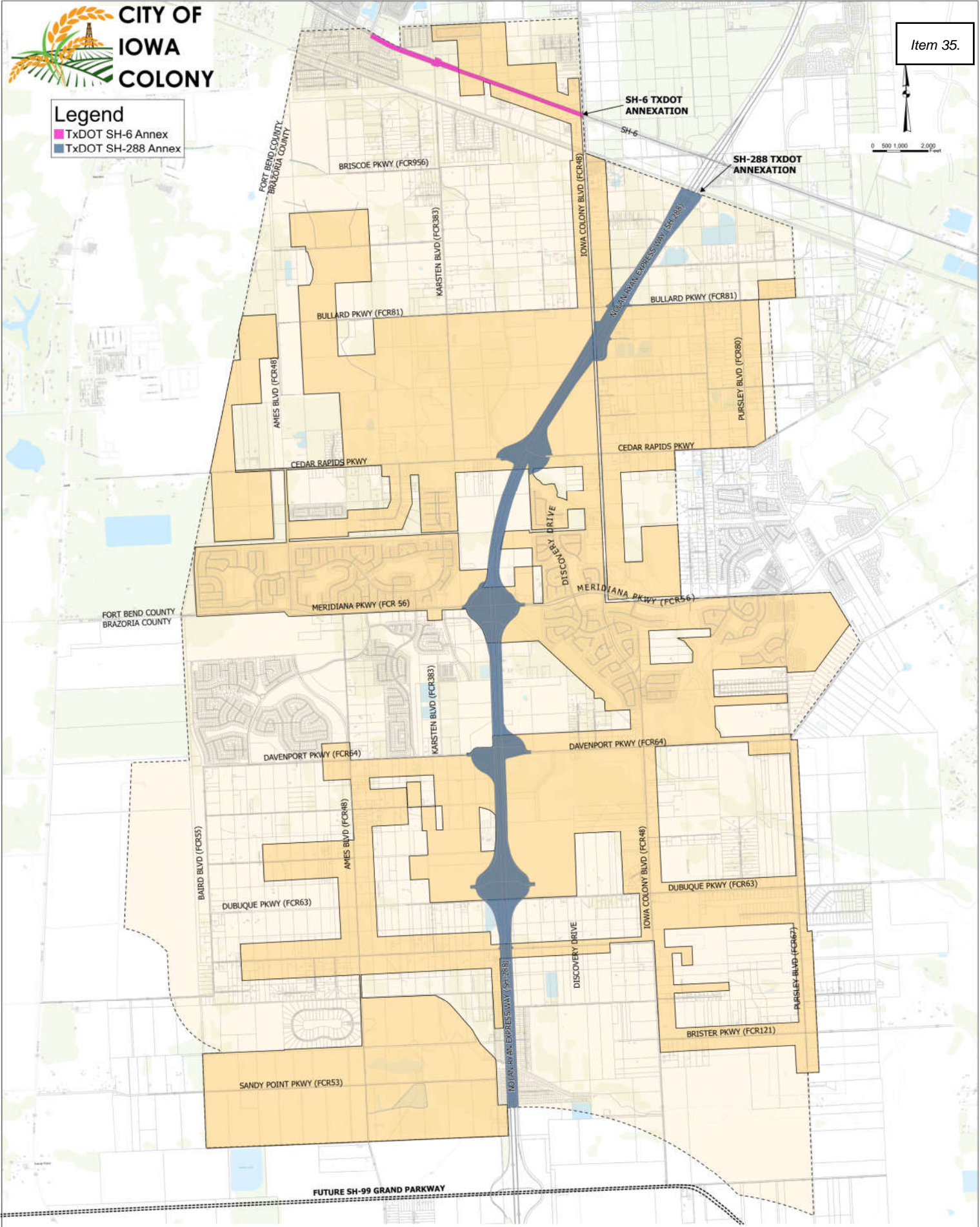


Michael D. Wilson, R.P.L.S.
Registration No 4821



Legend
█ TxDOT SH-6 Annex
█ TxDOT SH-288 Annex

0 500 1,000 2,000 Feet



CITY OF IOWA COLONY
NOTICE OF PUBLIC HEARINGS ON ANNEXATION

To be held on:

Public Hearing No. 1, **February 12, 2024, at 7:00 p.m.**
Public Hearing No. 2, **February 13, 2024, at 6:00 p.m.**
City Council Chambers
3144 Meridiana Pkwy., Iowa Colony, Texas, 77583

The Iowa Colony City Council will hold **two** public hearings on annexation to consider annexing the following properties:

State Highway 6 Right-of-Way

An annexation tract in the H.T. & B.R.R. Co. Survey, A-280 and the Hennell Stevens Survey, A-545 in Brazoria County, Texas. Said tract being the full right-of-way of State Highway 6 from the west right-of-way line of Iowa Colony Boulevard (a.k.a. County Road 48) westward to the east right-of-way line of Savannah Parkway.

State Highway 288 Right-of-Way

An annexation tract in the J.S. Talmage Survey, A-560, the W.H. Dennis Survey, A-517, the H.T. & B.R.R. Co. Survey, A-284, the W.H. Dennis Survey, A-515, the H.T. & B.R.R. Co. Survey, A-288, the W.H. Dennis Survey, A-513, the W.H. Dennis Survey, A-512, the H.T. & B.R.R. Co. Survey, A-259, the Charles M. Hayes Survey, A-532 and the H.T. & B.R.R. Co. Survey, A-235 in Brazoria County, Texas. Said tract being the full right-of-way of State Highway 288 from the Burlington Northern and Santa Fe Railroad southward to the most westerly south line of said H.T. & B.R.R. Co. Survey, A-235.

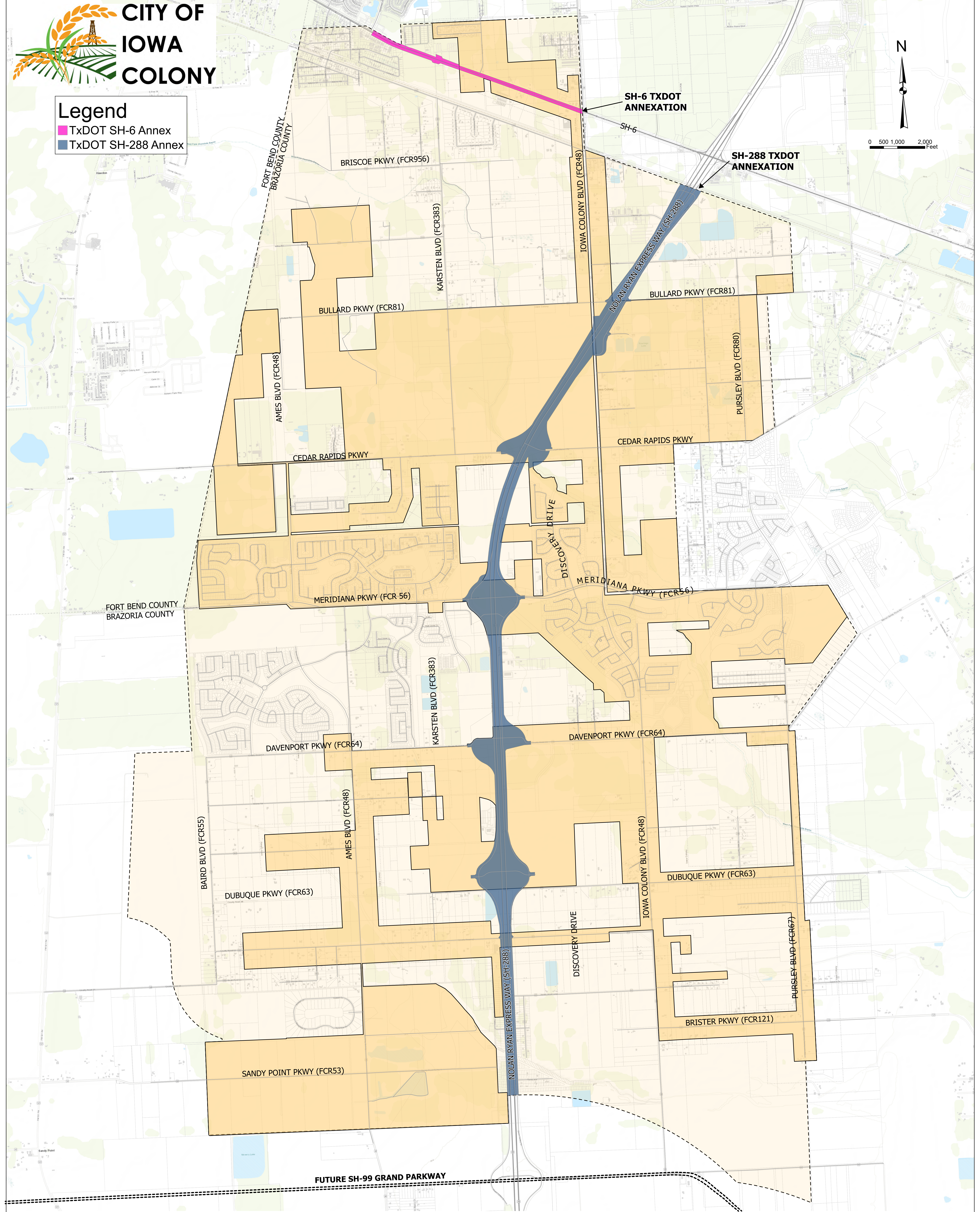
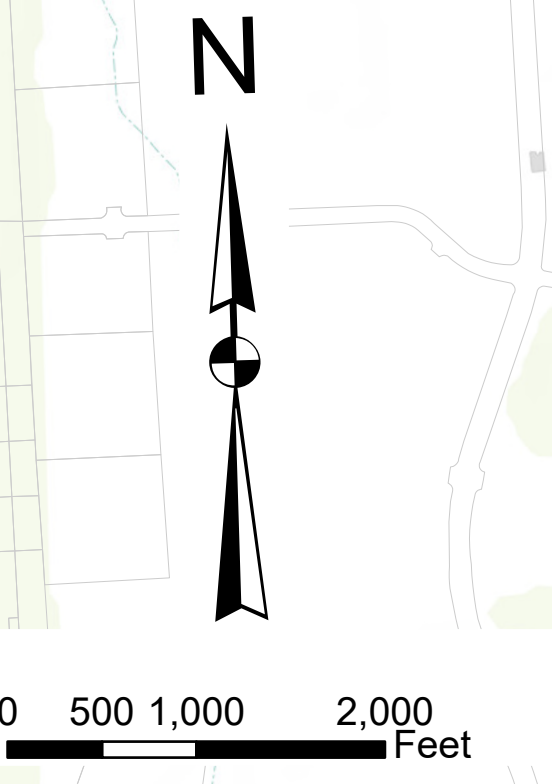
The city proposes annexation proceedings pursuant to Section 43.1055, Subchapter C-1 of Chapter 43 of the Local Gov't Code, to expand the municipality's extraterritorial jurisdiction to promote and protect the general health, safety, and welfare of persons residing in and adjacent to the municipality.

A metes and bounds description and map of the area proposed for annexation are available at no charge from the Iowa Colony City Secretary at City Hall, telephone 281-369-2471 or at www.iowacolonytx.gov. The public is invited to attend and speak at the hearing.

Kayleen Rosser
Iowa Colony City Secretary

Legend

- █ TxDOT SH-6 Annex
- █ TxDOT SH-288 Annex



HB 586
City of Iowa Colony Annexation Tract
State Highway 6 Right-of-Way

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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THENCE, in a westerly direction along the south line of said State Highway 6 to point of intersection of the southerly projection of the aforementioned east right-of-way line of Savannah Parkway;

THENCE, in a northerly direction along the projected east right-of-way line of said Savannah Parkway, crossing said State Highway 6, to the point of intersection with the north line of said State Highway 6;

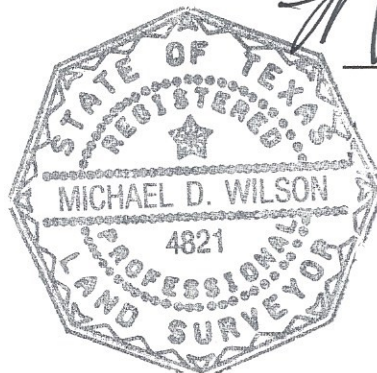
THENCE, in an easterly direction along the north line of said State Highway 6 to a point in the west line of the aforementioned Iowa Colony Boulevard;

THENCE, in a southerly direction along the projected west line of said Iowa Colony Boulevard, crossing said State Highway 6, to the south line of said State Highway 6 and POINT OF BEGINNING of the herein described annexation tract.

NOTE:

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HB 586
 City of Iowa Colony Annexation Tract
 State Highway 288 Right-of-Way

STATE OF TEXAS §

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THENCE, in a southerly direction along the west line of said State Highway 288 passing Bullard Parkway (a.k.a. County Road 81) and continue to the westerly turn out of Rapids Parkway (a.k.a. County Road 57);

THENCE, around the westerly turn out of said Cedar Rapids Parkway and continuing along the west line of said State Highway 288 in a southerly direction to the westerly turn out of Meridiana Parkway (a.k.a. County Road 56);

THENCE, around the westerly turn out of said Meridiana Parkway and continuing along the west line of said State Highway 288 in a southerly direction to the westerly turn out of Davenport Parkway (a.k.a. County Road 64);

THENCE, around the westerly turn out of said Davenport Parkway and continuing along the west line of said State Highway 288 in a southerly direction to the westerly turn out of Dubuque Parkway (a.k.a. County Road 63);

THENCE, around said Dubuque Parkway turn out and continuing along the west line of said State Highway 288 in a southerly direction to the most westerly south line of the aforementioned H.T. & B.R.R. CO. Survey, Abstract No. 235, said point being the southwest corner of the herein described annexation tract;

THENCE, easterly along the most westerly south line of said H.T. & B.R.R. Co. Survey, Abstract No. 235, crossing said State Highway 288 to the point of intersection with the east line of said State Highway 288;

THENCE, along the east line of said State Highway 288 in a northerly direction to the easterly turn out of the aforementioned Dubuque Parkway;

THENCE, around the easterly turn out of said Dubuque Parkway and continuing in a northerly direction along the east line of said State Highway 288 to the easterly turn out of the aforementioned Davenport Parkway;

THENCE, around the easterly turn out of said Davenport Parkway and continuing in a northerly direction along the east line of said State Highway 288 to the easterly turn out of the aforementioned Meridiana Parkway;

THENCE, around the easterly turn out of said Meridiana Parkway and continuing in a northerly direction along the east line of said State Highway 288 to the easterly turn out of the aforementioned Cedar Rapids Parkway;

THENCE, around the easterly turn out of said Cedar Rapids Parkway and continuing in a northerly direction along the east line of said State Highway 288, passing the aforementioned Bullard Parkway and continuing in a northerly direction to the south line of the aforementioned Burlington Northern and Santa Fe Railroad;

THENCE, westerly along the south line of said Burlington Northern and Santa Fe Railroad, crossing said State Highway 288 to the west line of said State Highway 288 and POINT OF BEGINNING of the herein described annexation tract.

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Michael D. Wilson, R.P.L.S.
Registration No 4821



**Capao
Rezoning on CR 62**

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS,
AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO
REZONE CERTAIN PROPERTY ON COUNTY ROAD 62 FROM
SINGLE FAMILY RESIDENTIAL TO BUSINESS AND RETAIL;
AND CONTAINING RELATED PROVISIONS**

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

Section 1. Findings

That he City Council of the City of Iowa Colony, Texas, (“the City”) makes the following findings of fact:

a. The Owner of the premises subject to this zoning action or the Owner's duly authorized agent has timely filed with the City Secretary a request for this action, containing all necessary information.

b. The Planning and Zoning Commission and the City Council of the City have each held a public hearing on this zoning action in compliance with the Zoning Enabling Act of the State of Texas, codified as Section 211.001, et seq., Texas Local Government Code, and the Zoning Ordinance.

c. More than fifteen (15) days before the date of each of those hearings, public notice thereof was published once in the Alvin Sun, a newspaper of general circulation in and the official newspaper of the City, stating the date, time, and place of each of those hearings.

d. More than ten (10) days before the date of each of those hearings, and more than thirty (30) days prior to the passage of this ordinance, written notice of each of those hearings and of the application for this zoning action was sent to the owners of the herein described property subject to this zoning action and to all owners of property located within two hundred (200') feet of that property.

e. At least 10 days before each of those hearings, notice of those hearings was posted on the property subject to this zoning action, in compliance with the Unified Development Code of the City.

f. Before the City Council hearing on this zoning action, the Planning and Zoning Commission made a written recommendation to the City Council on this zoning action.

g. After giving due regard to the nature and consideration of all adjacent uses and structures and of the nature and condition of the City as a whole, the City Council is of the opinion that this zoning action conforms to the requirements and intent of the City and the Comprehensive Plan of the City, and that such rezoning will not constitute a nuisance or be detrimental to the public health, safety, morals, or welfare of the community.

h. The health, safety, morals, and general welfare of the people of the City will best be served by the adoption of this ordinance and the passage of this ordinance.

i. All requirements of law concerning this zoning action have been satisfied.

Section 2. Rezoning

The Comprehensive Zoning Ordinance of the City is hereby amended, and the following described real property (herein called "the premises") located within the corporate limits of the City is hereby rezoned from **Single Family Residential to Business and Retail**:

Being a 5.34 acre tract of land out of Tract 465, of the Emigration Land Company's Subdivision, Section 3 of the Lavaca Navigation Co's Survey, Abstract 328, recorded in Volume 2, Page 113 of the Deed Records of Brazoria County, Texas, being the same called 5.34 acre tract conveyed to Dennis and Suzie Westerman recorded in County Clerk's File No. 1998-035115 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (All bearings based on the North line of the 5.34 acre tract-being East.)

Section 3. Ratification of Actions of Agents

The City Council of the City of Iowa Colony hereby ratifies and confirms any and all actions taken by the Mayor, Mayor Pro-Tem, City Secretary, City Attorney, City Manager, or any other officer or agent thereof, in connection with the granting of the zoning action evidenced by this ordinance, in giving the public notice of the above described hearings, in giving notice of those hearings, and in conducting those hearings.

Section 4. Zoning Map

The City Secretary shall amend the zoning map of the City of Iowa Colony to reflect this zoning action.

Section 5. Other Ordinances

This ordinance is cumulative of and in addition to all other ordinances of the City of Iowa Colony on the same subject, and all such other ordinances are hereby expressly saved from repeal. In the event any provisions of any such other ordinance conflict with or overlap the provisions of this ordinance, whichever imposes the more stringent

regulation shall control, except as may be specifically stated otherwise herein. The Zoning Ordinance shall remain in full force and effect, subject to the changes herein specified.

Section 6. Severance Clause

In the event any section or provision, of whatever size, of this ordinance is found to be unconstitutional, void or inoperative by the final judgment of a court of competent jurisdiction, such defective provision, if any, is hereby declared to be severable from the remaining sections and provisions of this ordinance and such remaining sections and provisions shall remain in full force and effect.

Section 7. Effective Date

This ordinance shall take effect and be in force from and after its passage and adoption.

READ, PASSED AND ADOPTED ON THE 11TH DAY OF MARCH 2024.

**WIL KENNEDY, MAYOR
CITY OF IOWA COLONY, TEXAS**

ATTEST:

**KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS**

NOTICE OF PUBLIC HEARINGS ON
REZONING

The Iowa Colony Planning and Zoning Commission and the City Council will hold public hearings at 7:00 p.m. on March 5, 2024 and March 11, 2024, respectively, at the Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583 pursuant to the Comprehensive Zoning Ordinance and Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Business and Retail:

Being a 5.34-acre tract of land out of Tract 465, of the Emigration Land Company's Subdivision, Section 3 of the Lavaca Navigation Co's Survey, Abstract 328, recorded in Volume 2, Page 113 of the Deed Records of Brazoria County, Texas, being the same called 5.34 acre tract conveyed to Dennis and Suzie Westerman recorded in County Clerk's File No. 1998-035115 of the Official Records of Brazoria County, Texas.

All interested persons may be heard concerning the proposed action. A copy of the request for this action and a map of the property are available for inspection by any person upon a reasonable request made to the undersigned City Secretary at City Hall, telephone 281-369-2471 or at www.iowacolonytx.gov.

Kayleen Rosser, City Secretary
City of Iowa Colony, Texas

Form A
City of Iowa Colony

"Where We Make It Happen"

APPLICATION FOR AMENDMENT TO REGULATIONS
OR TO THE OFFICAL ZONING DISTRICT MAP

Name/Address 2602 CR 62, Iowa Colony, TX 77583
Allan Capao
Individual/Company/Corporation

Description of Amendment Proposed Rezone from Residential to
Commercial

Statement of need or justification for said amendment, including its consistency with the zoning policies and purposes set forth in this Ordinance and/or its consistency with the City's most current comprehensive planning document or documents. (Use separate sheet of paper for your statement).

The legal description and address of the property affected and the proposed boundaries of said property;

The signed consent of the property owner or owners whose property would be affected by the proposed amendment;

The applicant's interest in the subject property if the applicant is not the property owner of all or a portion of the subject property;

The present zoning classification and existing uses of the property proposed to be reclassified; and

Such other information or documents as the City Council and Zoning Administrator may deem necessary.

A non-refundable fee must accompany the application to defray the cost of notification and processing the application. Please refer to the fee schedule of the City of Iowa Colony for the fee for your particular zoning need.

Signature required: allan capao

Form approved: July 20, 2009



FILED and RECORDED

Instrument Number: 2019040491

Filing and Recording Date: 08/20/2019 02:24:21 PM Pages: 5 Recording Fee: \$38.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman", is written over a horizontal line.

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-april

THIS DOCUMENT HAS BEEN ELECTRONICALLY RECORDED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

WARRANTY DEED WITH VENDOR'S LIEN

Date: August 20, 2019

Grantor: Dennis Westerman and Suzie Westerman

Grantor's Mailing Address: 2602 County Road 62 (including county) Rosharon, Brazoria County, TX 77583

Grantee: Allan Capao and spouse, Maria Capao acting herein by and through her Agent and Attorney-in-Fact, Allan Capao

Grantee's Mailing Address: 3434 Ashton Springs Lane (including county) Pearland, Brazoria County, TX 77584

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration and a note of even date in the principal amount of One Hundred Eighty Thousand and no/100 DOLLARS (\$180,000.00) executed by Grantee payable to the order of TEXAS DOW EMPLOYEES CREDIT UNION. The note is secured by a vendor's lien retained in favor of TEXAS DOW EMPLOYEES CREDIT UNION in this deed and by a deed of trust of even date from Grantee to Michael Fritz Baird, Trustee.

Property (including any improvements):

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 474476

Being a 5.34 acre tract of land out of Tract 465, of the Emigration Land Company's Subdivision, Section 3 of the Lavaca Navigation Co.'s Survey, Abstract 328, recorded in Volume 2, Page 113 of the Deed Records of Brazoria County, Texas, being the same called 5.34 acre tract conveyed to Dennis and Suzie Westerman recorded in County Clerk's File No. 1998-035115 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (All bearings based on the North line of the 5.34 acre tract - being East.)

BEGINNING at a point in the centerline of County Road 62 for the Northeast corner of a called 5.34 acre tract conveyed to Jeffery N. and Donna J. Harrington recorded in County Clerk's File No. 2000-027472 of the Official Records of Brazoria County, Texas and the Northwest corner and TRUE PLACE OF BEGINNING of the herein described tract, said point bears East - 759.50 feet from a point for the Northeast corner of Lot 1, Block 1 conveyed to Kasey J. Wilson recorded in County Clerk's File No. 2012-009094 of the Official Records of Brazoria County, Texas and the Northwest corner of a called 10.00 acre tract conveyed to David P. and Roxy Vann recorded in County Clerk's File No. 1998-041740 of the Official Records of Brazoria County, Texas;

THENCE East [Reference Bearing] - 264.50 feet along the centerline of County Road 62 to a point at the intersection of the centerline of County Road 62 with a platted 40' right-of-way for the Northwest corner of a called 5 acre tract conveyed to John A. Toscano recorded in County Clerk's File No. 2009-017133 of the Official Records of Brazoria County, Texas and the Northeast corner of the herein described tract, said point bears West - 247.85 feet from a point for the Northeast corner of the 5 acre tract and the Northwest corner of a second 5 acre tract conveyed to Paulo P. Saucedo and Paula O. Martinez recorded in County Clerk's File No. 2017-040286 of the Official Records of Brazoria County, Texas;

THENCE South - 880.00 feet along the centerline of the 40' R.O.W. to a 1/2" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" (a 3/4" iron rod found bears South 08° 40' 58" East - 1.18 feet for reference from said point) for the intersection of the Southwest corner of the Toscano 5 acre tract, the Northwest corner of a called 15 acre tract conveyed to Allan C. and Maria Capo recorded in County Clerk's File No. 2016-048004 of the Official Records of Brazoria County, Texas, the Northeast corner of a called 7.5228 acre tract conveyed to Allan and Maria Capao recorded in County Clerk's File No. 2017-018719 of the Official Records of Brazoria County, Texas and the Southeast corner of the herein described tract, said rod bears West - 21.0 feet from a 1/2" iron rod found for reference;

THENCE West, along the North line of the 7.5228 acre tract at 20.0' pass a 1/2" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" on-line and continue for a total distance of - 264.50 feet to a 1/2" iron rod found for the Southeast corner of the Harrington 5.34 acre tract and the Southwest corner of the herein described tract;

THENCE North, along the West line of the Harrington 5.34 acre tract at 849.82 feet pass a 1/2" iron rod found on-line and continue for a total distance of - 880.00 feet to the PLACE OF BEGINNING and containing 5.34 acres of land, more or less.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

WARRANTY DEED WITH VENDOR'S LIEN

Date: August 20, 2019

Grantor: Dennis Westerman and Suzie Westerman

Grantor's Mailing Address: 2602 County Road 62
(including county) Rosharon, Brazoria County, TX 77583

Grantee: Allan Capao and spouse, Maria Capao acting herein by and through her Agent and Attorney-in-Fact,
Allan Capao

Grantee's Mailing Address: 3434 Ashton Springs Lane
(including county) Pearland, Brazoria County, TX 77584

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration and a note of even date in the principal amount of One Hundred Eighty Thousand and no/100 DOLLARS (\$180,000.00) executed by Grantee payable to the order of TEXAS DOW EMPLOYEES CREDIT UNION. The note is secured by a vendor's lien retained in favor of TEXAS DOW EMPLOYEES CREDIT UNION in this deed and by a deed of trust of even date from Grantee to Michael Fritz Baird, Trustee.

Property (including any improvements):

Being a 5.34 acre tract of land out of Tract 465, of the Emigration Land Company's Subdivision, Section 3 of the Lavaca Navigation Co.'s Survey, Abstract 328, recorded in Volume 2, Page 113 of the Deed Records of Brazoria County, Texas, being the same called 5.34 acre tract conveyed to Dennis and Suzie Westerman recorded in County Clerk's File No. 1998-035115 of the Official Records of Brazoria County, Texas; said 5.34 acre tract of land being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made subject to any easements, conditions, mandatory homeowners assessments and/or restrictions of record affecting the title to the hereinbefore described property ; including but not limited to any reservation or conveyance of all oil, gas and other mineral interests recorded in Volume (85) 171, Page 814 and under Clerk's File No(s). 99-018430, 2006029528 and 2005057573; all of the Official Records of Brazoria County, Texas.

Revised 10-83
BD-00460-000002-0000

(5-92)

STEWART TITLE BRAZORIA
4744 16/11/10



February 28, 2024

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

Re: Allan Capao
Application for Amendment to the Official Zoning District Map
5.34 acres out of out of Tract 465, of the Emigration Land Company's Subdivision, Section 3 of the
Lavaca Navigation Co's Survey, Abstract 328
Letter of Recommendation to Disapprove Zoning Amendment Application

Dear Mayor Kennedy and City Council;

On behalf of the City of Iowa Colony, Kendig Keast Collaborative has reviewed the Application for Amendment to the Official Zoning District Map from Allan Capao to rezone approximately 5.34 acres on County Road 62 (between Nolan Ryan Expressway and Ames Boulevard).

The applicant requests to rezone the subject property from Single-Family Residential to Business and Retail. The applicant has not indicated in writing what the proposed use is. The attached pages show the permitted uses in the requested zoning district.

Based on our review of the application, this project is inconsistent with the City of Iowa Colony Comprehensive Plan adopted in June 2020.

- The Future Land Use Plan designates the property and its surroundings as Low Density Single Family Residential, which is not associated with the requested zoning district.
- Retail/Mixed Use Centers are recommended to be located at/near intersections of arterials and collectors. County Road 62 is a Major Collector on the Future Land Use Plan that is proposed to be widened. Karsten Boulevard is proposed as a future Arterial on the Future Land Use Plan. The rezoning request partially complies with this aspect of the Comprehensive Plan.
- The subject property is surrounded by the Residential Single Family zoning district to the east, west, and south, and by unincorporated properties to the north.

As such, we are recommending disapproving the Application for Amendment to the Official Zoning District Map.

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

www.kendigkeast.com

Mayor Wil Kennedy
February 28, 2024
Page 2 of 5

Item 36.

Sincerely,

A handwritten signature in cursive script that reads "Brian Mabry". The signature is fluid and includes a large, sweeping flourish at the end of the name.

KENDIG KEAST COLLABORATIVE
Brian Mabry, AICP
Vice President

Sec. 73. District BR (Business and Retail Use).

District BR is established to accommodate business and retail uses through the strict enforcement of performance standards that will encourage quality development and redevelopment of commercial properties.

(a) Permitted uses: In the BR District, no buildings or land shall be used and no building shall be erected or converted to any use other than the following; provided, however, that any sales of goods or merchandise included in the following list shall be retail only, not wholesale:

- (1) Abstract or title company;
- (2) Accountant;
- (3) Advertising agency;
- (4) Agricultural uses;
- (5) Animal feed store;
- (6) Antique store;
- (7) Appraisers;
- (8) Architect;
- (9) Art gallery;
- (10) Arts and craft store;
- (11) Automatic laundry;
- (12) Automobile parking lots;
- (13) Automobile parts store;
- (14) Bakery, employing no more than five (5) persons;
- (15) Bank;
- (16) Barber and beauty shop;
- (17) Bookkeeper;
- (18) Bookstore;
- (19) Cafeteria;
- (20) Candy store;
- (21) Catering;
- (22) Child care center;
- (23) Clinic for treatment of humans;
- (24) Clothes store;
- (25) Collection agency;
- (26) Commercial billboard or advertising signs not to exceed thirty-two (32) square feet in area per sign;
- (27) Computer store and repairs;
- (28) Convenience store;
- (29) Credit counselor;
- (30) Dance studio;
- (31) Delivery service;
- (32) Dental clinic;
- (33) Department store;
- (34) Doctor;

- (35) Drafting service;
- (36) Drug store;
- (37) Engineer;
- (38) Filling station or service station, but without a wrecker service;
- (39) Financial consultant;
- (40) Flea market, maximum one (1) acre including parking;
- (41) Florist shop;
- (42) Furniture store;
- (43) Gift shop;
- (44) Gun shop;
- (45) Grocery store;
- (46) Hardware store;
- (47) Home appliance store;
- (48) Ice retail distributing, but not manufacturing;
- (49) Insurance agency;
- (50) Jewelry store;
- (51) Laundry storefront, dry cleaning storefront, or laundry plant, but not drycleaning plant;
- (52) Lawyer;
- (53) Locksmith;
- (54) Medical supply store;
- (55) Mortgage company;
- (56) Motels and tourists courts;
- (57) Motion picture theater, but not drive-in theater;
- (58) Musical instrument store;
- (59) Notary public;
- (60) Office supply and machinery store and repairs;
- (61) Optician or optometrist;
- (62) Pawnshops that have been duly licensed to transact business by the Consumer Credit Commissioner under the Texas Pawnshop Act (Article 5069-51.01 et seq., Vernon's Texas Civil Statutes);
- (63) Plant nursery;
- (64) Radio repair and sales;
- (65) Radio studio (excluding tower);
- (66) Real estate agent;
- (67) Record and tape store;
- (68) Restaurants and taverns;
- (69) Shoe store and repair shop;
- (70) Sporting goods store;
- (71) Stockbroker;
- (72) Studio (art, music or photo);
- (73) Taxidermist;
- (74) Tailor;
- (75) Toy store;
- (76) Travel agency;

- (77) Video arcade; and
- (78) Washateria.

No store or use shall be open for business at any time between midnight and 5:00 a.m. on any day of the week, unless a specific exception is granted by the Board of Adjustment.

- (b) **Specific Uses and Permits:** Any other commercial, nonresidential, or 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 BR 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.
- (c) **Mobile Units:** No person shall conduct any business, in whole or in part, in or from a mobile unit located in the BR District, without a specific use permit for such use of such mobile unit. The term "mobile unit" shall mean a HUD-code manufactured home, manufactured home, or mobile home, even though such item is not used as a home, and any travel trailer, motor vehicle, trailer, or other equipment that either is mobile or was designed or adapted to be mobile, regardless whether it is actually mobile at the time in question.
- (d) **Area regulations - nonresidential:**
 - Lot size requirements:
 - (1) Minimum lot area: 8,000 square feet;
 - (2) Minimum lot width: 80 feet; and
 - (3) Minimum lot depth: 100 feet.
- (e) **Yard requirements:**
 - (1) Required front yard: Twenty-five feet (25')
 - (2) Required side yard: Ten feet (10') for side yards; provided, however, a side yard adjacent to a side street shall have a yard of not less than twenty feet (20'); and
 - (3) Required rear yard: Twenty feet (20'); provided, however, a rear yard adjacent to a street shall have a yard of not less than thirty feet (30').



Wednesday, February 28, 2024

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

Re: Caldwell Crossing Development – Variance Request for Planting
Letter of Recommendation to Approve Variance Request
COIC Project No. Iworq No. 3649
Adico, LLC Project No. 16007-3-538

Dear Honorable Mayor and City Council;

The City of Iowa Colony has received a variance request for plant materials for the Caldwell Crossing development (see attached). The variance request covers trees, shrubs and groundcovers not included within the current City of Iowa Colony Unified Development Code - Approved Tree and Shrub Plant Material Sections 3.1.3.12, 3.1.3.13, and 3.1.3.15.

City Staff has reviewed the proposed variance request and has no objections to the proposed plant materials.

Staff recommends the variance be granted for the requested plant materials as noted in the variance request for the entire Caldwell Crossing Development.

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

Sincerely,
Adico, LLC

A handwritten signature in blue ink, appearing to read "Dimitri V. Ho, P.E.", written over the typed name.

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

cc: Kayleen Rosser
Robert Hemminger
File: 16007-3-340



APPLICATION FOR VARIANCE REQUEST or APPEAL

12003 IOWA COLONY BLVD., IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | WWW.CITYOFIOWACOLONY.COM

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.cityofiowacolony.com 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 SUBDIVISION ORDINANCE SIGN ORDINANCE APPEAL

APPLICANT INFORMATION:

Name of Applicant: J.P.Epps

Address of Applicant: 24275 Katy Freeway, Suite 300 Phone: 281-646-1602
Katy, TX 77494 Email: jepps@kgadeforest.com

Name of Owner: D.R. Horton

Address of Owner: 6744 Horton Vista Dr. Phone: 832-302-6702
Richmond, TX, 77407 Email: drose@drhorton.com

PROPERTY INFORMATION:

Address Of Subject Property: Daily Crossing & Bayberry Dr.

Legal Description Of Subject Property: Caldwell Crossing

Brazoria County Tax No(s): _____

Current Zoning: Development Agreement Water and Sanitary Serviced by: City of Iowa Colony

Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: 702573

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: Unified Development Code

Request and reason: Community Plant list approval

List Ordinance or Code: _____

Request and reason: _____

List of supplemental documentation provided: _____

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

Requestor Signature or Owner and Date: _____

FOR CITY USE ONLY: Application Received By: Rachel Patterson

Date Received: 2/21/2024

Planning Commission Date: _____

Fee Received: ✓ # 16357

City Council Date: _____

Notifications Required: Published Notice Public Hearing

Date Approved or Denied: _____

Posting on Property (applicant responsibility) Personal Notice

Written Notice of Decision

February 20, 2023

City of Iowa Colony

City Engineer

Re: Caldwell Crossing

To Whom It May Concern,

This letter is a request for a variance for the planting pallet for the Caldwell Crossing Community. The proposed plant pallet shall include the following selections:

Trees (items NOT in the UDC, Section 3.3.1 List are in red):

- Water Oak- *Quercus nigra*
- Cedar Elm- *Ulmus crassifolia*
- Vitex- *Vitex agnus-castus*
- Live Oak- *Quercus virginiana*
- Nuttall Oak- *Quercus nuttallii*
- Mexican Sycamore- *Platanus Mexicana*
- Crape Myrtle - White- *Lagerstroemia indica* 'Bashams Pink'
- Drummond Red Maple- *Acer rubrum drummondii*
- Savannah Holly- *Ilex x attenuata* 'Savannah' (Evergreen)
- Southern Wax Myrtle- *Myrica cerifera* (Evergreen)

Shrubs/Groundcovers (items NOT in the UDC, Section 3.3.1 List are in red):

- Coppertone Loquat – *Eriobotrya japonica* 'Coppertone' (Evergreen)
- Waxmyrtle- *Myrica cerrifera* (Evergreen)
- Drift Rose – 'Rosa 'Memirrote'
- Drift Rose- *Rosa* 'Meijocos'
- Variegated Flax Lily – *Dianella tasmanica* 'Variegata' (Evergreen)
- Red Knockout Rose- *Rosa x 'Radrazz'* (Evergreen)
- Gulf Muhly Grass- *Muhlenbergia capillaris* (Perennial)
- Petite Pink Oleander- *Nerium oleander* 'Petite Pink' (Evergreen)
- Morning Light Miscanthus- *Miscanthus sinensis* 'Morning Light'
- Lily Turf – *Liriope muscari* (Evergreen)
- Giant Lily Turf- *Liriope muscari* 'Evergreen Giant' (Evergreen)
- Dwarf Yaupon Holly – *Ilex vomitoria* 'Nana' (Evergreen)
- Foxtail Fern- *Asparagus meyeri* (Evergreen)
- Asian Jasmine- *Trachelospermum asiaticum* (Evergreen)
- Flax Lily- *Phormium tenax* 'Tiny Tiger' (Evergreen)
- Butterfly Iris- *Dietes grandiflora*
- Pineapple Guava- *Feijoa sellowiana* (Evergreen)
- Seasonally Appropriate – Seasonal Color Annuals

The current City Of Iowa Colony Unified Development Code, Section 3.1.3.1 Landscape Planting Appendix does not include the above plant material **noted in red**.

Sincerely,



J.P. Epps



CALDWELL CROSSING COMMUNITY
PLANT PALETTE EXHIBIT
a presentation for
CITY OF IOWA COLONY
FEBRUARY 2024

UNAPPROVED TREES



WATER OAK



CEDAR ELM



VITEX AGNUS-CASTUS



WHITE CRAPE MYRTLE



SAVANNAH HOLLY

APPROVED TREES



LIVE OAK



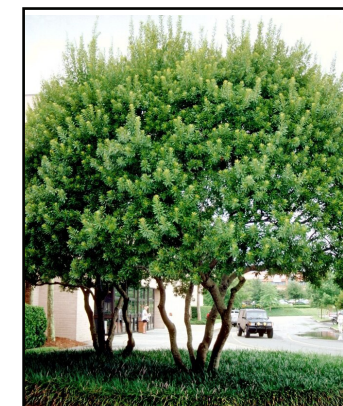
NUTTALL OAK



MEXICAN SYCAMORE

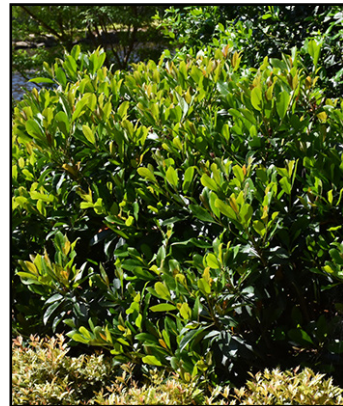


DRUMMOND RED MAPLE



SOUTHERN WAX MYRTLE

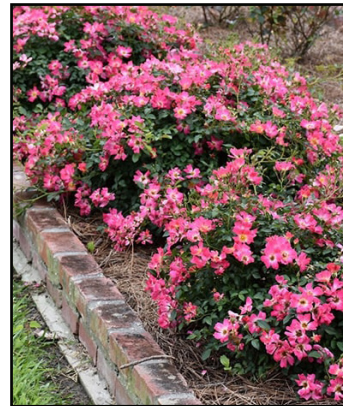
UNAPPROVED SHRUBS & GROUNDCOVERS



COPPERTONE LOQUAT



DRIFT ROSE-APRICOT



DRIFT ROSE-PINK



VAR. FLAX LILY



RED KNOCKOUT ROSE



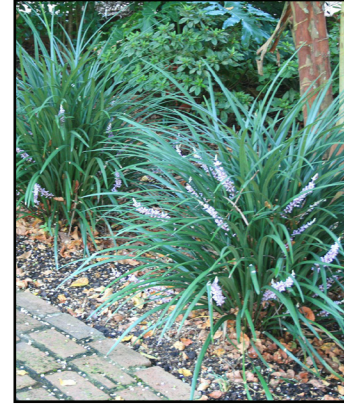
GULF MUHLY GRASS



**MORNING LIGHT
MISCANTHUS**



LILY TURF



GIANT LILY TURF



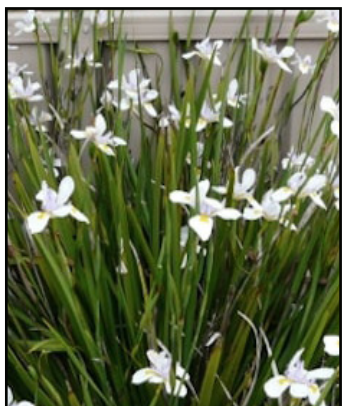
FOXTAIL FERN



ASIAN JASMINE



FLAX LILY-TINY TIGER



BUTTERFLY IRIS



PINEAPPLE GUAVA

APPROVED SHRUBS & GROUNDCOVERS



WAXMYRTLE



PETITE PINK OLEANDER

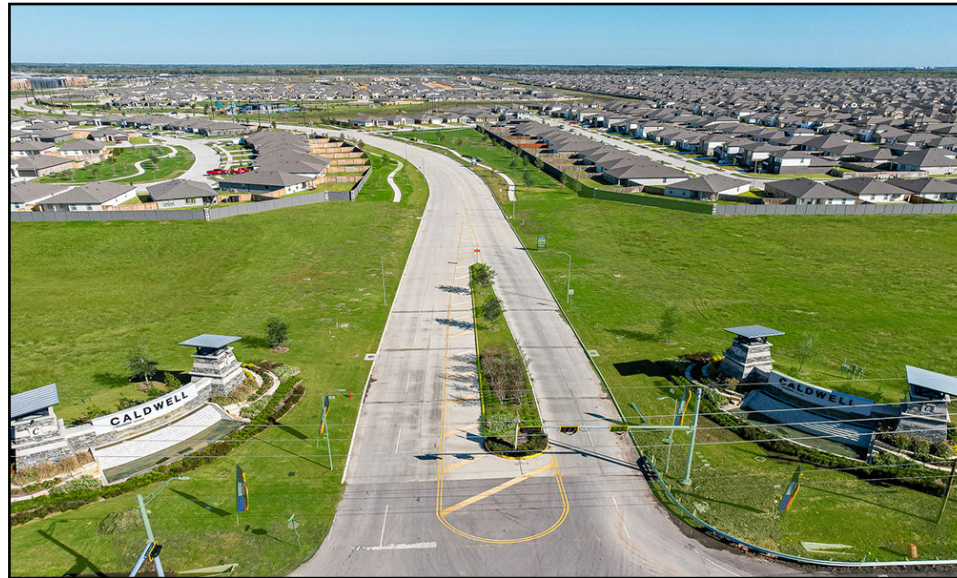


**DWARF YAUPON
HOLLY**



**SEASONALLY
APPROPRIATE
COLOR**

EXISTING CALDWELL COMMUNITY PLANTING CHARACTER



PRIMARY MONUMENTS & LANDSCAPE



PRIMARY MONUMENTS & LANDSCAPE



RECREATION CENTER & LANDSCAPE



LANDSCAPE NEAR SIDEWALK



LANDSCAPE NEAR SIDEWALK



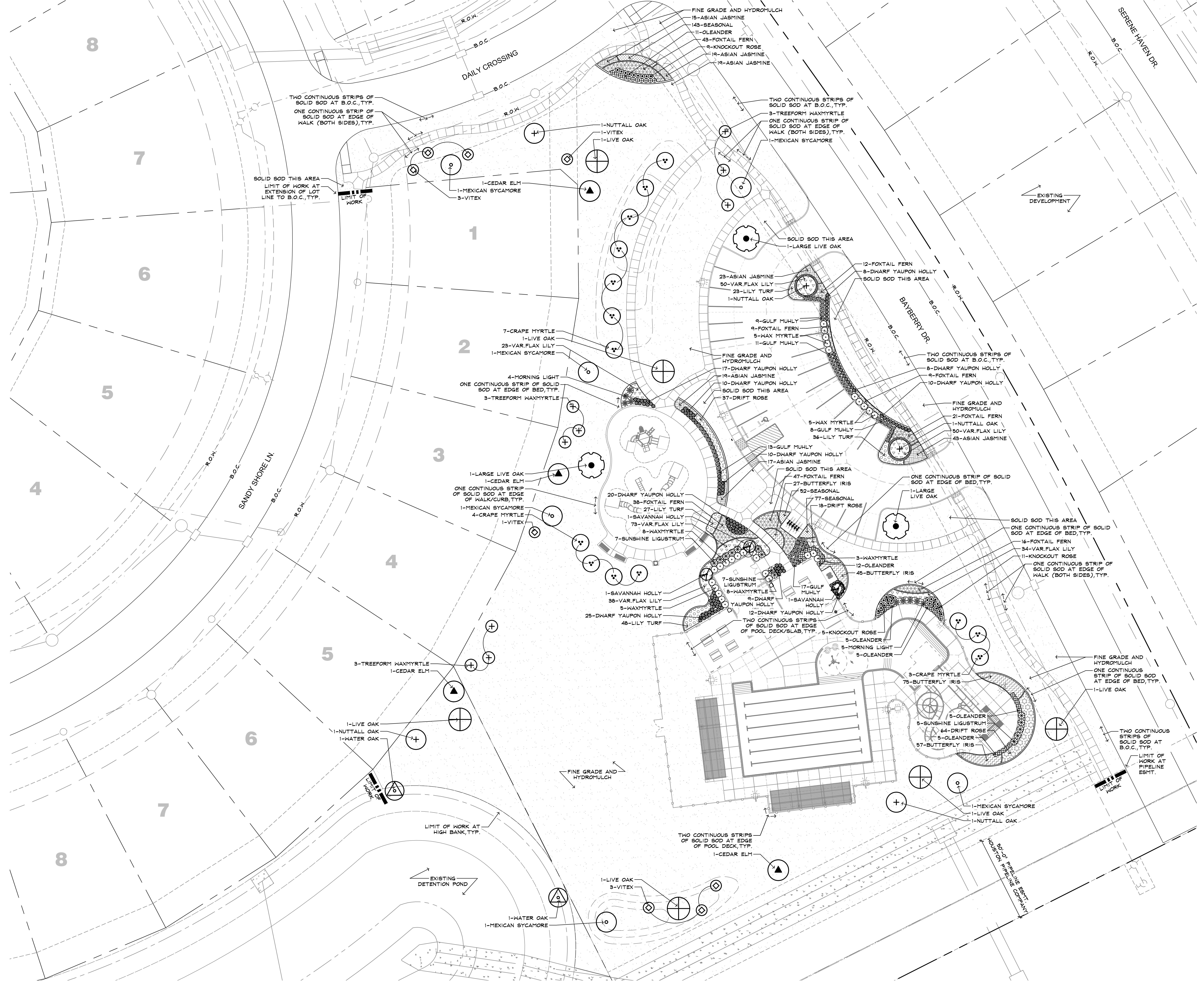
LANDSCAPE NEAR SIDEWALK



KGA DeForest
Landscape Architecture
24276 KATY FREEWAY SUITE 900
KATY, TEXAS 77454
281.644.1802 WWW.KGADFOREST.COM

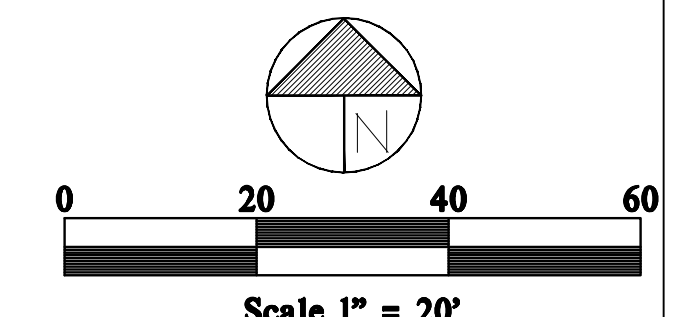


01/28/2024
"For regulatory approval.
NOT for construction."



Caldwell Crossing Sharp 1 Tract Recreation Center

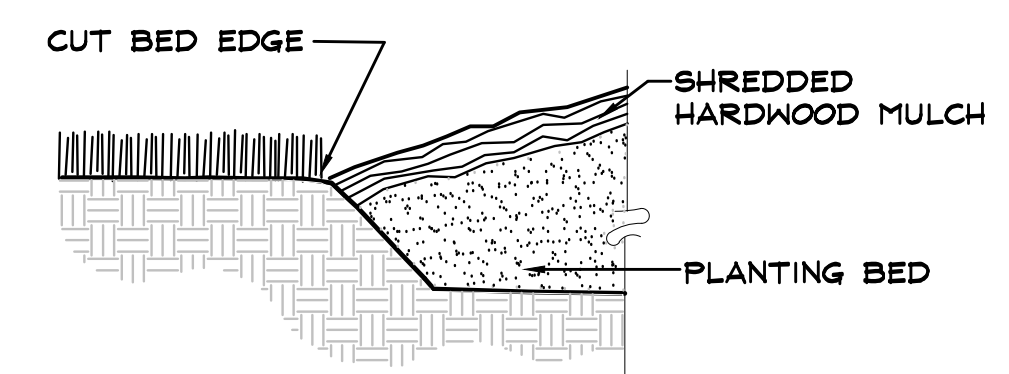
D.R. Horton
Iowa Colony, TX



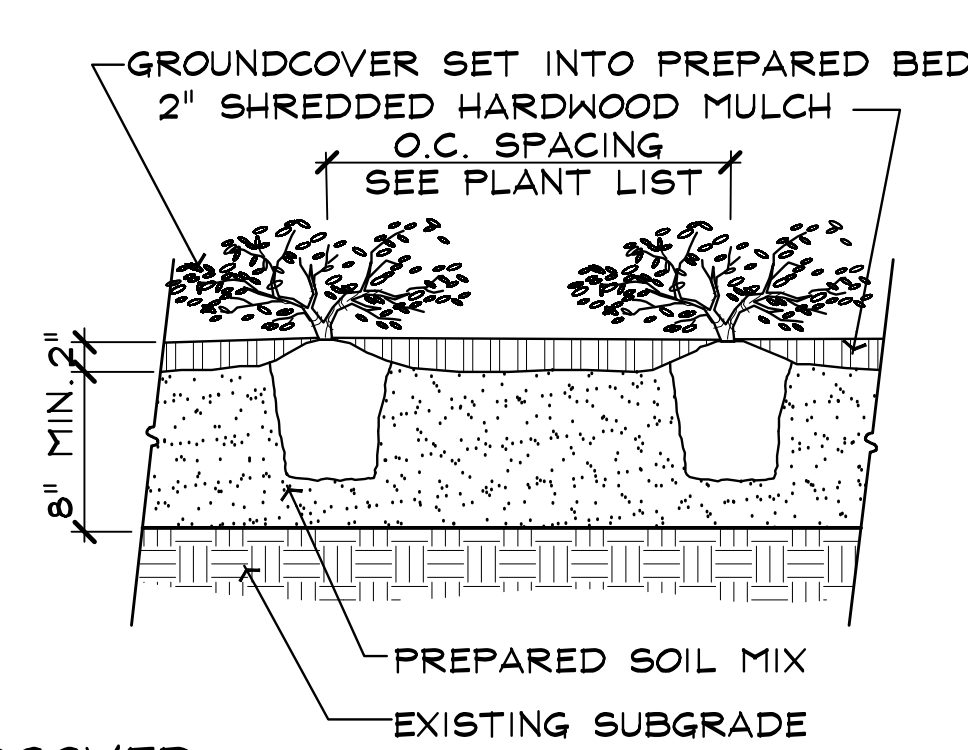
Landscape Plan
Date: 01/28/2024
Scale: 1"=20'-0"
Job No: 233-23-248
Revised:



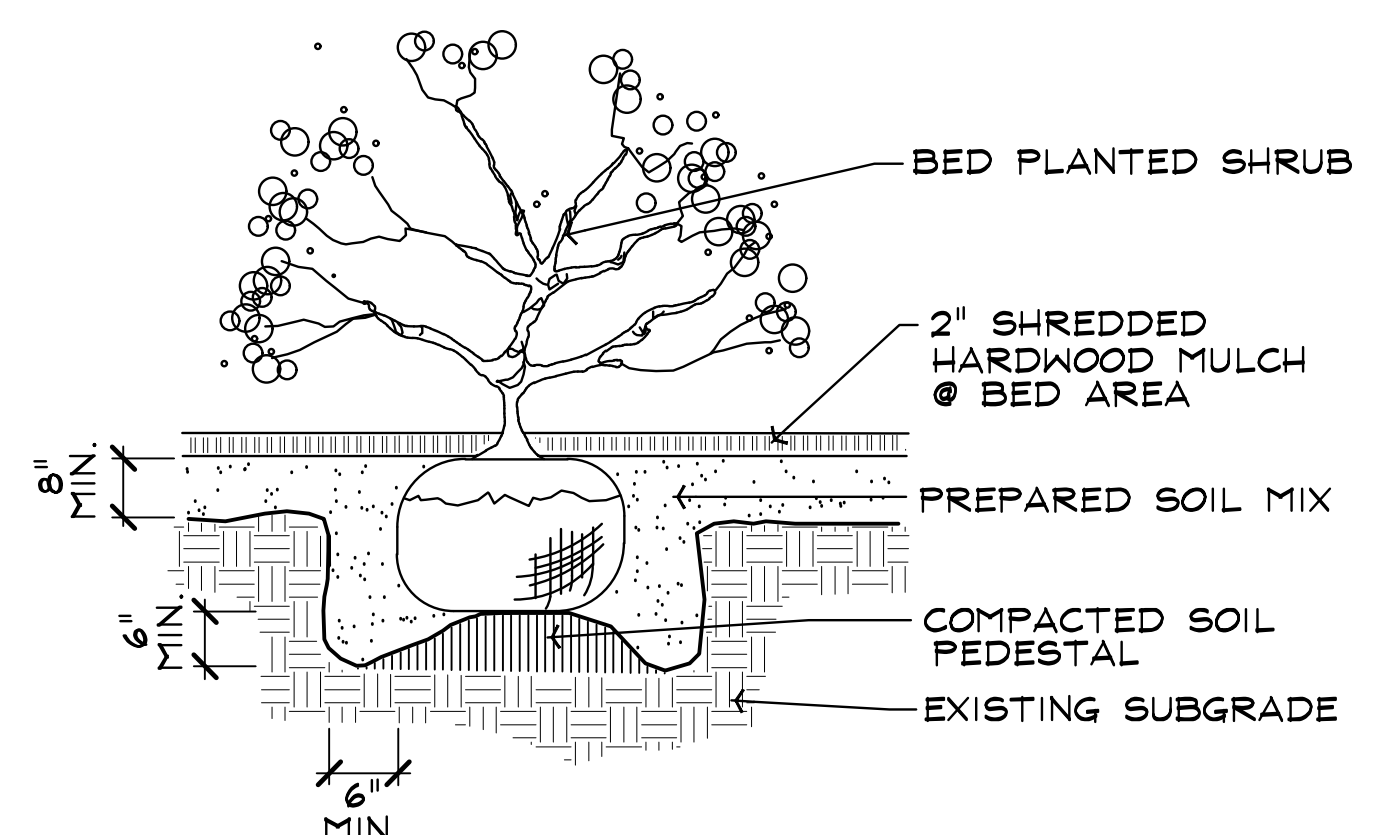
01/28/2024
"For regulatory approval. NOT for construction."



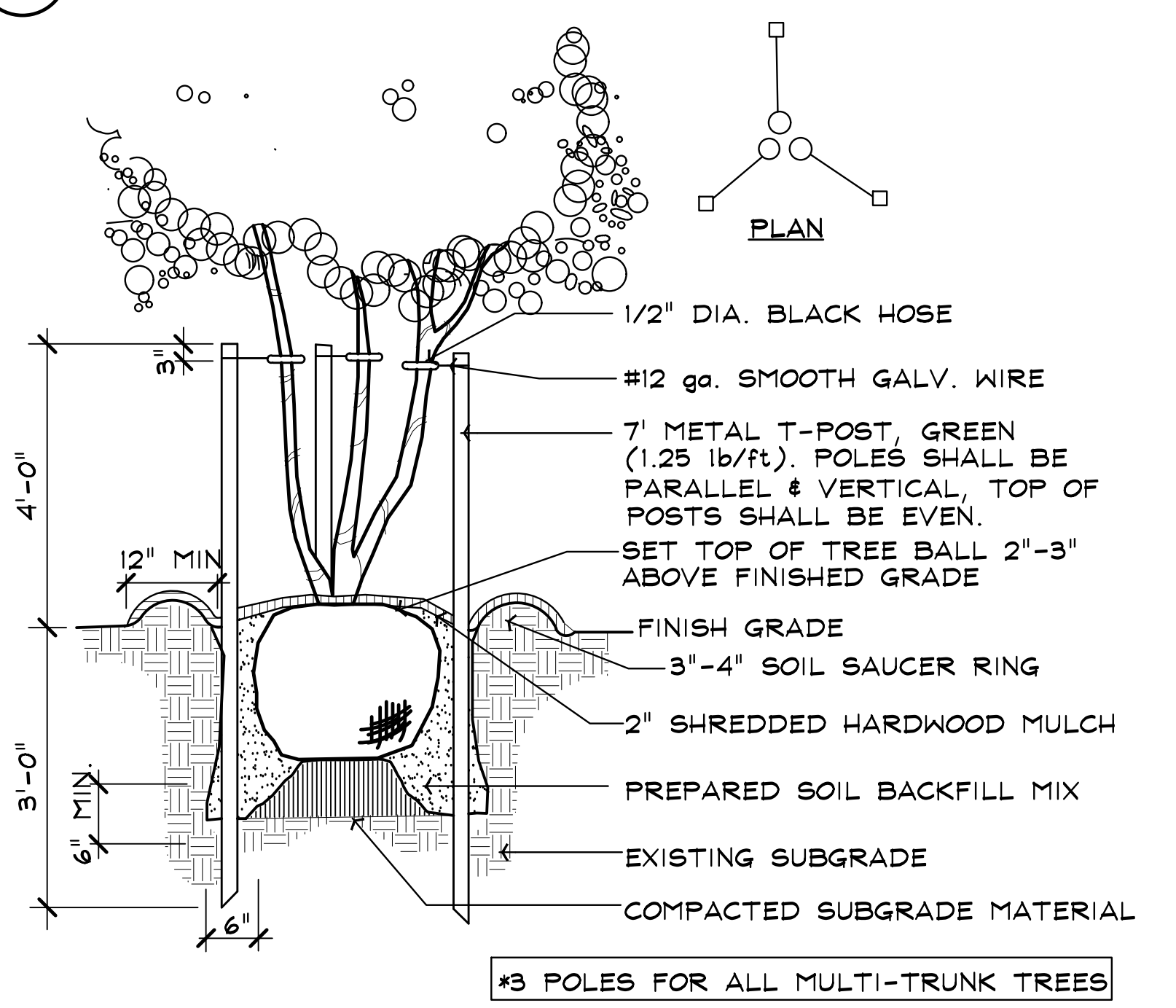
E SHOVEL CUT EDGE SCALE: NTS



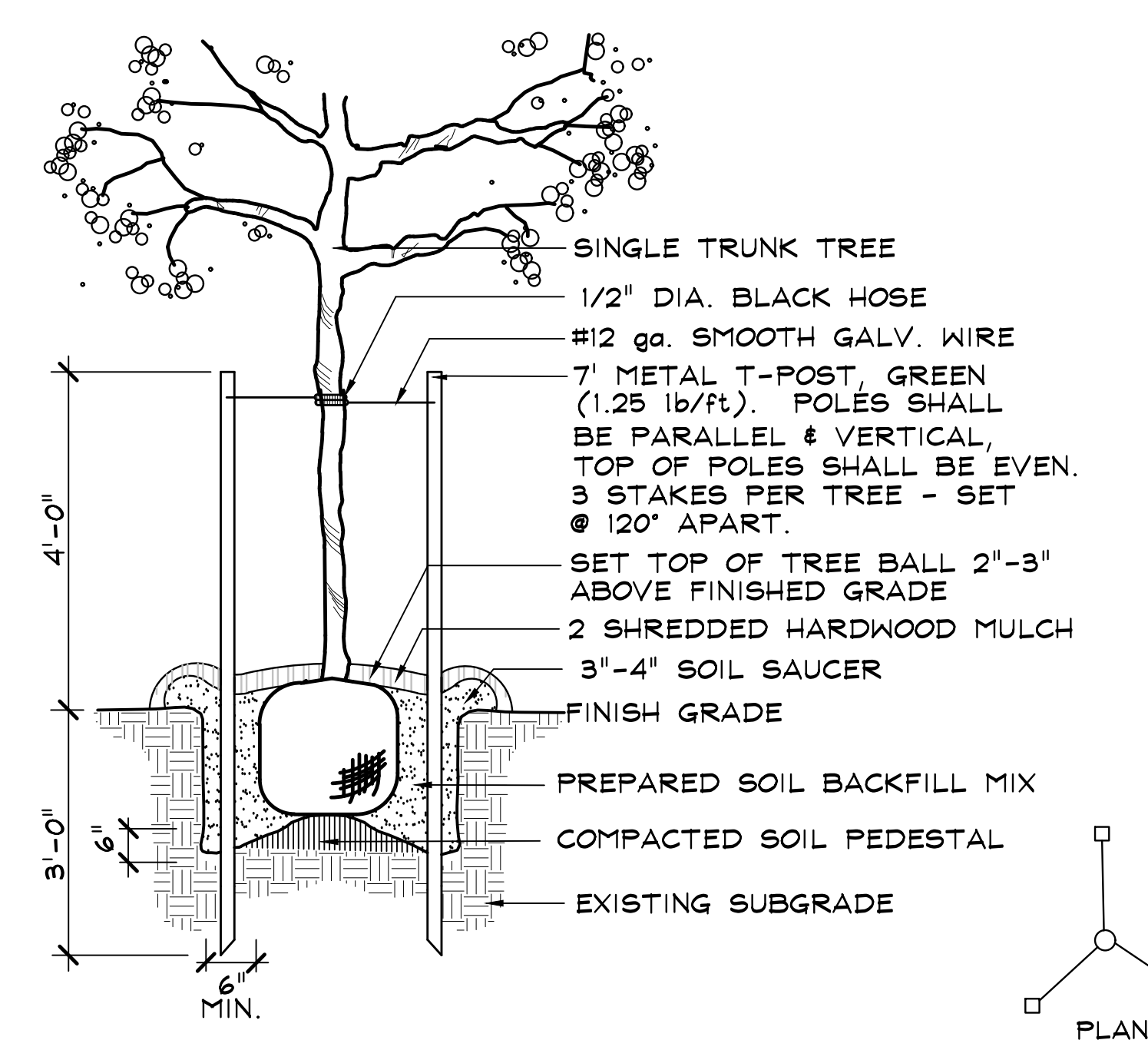
D GROUNDCOVER SCALE: NTS



C SHRUB BED SCALE: NTS



B MULTI-TRUNK STAKING SCALE: NTS



A SINGLE TRUNK STAKING SCALE: NTS

BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES				
<i>Quercus Virginiana</i>	Large Live Oak	200 GAL.	Container	16'-18' HT., 9'-10' SPRD., 5"-6" CAL., Full, Straight Trunk
<i>Quercus Virginiana</i>	Live Oak	65 GAL.	Container	12'-13' HT., 5'-6' SPRD., 2 1/2"-3" CAL., Full, Straight Trunk
<i>Quercus texana</i>	Nuttall Oak	65 GAL.	Container	12'-13' HT., 5'-6' SPRD., 2 1/2"-3" CAL., Full, Straight Trunk
<i>Quercus nigra</i>	Water Oak	65 GAL.	Container	12'-13' HT., 5'-6' SPRD., 2 1/2"-3" CAL., Full, Straight Trunk
<i>Ulmus crassifolia</i>	Cedar Elm	65 GAL.	Container	12'-13' HT., 5'-6' SPRD., 2 1/2"-3" CAL., Full, Straight Trunk
<i>Platanus Mexicana</i>	Mexican Sycamore	65 GAL.	Container	12'-13' HT., 5'-6' SPRD., 2 1/2"-3" CAL., Full, Straight Trunk
<i>Lagerstroemia indica 'Bashams Pink'</i>	Crape Myrtle	30 GAL.	Container	Single-Trunk, 8'-10' HT., 1 1/4"-1 1/2" CAL., 5'-6' SPRD., Matching
<i>Vitex agnus-castus</i>	Vitex	30 GAL.	Container	Multi-Trunk, 5'-6' HT., 4'-5' SPRD., 3-5 Canes, Full
<i>Ilex x attenuata 'Savannah'</i>	Savannah Holly	30 GAL.	Container	8'-10' HT., 4'-5' SPRD., 48" Clear Trunk, Straight Trunk
<i>Myrica cerifera</i>	Tree Form Waxmyrtle	30 GAL.	Container	Multi-Trunk, 5'-6' HT., 4'-5' SPRD., 3-5 Canes, Full
SHRUBS				
<i>Ligustrum sinense 'Sunshine'</i>	Sunshine Ligustrum	7 GAL.	Container	24"-30" HT., 20"-24" SPRD., Full Pot, 48" O.C.
<i>Myrica cerifera</i>	Waxmyrtle	7 GAL.	Container	42" HT., 36" SPRD., Full Pot, 5" O.C.
<i>Rosa x 'Radrazz'</i>	Red Knockout Rose	3 GAL.	Container	24"-30" HT., 20"-24" SPRD., Full Pot, 30" O.C., Red
<i>Muhlenbergia capillaris</i>	Gulf Muhly Grass	3 GAL.	Container	24" HT., 18"-24" SPRD., Full pot, Well-Rooted, 30" O.C.
<i>Nerium oleander 'Petite Pink'</i>	Petite Pink Oleander	3 GAL.	Container	18"-24" HT., 18"-24" SPRD., Full Pot, 30" O.C.
<i>Miscanthus sinensis 'Morning Light'</i>	Morning Light Miscanthus	3 GAL.	Container	30" HT., 12"-15" SPRD., Full Pot, Well-Rooted, 48" O.C.
<i>Rosa 'Meijocas' Pink Drift Rose</i>	Pink Drift Rose	3 GAL.	Container	15" HT., 12" SPRD., Full Pot, 24" O.C.
<i>Ilex vomitoria 'Nana'</i>	Duf. Yaupon Holly	3 GAL.	Container	12"-15" HT., 12"-15" SPRD., Full Pot, Well-Rooted, 24" O.C.
<i>Asparagus meyeri</i>	Foxtail Fern	3 GAL.	Container	Full, 15"-18" Ht & sprd., 24" o.c.
GROUNDCOVER				
<i>Trachelospermum asiaticum</i>	Asian Jasmine	1 GAL.	Container	Full Pot, Well-Rooted, 5-7 Runners, 15"-18" SPRD., 18" O.C.
<i>Phormium tenax 'Tiny Tiger'</i>	Flax Lily	1 GAL.	Container	10"-12" HT., 10"-12" SPRD., Full Pot, 18" O.C.
<i>Liriope muscari 'Evergreen Giant'</i>	Giant Lilyturf	1 GAL.	Container	Full Pot, Well-Rooted, 15"-18" HT., 12"-15" SPRD., 18" O.C.
Seasonally Appropriate	Seasonal Color	4" Pot	Container	Full, well rooted, 9" o.c. (species as dictated by season)
SOD/SEED				
<i>Cynodon dactylon 'Celebration Bermuda'</i>	Solid Sod Bermuda			See plans for location of proposed sod strips, sod infill. To be used in patch & repair as needed for disturbed areas of existing turf.
<i>Cynodon dactylon 'Common Bermuda'</i>	Hydranulch Bermuda			See plans for location of proposed hydranulch areas

**Caldwell Crossing Sharp 1 Tract
Recreation Center**
D.R. Horton
Iowa Colony, TX

Landscape Details
Date: 01/28/2024
Scale: AS NOTED
Job No: 233-23-248
Revised:

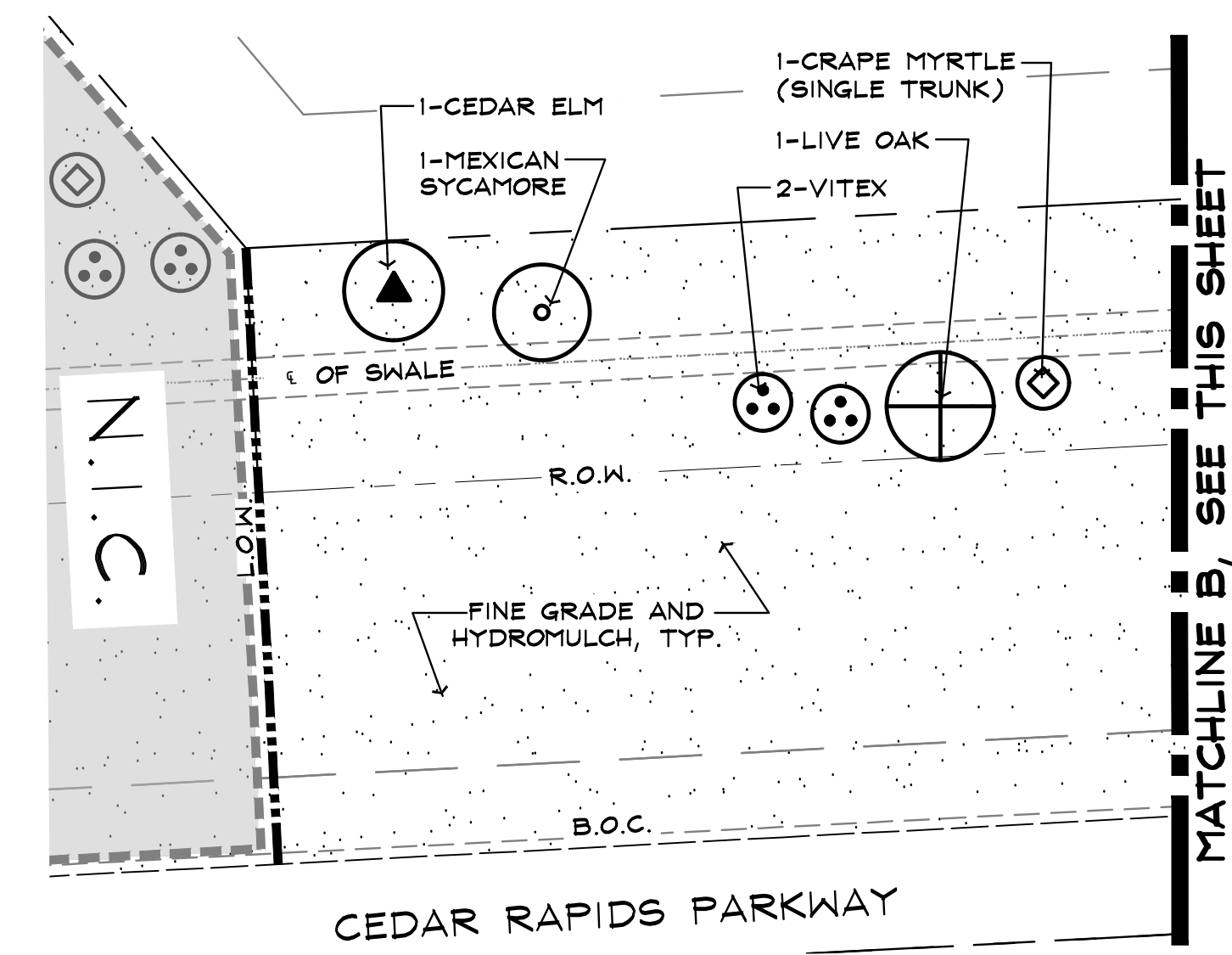
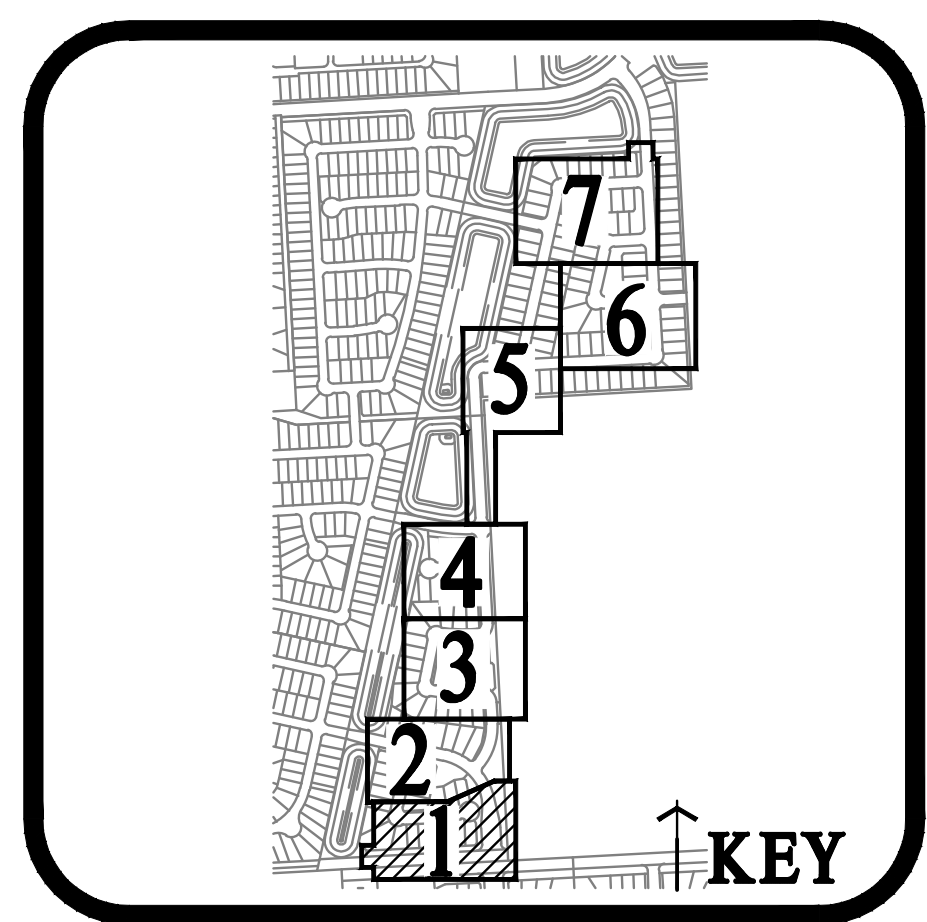


KGA DeForest
Landscape Architecture
24275 KATY FWY, #300 KATY, TX 77454
281.646.3932 KGADEFORREST.COM



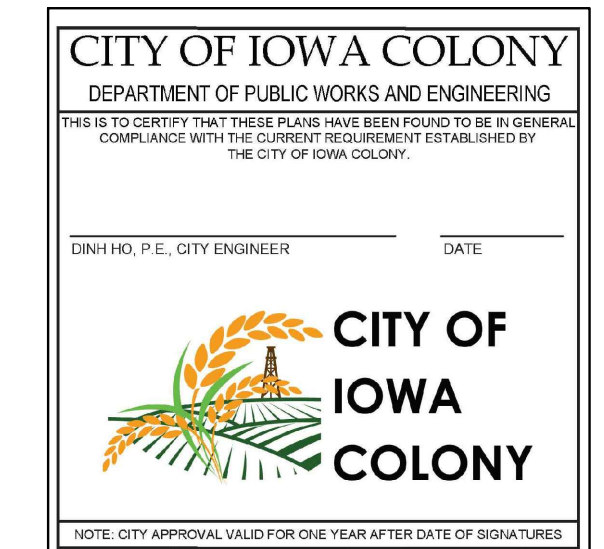
02/28/2024

"For regulatory approval.
NOT for construction."



CALDWELL CROSSING SECTION 1 & 2 LANDSCAPE IMPROVEMENTS

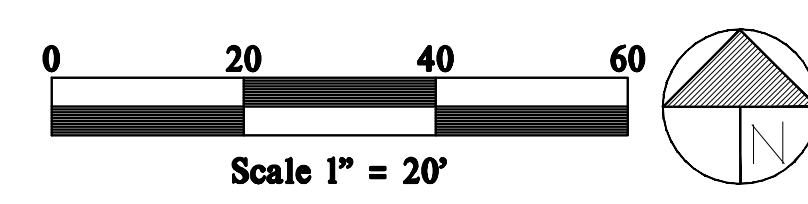
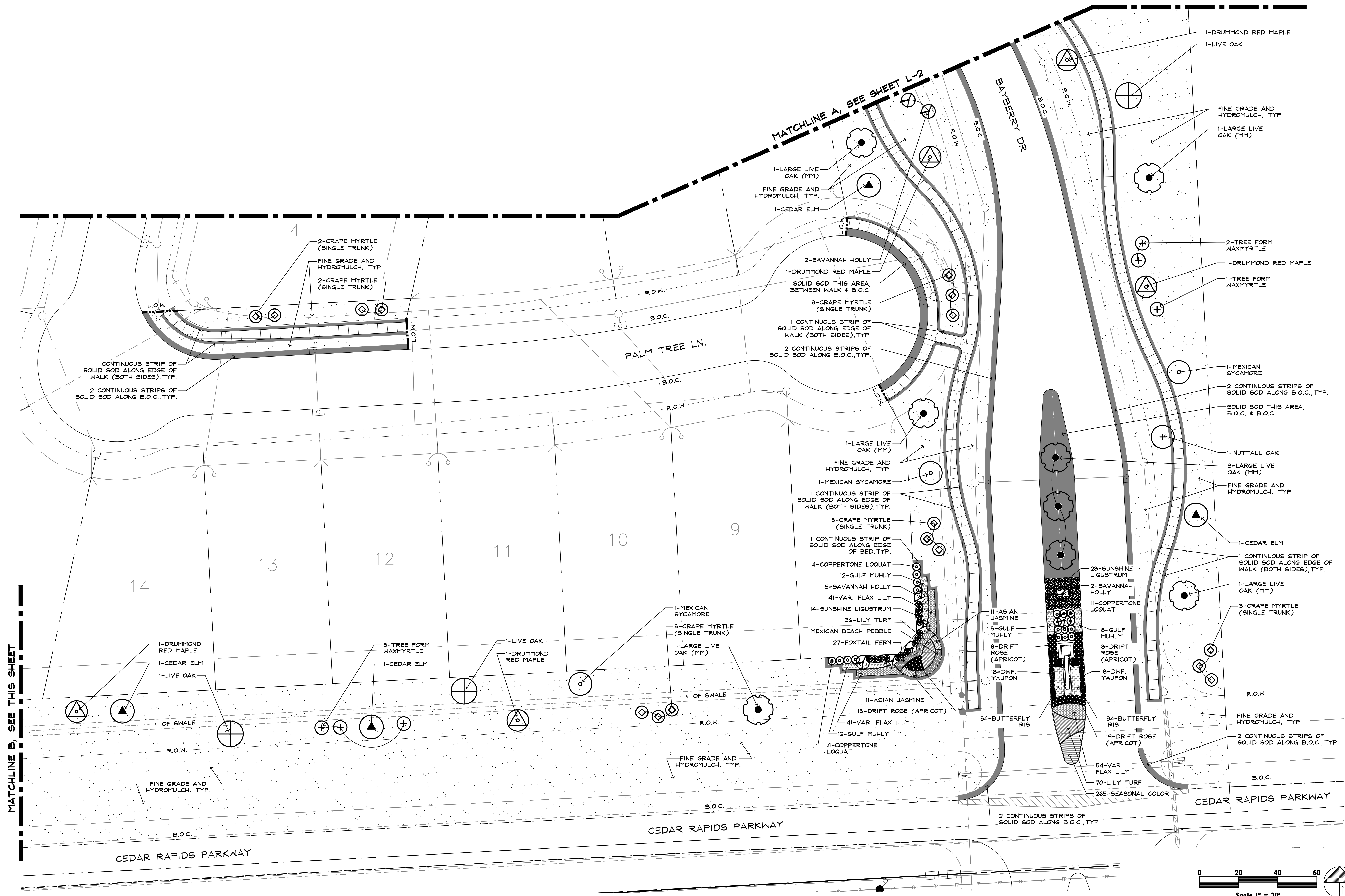
D.R. Horton of Texas
Fort Bend County, TX



Landscape Plan

Date: 02/28/2024
Scale: 1"=20'-0"
Job No: 233-23-258
Revised:

L-1



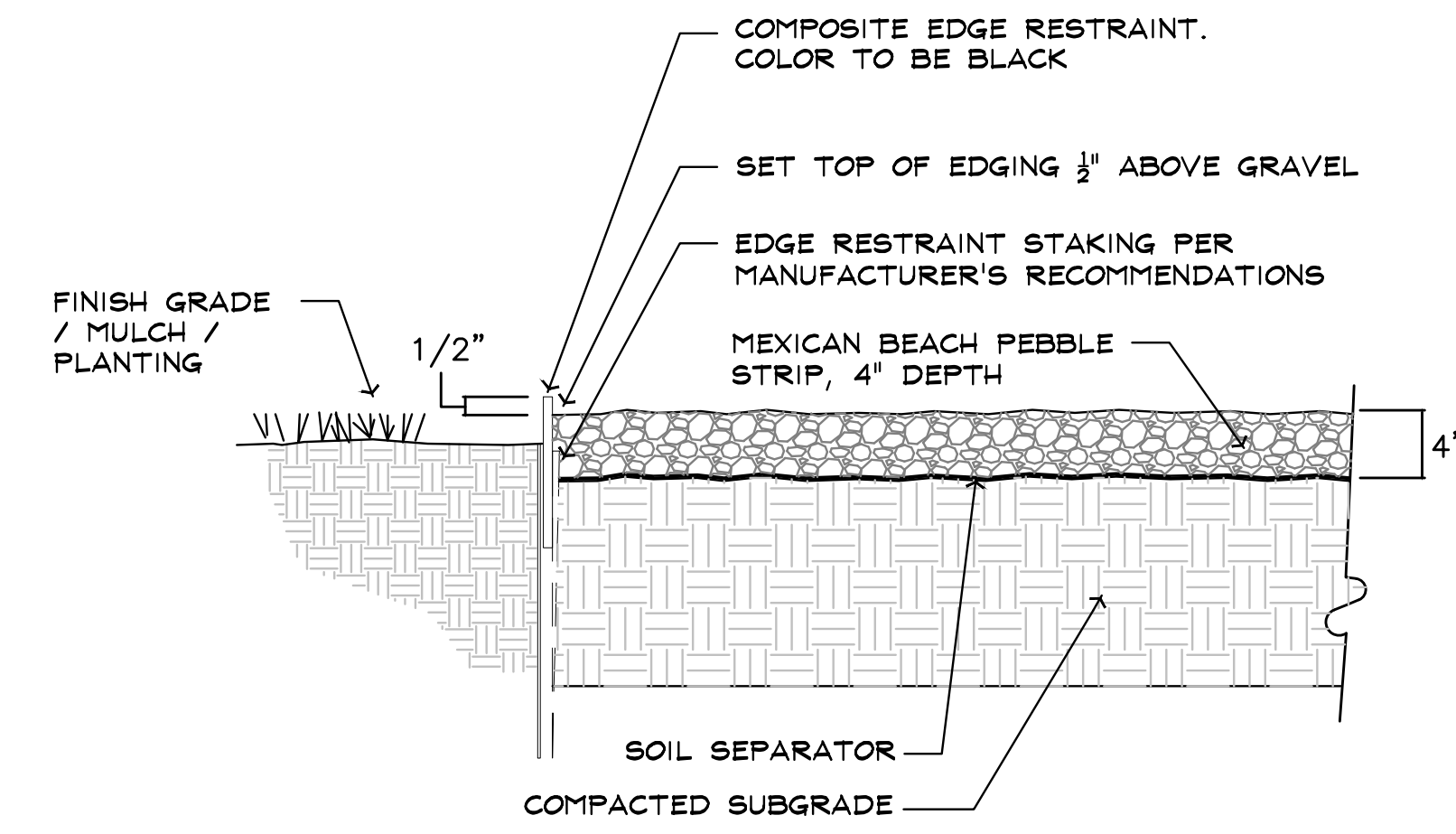
CALDWELL CROSSING SECTION 1 & 2 LANDSCAPE IMPROVEMENTS
D.R. Horton of Texas
Fort Bend County, TX

BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES				
Quercus virginiana	Large Live Oak	200 GAL.	Machine Moved	Min. 6" Cal., 16'-18' HT., Min. 9' Sprd., Full, Straight Trunk, Matching
Quercus virginiana	Live Oak	65 GAL.	Container	3"-3 1/2" Caliper, 12'-14' Ht., 6'-7' sprd., full, straight trunk, matching
Ulmus crassifolia	Cedar Elm	65 GAL.	Container	3"-3 1/2" Caliper, 12'-14' Ht., 6'-7' sprd., full, straight trunk, matching
Platanus mexicana	Mexican Sycamore	65 GAL.	Container	3"-3 1/2" Caliper, 12'-14' Ht., 6'-7' sprd., full, straight trunk, matching
Quercus texana	Nuttall Oak	65 GAL.	Container	3"-3 1/2" Caliper, 12'-14' Ht., 6'-7' sprd., full, straight trunk, matching
Acer rubrum drummondii	Drummond Red Maple	65 GAL.	Container	3"-3 1/2" Caliper, 12'-14' Ht., 6'-7' sprd., full, straight trunk, matching
Myrica cerifer	Tree Form Waxmyrtle	30 GAL.	Container	Multi-trunk, 3-5 canes, 6' min. ht, 4' min. spread, full to ground
Lagerstroemia indica 'Muskogee'	Crape Myrtle (Single Trunk)	30 GAL.	Container	Single Trunk, 2" cal., 8'-10' ht., 4'-5' sprd., full
Vitex agnus-castus	Vitex	30 GAL.	Container	Multi-trunk, 6' Min Ht., 48" Min sprd.
Ilex x attenuata 'Savannah'	Savannah Holly (Tree Form)	30 GAL.	Container	8'-10' HT., 4'-5' SPRD., 48" Clear Trunk, straight Single-Trunk
SHRUBS/GROUNDCOVERS				
Eriobotrya Japonica 'Coppertone'	Coppertone Loquat	7 GAL.	Container	36" min. ht. 30" sprd. full pot, well rooted, 48" o.c.
Myrica cerifera	Waxmyrtle	7 GAL.	Container	30"-36" Ht. 30" sprd., full to ground, well rooted, 48" o.c.
Ligustrum Sinense 'Sunshine'	Sunshine Ligustrum	7 GAL.	Container	24"-30" Ht., 18"-24" Sprd., Full Pot, 36" O.C.
Miscanthus sinensis 'Morning Light'	Miscanthus 'Morning Light'	3 GAL.	Container	24"-30" HT., 20"-24" Sprd., Full Pot, Well-Rooted, 48" O.C.
Nerium oleander 'petite pink'	Pink Dwarf Oleander	3 GAL.	Container	18"-24" Ht., 18" min sprd., full pot, 30" o.c.
Rosa x 'Radrazz'	Knockout Rose	3 GAL.	Container	18"-24" Ht., 18"-24" Sprd., Full Pot, 30" O.C., Pink
Rosa 'Meiminrate'	Drift Rose (Apricot Drift)	3 GAL.	Container	15" min. HT., 15" min. Sprd., Full Pot, Well-Rooted, 24" O.C.
Ilex vomitoria 'nana'	Dwarf Yaupon	3 GAL.	Container	15" min. HT., 15" min. Sprd., Full Pot, Well-Rooted, 24" O.C.
Muhlenbergia capillaris	Gulf Muhly	3 GAL.	Container	24"-30" HT., 20"-24" Sprd., Full Pot, Well-Rooted, 30" O.C.
Asparagus 'Meyeri'	Festail Fern	3 GAL.	Container	15" Ht. and Sprd., Full Pot, Well Rooted, 24" O.C.
Dietes grandiflora	Butterfly Iris	3 GAL.	Container	15"-18" Ht. 12" sprd., full pot, well rooted, 18" o.c.
Dianella Tasmanica 'Variegata'	Variegated Flax Lily	1 GAL.	Container	12"-15" Ht. and Sprd., Full Pot, Well Rooted, 18" O.C.
Trachelospermum asiaticum	Asian Jasmine	1 GAL.	Container	5-7 runners, 15"-18" spread, Full pot, well rooted, 18" o.c.
Liriope muscari	Lily Turf	1 GAL.	Container	6"-10" ht., 12" sprd., full pot, well rooted, 18" O.C.
Seasonally Appropriate	Seasonal Color	4"	Container	Full, well rooted, 9" o.c.
SOD/SEED				
Cynodon dactylon 'Celebration Bermuda'	Solid Sod			See plans for location of proposed sod strips, sod infill. To be used in patch & repair as needed for disturbed areas of existing turf.
Cynodon dactylon 'Common Bermuda'	Hydromulch			See plans for location of proposed hydromulch areas

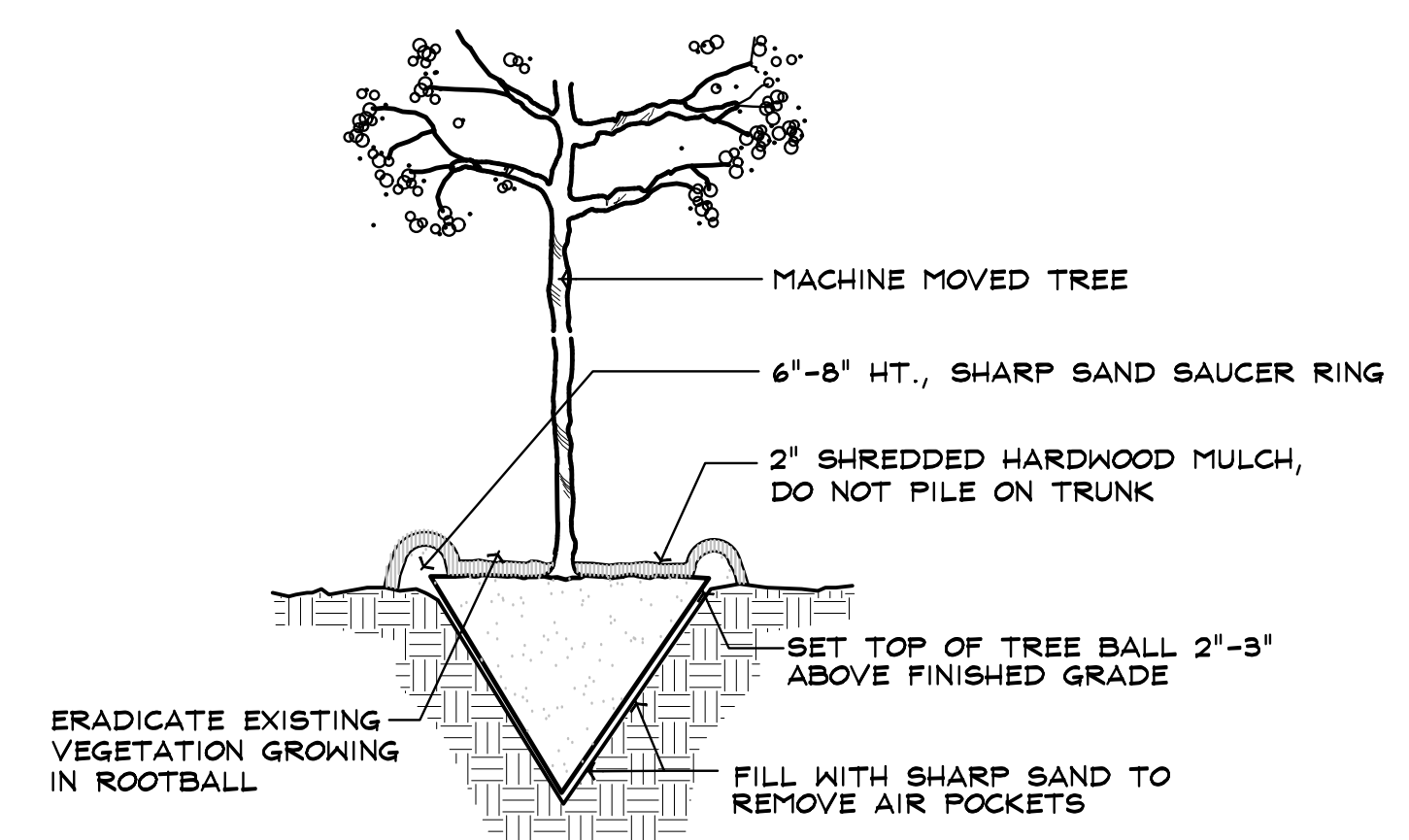
ALL DISTURBED AREAS NOT DESIGNATED FOR PLANTING AND WITHIN LIMITS SHOWN ON PLANS TO BE HYDROMULCHED WITH BERMUDA GRASS SEED
**** NOTE: ALL SOD TO BE BERMUDA GRASS.

MATERIAL SCHEDULE

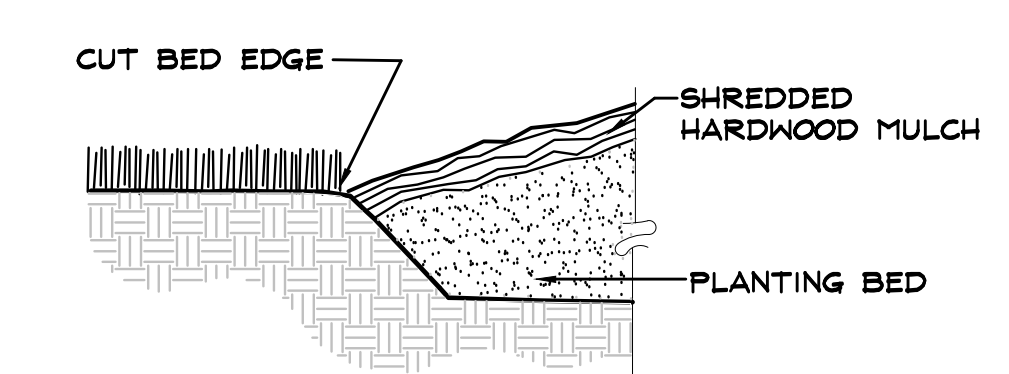
Item	Color	Finish / Pattern	Manufacturer / Local Representative	General Notes
GRAVEL	BLACK	MEXICAN BEACH PEBBLES SIZE: 2"-3"	SUPPLIER: ALAMO STONE CONTACT: HUGH ACHÉ PH: 281-240-4600	INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE COLOR SAMPLES TO LANDSCAPE ARCHITECT PRIOR TO PURCHASE/FABRICATION. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY VARIATION BETWEEN PLANS AND SITE CONDITIONS.
COMPOSITE EDGING	BLACK	-	-	REQUIRED AT ALL PERIMETER OF PEBBLE BEDS & WHEN SEPARATING 2 TYPES OF PEBBLE IN SAME BED. INSTALL PER MANUFACTURER'S SPECIFICATIONS. NOTIFY KGA DEFORREST IMMEDIATELY OF ANY VARIATION BETWEEN PLANS & SITE CONDITIONS.



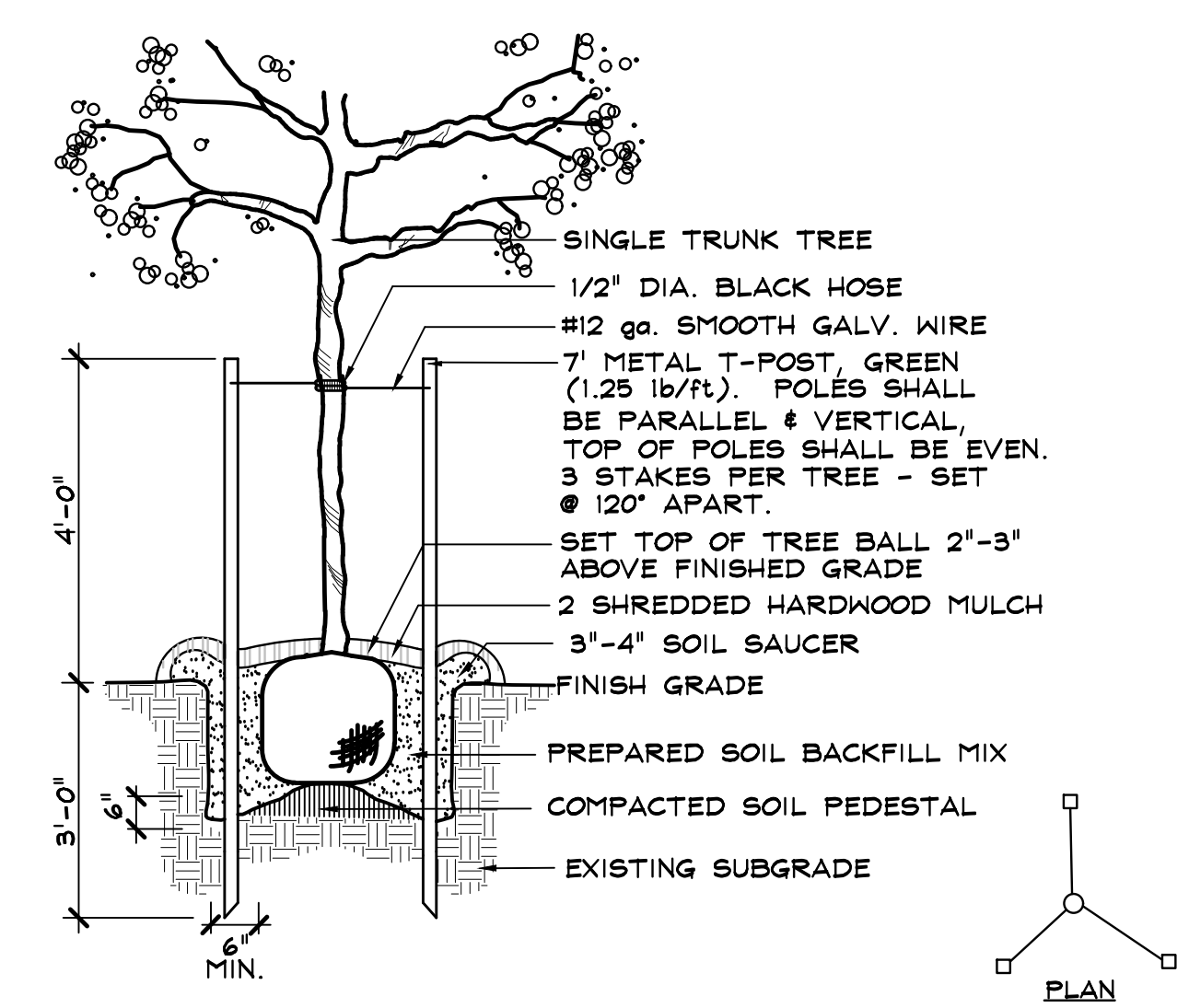
G COMPOSITE EDGING AT MEXICAN BEACH PEBBLE STRIP NTS



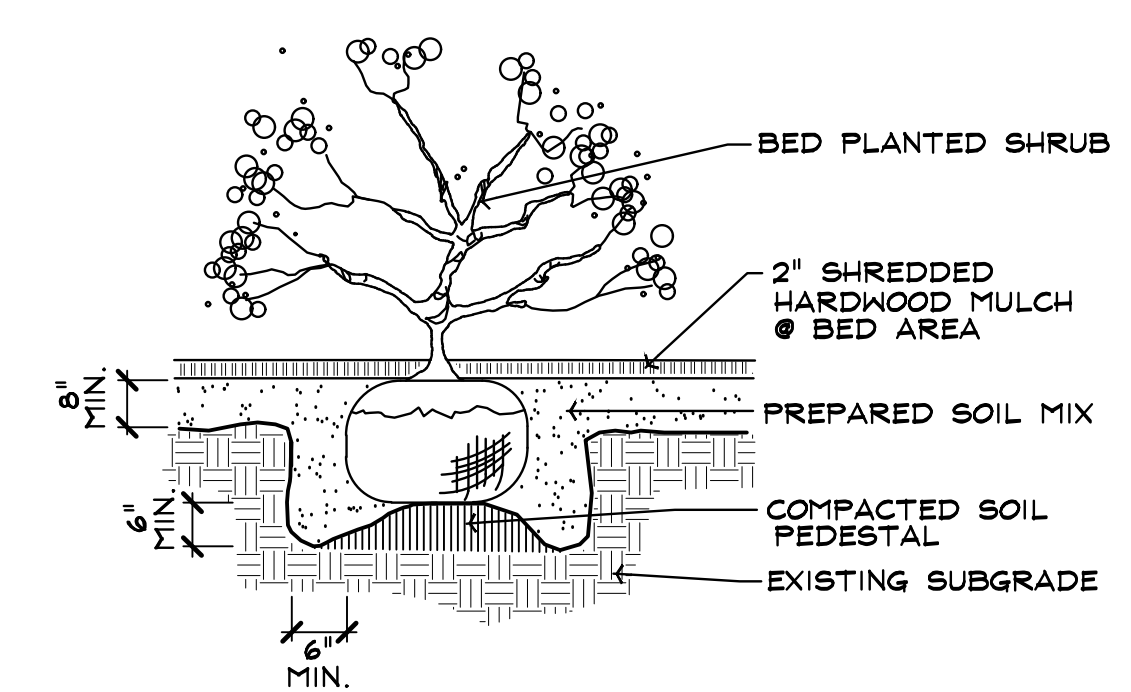
F MACHINE MOVED TREE NTS



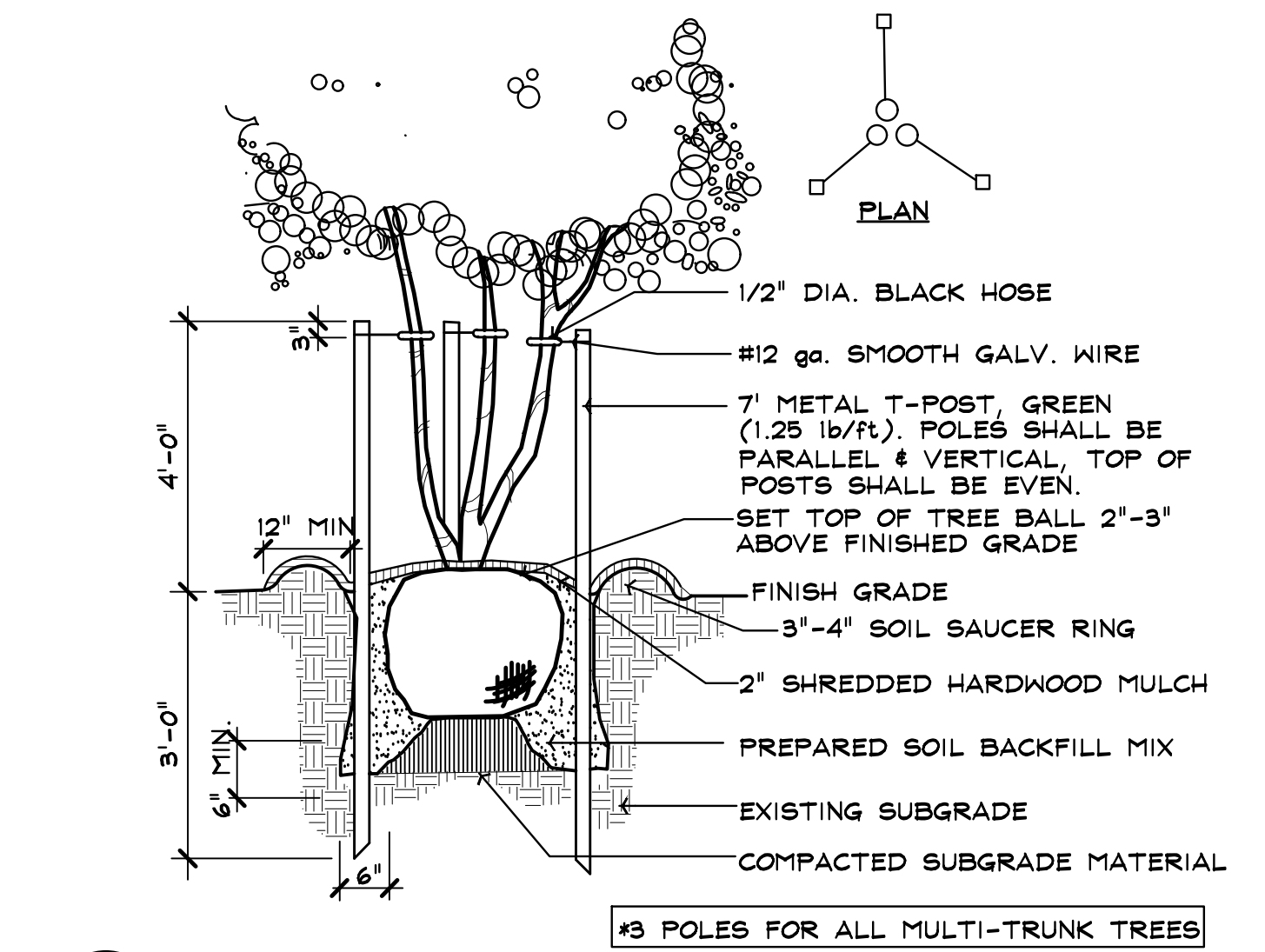
C SHOVEL CUT BED EDGE NTS



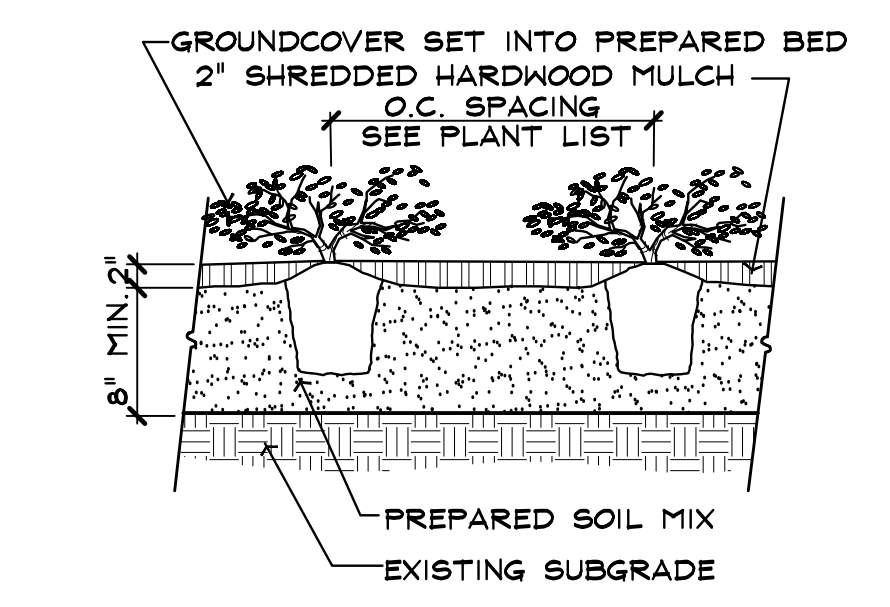
E STAKING DETAIL NTS



B BED PLANTED SHRUB NTS



D MULTI TRUNK TREE STAKING NTS



A GROUNDCOVER PLANTING NTS

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
THIS IS TO CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE CITY OF IOWA COLONY.
DATE: 02/28/2024
CITY OF IOWA COLONY
CITY ENGINEER

Landscape Notes & Details
Date: 02/28/2024
Scale: AS SHOWN
Job No: 233-23-258
Revised:



Wednesday, February 28, 2024

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

Re: Caldwell Lakes Development – Variance Request for Planting
Letter of Recommendation to Approve Variance Request
COIC Project No. Iworq No. 3648
Adico, LLC Project No. 16007-3-539

Dear Honorable Mayor and City Council;

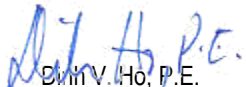
The City of Iowa Colony has received a variance request for plant materials for the Caldwell Lakes development (see attached). The variance request covers trees, shrubs and groundcovers not included within the current City of Iowa Colony Unified Development Code - Approved Tree and Shrub Plant Material Sections 3.1.3.12, 3.1.3.13, and 3.1.3.15.

City Staff has reviewed the proposed variance request and has no objections to the proposed plant materials.

Staff recommends the variance be granted for the requested plant materials as noted in the variance request for the entire Caldwell Crossing Development.

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

Sincerely,
Adico, LLC


Dimitry Ho, P.E.
TBPE Firm No. 16423

cc: Kayleen Rosser
Robert Hemminger
File: 16007-3-340



APPLICATION FOR VARIANCE REQUEST or APPEAL

12003 IOWA COLONY BLVD., IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | WWW.CITYOFIOWACOLONY.COM

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.cityofiowacolony.com 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 SUBDIVISION ORDINANCE SIGN ORDINANCE APPEAL

APPLICANT INFORMATION:

Name of Applicant: J.P.Epps

Address of Applicant: 24275 Katy Freeway, Suite 300 Phone: 281-646-1602
Katy, TX 77494 Email: jepps@kgadeforest.com

Name of Owner: D.R. Horton

Address of Owner: 6744 Horton Vista Dr. Phone: 832-302-6702
Richmond, TX, 77407 Email: drose@drhorton.com

PROPERTY INFORMATION:

Address Of Subject Property: Cedar Rapids Pkwy & Mount Fuji Dr.

Legal Description Of Subject Property: Caldwell Lakes

Brazoria County Tax No(s): _____

Current Zoning: Development Agreement Water and Sanitary Serviced by: City of Iowa Colony

Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: 498321

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: Unified Development Code

Request and reason: Community Plant list approval

List Ordinance or Code: _____

Request and reason: _____

List of supplemental documentation provided: _____

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

Requestor Signature or Owner and Date: _____

FOR CITY USE ONLY: Application Received By: Rachel Patterson

Date Received: 2/21/2024

Planning Commission Date: _____

Fee Received: Yes ✓ # 16361

City Council Date: _____

Notifications Required: Published Notice Public Hearing

Date Approved or Denied: _____

Posting on Property (applicant responsibility) Personal Notice

Written Notice of Decision

February 20, 2023

City of Iowa Colony

City Engineer

Re: Caldwell Lakes

To Whom It May Concern,

This letter is a request for a variance for the planting pallet for the Caldwell Lakes Community. The proposed plant pallet shall include the following selections:

Trees (items NOT in the UDC, Section 3.3.1 List are in red):

- Water Oak- *Quercus nigra*
- Cedar Elm- *Ulmus crassifolia*
- Vitex- *Vitex agnus-castus*
- Live Oak- *Quercus virginiana*
- Nuttall Oak- *Quercus nuttallii*
- Mexican Sycamore- *Platanus Mexicana*
- Crape Myrtle - White- *Lagerstroemia indica* 'Bashams Pink'
- Drummond Red Maple- *Acer rubrum drummondii*
- Savannah Holly- *Ilex x attenuata* 'Savannah' (Evergreen)
- Southern Wax Myrtle- *Myrica cerifera* (Evergreen)

Shrubs/Groundcovers (items NOT in the UDC, Section 3.3.1 List are in red):

- Coppertone Loquat – *Eriobotrya japonica* 'Coppertone' (Evergreen)
- Waxmyrtle- *Myrica cerrifera* (Evergreen)
- Drift Rose – 'Rosa 'Memirrote'
- Drift Rose- *Rosa* 'Meijocos'
- Variegated Flax Lily – *Dianella tasmanica* 'Variegata' (Evergreen)
- Red Knockout Rose- *Rosa* x 'Radrazz' (Evergreen)
- Gulf Muhly Grass- *Muhlenbergia capillaris* (Perennial)
- Petite Pink Oleander- *Nerium oleander* 'Petite Pink' (Evergreen)
- Morning Light Miscanthus- *Miscanthus sinensis* 'Morning Light'
- Lily Turf – *Liriope muscari* (Evergreen)
- Giant Lily Turf- *Liriope muscari* 'Evergreen Giant' (Evergreen)
- Dwarf Yaupon Holly – *Ilex vomitoria* 'Nana' (Evergreen)
- Foxtail Fern- *Asparagus meyeri* (Evergreen)
- Asian Jasmine- *Trachelospermum asiaticum* (Evergreen)
- Flax Lily- *Phormium tenax* 'Tiny Tiger' (Evergreen)
- Butterfly Iris- *Dietes grandiflora*
- Pineapple Guava- *Feijoa sellowiana* (Evergreen)
- Seasonally Appropriate – Seasonal Color Annuals

The current City Of Iowa Colony Unified Development Code, Section 3.1.3.1 Landscape Planting Appendix does not include the above plant material **noted in red**.

Sincerely,

J.P.Epps

KGA DeForest Design, LLC

Phone: 281-646-1602

Email: jepps@kgadeforest.com



CALDWELL LAKES COMMUNITY
PLANT PALETTE EXHIBIT
a presentation for
CITY OF IOWA COLONY
FEBRUARY 2024

UNAPPROVED TREES



WATER OAK



CEDAR ELM



VITEX AGNUS-CASTUS



WHITE CRAPE MYRTLE



SAVANNAH HOLLY

APPROVED TREES



LIVE OAK



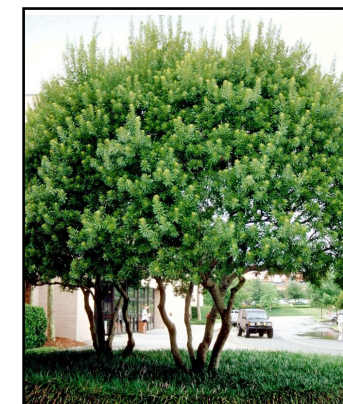
NUTTALL OAK



MEXICAN SYCAMORE

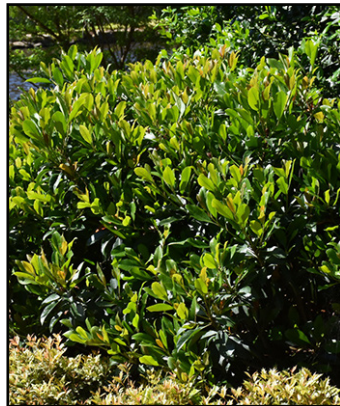


DRUMMOND RED MAPLE



SOUTHERN WAX MYRTLE

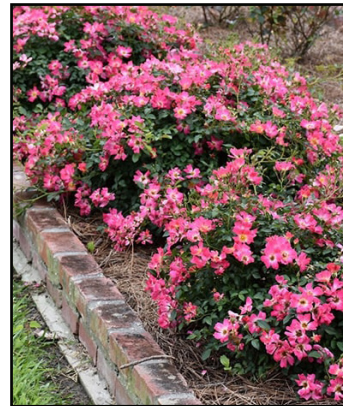
UNAPPROVED SHRUBS & GROUNDCOVERS



COPPERTONE LOQUAT



DRIFT ROSE-APRICOT



DRIFT ROSE-PINK



VAR. FLAX LILY



RED KNOCKOUT ROSE



GULF MUHLY GRASS



**MORNING LIGHT
MISCANTHUS**



LILY TURF



GIANT LILY TURF



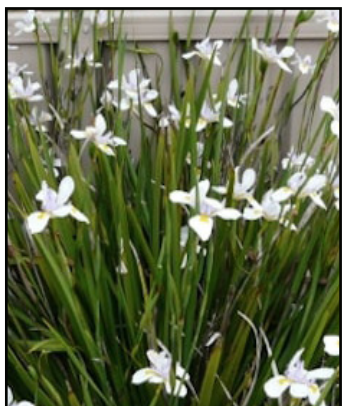
FOXTAIL FERN



ASIAN JASMINE



FLAX LILY-TINY TIGER



BUTTERFLY IRIS



PINEAPPLE GUAVA

APPROVED SHRUBS & GROUNDCOVERS



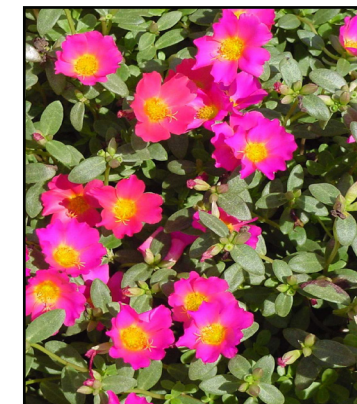
WAXMYRTLE



PETITE PINK OLEANDER

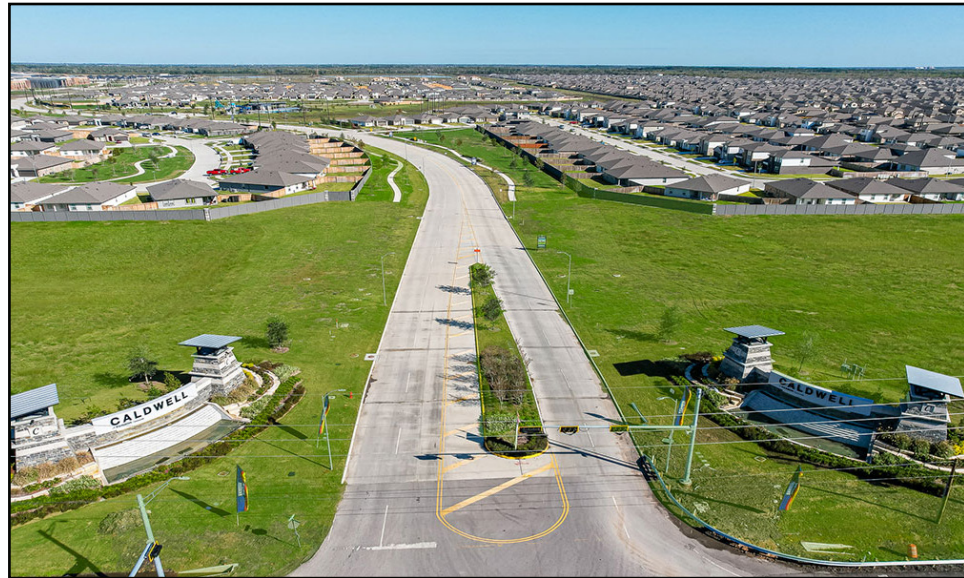


**DWARF YAUPON
HOLLY**



**SEASONALLY
APPROPRIATE
COLOR**

EXISTING CALDWELL COMMUNITY PLANTING CHARACTER



PRIMARY MONUMENT & LANDSCAPE



PRIMARY MONUMENT & LANDSCAPE



RECREATION CENTER & LANDSCAPE



LANDSCAPE NEAR SIDEWALK



LANDSCAPE NEAR SIDEWALK



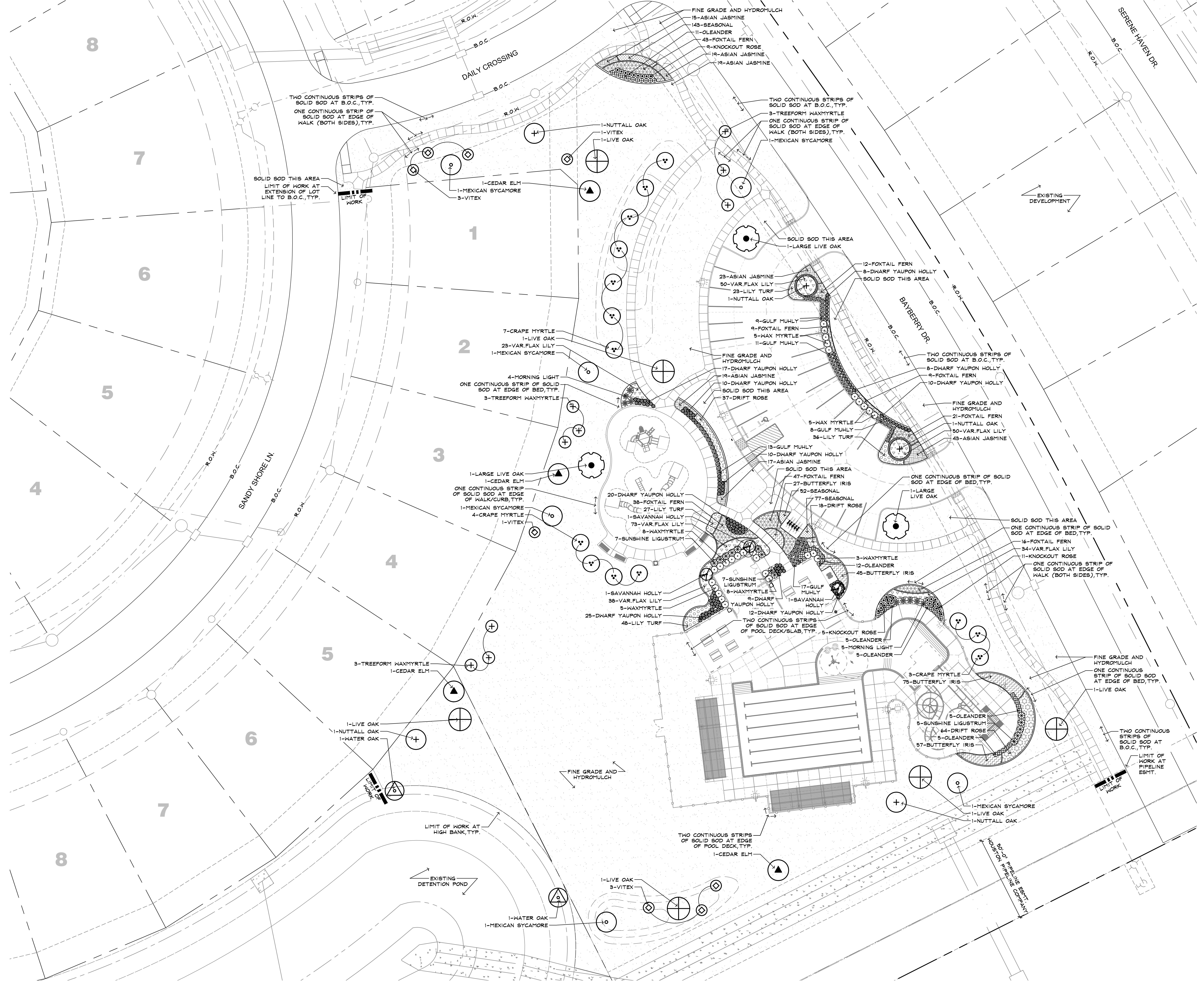
LANDSCAPE NEAR SIDEWALK



KGA DeForest
Landscape Architecture
24276 KATY FREEWAY SUITE 900
KATY, TEXAS 77454
281.644.1802 WWW.KGADFOREST.COM

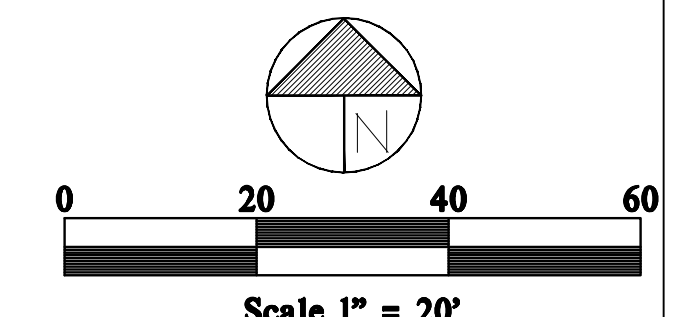


01/28/2024
"For regulatory approval.
NOT for construction."



Caldwell Crossing Sharp 1 Tract Recreation Center

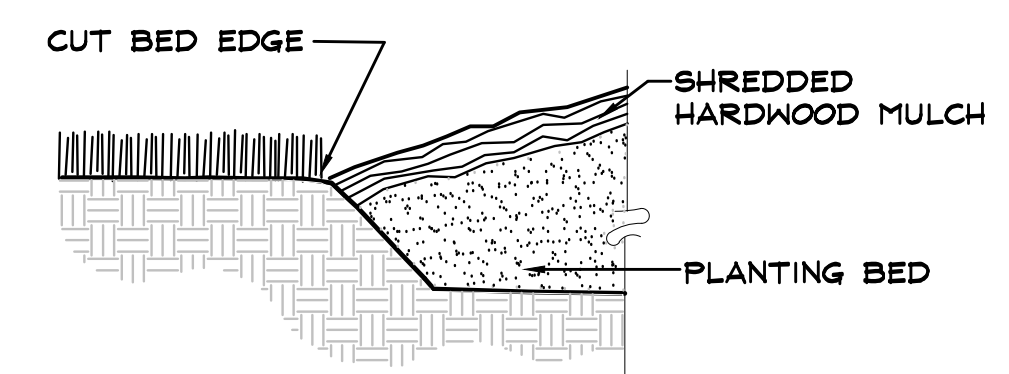
D.R. Horton
Iowa Colony, TX



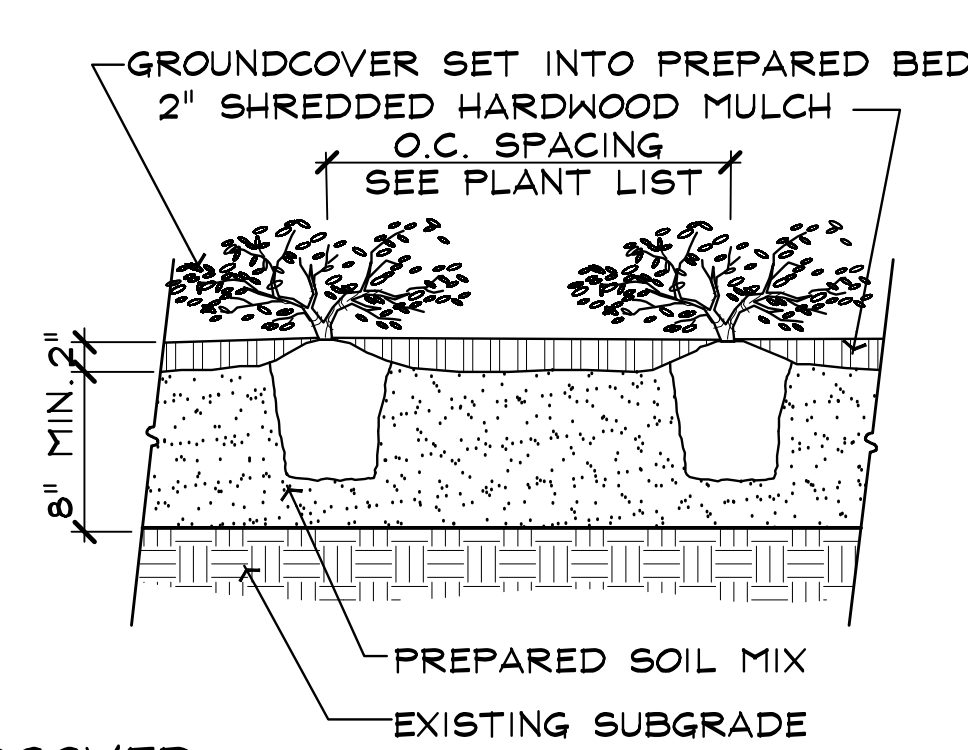
Landscape Plan
Date: 01/28/2024
Scale: 1"=20'-0"
Job No: 233-23-248
Revised:



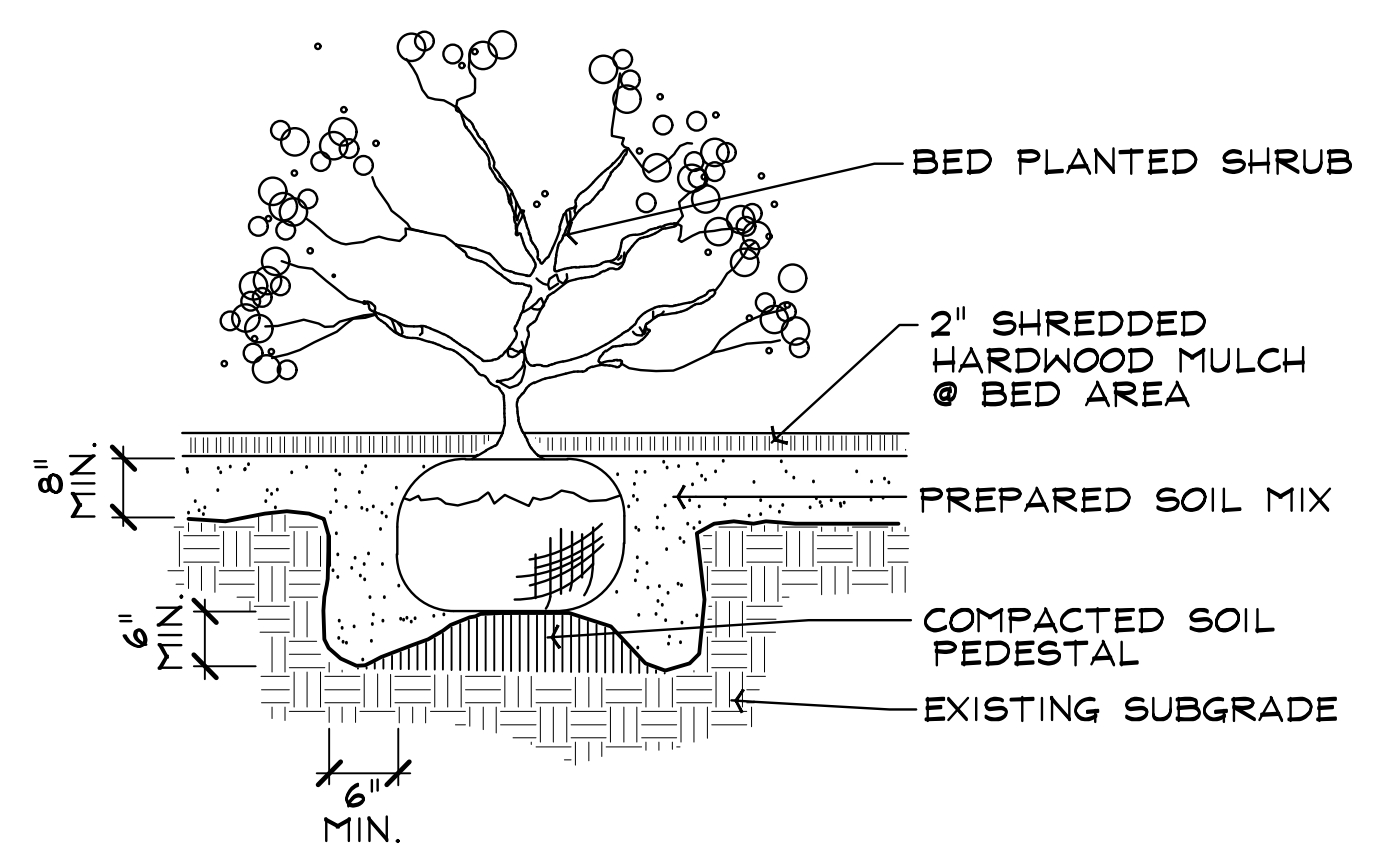
01/28/2024
 "For regulatory approval.
 NOT for construction."



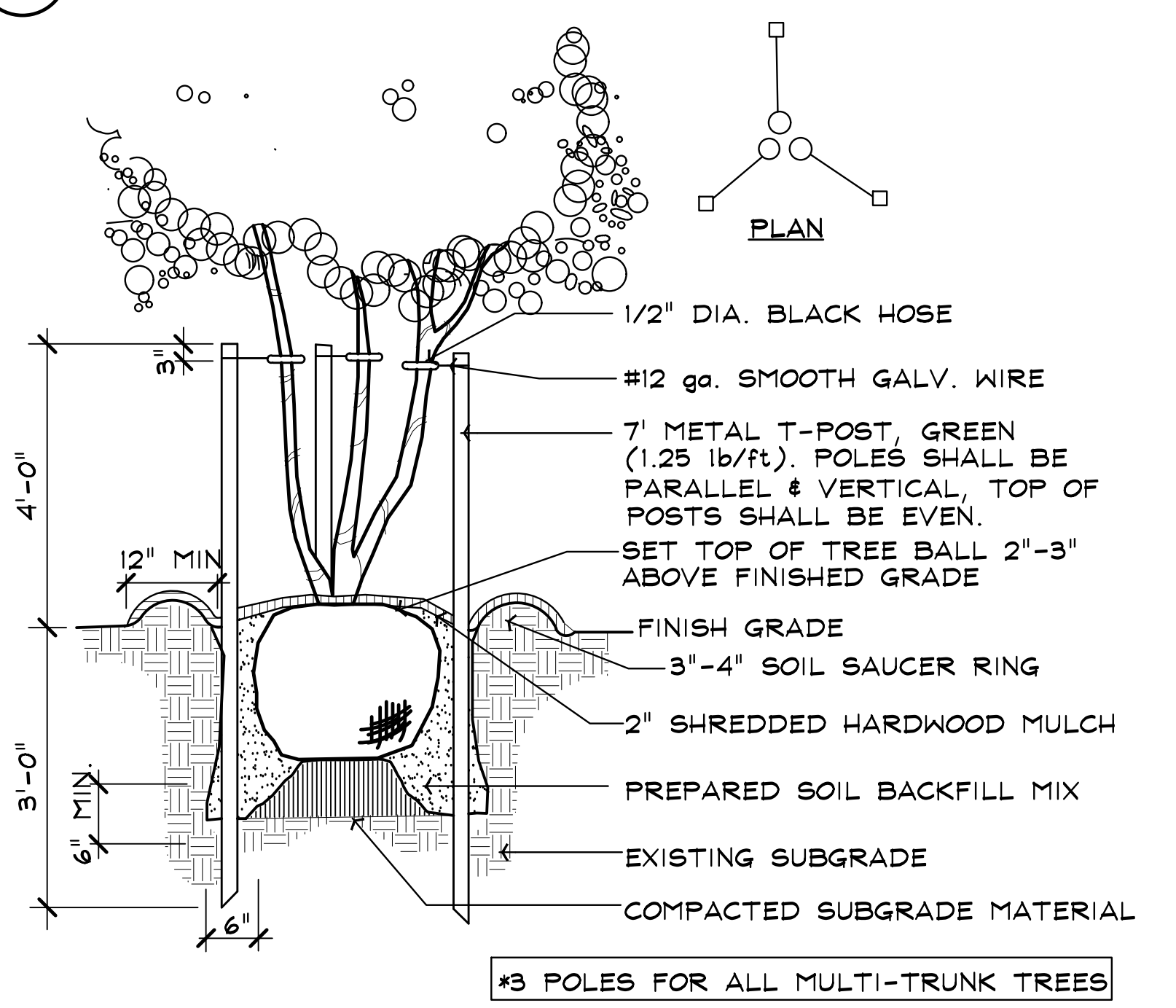
E SHOVEL CUT EDGE SCALE: NTS



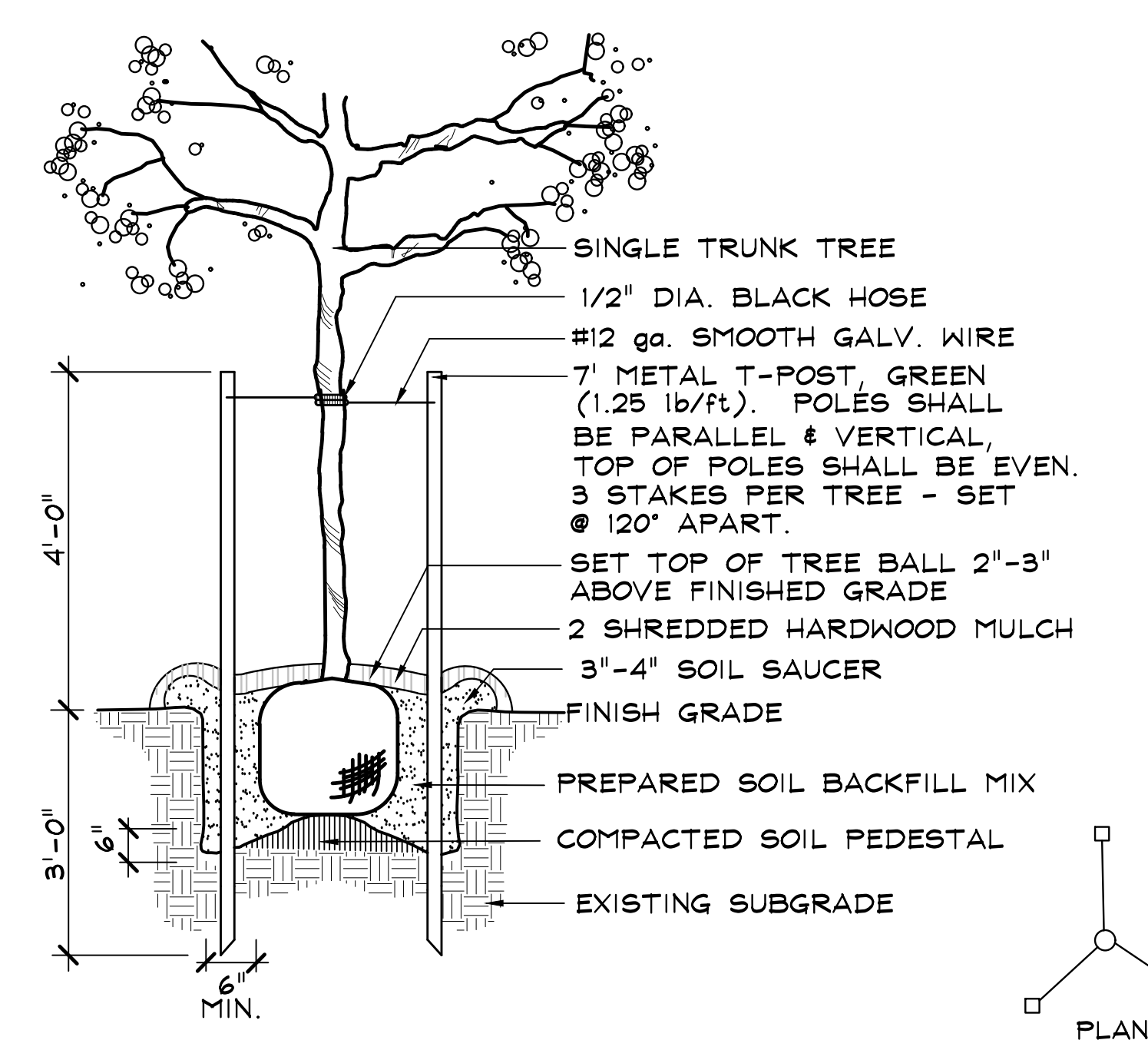
D GROUNDCOVER SCALE: NTS



C SHRUB BED SCALE: NTS



B MULTI-TRUNK STAKING SCALE: NTS



A SINGLE TRUNK STAKING SCALE: NTS

BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES				
<i>Quercus Virginiana</i>	Large Live Oak	200 GAL.	Container	16'-18' HT., 9'-10' SPRD., 5"-6" CAL., Full, Straight Trunk
<i>Quercus Virginiana</i>	Live Oak	65 GAL.	Container	12'-13' HT., 5'-6' SPRD., 2 1/2"-3" CAL., Full, Straight Trunk
<i>Quercus texana</i>	Nuttall Oak	65 GAL.	Container	12'-13' HT., 5'-6' SPRD., 2 1/2"-3" CAL., Full, Straight Trunk
<i>Quercus nigra</i>	Water Oak	65 GAL.	Container	12'-13' HT., 5'-6' SPRD., 2 1/2"-3" CAL., Full, Straight Trunk
<i>Ulmus crassifolia</i>	Cedar Elm	65 GAL.	Container	12'-13' HT., 5'-6' SPRD., 2 1/2"-3" CAL., Full, Straight Trunk
<i>Platanus Mexicana</i>	Mexican Sycamore	65 GAL.	Container	12'-13' HT., 5'-6' SPRD., 2 1/2"-3" CAL., Full, Straight Trunk
<i>Lagerstroemia indica 'Bashams Pink'</i>	Crape Myrtle	30 GAL.	Container	Single-Trunk, 8'-10' HT., 1 1/4"-1 1/2" CAL., 5'-6' SPRD., Matching
<i>Vitex agnus-castus</i>	Vitex	30 GAL.	Container	Multi-Trunk, 5'-6' HT., 4'-5' SPRD., 3-5 Canes, Full
<i>Ilex x attenuata 'Savannah'</i>	Savannah Holly	30 GAL.	Container	8'-10' HT., 4'-5' SPRD., 48" Clear Trunk, Straight Trunk
<i>Myrica cerifera</i>	Tree Form Waxmyrtle	30 GAL.	Container	Multi-Trunk, 5'-6' HT., 4'-5' SPRD., 3-5 Canes, Full
SHRUBS				
<i>Ligustrum sinense 'Sunshine'</i>	Sunshine Ligustrum	7 GAL.	Container	24"-30" HT., 20"-24" SPRD., Full Pot, 48" O.C.
<i>Myrica cerifera</i>	Waxmyrtle	7 GAL.	Container	42" HT., 36" SPRD., Full Pot, 5" O.C.
<i>Rosa x 'Radrazz'</i>	Red Knockout Rose	3 GAL.	Container	24"-30" HT., 20"-24" SPRD., Full Pot, 30" O.C., Red
<i>Muhlenbergia capillaris</i>	Gulf Muhly Grass	3 GAL.	Container	24" HT., 18"-24" SPRD., Full pot, Well-Rooted, 30" O.C.
<i>Nerium oleander 'Petite Pink'</i>	Petite Pink Oleander	3 GAL.	Container	18"-24" HT., 18"-24" SPRD., Full Pot, 30" O.C.
<i>Miscanthus sinensis 'Morning Light'</i>	Morning Light Miscanthus	3 GAL.	Container	30" HT., 12"-15" SPRD., Full Pot, Well-Rooted, 48" O.C.
<i>Rosa 'Meijocas' Pink Drift Rose</i>	Pink Drift Rose	3 GAL.	Container	15" HT., 12" SPRD., Full Pot, 24" O.C.
<i>Ilex vomitoria 'Nana'</i>	Duf. Yaupon Holly	3 GAL.	Container	12"-15" HT., 12"-15" SPRD., Full Pot, Well-Rooted, 24" O.C.
<i>Asparagus meyeri</i>	Foxtail Fern	3 GAL.	Container	Full, 15"-18" Ht & sprd., 24" o.c.
GROUNDCOVER				
<i>Trachelospermum asiaticum</i>	Asian Jasmine	1 GAL.	Container	Full Pot, Well-Rooted, 5-7 Runners, 15"-18" SPRD., 18" O.C.
<i>Phormium tenax 'Tiny Tiger'</i>	Flax Lily	1 GAL.	Container	10"-12" HT., 10"-12" SPRD., Full Pot, 18" O.C.
<i>Liriope muscari 'Evergreen Giant'</i>	Giant Lilyturf	1 GAL.	Container	Full Pot, Well-Rooted, 15"-18" HT., 12"-15" SPRD., 18" O.C.
Seasonally Appropriate	Seasonal Color	4" Pot	Container	Full, well rooted, 9" o.c. (species as dictated by season)
SOD/SEED				
<i>Cynodon dactylon 'Celebration Bermuda'</i>	Solid Sod Bermuda			See plans for location of proposed sod strips, sod infill. To be used in patch & repair as needed for disturbed areas of existing turf.
<i>Cynodon dactylon 'Common Bermuda'</i>	Hydranulch Bermuda			See plans for location of proposed hydranulch areas

Caldwell Crossing Sharp 1 Tract Recreation Center

D.R. Horton
 Iowa Colony, TX

Landscape Details
 Date: 01/28/2024
 Scale: AS NOTED
 Job No: 233-23-248
 Revised:



KGA DeForest
Landscape Architecture
24275 KATY FWY, #300 KATY, TX 77454
281.646.3932 KGADEFORREST.COM



02/28/2024

"For regulatory approval.
NOT for construction."

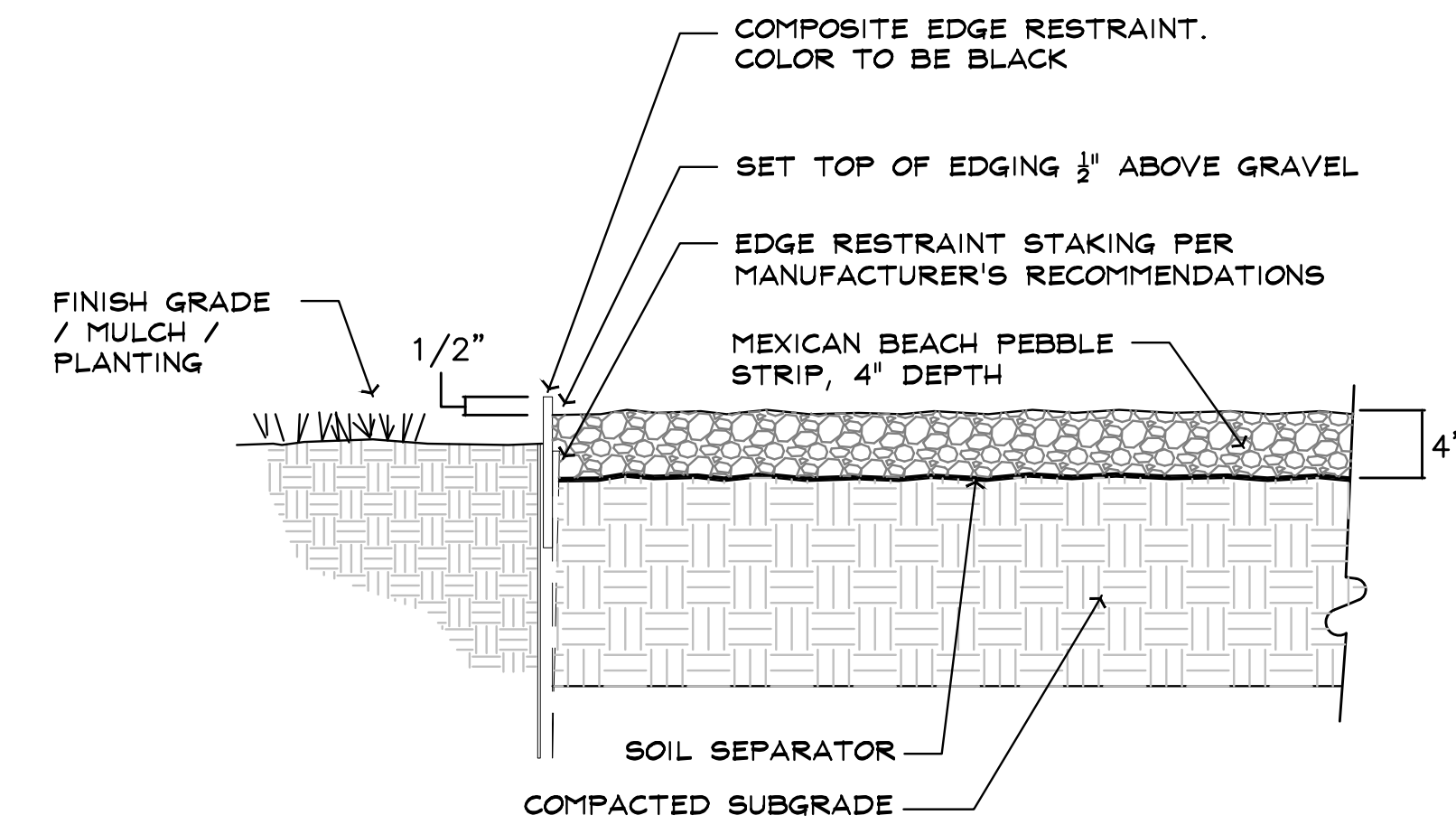
**CALDWELL CROSSING
SECTION 1 & 2 LANDSCAPE IMPROVEMENTS**
D.R. Horton of Texas
Fort Bend County, TX

BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES				
Quercus virginiana	Large Live Oak	200 GAL.	Machine Moved	Min. 6" Cal., 16'-18' HT., Min. 9' Sprd., Full, Straight Trunk, Matching
Quercus virginiana	Live Oak	65 GAL.	Container	3"-3 1/2" Caliper, 12'-14' Ht., 6'-7' sprd., full, straight trunk, matching
Ulmus crassifolia	Cedar Elm	65 GAL.	Container	3"-3 1/2" Caliper, 12'-14' Ht., 6'-7' sprd., full, straight trunk, matching
Platanus mexicana	Mexican Sycamore	65 GAL.	Container	3"-3 1/2" Caliper, 12'-14' Ht., 6'-7' sprd., full, straight trunk, matching
Quercus texana	Nuttall Oak	65 GAL.	Container	3"-3 1/2" Caliper, 12'-14' Ht., 6'-7' sprd., full, straight trunk, matching
Acer rubrum drummondii	Drummond Red Maple	65 GAL.	Container	3"-3 1/2" Caliper, 12'-14' Ht., 6'-7' sprd., full, straight trunk, matching
Myrica cerifer	Tree Form Waxmyrtle	30 GAL.	Container	Multi-trunk, 3-5 canes, 6' min. ht, 4' min. spread, full to ground
Lagerstroemia indica 'Muskogee'	Crape Myrtle (Single Trunk)	30 GAL.	Container	Single Trunk, 2" cal., 8'-10' ht., 4'-5' sprd., full
Vitex agnus-castus	Vitex	30 GAL.	Container	Multi-trunk, 6' Min Ht., 48" Min sprd.
Ilex x attenuata 'Savannah'	Savannah Holly (Tree Form)	30 GAL.	Container	8'-10' HT., 4'-5' SPRD., 48" Clear Trunk, straight Single-Trunk
SHRUBS/GROUNDCOVERS				
Eriobotrya Japonica 'Coppertone'	Coppertone Loquat	7 GAL.	Container	36" min. ht. 30" sprd. full pot, well rooted, 48" o.c.
Myrica cerifera	Waxmyrtle	7 GAL.	Container	30"-36" Ht. 30" sprd., full to ground, well rooted, 48" o.c.
Ligustrum Sinense 'Sunshine'	Sunshine Ligustrum	7 GAL.	Container	24"-30" Ht., 18"-24" Sprd., Full Pot, 36" O.C.
Miscanthus sinensis 'Morning Light'	Miscanthus 'Morning Light'	3 GAL.	Container	24"-30" HT., 20"-24" Sprd., Full Pot, Well-Rooted, 48" O.C.
Nerium oleander 'petite pink'	Pink Dwarf Oleander	3 GAL.	Container	18"-24" Ht., 18" min sprd., full pot, 30" o.c.
Rosa x 'Radrazz'	Knockout Rose	3 GAL.	Container	18"-24" Ht., 18"-24" Sprd., Full Pot, 30" O.C., Pink
Rosa 'Meiminrate'	Drift Rose (Apricot Drift)	3 GAL.	Container	15" min. HT., 15" min. Sprd., Full Pot, Well-Rooted, 24" O.C.
Ilex vomitoria 'nana'	Dwarf Yaupon	3 GAL.	Container	15" min. HT., 15" min. Sprd., Full Pot, Well-Rooted, 24" O.C.
Muhlenbergia capillaris	Gulf Muhly	3 GAL.	Container	24"-30" HT., 20"-24" Sprd., Full Pot, Well-Rooted, 30" O.C.
Asparagus 'Meyeri'	Festool Fern	3 GAL.	Container	15" Ht. and Sprd., Full Pot, Well Rooted, 24" O.C.
Dietes grandiflora	Butterfly Iris	3 GAL.	Container	15"-18" Ht. 12" sprd., full pot, well rooted, 18" o.c.
Dianella Tasmanica 'Variegata'	Variegated Flax Lily	1 GAL.	Container	12"-15" Ht. and Sprd., Full Pot, Well Rooted, 18" O.C.
Trachelospermum asiaticum	Asian Jasmine	1 GAL.	Container	5-7 runners, 15"-18" spread, Full pot, well rooted, 18" o.c.
Liriope muscari	Lily Turf	1 GAL.	Container	6"-10" ht., 12" sprd., full pot, well rooted, 18" O.C.
Seasonally Appropriate	Seasonal Color	4"	Container	Full, well rooted, 9" o.c.
SOD/SEED				
Cynodon dactylon 'Celebration Bermuda'	Solid Sod			See plans for location of proposed sod strips, sod infill. To be used in patch & repair as needed for disturbed areas of existing turf.
Cynodon dactylon 'Common Bermuda'	Hydromulch			See plans for location of proposed hydromulch areas

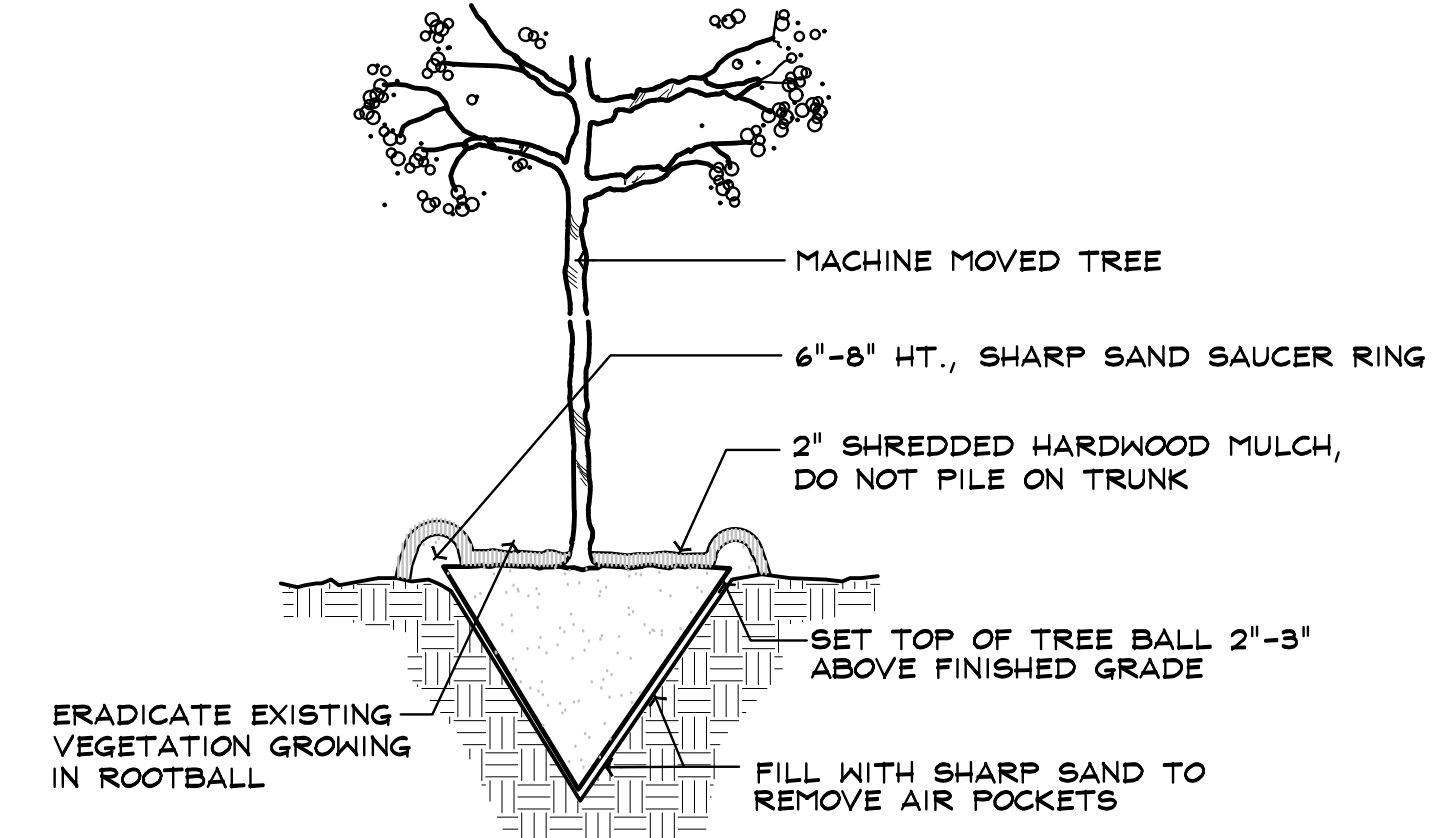
ALL DISTURBED AREAS NOT DESIGNATED FOR PLANTING AND WITHIN LIMITS SHOWN ON PLANS TO BE HYDROMULCHED WITH BERMUDA GRASS SEED
**** NOTE: ALL SOD TO BE BERMUDA GRASS.

MATERIAL SCHEDULE

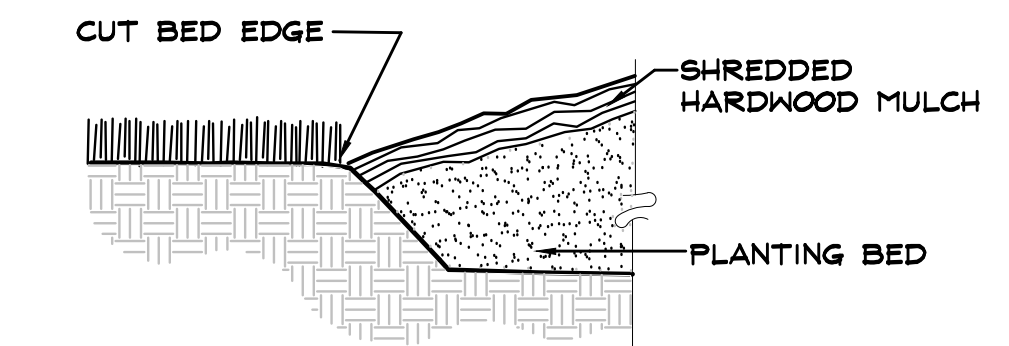
Item	Color	Finish / Pattern	Manufacturer / Local Representative	General Notes
GRAVEL	BLACK	MEXICAN BEACH PEBBLES SIZE: 2"-3"	SUPPLIER: ALAMO STONE CONTACT: HUGH ACHÉ PH: 281-240-4600	INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE COLOR SAMPLES TO LANDSCAPE ARCHITECT PRIOR TO PURCHASE/FABRICATION. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY VARIATION BETWEEN PLANS AND SITE CONDITIONS.
COMPOSITE EDGING	BLACK	-	-	REQUIRED AT ALL PERIMETER OF PEBBLE BEDS & WHEN SEPARATING 2 TYPES OF PEBBLE IN SAME BED. INSTALL PER MANUFACTURER'S SPECIFICATIONS. NOTIFY KGA DEFORREST IMMEDIATELY OF ANY VARIATION BETWEEN PLANS & SITE CONDITIONS.



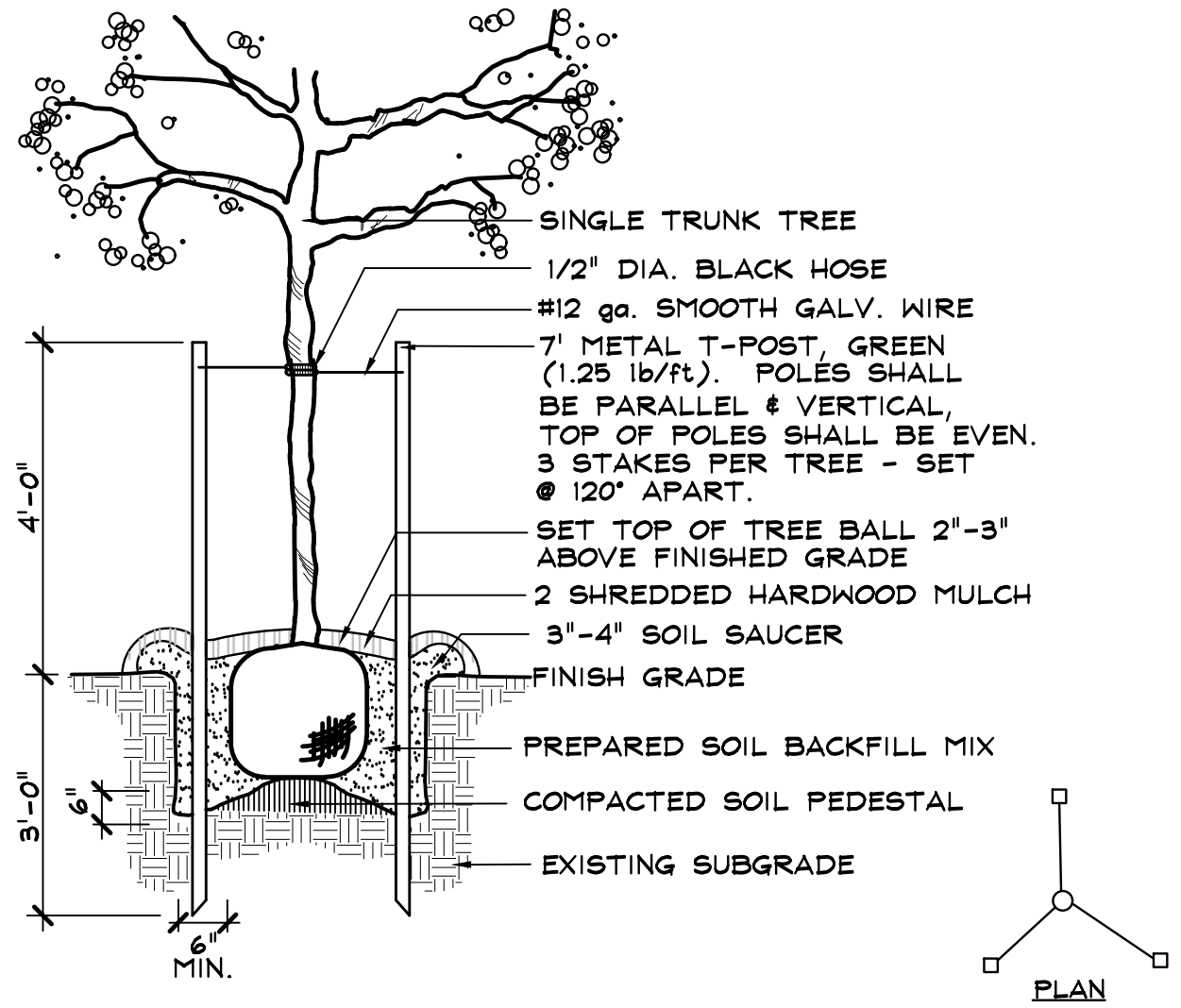
G COMPOSITE EDGING AT MEXICAN BEACH PEBBLE STRIP NTS



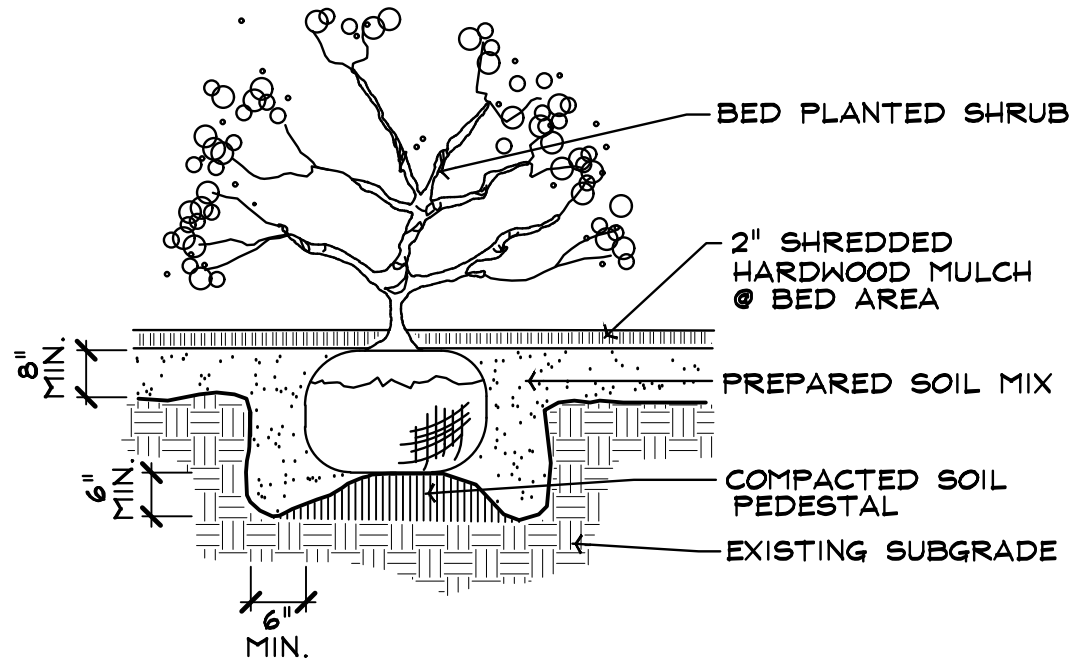
F MACHINE MOVED TREE NTS



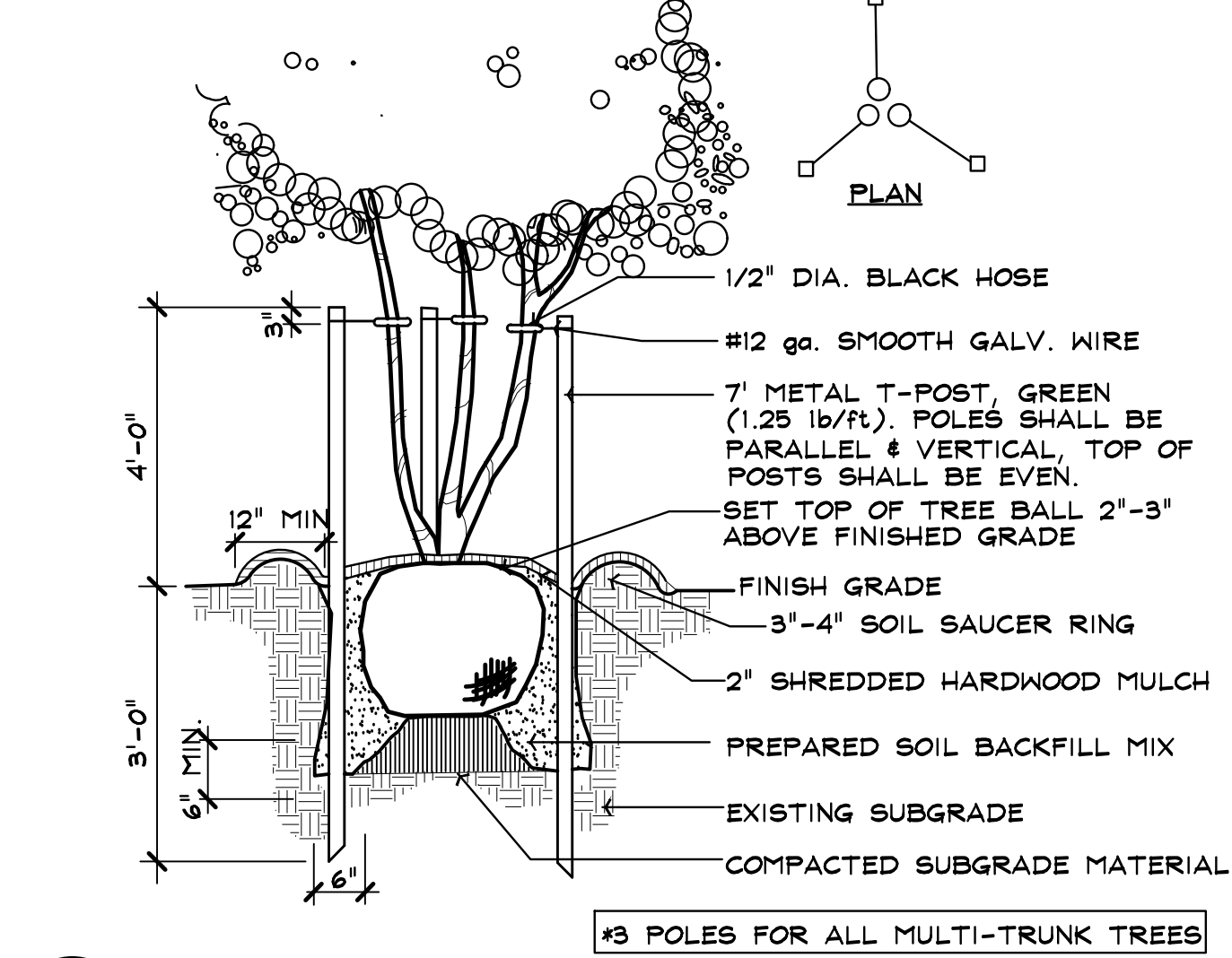
C SHOVEL CUT BED EDGE NTS



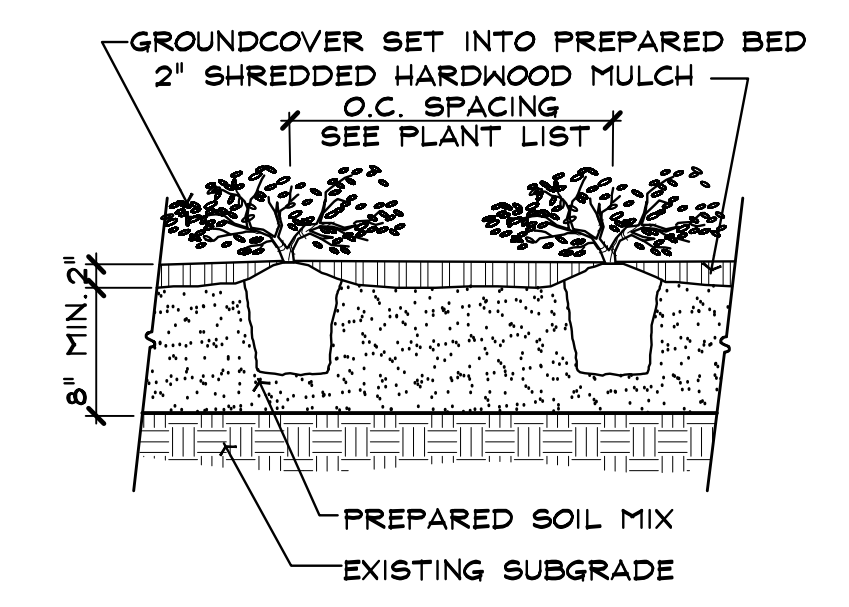
E STAKING DETAIL NTS



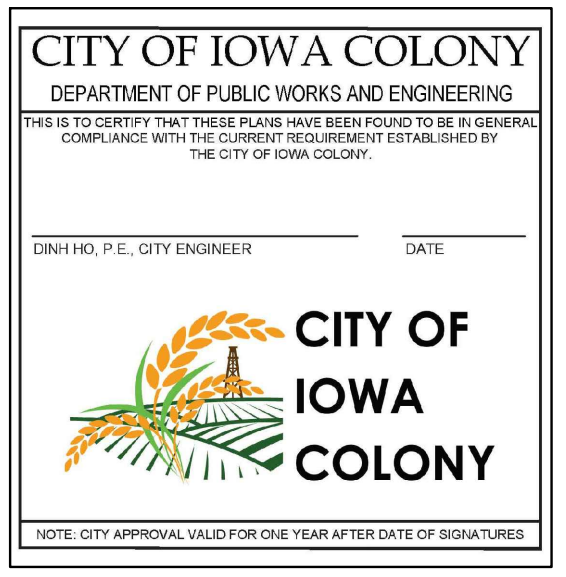
B BED PLANTED SHRUB NTS



D MULTI TRUNK TREE STAKING NTS



A GROUNDCOVER PLANTING NTS



Landscape Notes & Details
Date: 02/28/2024
Scale: AS SHOWN
Job No: 233-23-258
Revised:



Public Utility Commission of Texas

1701 N. Congress Ave., PO Box 13326, Austin, TX 78711-3326

2024 CONSUMER PRICE INDEX (CPI) ADJUSTMENT TO MUNICIPAL TELECOMMUNICATIONS RIGHT-OF-WAY ACCESS LINE RATES

February 28, 2024

PURPOSE

This letter is to notify you that your city's 2024 maximum access line rates have increased by 2.2484% due to inflation, as measured by the CPI. This adjustment has been made pursuant to Chapter 283 of the Local Government Code (House Bill 1777).

DEFAULT RATES FOR 2024: INCREASE

Based on the choices made by your city in April 2023, your city's 2024 rate will either be adjusted for inflation, or will remain the same as your 2023 rate. According to our records, when similar CPI adjustments were made in April 2023, your city chose the MAXIMUM allowable CPI-adjusted rates. Therefore, your 2024 rates will reflect an increase of 2.2484% from your 2023 rates. You have the option to decline this increase in rates by taking the action explained below.

ACTION BY CITY: TO REFUSE THE INCREASE

(1) You do not have to respond to accept the increased access line rates. (2) Respond ONLY if you want to DECLINE the increase in access line rates. (3) To decline, notify the PUC using page 2 of this letter no later than April 30, 2024. (4) The PUC does not require City council authorization; however, if your city charter requires it, please do so immediately. (5) Verify your contact information and highlight any changes. (6) Make a copy of this document.

WHAT HAPPENS IF A CITY DOES NOT RESPOND BY APRIL 30, 2024?

If a city does not respond by April 30, 2024, the rates for your city will increase from 2023 levels to the newly established 2024 levels. The next opportunity to adjust your rates will be September 1, 2024.

WHAT HAPPENS NEXT?

The PUC will notify telephone companies of your desired rates and you will be compensated accordingly no later than July 1, 2024.

FUTURE REVISIONS TO CPI

The access line rates will be revised annually in March depending on whether the CPI changes for the previous year. If the CPI changes for the year 2024, you will receive a similar letter in March 2025.

See over...

City of Iowa Colony

SECTION 1: Your 2023 city preferred rates are as follows:

Residential: \$0.53 **Non-Residential:** \$1.03 **Point-to-Point:** \$1.57

SECTION 2: Your default rates for 2024 are as follows. Note: These are higher than the 2023 rates (above) due to the CPI inflation adjustment.

Residential: \$0.55 **Non-Residential:** \$1.06 **Point-to-Point:** \$1.61

To decline your default increase in rates, notify the PUC by completing the section below. You can mail or fax this page to the PUC. To accept rates in SECTION 2, no action is required.

I _____, Title _____, am an authorized representative for the City/Town/Village of _____. The City declines to accept the default rates indicated in SECTION 2 above. Instead, we choose the following rates: Residential _____; Non-Residential _____; Point-to-Point _____.

Date: _____ Signature: _____

Other Comments:

HOW TO RESPOND

Mail: Stephen Mendoza
Public Utility Commission
P.O. Box 13326
Austin, Texas 78711-3326

INQUIRIES

Inquiries only. NOT for sending your response.
HB1777@puc.texas.gov
Phone No: 512-936-7394

Or FAX to Stephen Mendoza at: 512-936-7428;
EMAIL to stephen.mendoza@puc.texas.gov

CITY CONTACT INFORMATION

Please notify us if the contact information we have on file for your city has changed. Thank you.

Phone No. 1: (281) 369-2471 _____
Phone No. 2: _____
Fax No: (281) 369-0005 _____
Email: iowacolony@skynethouston.com _____

Address

GERALDINE FRANK CITY SECRETARY
or current city official responsible for right-of-way issues
CITY OF IOWA COLONY
12003 CR 65
IOWA COLONY TX 77583