



CITY OF IOWA COLONY

CITY COUNCIL MEETING

Monday, March 20, 2023
7:00 PM

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

Phone: 281-369-2471

Fax: 281-369-0005

www.iowacolonytx.gov

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 P.M. ON MONDAY, MARCH 20, 2023 AT IOWA COLONY CITY HALL, 12003 IOWA COLONY BLVD., IOWA COLONY, TEXAS 77583 FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS & ANNOUNCEMENTS

Reserved for formal presentations and proclamations.

- [1.](#) Proclamation for 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.

EXECUTIVE SESSION

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

- [2.](#) Opioid settlement offers

POST EXECUTIVE SESSION

COUNCIL COMMENTS

STAFF REPORTS

- [3.](#) Engineer's Monthly Report
- [4.](#) Public Works Monthly Report
- [5.](#) Municipal Court Monthly Report
- [6.](#) Police Monthly Report
- [7.](#) Code Compliance Monthly Report
- [8.](#) Fire Marshal/Building Official Monthly Report
- [9.](#) Finance Monthly Report

ITEMS FOR CONSIDERATION

10. Consideration and possible action on a Resolution approving opioid settlements.
- [11.](#) Consideration and possible action to amend the Resolution calling for the May 6, 2023 General Election of Officers.
- [12.](#) Consideration and possible action to amend the Resolution calling for the Special Election of the continuation of the Iowa Colony Crime Control and Prevention District for 15 years.
- [13.](#) Consideration and possible action on an ordinance annexing the commercial portions of MUD 32 for limited purposes.
- [14.](#) Consideration and possible action on an ordinance annexing the commercial portions of MUD 53 for limited purposes.

CONSENT ORDINANCES – SECOND READING

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

- [15.](#) Consideration and possible action to approve an Ordinance on second and final reading assigning limited purpose annexation areas to council districts.

CONSENT AGENDA

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

- [16.](#) Approval of the January 23, 2023 City Council meeting minutes
- [17.](#) Approval of the February 27, 2023 City Council meeting minutes
- [18.](#) Approval of the February 28, 2023 City Council meeting minutes
- [19.](#) Approval of the Meridiana Section 55A Final Plat
- [20.](#) Approval of the Caldwell Crossing Section 3 Preliminary Plat
- [21.](#) Approval of the Caldwell Crossing Section 4 Preliminary Plat
- [22.](#) Approval of the Sterling Lakes North Section1 Final Plat
- [23.](#) Approval of the Sierra Vista Section 8A Final Plat
- [24.](#) Approval of aerial mosquito spraying agreement for 2023 by Brazoria County.

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 17, 2023.




Kayleen Rosser, City Secretary

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

Kayleen Rosser, City Secretary
Date Signed:_____

PROCLAMATION

Item 1.

WHEREAS, the Department of Housing and Urban Development has initiated the sponsorship of activities during the month of April of each year designed to reinforce the Department's commitment to the concept of Fair Housing and Equal Opportunity; and

WHEREAS, Iowa Colony affirmatively supports the efforts of the Federal Government and the State of Texas to assure equal access to all Americans to rental housing and homeownership opportunities; and

WHEREAS, Iowa Colony welcomes this opportunity to reaffirm its commitment to provide equal access to housing to all of its residents without regard to race, color, religion, sex (including gender identity and sexual orientation), disability, familial status, national origin or source of income; and

WHEREAS, Iowa Colony affirmatively supports programs that will educate the public concerning their rights to equal housing opportunities and to participate in efforts with other organizations to assure every person their right to fair housing; and

WHEREAS, Iowa Colony is honored to join the Federal Government, the State of Texas, and local jurisdictions across America in celebrating the rich diversity of our people and the right of all citizens to live where they choose without fear of discrimination.

NOW, THEREFORE, be it resolved, the City of Iowa Colony, does hereby proclaim April as the month to celebrate and honor all efforts which guarantee the right to live free of discriminatory housing practices and proclaim this month as:

“FAIR HOUSING MONTH”

and urge all local officials and public and private organizations to join activities designed to further Fair Housing objectives.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Iowa Colony to be affixed this the 20th day of March, 2023.

Mayor

MEMORANDIUM

Date: March 20, 2023
 To: Mayor Michael Byrum-Bratsen
 City Council Members
 From: Dinh V. Ho, P.E.
 RE: COIC Council Meeting – March 2023 Engineer’s Report
 cc: Robert Hemminger, Kayleen Rosser

The following is a status report of various engineering items:

1. TxDOT Overpasses:
 - Staff has a standing monthly construction meeting with TxDOT for updates.
 - Construction is ongoing on each of the overpasses and ICB Underpass.
 - Tentative completion schedule is as follows:
 - i. Meridiana Pkwy/ Davenport Pkwy/Cedar Rapids/Davenport Pkwy – Spring 2025
 - ii. Iowa Colony Blvd – Summer 2025
 - iii. Dubuque/CR 60 – Spring 2025.
 - Construction priorities are at Meridiana Parkway and Iowa Colony Blvd. More info to follow.

2. ROADWAY IMPROVEMENTS
 - Jeremy is awaiting a schedule from Brazoria County on when these improvements will be start the roadway improvements through BC Interlocal Agreement.
 - Dual-Left Turn Lane Improvements at Sterling Gates Drive and Sierra Vista is complete.

3. GRANTS UPDATE
 - TWBD- FIF GRANT – Master Drainage Plan
 - i. FINAL report is scheduled to be submitted 3/17/2023.

 - AMES ROAD BRIDGE
 - i. Construction is complete. Grantworks is in the process of closing out this project.

4. Capital Improvement Projects
 - 2021 Waterline Extension
 - i. Construction Documents plans are complete.
 - ii. Bid Phase will start in March with award at the April Council Meeting.

5. CONSTRUCTION PROJECT STATUS:
 - A. *MERIDIANA SUBDIVISION – RISE COMMUNITIES*
 - Active construction projects
 - Balcara – 90% complete.
 - BCMUD 55 Water Plant Exp No. 1 – 25% 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.

C. *SIERRA VISTA - LAND TEJAS*

- Active construction projects
 - Meridiana Parkway Traffic Signal
 - Control box for Karsten Blvd and Meridiana Pkwy intersection to be relocated.
 - Final walkthrough.. awaiting punchlist
 - Sierra Vista Section 8A – WSD 80% complete, 50% paving complete

D. *SIERRA VISTA WEST - LAND TEJAS*

- Active construction projects:
 - Sierra Vista West Mass Grading and Detention Phase II – Awaiting final walk.
 - BCMUD 53 Lift Station No. 2 – 95% complete. Awaiting permanent power.
 - Sierra Vista West Ph II B Excavation and Grading – 95% complete
 - Davenport Pkwy Ph 1 – 90% underground, 80% Paving .complete.
 - BCMUD 53 Water Plant Expansion – 20% complete
 - Ames Blvd. Phase 2 – Permit pulled.

E. *STERLING LAKES NORTH*

- Active construction projects:
 - Sterling Lakes North Detention Basin – 90% complete.
 - Sterling Lakes North Sec 1 – 85% of underground complete.
 - Sterling Lakes North Ph 1 C&G – 90% complete.
 - Sterling Lakes North Lift Station – 80% complete.
 - Sterling Lakes North Drive water line only – 80% complete.

F. *CALDWELL CROSSING*

- Active construction projects
 - BCMUD 87 Clearing and Grubbing – 85% complete
 - BCMUD 87 Detention and Grading – contractor mobilized.

G. *OTHER CONSTRUCTION PROJECTS*

- AISD H.S. No. 4 – Awaiting LS approval.
- Davenport/Discovery Drive: Awaiting traffic signal and completion of punchlist
- Nichols Mock Elementary School – Utilities complete. Interior paving 85% complete. Awaiting final walk.
- Sierra Vista Plaza – 80% of utilities complete.
- Iowa Colony WSD No. 3 Fire and EMS – 80% complete.
- Riverstone Montessori – 2820 Mer Pkwy – Just started construction.
- AISD JHS – 75% utilities complete.
- Future Explorers Academy – 80% of utilities complete.

6. OTHER ITEMS:

A. N/A

NO.	LOCATION	DESCRIPTION	NOTES	STATUS	DATE COMPLETED
A Street SIGNAGE					
1	Sterling Lakes gate dr @ Meridiana Pkwy	paint	Mounting bracket for over hanging sign on the street light	Done	2/13/2023
2	Iowa Colony Pkwy (N)	School Zone	The light was turned the wrong way	Done	2/15/2023
3	Iowa Colony Pkwy (N)	School Zone	The light was turned the wrong way	Done	2/15/2023
4	Obseration Way @ Bragg st.	Sign reinstalled	sign fell down	Done	2/27/2023
5	Purserly dr. @ dubuque pkwy	reinstall sign		Done	2/28/2023
B. DEBRIS REMOVAL					
1	Pursley @ Dubuque pwky	Matterss on the road		Done	2/13/2023
2	Dubuque Pwky @ FCR421	Mud over the road		Done	2/19/2023
3	Iowa Colony blvd. @ hwy 6	Carpet in the ditch		Done	2/27/2023
C. MOWING/TREE TRIMMING					
1	CR 57 (w) of 288 (S)	Tree	Cut tree down	Done	2/16/2023
2	Iowa Colony blvd.@ CR 57	Trash bags		Done	2/22/2023
3	City Hall	Cut grass		Done	2/26/2023
D. STREET REPAIRS					
1	CR 57 (w) of 288 (S)	Potholes	work order in to the county to get the pothole filled 2/8/2023	Done	2/9/2023
2	Pursley @ Dubuque pwky	Potholes	Need to send to the county	Done	2/16/2023
3	The City Of Iowa Colony	FY 23 Inter Local agreement	was approved by the county on 2/14/2023	Done	2/14/2023
4	Pursley @ Dubuque pwky	Potholes	Work order in to the county to get the pothole filled 2/22/23	Done	2/22/2023
5	Iowa Colony blvd. (N) @ Dubuque pwky	Potholes	Work order in to the county and will be on the next agenda on 3/14/2023	Done	2/27/2023
Ditch Drainage issue					
1	Iowa Colony	check inlets	checking for trash	Done	14-Feb
Parks					
	City Park	grass mowning		Done	2/13/2023
	City Park	Ant Killer		Done	2/14/2023
	City Park	grass mowning	at the ball fields	Done	2/14/2023
	City Park	basketball court	Change the nets	Done	2/15/2023
	City Park	Restroom	power wash the walls	Done	2/17/2023
	City Park	Baseball fields	Put PV on the bases	Done	2/18/2023
Miscellaneous Works					
1	City hall	service	work done to the water well	Done	2/16/2023
2	City hall	service	Clean out the drains	Done	2/21/2023

City of Iowa Colony
Municipal Court Council Report
From 2/1/2023 to 2/28/2023

3/14/2023 2:

Item 5.

Violations by Type

Traffic	Penal	City Ordinance	Parking	Other	Total
264	0	3	0	0	267

Financial

State Fees	Court Costs	Fines	Tech Fund	Building Security	Total
\$16,465.98	\$4,841.88	\$15,988.50	\$719.26	\$881.08	\$38,896.70

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
66	0	75	31	47	219

Trials & Hearings

Jury	Bench	Appeal	Total
0	0	0	0

Omni/Scofflaw/Collection

Omni	Scofflaw	Collections	Total
1	0	1	2



IOWA COLONY POLICE DEPARTMENT

Item 6.

12003 Iowa Colony Blvd.
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

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

Monthly Report February 2023

Offense	January 2023	February 2023
Burglary	1	7
Theft	0	4
Robbery	0	0
Total Index Crimes Reported	1	11
Reports Taken		
Misdemeanor	12	22
Felony	3	5
Charges Filed/Arrests		
Misdemeanor	5	5
Felony	1	2
Outside Agency Warrant Arrest	0	1
Traffic Enforcement		
Citations	303	187
Crash Investigations		
Minor Crashes	13	6
Major Crashes	3	1
Fatality Crashes	0	0
Calls for Service		
Alarms	38	24
Assist Other Agency	28	23
Disturbance	19	13
Other	154	89
Security Checks	454	434
Suspicious Activity/Persons	23	24

Significant Events

- February 5 – Officers were dispatched to the Walden Commons, Nobel Glen, and The Springs sections of Meridiana regarding several vehicle burglaries. Reports were generated and forwarded to investigations.
- February 9 – Officers dispatched to the 3300 block of Pasture Ln in reference to a disturbance. An arrest was made and a report was generated.
- February 9 – Officers were dispatched to the 8100 block of CR 79 in reference to a burglary of a residence. A report was generated and forwarded to investigations.
- February 10 – Officer was flagged down by a motorist who said he was lost. After speaking with the motorist, it was determined he was intoxicated. An arrest was made and a report was generated.



IOWA COLONY POLICE DEPARTMENT

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Aaron I. Bell
Chief of Police

Phone: (281) 369-3444
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-
- February 11 – Officers were dispatched to the 9400 block of Calm Amber Dr in reference to a disturbance. An arrest was made and a report was generated.
 - February 12 – Officers attempted to make a traffic stop on a vehicle for a traffic violation in the area of Meridiana Pkwy/Crystal View Dr. Prior to stopping the driver of the vehicle threw an object, later found to be a plastic baggie containing narcotics, out the window prior to stopping. An arrest was made and a report was generated.
 - February 12 – Officers were dispatched to the 9500 Garnet Grove Dr in reference to a disturbance. An arrest was made and a report was generated.
 - February 21 – Officers attempted to make a traffic stop on an ATV in the area of Iowa Colony Blvd/Cedar Rapids Pkwy for a traffic violation. The ATV evaded from officers and went through the TxDOT construction site and was unable to be located. A report was generated.
 - February 25 – Officers were dispatched to the 9400 block of Ivory Trail Ln in reference to a disturbance. An arrest was made and a report was generated.
 - February 28 – Officers were dispatched to the 100 block of Kiowa Ct in reference a disturbance. An arrest was made and a report was generated. While following up on the initial report, officers discovered a person on scene provided a fictitious name to officers. That person was found to have an outstanding arrest warrant for a previous charge. An additional report was generated and a warrant was obtained for providing the fictitious name.



IOWA COLONY CODE COMPLIANCE DEPARTMENT

12003 Iowa Colony Blvd
Iowa Colony, TX. 77583

Ruben Garcia Jr
Code Compliance Officer

Phone (346) 395-4543
rgarcia@iowacolonytx.gov

January 2023

CODE COMPLIANCE / ANIMAL CONTROL / INSPECTIONS

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

Code Compliance/Health Inspection	8	<ul style="list-style-type: none"> • (1) Illegal Dumping – 9700 Faulkner - Unfounded • (4) Stake Signs – 17 signs removed • (3) School Cafeteria – Meridiana Elementary/Bell Sanchez Elementary Iowa Colony High - Approved
Animal Control	24	<ul style="list-style-type: none"> • (11) Animal at Large Patrol area Gone on Arrival • (1) Animal Impound – Dog impounded Houston Humane • (1) Animal Welfare – Advise given • (2) Dog Bite – Information taken and documented • (3) Loose Livestock – all livestock returned to pasture • (3) Lost & Found Animals – Information taken and documented • (2) Wildlife Calls – 1 - Alligator / 1 - Bat • (1) Rabies Lab. – Bat Negative for rabies virus
Inspection/Permits 91		<ul style="list-style-type: none"> • (27) Driveway/Sidewalks – 20 PASS / 7 FAIL • (38) Pre-Pour Foundations – 36 PASS / 2 FAIL • (1) Piers – PASS • (19) Electrical T-Pole – PASS • (3) Pool Stake Out – PASS • (1) Belly Steel – PASS • (2) Deck/Ditch - PASS



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MONTHLY REPORT- February 2023

March 15, 2023

Mayor and Council,

See February 2023, monthly report for both the Building Department and Fire Marshal's Office below.

Building Department

Inspections Conducted by BBG-

Building Inspections-	130
Plumbing Inspections -	168
Mechanical Inspections-	57
Electrical Inspections-	<u>111</u>
Total-	466

Inspections Conducted by In-House City Inspector

Building-	91
City Ordinance Violations-	8
Animal Control Violations-	<u>24</u>
Total-	123

Inspections paid to BBG for February 2022- \$27,450.00

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

February 2023, Total Inspections **466**

Total paid to BBG for February 2023 \$11,650.00

Building Department: A total of **37** Plan reviews for construction were conducted.

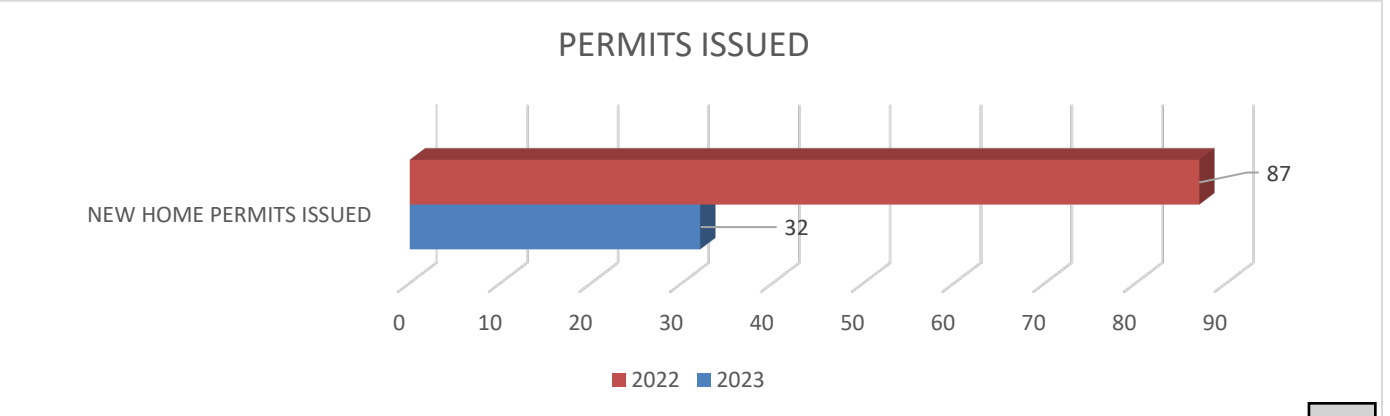
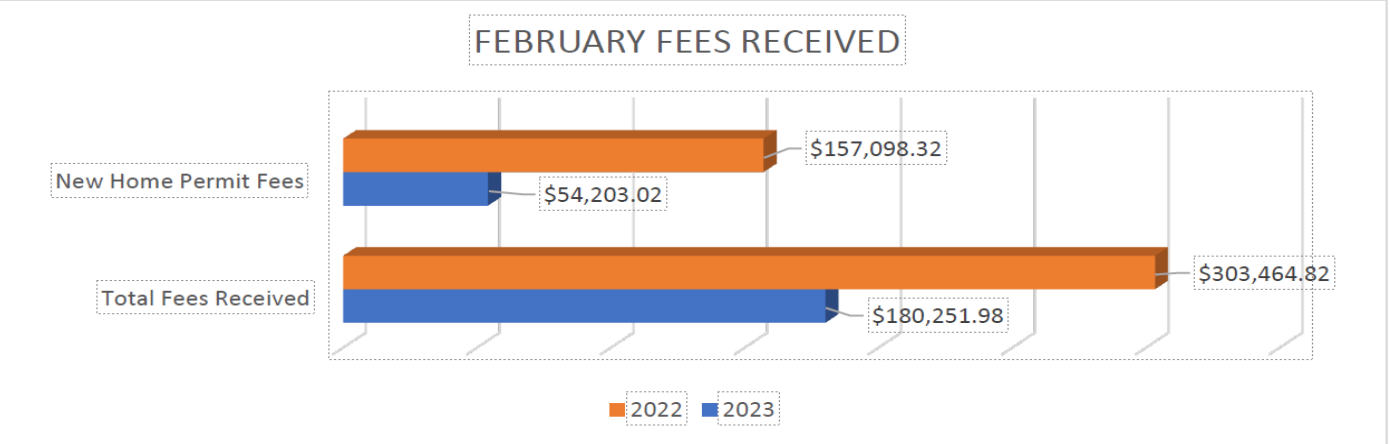
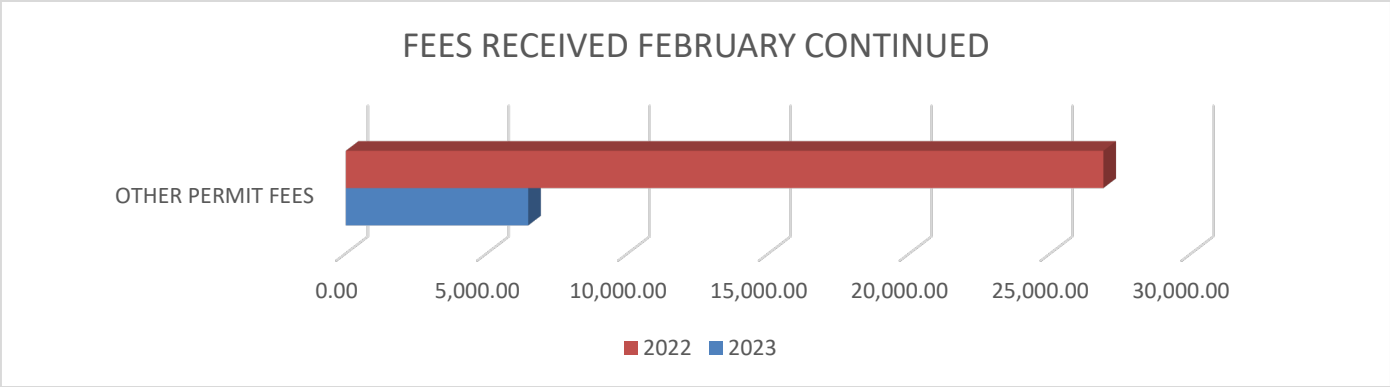
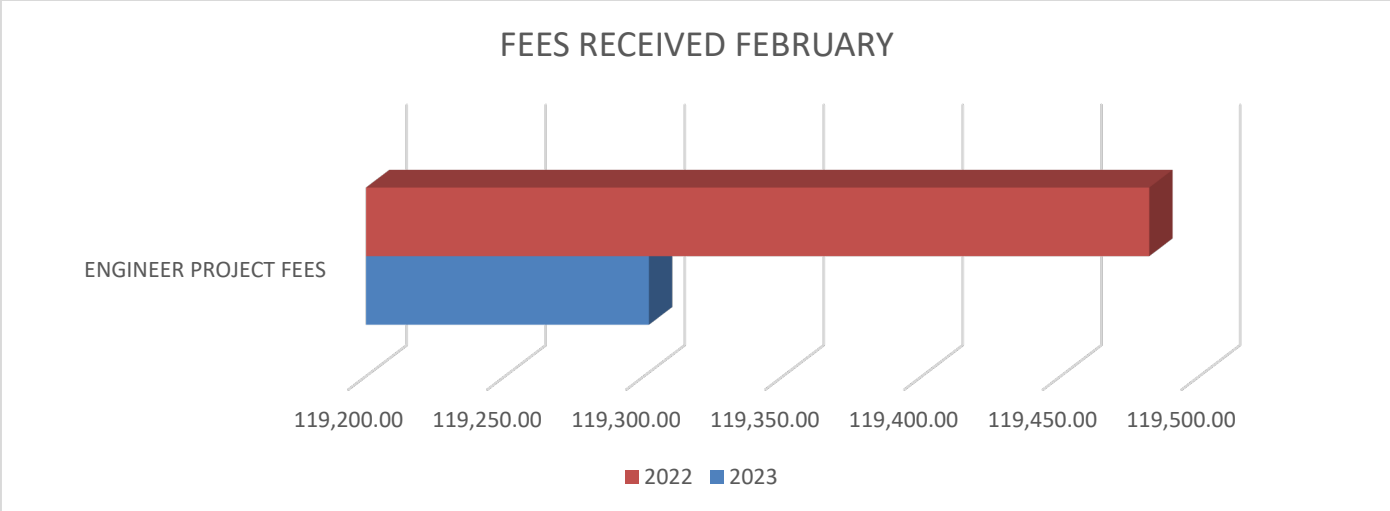
- 3- Electrical 1- New Addition 31- New Residential
- 1- Commercial Build Out 1- Swimming Pool

Fire Marshals Report:

Nothing to report

Thanks,

Albert Cantu,
Fire Marshal/Building Official



City of Iowa Colony
 Financial Statement
 As of February 28, 2023

3/15/2023 2

Item 9.

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales Tax	61,645.62	35,083.33	26,562.29	248,860.02	421,000.00	59.11%	172,139.98
Property Tax	177,832.33	402,141.67	(224,309.34)	4,718,880.68	4,825,700.00	97.79%	106,819.32
Miscellaneous	517.53	26,258.33	(25,740.80)	11,853.92	315,100.00	3.76%	303,246.08
Fines & Forfeitures	21,090.01	22,108.33	(1,018.32)	101,692.46	265,300.00	38.33%	163,607.54
License & Permits	182,176.98	199,708.31	(17,531.33)	625,452.99	2,396,500.00	26.10%	1,771,047.01
Business & Franchise	233,843.26	16,666.66	217,176.60	245,782.79	200,000.00	122.89%	(45,782.79)
Grant Income	107,102.50	0.00	107,102.50	107,102.50	0.00	0.00%	(107,102.50)
Revenue Totals	<u>784,208.23</u>	<u>701,966.63</u>	<u>82,241.60</u>	<u>6,059,625.36</u>	<u>8,423,600.00</u>	<u>71.94%</u>	<u>2,363,974.64</u>
Expense Summary							
Personnel Services	167,073.24	198,210.05	(31,136.81)	790,190.06	2,378,520.00	33.22%	1,588,329.94
Professional/Contract Services	113,439.32	133,716.66	(20,277.34)	738,861.14	1,604,600.00	46.05%	865,738.86
Materials & Supplies	24,650.98	31,383.34	(6,732.36)	159,264.20	376,600.00	42.29%	217,335.80
Services	2,873.81	209,916.64	(207,042.83)	149,684.00	2,519,000.00	5.94%	2,369,316.00
Capital Outlay	1,454,119.01	45,833.33	1,408,285.68	2,751,442.41	550,000.00	500.26%	(2,201,442.41)
Expense Totals	<u>1,762,156.36</u>	<u>619,060.02</u>	<u>1,143,096.34</u>	<u>4,589,441.81</u>	<u>7,428,720.00</u>	<u>61.78%</u>	<u>2,839,278.19</u>

City of Iowa Colony
 Financial Statement
 As of February 28, 2023

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	400.02	83.33	316.69	2,391.01	1,000.00	239.10%	(1,391.01)
10-4110 City Sales Tax	61,245.60	35,000.00	26,245.60	246,469.01	420,000.00	58.68%	173,530.99
Sales Tax Totals	<u>61,645.62</u>	<u>35,083.33</u>	<u>26,562.29</u>	<u>248,860.02</u>	<u>421,000.00</u>	<u>59.11%</u>	<u>172,139.98</u>
Property Tax							
10-4120 Property Tax	175,809.86	202,675.00	(26,865.14)	4,704,218.37	2,432,100.00	193.42%	(2,272,118.37)
10-4121 Delinquent Property Tax	2,022.47	1,666.67	355.80	10,430.32	20,000.00	52.15%	9,569.68
10-4130 Property Tax - TIF - 70%	0.00	123,508.33	(123,508.33)	4,231.99	1,482,100.00	0.29%	1,477,868.01
10-4135 Property Tax MUD 31 - 70%	0.00	74,291.67	(74,291.67)	0.00	891,500.00	0.00%	891,500.00
Property Tax Totals	<u>177,832.33</u>	<u>402,141.67</u>	<u>(224,309.34)</u>	<u>4,718,880.68</u>	<u>4,825,700.00</u>	<u>97.79%</u>	<u>106,819.32</u>
Miscellaneous							
10-4124 Accident Reports	25.00	0.00	25.00	105.00	0.00	0.00%	(105.00)
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	380.28	8.33	371.95	2,644.06	100.00	2644.06%	(2,544.06)
10-4911 Other Revenue	112.25	26,000.00	(25,887.75)	9,104.86	312,000.00	2.92%	302,895.14
Miscellaneous Totals	<u>517.53</u>	<u>26,258.33</u>	<u>(25,740.80)</u>	<u>11,853.92</u>	<u>315,100.00</u>	<u>3.76%</u>	<u>303,246.08</u>
Fines & Forfeitures							
10-4125 Arrest Fee	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
10-4701 Citations/Warrants	15,988.50	20,833.33	(4,844.83)	78,754.70	250,000.00	31.50%	171,245.30
10-4703 Municipal Jury Funds	17.97	25.00	(7.03)	81.64	300.00	27.21%	218.36
10-4704 Local Truancy Prevention	899.07	500.00	399.07	4,081.99	6,000.00	68.03%	1,918.01
10-4705 Time Payment Reimbursement	45.00	0.00	45.00	180.00	0.00	0.00%	(180.00)
10-4709 Court Costs	4,139.47	333.33	3,806.14	18,594.13	4,000.00	464.85%	(14,594.13)
Fines & Forfeitures Totals	<u>21,090.01</u>	<u>22,108.33</u>	<u>(1,018.32)</u>	<u>101,692.46</u>	<u>265,300.00</u>	<u>38.33%</u>	<u>163,607.54</u>

City of Iowa Colony
 Financial Statement
 As of February 28, 2023

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
License & Permits							
10-4201 Building Construction Permits	56,963.02	133,333.33	(76,370.31)	183,111.07	1,600,000.00	11.44%	1,416,888.93
10-4202 Trade Fees	5,262.17	8,333.33	(3,071.16)	48,941.80	100,000.00	48.94%	51,058.20
10-4203 Reinspection Fees	600.00	2,500.00	(1,900.00)	3,550.00	30,000.00	11.83%	26,450.00
10-4204 Signs	0.00	125.00	(125.00)	100.00	1,500.00	6.67%	1,400.00
10-4205 Property Improvement Permits	0.00	416.67	(416.67)	396.00	5,000.00	7.92%	4,604.00
10-4206 Dirt Work Permits	0.00	83.33	(83.33)	750.00	1,000.00	75.00%	250.00
10-4207 Driveway Permits	0.00	125.00	(125.00)	0.00	1,500.00	0.00%	1,500.00
10-4210 Culvert Permit	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
10-4211 Commercial Vehicle Permit	0.00	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)	700.00	1,000.00	70.00%	300.00
10-4213 Mobile Food Unit Permit	50.00	83.33	(33.33)	700.00	1,000.00	70.00%	300.00
10-4301 Preliminary Plat Fees	7,360.00	4,166.67	3,193.33	26,120.00	50,000.00	52.24%	23,880.00
10-4302 Final Plat Fees	17,380.00	2,083.33	15,296.67	24,510.00	25,000.00	98.04%	490.00
10-4303 Abbreviated Plat Fees	0.00	2,083.33	(2,083.33)	8,970.00	25,000.00	35.88%	16,030.00
10-4305 Admin Fee - Early Plat Recording	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00
10-4401 Infrastructure Plan Review Fee	25,651.83	8,333.33	17,318.50	102,635.25	100,000.00	102.64%	(2,635.25)
10-4403 Civil Site Plan Review Fee	68,909.96	29,166.67	39,743.29	222,268.87	350,000.00	63.51%	127,731.13
10-4501 Rezoning Fees	0.00	83.33	(83.33)	2,100.00	1,000.00	210.00%	(1,100.00)
10-4503 Specific Use Permit	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
License & Permits Totals	<u>182,176.98</u>	<u>199,708.31</u>	<u>(17,531.33)</u>	<u>625,452.99</u>	<u>2,396,500.00</u>	<u>26.10%</u>	<u>1,771,047.01</u>
Business & Franchise							
10-4601 Franchise Tax - Electric	233,790.74	14,583.33	219,207.41	233,790.74	175,000.00	133.59%	(58,790.74)
10-4603 Telecommunication Fee - Sales	52.52	2,083.33	(2,030.81)	11,992.05	25,000.00	47.97%	13,007.95
Business & Franchise Totals	<u>233,843.26</u>	<u>16,666.66</u>	<u>217,176.60</u>	<u>245,782.79</u>	<u>200,000.00</u>	<u>122.89%</u>	<u>(45,782.79)</u>

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10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Grant Income							
10-4803 State & Federal Grants	107,102.50	0.00	107,102.50	107,102.50	0.00	0.00%	(107,102.50)
Grant Income Totals	107,102.50	0.00	107,102.50	107,102.50	0.00	0.00%	(107,102.50)
Revenue Totals	784,208.23	701,966.63	82,241.60	6,059,625.36	8,423,600.00	71.94%	2,363,974.64

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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	1,959.97	6,500.01	(4,540.04)	25,190.89	78,000.00	32.30%	52,809.11
Personnel Services	26,378.08	32,371.68	(5,993.60)	129,325.62	388,460.00	33.29%	259,134.38
Professional/Contract Services	17,943.22	20,024.99	(2,081.77)	136,239.55	240,300.00	56.70%	104,060.45
Services	<u>2,197.35</u>	<u>3,466.66</u>	<u>(1,269.31)</u>	<u>52,863.76</u>	<u>41,600.00</u>	<u>127.08%</u>	<u>(11,263.76)</u>
Administration Totals	<u>48,478.62</u>	<u>62,363.34</u>	<u>(13,884.72)</u>	<u>343,619.82</u>	<u>748,360.00</u>	<u>45.92%</u>	<u>404,740.18</u>

10 - General Fund Finance	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	1,875.00	(1,875.00)	9,794.28	22,500.00	43.53%	12,705.72
Personnel Services	8,927.04	9,352.51	(425.47)	44,795.10	112,230.00	39.91%	67,434.90
Professional/Contract Services	<u>425.00</u>	<u>166.67</u>	<u>258.33</u>	<u>2,178.68</u>	<u>2,000.00</u>	<u>108.93%</u>	<u>(178.68)</u>
Finance Totals	<u>9,352.04</u>	<u>11,394.18</u>	<u>(2,042.14)</u>	<u>56,768.06</u>	<u>136,730.00</u>	<u>41.52%</u>	<u>79,961.94</u>

10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	9,445.43	5,175.00	4,270.43	38,484.84	62,100.00	61.97%	23,615.16
Personnel Services	94,689.99	115,001.68	(20,311.69)	430,934.45	1,380,020.00	31.23%	949,085.55
Professional/Contract Services	0.00	83.33	(83.33)	625.21	1,000.00	62.52%	374.79
Services	<u>460.97</u>	<u>6,416.67</u>	<u>(5,955.70)</u>	<u>2,304.59</u>	<u>77,000.00</u>	<u>2.99%</u>	<u>74,695.41</u>
Police Totals	<u>104,596.39</u>	<u>126,676.68</u>	<u>(22,080.29)</u>	<u>472,349.09</u>	<u>1,520,120.00</u>	<u>31.07%</u>	<u>1,047,770.91</u>

10 - General Fund Animal Control	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	886.28	416.67	469.61	2,618.88	5,000.00	52.38%	2,381.12

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Personnel Services	4,903.61	5,818.34	(914.73)	24,764.67	69,820.00	35.47%	45,055.33
Professional/Contract Services	692.09	358.33	333.76	2,950.24	4,300.00	68.61%	1,349.76
Services	101.83	749.99	(648.16)	595.85	9,000.00	6.62%	8,404.15
Animal Control Totals	<u>6,583.81</u>	<u>7,343.33</u>	<u>(759.52)</u>	<u>30,929.64</u>	<u>88,120.00</u>	<u>35.10%</u>	<u>57,190.36</u>

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

10 - General Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	247.39	1,066.67	(819.28)	1,389.59	12,800.00	10.86%	11,410.41
Personnel Services	10,782.26	11,879.18	(1,096.92)	53,444.16	142,550.00	37.49%	89,105.84
Professional/Contract Services	6,525.45	7,333.33	(807.88)	34,584.96	88,000.00	39.30%	53,415.04
Municipal Court Totals	<u>17,555.10</u>	<u>20,279.18</u>	<u>(2,724.08)</u>	<u>89,418.71</u>	<u>243,350.00</u>	<u>36.74%</u>	<u>153,931.29</u>

10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	398.36	6,124.98	(5,726.62)	40,362.09	73,500.00	54.91%	33,137.91
Personnel Services	6,757.18	7,815.82	(1,058.64)	34,408.35	93,790.00	36.69%	59,381.65
Professional/Contract Services	0.00	16,833.34	(16,833.34)	13,757.81	202,000.00	6.81%	188,242.19
Services	41.83	716.66	(674.83)	209.10	8,600.00	2.43%	8,390.90
Public Works Totals	<u>7,197.37</u>	<u>31,490.80</u>	<u>(24,293.43)</u>	<u>88,737.35</u>	<u>377,890.00</u>	<u>23.48%</u>	<u>289,152.65</u>

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10 - General Fund Parks & Recreation	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	11,262.00	7,500.00	3,762.00	24,659.83	90,000.00	27.40%	65,340.17
Professional/Contract Services	0.00	6,000.00	(6,000.00)	19,044.26	72,000.00	26.45%	52,955.74
Parks & Recreation Totals	<u>11,262.00</u>	<u>13,500.00</u>	<u>(2,238.00)</u>	<u>43,704.09</u>	<u>162,000.00</u>	<u>26.98%</u>	<u>118,295.91</u>

10 - General Fund Community Development	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	137.88	1,416.67	(1,278.79)	14,148.87	17,000.00	83.23%	2,851.13
Personnel Services	4,909.75	5,478.34	(568.59)	24,502.58	65,740.00	37.27%	41,237.42
Professional/Contract Services	74,934.29	56,666.67	18,267.62	443,650.94	680,000.00	65.24%	236,349.06
Services	0.00	197,816.67	(197,816.67)	93,351.60	2,373,800.00	3.93%	2,280,448.40
Community Development Totals	<u>79,981.92</u>	<u>261,378.35</u>	<u>(181,396.43)</u>	<u>575,653.99</u>	<u>3,136,540.00</u>	<u>18.35%</u>	<u>2,560,886.01</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	313.67	1,058.34	(744.67)	2,614.93	12,700.00	20.59%	10,085.07
Personnel Services	9,725.33	10,492.50	(767.17)	48,015.13	125,910.00	38.13%	77,894.87
Professional/Contract Services	12,919.27	25,583.33	(12,664.06)	85,829.49	307,000.00	27.96%	221,170.51
Services	71.83	749.99	(678.16)	359.10	9,000.00	3.99%	8,640.90
Fire Marshal/Building Official Totals	<u>23,030.10</u>	<u>37,884.16</u>	<u>(14,854.06)</u>	<u>136,818.65</u>	<u>454,610.00</u>	<u>30.10%</u>	<u>317,791.35</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	1,454,119.01	45,833.33	1,408,285.68	2,751,442.41	550,000.00	500.26%	(2,201,442.41)

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Capital and Planning Projects Totals	1,454,119.01	45,833.33	1,408,285.68	2,751,442.41	550,000.00	500.26%	(2,201,442.41)
Expense Total	<u>1,762,156.36</u>	<u>619,060.02</u>	<u>1,143,096.34</u>	<u>4,589,441.81</u>	<u>7,428,720.00</u>	<u>61.78%</u>	<u>2,839,278.19</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	19,736.70	21,521.67	(1,784.97)	98,683.44	258,260.00	38.21%	159,576.56
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	1,556.50	1,646.67	(90.17)	6,090.70	19,760.00	30.82%	13,669.30
10-10-5107 TMRS	2,319.96	2,367.50	(47.54)	10,366.74	28,410.00	36.49%	18,043.26
10-10-5108 Health & Life Insurance	1,407.51	1,466.67	(59.16)	7,037.55	17,600.00	39.99%	10,562.45
10-10-5109 Worker's Comp	0.00	86.67	(86.67)	0.00	1,040.00	0.00%	1,040.00
10-10-5110 Texas Workforce Commission	3.57	15.00	(11.43)	17.99	180.00	9.99%	162.01
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	800.00	875.00	(75.00)	4,000.00	10,500.00	38.10%	6,500.00
10-10-5114 Benefits Admin Fees	0.00	12.50	(12.50)	0.00	150.00	0.00%	150.00
10-10-5115 Longevity Pay	0.00	30.00	(30.00)	360.00	360.00	100.00%	0.00
10-10-5201 Legal Services	0.00	8,333.33	(8,333.33)	58,671.84	100,000.00	58.67%	41,328.16
10-10-5202 Audit Services	0.00	2,500.00	(2,500.00)	19,564.00	30,000.00	65.21%	10,436.00
10-10-5206 Professional Services	12,104.95	2,083.33	10,021.62	20,531.95	25,000.00	82.13%	4,468.05
10-10-5210 Election Expenses	2,500.00	666.67	1,833.33	2,500.00	8,000.00	31.25%	5,500.00
10-10-5211 Bank Fees	0.00	8.33	(8.33)	5.00	100.00	5.00%	95.00
10-10-5212 Credit Card Processing Fees	0.00	208.33	(208.33)	0.00	2,500.00	0.00%	2,500.00
10-10-5213 Legal Notices Expense	95.07	641.67	(546.60)	1,735.38	7,700.00	22.54%	5,964.62
10-10-5215 BCAD Fee	0.00	2,083.33	(2,083.33)	8,904.30	25,000.00	35.62%	16,095.70
10-10-5217 Professional Cleaning Services	600.00	916.67	(316.67)	3,150.00	11,000.00	28.64%	7,850.00
10-10-5221 Website Administration	0.00	583.33	(583.33)	3,651.25	7,000.00	52.16%	3,348.75
10-10-5223 Training & Travel	2,216.39	1,000.00	1,216.39	14,504.53	12,000.00	120.87%	(2,504.53)
10-10-5224 Dues & Subscriptions	0.00	291.67	(291.67)	767.14	3,500.00	21.92%	2,732.86
10-10-5225 Seminars & Meetings	426.81	333.33	93.48	2,254.16	4,000.00	56.35%	1,745.84
10-10-5227 Legislative Affairs	0.00	333.33	(333.33)	0.00	4,000.00	0.00%	4,000.00

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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	228.69	1,166.67	(937.98)	1,638.63	14,000.00	11.70%	12,361.37
10-10-5302 Janitorial Supplies	296.80	333.33	(36.53)	712.67	4,000.00	17.82%	3,287.33
10-10-5309 Uniforms	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
10-10-5310 Postage	150.00	83.33	66.67	320.46	1,000.00	32.05%	679.54
10-10-5311 Building Repairs &	450.00	1,666.67	(1,216.67)	4,029.65	20,000.00	20.15%	15,970.35
10-10-5312 Recognition,	0.00	166.67	(166.67)	498.65	2,000.00	24.93%	1,501.35
10-10-5314 Computer & Technology	0.00	833.33	(833.33)	4,050.00	10,000.00	40.50%	5,950.00
10-10-5315 Computer Software/License	974.48	1,250.00	(275.52)	12,828.43	15,000.00	85.52%	2,171.57
10-10-5317 Equipment & Other Rentals	0.00	541.67	(541.67)	787.12	6,500.00	12.11%	5,712.88
10-10-5329 Mayor's Special Expense	0.00	125.00	(125.00)	0.00	1,500.00	0.00%	1,500.00
10-10-5330 Miscellaneous	(140.00)	166.67	(306.67)	325.28	2,000.00	16.26%	1,674.72
10-10-5401 Utilities - Electricity	1,076.45	583.33	493.12	4,812.46	7,000.00	68.75%	2,187.54
10-10-5403 Utilities - Telephone	1,079.07	1,333.33	(254.26)	5,335.80	16,000.00	33.35%	10,664.20
10-10-5404 Mobile Technology Expense	41.83	50.00	(8.17)	209.10	600.00	34.85%	390.90
10-10-5405 Insurance - Liability & Prop	0.00	666.67	(666.67)	30,067.40	8,000.00	375.84%	(22,067.40)
10-10-5406 Insurance - Windstorm	0.00	833.33	(833.33)	12,439.00	10,000.00	124.39%	(2,439.00)
Administration Totals	48,478.62	62,363.34	(13,884.72)	343,619.82	748,360.00	45.92%	404,740.18

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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	6,532.80	7,219.17	(686.37)	32,664.00	86,630.00	37.71%	53,966.00
10-15-5106 Social Security/Medicare	489.58	552.50	(62.92)	2,309.80	6,630.00	34.84%	4,320.20
10-15-5107 TMRS	738.92	794.17	(55.25)	3,242.36	9,530.00	34.02%	6,287.64
10-15-5108 Health & Life Insurance	978.75	733.33	245.42	6,173.01	8,800.00	70.15%	2,626.99
10-15-5109 Worker's Comp	0.00	29.17	(29.17)	0.00	350.00	0.00%	350.00
10-15-5110 Texas Workforce Commission	2.37	7.50	(5.13)	9.00	90.00	10.00%	81.00
10-15-5114 Benefits Admin Fees	0.00	6.67	(6.67)	0.00	80.00	0.00%	80.00
10-15-5115 Longevity Pay	0.00	10.00	(10.00)	120.00	120.00	100.00%	0.00
10-15-5117 Certificate/Education Pay	184.62	0.00	184.62	276.93	0.00	0.00%	(276.93)
10-15-5223 Training & Travel	345.00	125.00	220.00	2,098.68	1,500.00	139.91%	(598.68)
10-15-5224 Dues & Subscriptions	80.00	41.67	38.33	80.00	500.00	16.00%	420.00
10-15-5301 Office Supplies	0.00	166.67	(166.67)	343.38	2,000.00	17.17%	1,656.62
10-15-5309 Uniforms	0.00	25.00	(25.00)	0.00	300.00	0.00%	300.00
10-15-5310 Postage	0.00	83.33	(83.33)	179.40	1,000.00	17.94%	820.60
10-15-5314 Computer & Technology	0.00	266.67	(266.67)	259.00	3,200.00	8.09%	2,941.00
10-15-5315 Computer Software/License	0.00	1,333.33	(1,333.33)	9,012.50	16,000.00	56.33%	6,987.50
Finance Totals	<u>9,352.04</u>	<u>11,394.18</u>	<u>(2,042.14)</u>	<u>56,768.06</u>	<u>136,730.00</u>	<u>41.52%</u>	<u>79,961.94</u>

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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	65,772.37	80,724.17	(14,951.80)	306,832.65	968,690.00	31.68%	661,857.35
10-20-5104 Salaries - Overtime	4,417.21	2,514.17	1,903.04	15,319.09	30,170.00	50.78%	14,850.91
10-20-5106 Social Security/Medicare	5,305.06	6,175.83	(870.77)	24,792.95	74,110.00	33.45%	49,317.05
10-20-5107 TMRS	7,918.85	8,880.00	(961.15)	32,698.44	106,560.00	30.69%	73,861.56
10-20-5108 Health & Life Insurance	9,431.27	10,266.67	(835.40)	40,835.55	123,200.00	33.15%	82,364.45
10-20-5109 Worker's Comp	0.00	4,216.67	(4,216.67)	0.00	50,600.00	0.00%	50,600.00
10-20-5110 Texas Workforce Commission	45.21	105.00	(59.79)	124.24	1,260.00	9.86%	1,135.76
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	85.00	(85.00)	1,020.00	1,020.00	100.00%	0.00
10-20-5117 Certificate Pay	1,800.02	1,950.00	(149.98)	9,311.53	23,400.00	39.79%	14,088.47
10-20-5223 Training & Travel	0.00	0.00	0.00	105.00	0.00	0.00%	(105.00)
10-20-5231 Recruiting & Hiring Expense	0.00	83.33	(83.33)	520.21	1,000.00	52.02%	479.79
10-20-5301 Office Supplies	203.87	250.00	(46.13)	500.21	3,000.00	16.67%	2,499.79
10-20-5309 Uniforms	952.44	666.67	285.77	5,374.66	8,000.00	67.18%	2,625.34
10-20-5310 Postage	0.00	8.33	(8.33)	130.13	100.00	130.13%	(30.13)
10-20-5311 Building Repairs &	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
10-20-5313 Fuel Expense	2,987.30	3,333.33	(346.03)	14,258.20	40,000.00	35.65%	25,741.80
10-20-5319 Vehicle Repairs & Maintenance	5,258.32	833.33	4,424.99	18,028.24	10,000.00	180.28%	(8,028.24)
10-20-5330 Miscellaneous	43.50	41.67	1.83	193.40	500.00	38.68%	306.60
10-20-5404 Mobile Technology Expense	460.97	500.00	(39.03)	2,304.59	6,000.00	38.41%	3,695.41
10-20-5405 Insurance - Liability & Prop	0.00	666.67	(666.67)	0.00	8,000.00	0.00%	8,000.00
10-20-5407 Insurance - Vehicles	0.00	583.33	(583.33)	0.00	7,000.00	0.00%	7,000.00
10-20-5410 Vehicle Replacement Fund	0.00	4,666.67	(4,666.67)	0.00	56,000.00	0.00%	56,000.00
Police Totals	<u>104,596.39</u>	<u>126,676.68</u>	<u>(22,080.29)</u>	<u>472,349.09</u>	<u>1,520,120.00</u>	<u>31.07%</u>	<u>1,047,770.91</u>

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10 - General Fund Animal Control	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-21-5101 Salaries - Full Time	3,560.00	3,934.17	(374.17)	17,800.00	47,210.00	37.70%	29,410.00
10-21-5104 Salaries - Overtime	0.00	145.00	(145.00)	283.69	1,740.00	16.30%	1,456.31
10-21-5106 Social Security/Medicare	265.36	301.67	(36.31)	1,357.68	3,620.00	37.50%	2,262.32
10-21-5107 TMRS	391.60	433.33	(41.73)	1,780.73	5,200.00	34.24%	3,419.27
10-21-5108 Health & Life Insurance	683.09	733.33	(50.24)	3,415.45	8,800.00	38.81%	5,384.55
10-21-5109 Worker's Comp	0.00	246.67	(246.67)	0.00	2,960.00	0.00%	2,960.00
10-21-5110 Texas Workforce Commission	3.56	7.50	(3.94)	7.12	90.00	7.91%	82.88
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	10.00	(10.00)	120.00	120.00	100.00%	0.00
10-21-5223 Training & Travel	592.09	208.33	383.76	2,495.24	2,500.00	99.81%	4.76
10-21-5224 Dues & Subscriptions	65.00	25.00	40.00	300.00	300.00	100.00%	0.00
10-21-5229 Contractual Services	35.00	125.00	(90.00)	155.00	1,500.00	10.33%	1,345.00
10-21-5301 Office Supplies	0.00	25.00	(25.00)	48.38	300.00	16.13%	251.62
10-21-5309 Uniforms	0.00	41.67	(41.67)	406.95	500.00	81.39%	93.05
10-21-5310 Postage	0.00	16.67	(16.67)	20.66	200.00	10.33%	179.34
10-21-5313 Fuel Expense	299.98	208.33	91.65	1,291.13	2,500.00	51.65%	1,208.87
10-21-5319 Vehicle Repairs & Maintenance	566.30	83.33	482.97	679.56	1,000.00	67.96%	320.44
10-21-5328 Small Tools & Minor	20.00	41.67	(21.67)	172.20	500.00	34.44%	327.80
10-21-5404 Mobile Technology Expense	101.83	83.33	18.50	595.85	1,000.00	59.59%	404.15
10-21-5407 Insurance - Vehicles	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-21-5410 Vehicle Replacement Fund	0.00	583.33	(583.33)	0.00	7,000.00	0.00%	7,000.00
Animal Control Totals	6,583.81	7,343.33	(759.52)	30,929.64	88,120.00	35.10%	57,190.36

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Item 9.

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

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10 - General Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-25-5101 Salaries - Full Time	7,761.60	8,444.17	(682.57)	38,808.00	101,330.00	38.30%	62,522.00
10-25-5104 Salaries - Overtime	13.34	115.83	(102.49)	60.04	1,390.00	4.32%	1,329.96
10-25-5106 Social Security/Medicare	595.04	646.67	(51.63)	2,977.18	7,760.00	38.37%	4,782.82
10-25-5107 TMRS	874.53	929.17	(54.64)	3,897.66	11,150.00	34.96%	7,252.34
10-25-5108 Health & Life Insurance	1,355.44	1,466.67	(111.23)	6,777.20	17,600.00	38.51%	10,822.80
10-25-5109 Worker's Comp	0.00	34.17	(34.17)	0.00	410.00	0.00%	410.00
10-25-5110 Texas Workforce Commission	6.93	15.00	(8.07)	14.86	180.00	8.26%	165.14
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	15.00	(15.00)	180.00	180.00	100.00%	0.00
10-25-5117 Certificate Pay	175.38	200.00	(24.62)	729.22	2,400.00	30.38%	1,670.78
10-25-5203 Attorney/Prosecutor Fees	4,037.50	5,000.00	(962.50)	22,737.50	60,000.00	37.90%	37,262.50
10-25-5209 Judge Fees	2,430.00	2,083.33	346.67	11,482.84	25,000.00	45.93%	13,517.16
10-25-5220 Interpreter Services	57.95	125.00	(67.05)	179.62	1,500.00	11.97%	1,320.38
10-25-5223 Training & Travel	0.00	125.00	(125.00)	185.00	1,500.00	12.33%	1,315.00
10-25-5301 Office Supplies	247.39	291.67	(44.28)	1,087.73	3,500.00	31.08%	2,412.27
10-25-5308 Jury Trial Expense	0.00	145.83	(145.83)	0.00	1,750.00	0.00%	1,750.00
10-25-5309 Uniforms	0.00	66.67	(66.67)	82.47	800.00	10.31%	717.53
10-25-5310 Postage	0.00	62.50	(62.50)	219.39	750.00	29.25%	530.61
10-25-5315 Computer Software/License	0.00	500.00	(500.00)	0.00	6,000.00	0.00%	6,000.00
Municipal Court Totals	17,555.10	20,279.18	(2,724.08)	89,418.71	243,350.00	36.74%	153,931.29

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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	5,002.80	5,360.83	(358.03)	24,559.20	64,330.00	38.18%	39,770.80
10-30-5104 Salaries - Overtime	136.44	295.83	(159.39)	1,819.20	3,550.00	51.25%	1,730.80
10-30-5106 Social Security/Medicare	387.85	410.83	(22.98)	2,000.64	4,930.00	40.58%	2,929.36
10-30-5107 TMRS	565.32	590.00	(24.68)	2,594.67	7,080.00	36.65%	4,485.33
10-30-5108 Health & Life Insurance	661.13	733.33	(72.20)	3,305.65	8,800.00	37.56%	5,494.35
10-30-5109 Worker's Comp	0.00	400.83	(400.83)	0.00	4,810.00	0.00%	4,810.00
10-30-5110 Texas Workforce Commission	3.64	7.50	(3.86)	8.99	90.00	9.99%	81.01
10-30-5114 Benefits Admin Fees	0.00	6.67	(6.67)	0.00	80.00	0.00%	80.00
10-30-5115 Longevity Pay	0.00	10.00	(10.00)	120.00	120.00	100.00%	0.00
10-30-5219 Roads, Bridges & Drainage	0.00	10,416.67	(10,416.67)	0.00	125,000.00	0.00%	125,000.00
10-30-5223 Training & Travel	0.00	166.67	(166.67)	1,657.81	2,000.00	82.89%	342.19
10-30-5229 Contractual Services	0.00	6,250.00	(6,250.00)	12,100.00	75,000.00	16.13%	62,900.00
10-30-5301 Office Supplies	182.35	333.33	(150.98)	616.67	4,000.00	15.42%	3,383.33
10-30-5309 Uniforms	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-30-5313 Fuel Expense	196.01	333.33	(137.32)	1,051.15	4,000.00	26.28%	2,948.85
10-30-5317 Equipment & Other Rentals	0.00	1,000.00	(1,000.00)	5,409.60	12,000.00	45.08%	6,590.40
10-30-5319 Vehicle Repairs & Maintenance	20.00	208.33	(188.33)	221.34	2,500.00	8.85%	2,278.66
10-30-5321 Public Works Maintenance	0.00	2,083.33	(2,083.33)	27,783.54	25,000.00	111.13%	(2,783.54)
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	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
10-30-5331 Signs & Postings	0.00	833.33	(833.33)	5,279.79	10,000.00	52.80%	4,720.21
10-30-5404 Mobile Technology Expense	41.83	50.00	(8.17)	209.10	600.00	34.85%	390.90
10-30-5407 Insurance - Vehicles	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-30-5410 Vehicle Replacement Fund	0.00	583.33	(583.33)	0.00	7,000.00	0.00%	7,000.00
Public Works Totals	7,197.37	31,490.80	(24,293.43)	88,737.35	377,890.00	23.48%	289,152.65

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Item 9.

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)	19,044.26	72,000.00	26.45%	52,955.74
10-32-5301 Office Supplies	0.00	166.67	(166.67)	845.96	2,000.00	42.30%	1,154.04
10-32-5309 Uniforms	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-32-5317 Equipment & Other Rentals	0.00	500.00	(500.00)	0.00	6,000.00	0.00%	6,000.00
10-32-5324 Park Maintenance	11,262.00	6,666.67	4,595.33	23,813.87	80,000.00	29.77%	56,186.13
10-32-5331 Signs & Postings	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
Parks & Recreation Totals	11,262.00	13,500.00	(2,238.00)	43,704.09	162,000.00	26.98%	118,295.91

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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	3,582.25	3,836.67	(254.42)	17,602.26	46,040.00	38.23%	28,437.74
10-35-5104 Salaries - Overtime	0.00	141.67	(141.67)	222.40	1,700.00	13.08%	1,477.60
10-35-5106 Social Security/Medicare	268.74	294.17	(25.43)	1,355.41	3,530.00	38.40%	2,174.59
10-35-5107 TMRS	394.04	422.50	(28.46)	1,769.66	5,070.00	34.90%	3,300.34
10-35-5108 Health & Life Insurance	661.13	733.33	(72.20)	3,305.65	8,800.00	37.56%	5,494.35
10-35-5109 Worker's Comp	0.00	15.83	(15.83)	0.00	190.00	0.00%	190.00
10-35-5110 Texas Workforce Commission	3.59	7.50	(3.91)	7.20	90.00	8.00%	82.80
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	20.00	(20.00)	240.00	240.00	100.00%	0.00
10-35-5206 Professional Services	0.00	4,166.67	(4,166.67)	0.00	50,000.00	0.00%	50,000.00
10-35-5208 Engineering Services	6,400.78	6,250.00	150.78	141,606.53	75,000.00	188.81%	(66,606.53)
10-35-5232 Early Plat - Admin Fee	0.00	6,666.67	(6,666.67)	0.00	80,000.00	0.00%	80,000.00
10-35-5233 Eng Svc: Permits/Inspections	48,964.84	25,000.00	23,964.84	182,566.15	300,000.00	60.86%	117,433.85
10-35-5234 Eng Svc: Plan Review	7,888.67	8,333.33	(444.66)	80,190.26	100,000.00	80.19%	19,809.74
10-35-5235 Eng Svc: Platting	11,680.00	6,250.00	5,430.00	39,288.00	75,000.00	52.38%	35,712.00
10-35-5301 Office Supplies	137.88	125.00	12.88	148.87	1,500.00	9.92%	1,351.13
10-35-5309 Uniforms	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
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
10-35-5411 TIF Fund/MUD 31 Payable	0.00	197,816.67	(197,816.67)	93,351.60	2,373,800.00	3.93%	2,280,448.40
Community Development Totals	<u>79,981.92</u>	<u>261,378.35</u>	<u>(181,396.43)</u>	<u>575,653.99</u>	<u>3,136,540.00</u>	<u>18.35%</u>	<u>2,560,886.01</u>

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Item 9.

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	7,307.20	7,876.67	(569.47)	36,267.20	94,520.00	38.37%	58,252.80
10-36-5106 Social Security/Medicare	526.50	603.33	(76.83)	2,621.10	7,240.00	36.20%	4,618.90
10-36-5107 TMRS	803.80	866.67	(62.87)	3,567.14	10,400.00	34.30%	6,832.86
10-36-5108 Health & Life Insurance	1,086.14	733.33	352.81	5,430.70	8,800.00	61.71%	3,369.30
10-36-5109 Worker's Comp	0.00	388.33	(388.33)	0.00	4,660.00	0.00%	4,660.00
10-36-5110 Texas Workforce Commission	1.69	7.50	(5.81)	8.99	90.00	9.99%	81.01
10-36-5114 Benefits Admin Fees	0.00	6.67	(6.67)	0.00	80.00	0.00%	80.00
10-36-5115 Longevity Pay	0.00	10.00	(10.00)	120.00	120.00	100.00%	0.00
10-36-5207 Building Inspector	11,650.00	25,000.00	(13,350.00)	82,165.00	300,000.00	27.39%	217,835.00
10-36-5223 Training & Travel	1,269.27	333.33	935.94	3,480.18	4,000.00	87.00%	519.82
10-36-5224 Dues & Subscriptions	0.00	250.00	(250.00)	184.31	3,000.00	6.14%	2,815.69
10-36-5301 Office Supplies	30.30	125.00	(94.70)	204.00	1,500.00	13.60%	1,296.00
10-36-5303 Public Education & Training	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
10-36-5307 Investigation Supplies	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-36-5309 Uniforms	85.49	125.00	(39.51)	770.86	1,500.00	51.39%	729.14
10-36-5310 Postage	0.00	16.67	(16.67)	0.00	200.00	0.00%	200.00
10-36-5313 Fuel Expense	197.88	250.00	(52.12)	817.32	3,000.00	27.24%	2,182.68
10-36-5319 Vehicle Repairs & Maintenance	0.00	125.00	(125.00)	822.75	1,500.00	54.85%	677.25
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	71.83	83.33	(11.50)	359.10	1,000.00	35.91%	640.90
10-36-5407 Insurance - Vehicles	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-36-5410 Vehicle Replacement Fund	0.00	583.33	(583.33)	0.00	7,000.00	0.00%	7,000.00
Fire Marshal/Building Official Totals	23,030.10	37,884.16	(14,854.06)	136,818.65	454,610.00	30.10%	317,791.35

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Item 9.

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	5,000.00	12,500.00	(7,500.00)	5,000.00	150,000.00	3.33%	145,000.00
10-90-5620 Building Purchase,	1,449,119.01	0.00	1,449,119.01	2,724,518.51	0.00	0.00%	(2,724,518.51)
10-90-5620 Building Purchase,	0.00	12,500.00	(12,500.00)	21,923.90	150,000.00	14.62%	128,076.10
10-90-5630 Furniture & Equipment	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00
10-90-5660 Contingency/Reserves	0.00	12,500.00	(12,500.00)	0.00	150,000.00	0.00%	150,000.00
Capital and Planning Projects Totals	<u>1,454,119.01</u>	<u>45,833.33</u>	<u>1,408,285.68</u>	<u>2,751,442.41</u>	<u>550,000.00</u>	<u>500.26%</u>	<u>(2,201,442.41)</u>
Expense Totals	<u><u>1,762,156.36</u></u>	<u><u>619,060.02</u></u>	<u><u>1,143,096.34</u></u>	<u><u>4,589,441.81</u></u>	<u><u>7,428,720.00</u></u>	<u><u>61.78%</u></u>	<u><u>2,839,278.19</u></u>

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Item 9.

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	26,082.23	0.00	26,082.23	101,717.50	0.00	0.00%	(101,717.50)
Revenue Totals	<u>26,082.23</u>	<u>0.00</u>	<u>26,082.23</u>	<u>101,717.50</u>	<u>0.00</u>	<u>0.00%</u>	<u>(101,717.50)</u>
Expense Summary							
Personnel Services	0.00	1,416.67	(1,416.67)	1,212.12	17,000.00	7.13%	15,787.88
Professional/Contract Services	1,468.72	3,466.66	(1,997.94)	13,510.94	41,600.00	32.48%	28,089.06
Materials & Supplies	2,911.97	6,366.65	(3,454.68)	37,479.64	76,400.00	49.06%	38,920.36
Capital Outlay	3,958.00	27,083.33	(23,125.33)	43,939.32	325,000.00	13.52%	281,060.68
Expense Totals	<u>8,338.69</u>	<u>38,333.31</u>	<u>(29,994.62)</u>	<u>96,142.02</u>	<u>460,000.00</u>	<u>20.90%</u>	<u>363,857.98</u>

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 Financial Statement
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Item 9.

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	26,082.23	0.00	26,082.23	101,717.50	0.00	0.00%	(101,717.50)
Sales Tax Totals	26,082.23	0.00	26,082.23	101,717.50	0.00	0.00%	(101,717.50)
Revenue Totals	26,082.23	0.00	26,082.23	101,717.50	0.00	0.00%	(101,717.50)

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Item 9.

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	3,958.00	27,083.33	(23,125.33)	43,939.32	325,000.00	13.52%	281,060.68
Materials & Supplies	2,911.97	6,366.65	(3,454.68)	37,479.64	76,400.00	49.06%	38,920.36
Personnel Services	0.00	1,416.67	(1,416.67)	1,212.12	17,000.00	7.13%	15,787.88
Professional/Contract Services	1,468.72	3,466.66	(1,997.94)	13,510.94	41,600.00	32.48%	28,089.06
Police Totals	<u>8,338.69</u>	<u>38,333.31</u>	<u>(29,994.62)</u>	<u>96,142.02</u>	<u>460,000.00</u>	<u>20.90%</u>	<u>363,857.98</u>
Expense Total	<u>8,338.69</u>	<u>38,333.31</u>	<u>(29,994.62)</u>	<u>96,142.02</u>	<u>460,000.00</u>	<u>20.90%</u>	<u>363,857.98</u>

City of Iowa Colony
 Financial Statement
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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
20-20-5104 Salaries - Overtime	0.00	1,416.67	(1,416.67)	1,212.12	17,000.00	7.13%	15,787.88
20-20-5206 Professional Services	105.00	833.33	(728.33)	6,573.36	10,000.00	65.73%	3,426.64
20-20-5214 Advertising/Printing Expense	0.00	625.00	(625.00)	300.06	7,500.00	4.00%	7,199.94
20-20-5222 Investigations	0.00	333.33	(333.33)	72.50	4,000.00	1.81%	3,927.50
20-20-5223 Training & Travel	1,363.72	1,250.00	113.72	6,565.02	15,000.00	43.77%	8,434.98
20-20-5230 Radio Service	0.00	425.00	(425.00)	0.00	5,100.00	0.00%	5,100.00
20-20-5301 Office Supplies	27.87	208.33	(180.46)	673.33	2,500.00	26.93%	1,826.67
20-20-5303 Public Education & Training	0.00	333.33	(333.33)	0.00	4,000.00	0.00%	4,000.00
20-20-5307 Investigation Supplies	0.00	333.33	(333.33)	0.00	4,000.00	0.00%	4,000.00
20-20-5314 Computer & Technology	2,302.13	2,083.33	218.80	7,924.36	25,000.00	31.70%	17,075.64
20-20-5315 Computer Software/License	100.00	1,333.33	(1,233.33)	4,179.59	16,000.00	26.12%	11,820.41
20-20-5316 Equipment Repair/Parts	0.00	416.67	(416.67)	2,721.94	5,000.00	54.44%	2,278.06
20-20-5317 Equipment & Other Rentals	210.00	333.33	(123.33)	2,375.85	4,000.00	59.40%	1,624.15
20-20-5319 Vehicle Repairs & Maintenance	0.00	325.00	(325.00)	19,131.00	3,900.00	490.54%	(15,231.00)
20-20-5328 Small Tools & Minor	271.97	916.67	(644.70)	305.88	11,000.00	2.78%	10,694.12
20-20-5330 Miscellaneous	0.00	83.33	(83.33)	167.69	1,000.00	16.77%	832.31
20-20-5630 Furniture & Equipment	0.00	20,833.33	(20,833.33)	0.00	250,000.00	0.00%	250,000.00
20-20-5650 Vehicles & Machinery	3,958.00	6,250.00	(2,292.00)	43,939.32	75,000.00	58.59%	31,060.68
Police Totals	8,338.69	38,333.31	(29,994.62)	96,142.02	460,000.00	20.90%	363,857.98
Expense Totals	8,338.69	38,333.31	(29,994.62)	96,142.02	460,000.00	20.90%	363,857.98

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Item 9.

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	82,134.75	(82,134.75)	206,272.09	985,617.00	20.93%	779,344.91
Expense Totals	0.00	82,134.75	(82,134.75)	206,272.09	985,617.00	20.93%	779,344.91

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Item 9.

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	82,134.75	(82,134.75)	206,272.09	985,617.00	20.93%	779,344.91
Administration Totals	0.00	82,134.75	(82,134.75)	206,272.09	985,617.00	20.93%	779,344.91
Expense Total	0.00	82,134.75	(82,134.75)	206,272.09	985,617.00	20.93%	779,344.91

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Item 9.

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	6,250.00	(6,250.00)	0.00	75,000.00	0.00%	75,000.00
30-10-5502 Bond Principal	0.00	30,416.67	(30,416.67)	0.00	365,000.00	0.00%	365,000.00
30-10-5511 Interest on Bonds	0.00	43,598.08	(43,598.08)	195,052.09	523,177.00	37.28%	328,124.91
30-10-5513 Interest on Debt	0.00	1,870.00	(1,870.00)	11,220.00	22,440.00	50.00%	11,220.00
Administration Totals	0.00	82,134.75	(82,134.75)	206,272.09	985,617.00	20.93%	779,344.91
Expense Totals	0.00	82,134.75	(82,134.75)	206,272.09	985,617.00	20.93%	779,344.91

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Item 9.

36 - Public Safety Grants	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Grant Income	1,148.10	0.00	1,148.10	1,148.10	0.00	0.00%	(1,148.10)
Revenue Totals	<u>1,148.10</u>	<u>0.00</u>	<u>1,148.10</u>	<u>1,148.10</u>	<u>0.00</u>	<u>0.00%</u>	<u>(1,148.10)</u>
Expense Summary							
Professional/Contract Services	0.00	0.00	0.00	45.00	0.00	0.00%	(45.00)
Materials & Supplies	0.00	0.00	0.00	33,716.10	0.00	0.00%	(33,716.10)
Expense Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>33,761.10</u>	<u>0.00</u>	<u>0.00%</u>	<u>(33,761.10)</u>

City of Iowa Colony
 Financial Statement
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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	1,148.10	0.00	1,148.10	1,148.10	0.00	0.00%	(1,148.10)
Grant Income Totals	<u>1,148.10</u>	<u>0.00</u>	<u>1,148.10</u>	<u>1,148.10</u>	<u>0.00</u>	<u>0.00%</u>	<u>(1,148.10)</u>
Revenue Totals	<u><u>1,148.10</u></u>	<u><u>0.00</u></u>	<u><u>1,148.10</u></u>	<u><u>1,148.10</u></u>	<u><u>0.00</u></u>	<u><u>0.00%</u></u>	<u><u>(1,148.10)</u></u>

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Item 9.

36 - Public Safety Grants State & Federal Grants	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	0.00	0.00	33,716.10	0.00	0.00%	(33,716.10)
Professional/Contract Services	0.00	0.00	0.00	45.00	0.00	0.00%	(45.00)
State & Federal Grants Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>33,761.10</u>	<u>0.00</u>	<u>0.00%</u>	<u>(33,761.10)</u>
Expense Total	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>33,761.10</u>	<u>0.00</u>	<u>0.00%</u>	<u>(33,761.10)</u>

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36 - Public Safety Grants State & Federal Grants	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
36-20-5223 Training & Travel	0.00	0.00	0.00	45.00	0.00	0.00%	(45.00)
36-20-5328 Bullet Resis. Shield -	0.00	0.00	0.00	33,716.10	0.00	0.00%	(33,716.10)
State & Federal Grants Totals	0.00	0.00	0.00	33,761.10	0.00	0.00%	(33,761.10)
Expense Totals	0.00	0.00	0.00	33,761.10	0.00	0.00%	(33,761.10)

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40 - Court Technology Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	719.26	0.00	719.26	3,269.60	0.00	0.00%	(3,269.60)
Revenue Totals	719.26	0.00	719.26	3,269.60	0.00	0.00%	(3,269.60)

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Item 9.

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	719.26	0.00	719.26	3,269.60	0.00	0.00%	(3,269.60)
Fines & Forfeitures Totals	<u>719.26</u>	<u>0.00</u>	<u>719.26</u>	<u>3,269.60</u>	<u>0.00</u>	<u>0.00%</u>	<u>(3,269.60)</u>
Revenue Totals	<u><u>719.26</u></u>	<u><u>0.00</u></u>	<u><u>719.26</u></u>	<u><u>3,269.60</u></u>	<u><u>0.00</u></u>	<u><u>0.00%</u></u>	<u><u>(3,269.60)</u></u>

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41 - Court Security Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	881.08	0.00	881.08	4,003.38	0.00	0.00%	(4,003.38)
Revenue Totals	881.08	0.00	881.08	4,003.38	0.00	0.00%	(4,003.38)

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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	881.08	0.00	881.08	4,003.38	0.00	0.00%	(4,003.38)
Fines & Forfeitures Totals	881.08	0.00	881.08	4,003.38	0.00	0.00%	(4,003.38)
Revenue Totals	881.08	0.00	881.08	4,003.38	0.00	0.00%	(4,003.38)

City of Iowa Colony
 Balance Sheet
 As of February 28, 2023

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Assets				
	10-1000	Cash / Due From Consolidated Cash	9,356,473.59	
	10-1003	First State Bank - Manvel	150,135.93	
	10-1004	Petty Cash	300.00	
	10-1005	Texas Advantage - CD	6,133.33	
	10-1006	TexStar CD	110,739.45	
	10-1007	Veritex - CD 5471	93,762.18	
	10-1008	Veritex - CD 7818	160,384.00	
	10-1111	Sales Tax Receivable	88,294.00	
	10-1112	Allowance for Fines Receivable	(1,140,442.04)	
	10-1113	Fines Receivable	1,200,465.00	
	10-1114	Property Taxes Receivable	35,005.00	
	10-1115	Property Tax Receivable - P & I	12,771.00	
	10-1302	Due from Retainer Fund	101,689.00	
	Total Assets		10,175,710.44	10,175,710.44

City of Iowa Colony
 Balance Sheet
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Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Liabilities				
	10-2000	Due To Consolidated Cash / Accounts Payable	1,658,815.93	
	10-2001	Accounts Payable at Year End	(64,864.03)	
	10-2101	Due to Other Funds - CCPD	256,987.00	
	10-2200	Wages Payable	16,688.99	
	10-2201	Employee Dental Insurance	6,162.00	
	10-2203	Federal Tax Payable	5,015.00	
	10-2205	TMRS Payable	4,322.19	
	10-2206	Texas Workforce Commission Payable	(2,437.60)	
	10-2207	Health & Life Insurance Payable	(12,802.36)	
	10-2208	Child Support Payable	(1,256.04)	
	10-2300	State Fees	42,488.60	
	10-2304	Credit Card Fee	1,223.10	
	10-2305	Deferred Revenues - Fines	60,023.00	
	10-2405	Deferred Inflows-Prop taxes	47,629.00	
	10-2501	Baseball Field Reserve	6,401.00	
	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%	10,148.27	
	10-2528	Early Plat - Sierra VW Sec 7	0.01	
	10-2533	Police Training Fund	(9,554.99)	
	10-2540	Early Plat - Sierra VW Sec 10	74,158.04	
	10-2602	Due to Retainer Fund	(29,869.00)	
	10-2603	Due to Crime Prevention	(6,309.11)	
	10-2606	Due to ARPA Fund	402,129.20	
	10-7001	Transfer to Vehicle Replacement	(70,000.00)	
	Total Liabilities		<u>4,125,327.41</u>	
Fund Balance				
	10-3000	Fund Balance	3,980,881.16	
	10-3002	Fund Balance Assigned	275,000.00	

City of Iowa Colony
 Balance Sheet
 As of February 28, 2023

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Fund Balance				
		Total Fund Balance	4,255,881.16	
		Total Revenue	6,059,625.36	
		Total Expenses	4,589,441.81	
		Current Year Increase (Decrease)	1,794,501.87	
		Fund Balance Total	4,255,881.16	
		Current Year Increase (Decrease)	1,794,501.87	
		Total Fund Balance/Equity	6,050,383.03	
		Total Liabilities & Fund Balance		10,175,710.44

City of Iowa Colony
 Balance Sheet
 As of February 28, 2023

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Assets				
	11-1002	Retainer Account	526,048.78	
	11-1301	Due from General Fund	(151,558.00)	
			374,490.78	
	Total Assets			374,490.78

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 Balance Sheet
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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	4,146.13	
	11-2400	Road Damage Deposit	340,370.65	
	11-2502	Baymark Pipeline LLC	1.00	
	11-2504	Cherry Crushed Concrete	23,200.00	
	11-2505	DR Horton/MUD 87	(12,251.37)	
	11-2509	Formosa/Lav Pipeline-TRC	10,826.04	
	11-2510	M2E3/Enterprise Pipeline	(45,393.15)	
	11-2511	Meridiana Escrow	4,345.00	
	11-2512	Old Airline Market-Axis Dev	208.00	
	11-2513	Sierra Vista - Land Tejas	2,273.10	
	11-2514	Sierra Vista West - Land Tejas	25,387.65	
	11-2515	South Texas NGL Pipeline, LLC	1.00	
	11-2517	Sterling Lakes - Land Tejas	6,484.09	
	11-2521	Meritage/Rise- BCMUD 57	4,538.10	
	11-2529	Meridiana PUD Amendment	8,862.50	
	11-2536	Rally 288 West PUD	(7,292.03)	
	11-2537	Southern Star PUD	(4,118.79)	
	11-2538	PUD Hines Investments	1,682.50	
	11-2539	SVW Entertainment Dist PUD	7,629.87	
	Total Liabilities		<u>366,612.79</u>	
		Total Revenue	0.00	
		Total Expenses	<u>0.00</u>	
		Current Year Increase (Decrease)	7,877.99	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	<u>7,877.99</u>	
		Total Fund Balance/Equity	<u>7,877.99</u>	
	Total Liabilities & Fund Balance			<u><u>374,490.78</u></u>

City of Iowa Colony
 Balance Sheet
 As of February 28, 2023

Account Type	Account Number	Description	Balance	Total
12 - Project Fund Series 2022				
Assets				
	12-1010	Project Fund Series 2022	1,500,000.00	
	12-1011	Proj Fund Series 2022 - Frost Investments	12,500,000.00	
	Total Assets		14,000,000.00	14,000,000.00
				14,000,000.00

City of Iowa Colony
 Balance Sheet
 As of February 28, 2023

Account Type	Account Number	Description	Balance	Total
12 - Project Fund Series 2022				
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	14,000,000.00	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	14,000,000.00	
		Total Fund Balance/Equity	14,000,000.00	
		Total Liabilities & Fund Balance		14,000,000.00

City of Iowa Colony
 Balance Sheet
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Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District Fund				
Assets				
	20-1000	Cash / Due From Consolidated Cash	95,752.99	
	20-1301	Due from General Fund	250,677.89	
	20-1302	Sales Tax Receivable Crime Prevention District	34,888.00	
	Total Assets		381,318.88	
				381,318.88

City of Iowa Colony
 Balance Sheet
 As of February 28, 2023

Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District Fund				
Liabilities				
	20-2000	Due To Consolidated Cash / Accounts Payable	7,423.69	
	Total Liabilities		7,423.69	
Fund Balance				
	20-3000	Fund Balance	375,576.15	
	Total Fund Balance		375,576.15	
		Total Revenue	101,717.50	
		Total Expenses	96,142.02	
		Current Year Increase (Decrease)	(1,680.96)	
		Fund Balance Total	375,576.15	
		Current Year Increase (Decrease)	(1,680.96)	
		Total Fund Balance/Equity	373,895.19	
	Total Liabilities & Fund Balance			381,318.88

City of Iowa Colony
 Balance Sheet
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Account Type	Account Number	Description	Balance	Total
30 - Capital Improvements Plan				
Fund (Debt Service)				
Assets				
	30-1000	Cash / Due From Consolidated Cash	(132,374.09)	
	30-1114	Property Taxes Receivable	996.00	
	30-1115	Property Tax Receivable - P & I	234.00	
	Total Assets		<u>(131,144.09)</u>	<u>(131,144.09)</u>

City of Iowa Colony
 Balance Sheet
 As of February 28, 2023

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		1,230.00	
Fund Balance				
	30-3000	Fund Balance	73,898.00	
	Total Fund Balance		73,898.00	
		Total Revenue	0.00	
		Total Expenses	206,272.09	
		Current Year Increase (Decrease)	(206,272.09)	
		Fund Balance Total	73,898.00	
		Current Year Increase (Decrease)	(206,272.09)	
		Total Fund Balance/Equity	(132,374.09)	
	Total Liabilities & Fund Balance			(131,144.09)

City of Iowa Colony
 Balance Sheet
 As of February 28, 2023

Account Type	Account Number	Description	Balance	Total
35 - Capital Improvements Plan Fund (Local)				
Assets				
	35-1000	Cash / Due From Consolidated Cash	(84,213.78)	
	35-1101	Grant / Funding Account	83,076.00	
	Total Assets		(1,137.78)	(1,137.78)
				(1,137.78)

City of Iowa Colony
 Balance Sheet
 As of February 28, 2023

Account Type	Account Number	Description	Balance	Total
35 - Capital Improvements Plan Fund (Local)				
Liabilities				
	35-2411	TWDB Unearned Revenue	83,076.00	
	35-2532	Road Works Fund	(115,835.40)	
	Total Liabilities		(32,759.40)	
Fund Balance				
	35-3000	Fund Balance	31,621.62	
	Total Fund Balance		31,621.62	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	0.00	
		Fund Balance Total	31,621.62	
		Current Year Increase (Decrease)	0.00	
		Total Fund Balance/Equity	31,621.62	
	Total Liabilities & Fund Balance			(1,137.78)

City of Iowa Colony
 Balance Sheet
 As of February 28, 2023

Account Type	Account Number	Description	Balance	Total
36 - Public Safety Grants				
Assets				
	36-1000	Cash / Due From Consolidated Cash	2,245.76	
	Total Assets		2,245.76	2,245.76

City of Iowa Colony
 Balance Sheet
 As of February 28, 2023

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Item 9.

Account Type	Account Number	Description	Balance	Total
36 - Public Safety Grants				
Liabilities				
	36-2000	Due To Consolidated Cash / Accounts Payable	33,716.10	
	Total Liabilities		<u>33,716.10</u>	
Fund Balance				
	36-3000	Fund Balance	<u>(9,987.34)</u>	
	Total Fund Balance		<u>(9,987.34)</u>	
		Total Revenue	1,148.10	
		Total Expenses	<u>33,761.10</u>	
		Current Year Increase (Decrease)	(21,483.00)	
		Fund Balance Total	(9,987.34)	
		Current Year Increase (Decrease)	<u>(21,483.00)</u>	
		Total Fund Balance/Equity	<u>(31,470.34)</u>	
	Total Liabilities & Fund Balance			<u>2,245.76</u>

City of Iowa Colony
 Balance Sheet
 As of February 28, 2023

Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Assets				
	40-1000	Cash / Due From Consolidated Cash	4,240.18	
	Total Assets		4,240.18	4,240.18

City of Iowa Colony
 Balance Sheet
 As of February 28, 2023

Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Fund Balance				
	40-3000	Fund Balance	970.13	
		Total Fund Balance	970.13	
		Total Revenue	3,269.60	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	3,270.05	
		Fund Balance Total	970.13	
		Current Year Increase (Decrease)	3,270.05	
		Total Fund Balance/Equity	4,240.18	
		Total Liabilities & Fund Balance		4,240.18

City of Iowa Colony
 Balance Sheet
 As of February 28, 2023

Account Type	Account Number	Description	Balance	Total
41 - Court Security Fund				
Assets				
	41-1000	Cash / Due From Consolidated Cash	13,222.41	
	Total Assets		13,222.41	13,222.41

City of Iowa Colony
 Balance Sheet
 As of February 28, 2023

Account Type	Account Number	Description	Balance	Total
41 - Court Security Fund				
Fund Balance				
	41-3000	Fund Balance	9,218.67	
	Total Fund Balance		9,218.67	
		Total Revenue	4,003.38	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	4,003.74	
		Fund Balance Total	9,218.67	
		Current Year Increase (Decrease)	4,003.74	
		Total Fund Balance/Equity	13,222.41	
Total Liabilities & Fund Balance				13,222.41

City of Iowa Colony
 Balance Sheet
 As of February 28, 2023

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Item 9.

Account Type	Account Number	Description	Balance	Total
45 - American Rescue Plan Act (ARPA) Fund				
Assets				
	45-1101	Grant / Funding Account	498,622.00	
	45-1301	Due from General Fund	402,129.20	
	Total Assets		<u>900,751.20</u>	<u>900,751.20</u>

City of Iowa Colony
 Balance Sheet
 As of February 28, 2023

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		900,751.00	
Fund Balance				
	45-3000	Fund Balance	0.19	
	Total Fund Balance		0.19	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	0.01	
		Fund Balance Total	0.19	
		Current Year Increase (Decrease)	0.01	
		Total Fund Balance/Equity	0.20	
	Total Liabilities & Fund Balance			900,751.20

City of Iowa Colony
 Balance Sheet
 As of February 28, 2023

Account Type	Account Number	Description	Balance	Total
50 - Vehicle Replacement Fund				
Assets				
	50-1000	Cash / Due From Consolidated Cash	70,000.00	
	Total Assets		70,000.00	70,000.00

City of Iowa Colony
 Balance Sheet
 As of February 28, 2023

Account Type	Account Number	Description	Balance	Total
50 - Vehicle Replacement Fund				
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	70,000.00	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	70,000.00	
		Total Fund Balance/Equity	70,000.00	
		Total Liabilities & Fund Balance		70,000.00

City of Iowa Colony
 Balance Sheet
 As of February 28, 2023

Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Assets				
	99-1000	Cash	9,856,196.34	
	99-1210	Due From General Fund	1,491,519.93	
	99-1220	Due From Crime Prevention District Fund	7,478.69	
	Total Assets		11,355,194.96	11,355,194.96
				11,355,194.96

City of Iowa Colony
 Balance Sheet
 As of February 28, 2023

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Item 9.

Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Liabilities				
	99-2000	Accounts Payable	1,498,998.62	
	99-2110	Due To General Fund	6,258,006.00	
	99-2130	Due To Debt Service Fund	32,228.00	
	99-2145	Due To American Rescue Plan Act (ARPA) Fund	498,622.00	
	99-2999	Due To Other Funds	3,067,340.34	
	Total Liabilities		<u>11,355,194.96</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>11,355,194.96</u></u>

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, CALLING THE **2023** ANNUAL GENERAL ELECTION OF CITY OFFICERS; AND PROVIDING FOR POLLING PLACES, ELECTORS, OFFICERS, EARLY VOTING, A JOINT ELECTION AGREEMENT, AND RELATED PROVISIONS.

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

SECTION ONE - Annual General Election Called

A general election shall be held throughout the City of Iowa Colony, Texas, on the **first** Saturday in **May 2023**, which is the **6th day of May, 2023**, between the hours of 7:00 a.m. and 7:00 p.m., for the purpose of electing persons to the following offices of the City for a **two-year term: Mayor, City Council District A, City Council District B, and City Council District C.**

SECTION TWO - Municipal Election Precinct and Polling Place

For the purpose of the election called and ordered by this resolution, the polling places for the City of Iowa Colony, Texas, shall be all of the county-wide vote centers listed in the Joint Contract for Election Services with the Brazoria County Clerk for this election.

SECTION THREE – Electors

Every person eligible to vote under the provisions of Chapter 11 of Title 2 of the Texas Election Code who is a resident of the City of Iowa Colony, Texas and who is duly registered to vote in this election shall be entitled to vote in this election.

SECTION FOUR-Officers of Election and Compensation Thereof

The appointments, compensation, and duties of all election officers and personnel shall be as provided in the Joint Contract for Election Services with the Brazoria County Clerk for this election.

SECTION FIVE - Early Voting

a. The Early Voting Clerk is hereby authorized to conduct early voting by personal appearance beginning on the **twelfth (12th)** day preceding and ending on the **fourth (4th)** day preceding the date of this election, which early voting dates are **Monday, April 24, 2023**, through **Tuesday, May 2, 2023**, respectively, and such early voting by personal appearance shall be conducted between the hours of 8:00 a.m. and 5:00 p.m. on every day except Saturday, Sunday and State legal holidays. In addition, early voting by personal appearance shall be conducted between the hours of **7:00 a.m. and 7:00 p.m. on Saturday, April 29, 2022**. In addition, early voting by personal appearance shall be conducted for twelve hours on each of two weekdays, as follows: from **7:00 a.m. to 7:00 p.m. on Monday, May 1, 2023**, and **Tuesday, May 2, 2023**.

b. The main early voting place is:

East Annex (Old Walmart)
1524 E. Mulberry #144, Angleton

c. The locations for early voting by personal appearance are as follows:

- Angleton Main Location: East Annex
(Old WalMart Building)
1524 E. Mulberry
Angleton
- Alvin Branch Location: Alvin Library
105 S. Gordon, Alvin
- Brazoria Branch Location: Brazoria Library
620 S. Brooks, Brazoria
- Freeport Branch Location: Freeport Library
410 Brazosport Blvd., Freeport
- Lake Jackson Branch Location: Lake Jackson Library
250 Circle Way., Lake Jackson
- Manvel Branch Location: Courthouse North Annex
7313 Corporate Dr., Manvel

Pearland East Branch Location:	Tom Reid Library 3522 Liberty Dr., Pearland
Pearland West Branch Location:	Westside Pearland Community Center 2150 Countryplace Pkwy., Pearland
Shadow Creek Branch Location:	West Pearland Library 11801 Shadowcreek Pkwy., Pearland
Sweeny Location:	Sweeny Community Center 205 W. Ashley Wilson Rd., Sweeny
West Columbia Branch Location:	Precinct 4 Building 2 121 N. 10 th Street, West Columbia

d. Early voting by mail shall be as provided by applicable law. The mailing address of the **Early Voting Clerk is Joyce Hudman, County Clerk, 111 East Locust, Suite 200, Angleton, Texas 77515-4654.** The email address of the **Early Voting Clerk is ABBM@brazoriacountytx.gov.**

SECTION SIX - Method of Voting and Conducting Election

All early voting by personal appearance and all voting on the day named above for the holding of this general annual election shall be by means of whatever type of voting machine or electronic voting system is available from the voting machine department of Brazoria County, Texas. The manner of holding this election will be governed by the laws of the State of Texas governing general elections and as provided in this resolution.

SECTION SEVEN - Notice of Election

a. The Mayor shall cause notice of this election to be posted for at least twenty-one (21) days prior to the date named above for the holding of this general annual election (1) on the

bulletin board used for posting notices of meetings of the City Council and (2) on the internet website of the City.

b. The Mayor shall also cause notice of this election to be published in The Alvin Sun, a newspaper published in the City of Alvin, in Brazoria County, Texas, having a general circulation within the corporate limits of the City of Iowa Colony, not earlier than thirty (30) days and not later than ten (10) days before the date named above for the holding of this general annual election.

SECTION EIGHT – Order for Election.

This resolution constitutes an order for this election, in compliance with the Texas Election Code. In addition, the City Council hereby authorizes and directs the Mayor and City Secretary to execute and attest, respectively, an order for this election summarizing the information herein.

SECTION NINE – Amended Election Information.

If the Brazoria County Clerk, the Governor of Texas, or any other lawful authority changes the voting locations or any other election information herein stated, then this resolution shall be automatically amended to conform to those amendments, and the City Council hereby authorizes and directs the Mayor and City Secretary to execute and attest, respectively, an amended order for this election summarizing the information herein with those amendments.

SECTION TEN - Call for Joint Election.

a. This election shall be held jointly with Brazoria County and any other participating entities, pursuant to Chapter 271 of the Texas Election Code.

b. The Mayor and City Secretary are hereby authorized to execute on behalf of the City a Joint Election Agreement and Contract for Election Services between the City and the Brazoria County Clerk for this election.

c. Costs of this election shall be shared as provided in the Joint Election Agreement and Contract for Election Services with the Brazoria County Clerk for this election.

SECTION ELEVEN - 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 TWELVE - Effective Date

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

READ, PASSED, and APPROVED on March 20, 2023.

MICHAEL BYRUM-BRATSEN, MAYOR
CITY OF IOWA COLONY, TEXAS

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE **CITY OF IOWA COLONY, TEXAS**, CALLING A SPECIAL ELECTION ON MAY 6, 2023, TO CONSIDER WHETHER THE **IOWA COLONY CRIME CONTROL AND PREVENTION DISTRICT** AND THE ONE-HALF PERCENT SALES AND USE TAX DEDICATED TO CRIME REDUCTION PROGRAMS SHOULD BE **CONTINUED FOR FIFTEEN MORE YEARS**; AND PROVIDING FOR A PROPOSITION, POLLING PLACES, ELECTORS, OFFICERS, EARLY VOTING, A JOINT ELECTION AGREEMENT, AND RELATED PROVISIONS.

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

SECTION ONE - Election Ordered

An election shall be held throughout the City of Iowa Colony, Texas, on the **first** Saturday in **May 2023**, which is the **6th day of May, 2023**, between the hours of 7:00 a.m. and 7:00 p.m., for the purpose of considering the following proposition:

“Whether the Iowa Colony Crime Control and Prevention District should be continued for **15 years** and the crime control and prevention district sales tax should be continued for **15 years.**”

SECTION TWO - Election Precinct and Polling Place

The City of Iowa Colony, Texas has the same boundaries as the Iowa Colony Crime Control and Prevention District, and that City and that District are located entirely in Brazoria County, Texas. The polling places for the election called and ordered by this resolution shall be all of the county-wide vote centers listed in the Joint Contract for Election Services with the Brazoria County Clerk for this election.

SECTION THREE – Electors

Every person eligible to vote under the provisions of Chapter 11 of Title 2 of the Texas Election Code who is a resident of the City of Iowa Colony, Texas and who is duly registered to vote in this election shall be entitled to vote in this election.

SECTION FOUR-Officers of Election and Compensation Thereof

The appointments, compensation, and duties of all election officers and personnel shall be as provided in the Joint Contract for Election Services with the Brazoria County Clerk for this election.

SECTION FIVE - Early Voting

a. The Early Voting Clerk is hereby authorized to conduct early voting by personal appearance beginning on the **twelfth (12th)** day preceding and ending on the **fourth (4th)** day preceding the date of this election, which early voting dates are **Monday, April 24, 2023**, through **Tuesday, May 2, 2023**, respectively, and such early voting by personal appearance shall be conducted between the hours of 8:00 a.m. and 5:00 p.m. on every day except Saturday, Sunday and State legal holidays. In addition, early voting by personal appearance shall be conducted between the hours of **7:00 a.m. and 7:00 p.m. on Saturday, April 29, 2022**. In addition, early voting by personal appearance shall be conducted for twelve hours on each of two weekdays, as follows: from **7:00 a.m. to 7:00 p.m. on Monday, May 1, 2023**, and **Tuesday, May 2, 2023**.

b. The main early voting place is:

East Annex (Old Walmart)
1524 E. Mulberry #144, Angleton

c. The locations for early voting by personal appearance are as follows:

- | | |
|---------------------------|--|
| Angleton Main Location: | East Annex
(Old WalMart Building)
1524 E. Mulberry
Angleton |
| Alvin Branch Location: | Alvin Library
105 S. Gordon, Alvin |
| Brazoria Branch Location: | Brazoria Library
620 S. Brooks, Brazoria |

Freeport Branch Location:	Freeport Library 410 Brazosport Blvd., Freeport
Lake Jackson Branch Location:	Lake Jackson Library 250 Circle Way., Lake Jackson
Manvel Branch Location:	Courthouse North Annex 7313 Corporate Dr., Manvel
Pearland East Branch Location:	Tom Reid Library 3522 Liberty Dr., Pearland
Pearland West Branch Location:	Westside Pearland Community Center 2150 Countryplace Pkwy., Pearland
Shadow Creek Branch Location:	West Pearland Library 11801 Shadowcreek Pkwy., Pearland
Sweeny Location:	Sweeny Community Center 205 W. Ashley Wilson Rd., Sweeny
West Columbia Branch Location:	Precinct 4 Building 2 121 N. 10 th Street, West Columbia

d. Early voting by mail shall be as provided by applicable law. The mailing address of the **Early Voting Clerk is Joyce Hudman, County Clerk, 111 East Locust, Suite 200, Angleton, Texas 77515-4654.** The email address of the **Early Voting Clerk is ABBM@brazoriacountytexas.gov.**

SECTION SIX - Method of Voting and Conducting Election

All early voting by personal appearance and all voting on the day named above for the holding of this election shall be by means of whatever type of voting machine or electronic voting system is available from the voting machine department of Brazoria County, Texas. The manner of holding this election will be governed by the laws of the State of Texas governing elections and as provided in this resolution.

SECTION SEVEN - Notice of Election

a. The Mayor shall cause notice of this election to be posted for at least twenty-one (21) days prior to the date named above for the holding of this election (1) on the bulletin board used for posting notices of meetings of the City Council and (2) on the internet website of the City.

b. The Mayor shall also cause notice of this election to be published in The Alvin Sun, a newspaper published in the City of Alvin, in Brazoria County, Texas, having a general circulation within the corporate limits of the City of Iowa Colony, not earlier than thirty (30) days and not later than ten (10) days before the date named above for the holding of this election.

SECTION EIGHT – Order for Election.

This resolution constitutes an order for this election, in compliance with the Texas Election Code. In addition, the City Council hereby authorizes and directs the Mayor and City Secretary to execute and attest, respectively, an order for this election summarizing the information herein.

SECTION NINE – Amended Election Information.

If the Brazoria County Clerk, the Governor of Texas, or any other lawful authority changes the voting locations or any other election information herein stated, then this resolution shall be automatically amended to conform to those amendments, and the City Council hereby authorizes and directs the Mayor and City Secretary to execute and attest, respectively, an amended order for this election summarizing the information herein with those amendments.

SECTION TEN - Call for Joint Election.

a. This election shall be held jointly with Brazoria County and any other participating entities, pursuant to Chapter 271 of the Texas Election Code.

b. The Mayor and City Secretary are hereby authorized to execute on behalf of the City a Joint Election Agreement and Contract for Election Services between the City and the Brazoria County Clerk for this election.

c. Costs of this election shall be shared as provided in the Joint Election Agreement and Contract for Election Services with the Brazoria County Clerk for this election.

SECTION ELEVEN - 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 TWELVE - Effective Date

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

READ, PASSED, and APPROVED on **March 20, 2023**.

MICHAEL BYRUM-BRATSEN, MAYOR
CITY OF IOWA COLONY, TEXAS

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, ANNEXING COMMERCIAL AREAS OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32 (AT SIERRA VISTA) FOR THE LIMITED PURPOSES OF IMPOSING, LEVYING, AND COLLECTING IN THOSE AREAS ALL SALES AND USE TAXES OF THE CITY OF IOWA COLONY AND ANY ENTITIES CREATED AT ANY TIME BY THE CITY; IMPOSING THOSE TAXES IN THOSE AREAS; PROVIDING FOR CERTAIN RIGHTS OF VOTERS AND RESIDENTS OF THE LIMITED PURPOSE ANNEXATION AREA; AND PROVIDING A SEVERANCE CLAUSE AND AN EFFECTIVE DATE.

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

1. This annexation for limited purposes is authorized by Section 43.0751 of the Texas Local Government Code, any and all other applicable law, and the Strategic Partnership Agreement between the City of Iowa Colony (“the City”) and Brazoria County Municipal Utility District No. 32.

2. The procedures required by the Texas Local Government Code and the above described agreement have been duly followed concerning this annexation for limited purposes. This limited purpose annexation complies with all applicable law.

3. a. The term “the Limited Purpose Annexation Area” herein shall mean the property described on Exhibit “A,” which is attached hereto and incorporated herein in full, together with all public street rights-of-way and dedicated easements of any nature adjoining the property described on Exhibit “A” hereto.

b. A portion of the Limited Purpose Annexation Area described herein has already been annexed by Ordinance No.2017-07, dated March 20, 2017, for the same limited purposes as stated in this ordinance, so this Ordinance is not necessary as to that area already annexed for limited purposes by Ordinance No. 2017-07. However, this ordinance reaffirms and ratifies that earlier annexation for limited purposes in Ordinance No. 2017-07.

4. The Limited Purpose Annexation Area is hereby annexed to the City of Iowa Colony, Texas, for the limited purpose of imposing, levying, and collecting in that area all sales and use taxes of the City of Iowa Colony and of any entities created at any time by the City of Iowa Colony. The boundary limits of the City of Iowa Colony are hereby extended to include the Limited Purpose Annexation Area for those purposes. All sales and use taxes of the City and of any entity created at any time by the City are hereby imposed, levied, and shall be collected in the Limited Purpose Annexation Area.

5. a. The qualified voters of the Limited Purpose Annexation Area are entitled to vote in municipal elections regarding: (1) the election or recall of members of the governing body of the City of Iowa Colony or of any entity created at any time by the City; (2) the election or recall

of the controller, in the event that the office of controller is created and is an elective position of the City; and (3) the amendment of the municipal charter.

b. The voters of the Limited Purpose Annexation Area may not vote in any bond election of the City or of any entity created at any time by the City.

c. A resident of the Limited Purpose Annexation Area is not eligible to be a candidate for or to be elected to a municipal office of the City or of any entity created at any time by the City.

6. 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 ordinance is ever held invalid as to any portion, of whatever size, of the Limited Purpose Annexation Area, then this ordinance shall remain valid as to the remainder of such territory.

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

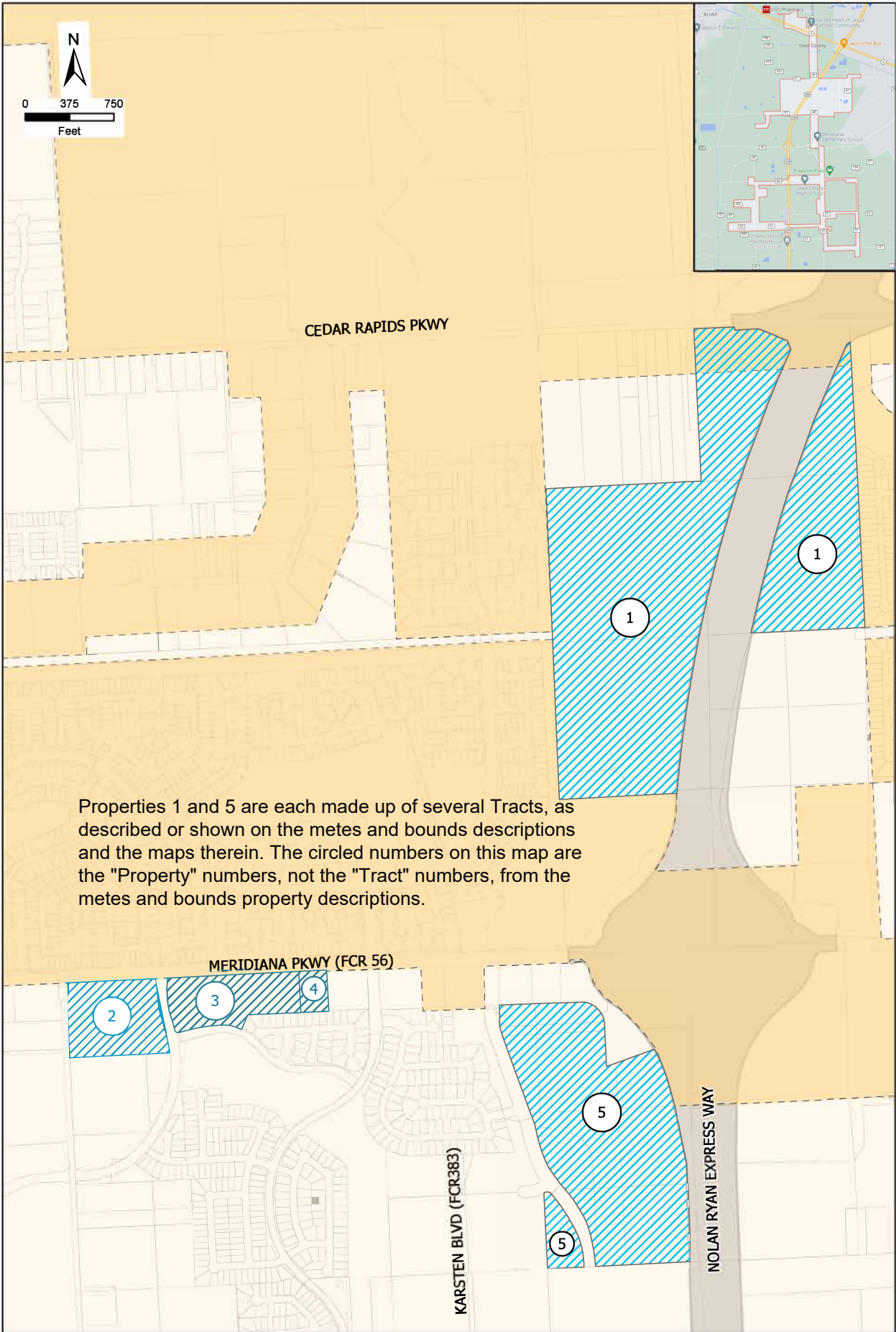
READ, PASSED AND APPROVED on the _____ day of _____, 2023.

MICHAEL BYRUM-BRATSEN, Mayor
City of Iowa Colony, Texas

ATTEST:

KAYLEEN ROSSER, City Secretary

EXHIBIT “A”
LIMITED PURPOSE ANNEXATION AREA



Properties 1 and 5 are each made up of several Tracts, as described or shown on the metes and bounds descriptions and the maps therein. The circled numbers on this map are the "Property" numbers, not the "Tract" numbers, from the metes and bounds property descriptions.

PROPERTY NO. 1**TRACT 5**

All that certain 33.38 acres of land in the H.T. & B.R.R. Co. Survey Number 56, A-515, Brazoria County, Texas which is the 33.38 acre tract described in the deed from Glenn Nichols, Trustee to CW Capital Fund One, LLC recorded under File Number 2005057146, in the Official Records of Brazoria County, Texas, in the Emigration Land Company's Subdivision, according to the plat thereof recorded under Volume 2, Page 113 in the Plat Records of Brazoria County, Texas, and being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at P.K. Nail found for the northwest corner of the 9.954 acre tract described in the deed from Mike Fox to Thomas Moeller, et ux. recorded under File Number 02025798 in the Official Records of Brazoria County, Texas, common to the northwest corner of said H.T. & B.R.R. Co. Survey Number 56, A-515 and the northeast corner of the H.T. & B.R.R. Co. Survey Number 57, A-289, at the centerline Intersection of County Road Number 383 and County Road Number 57;

THENCE South $02^{\circ} 46' 29''$ East - 2612.16 feet, along the west line of said H.T. & B.R.R. Co. Survey Number 56, A-515, common to the east line of said H.T. & B.R.R. Co. Survey Number 57, A-289 and the centerline of a county road (40' R.O.W. - unimproved), according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas, to a 3/4 inch iron rod found for the southwest corner of the 39.03 acre tract described in the deed from CW-LT III Development, L.P. to Iowa Colony Sterling Lakes, LTD. recorded under File Number 2006003947 in the Official Records of Brazoria County, Texas, common to the northwest corner and POINT OF BEGINNING of the herein described tract at the intersection of the centerline of said county road and the center line of a county road (40' R.O.W. - unimproved), according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas;

THENCE North $87^{\circ} 46' 20''$ East - 1234.68 feet, along the north line of aforesaid 33.38 acre tract, common to the south line of said 39.03 acre tract, and the centerline of said county road, to the northeast corner of the herein described tract, in the west right-of-way line of State Highway Number 288 (420' R.O.W.), from which a found 1-1/4 inch iron pipe bears South $87^{\circ} 46' 20''$ West - 0.37 feet and from which a 5/8 inch iron rod found for the southeast corner of the 52.46 acre tract described in the Special Warranty Deed to Lovice S. Brown, et al. recorded under File Number 03-047181 in the Official Records of Brazoria County, Texas, bears North $87^{\circ} 46' 20''$ East - 1403.03 feet, and common to a point on a curve to the left, having a central angle of $06^{\circ} 35' 00''$, a radius of 11,669.16 feet, and from which point the center of the circle of said curve bears South $79^{\circ} 07' 36''$ East;

THENCE In a southerly direction, with said west right-of-way line and said curve to the left, an arc distance of 1340.81 feet to the southeast corner of the herein described tract, from which a 1 inch iron pipe bears South $87^{\circ} 46' 20''$ West - 0.31 feet;

THENCE South $87^{\circ} 46' 20''$ West - 993.76 feet, along the south line of aforesaid 33.38 acre tract, to a found 1 inch iron rod, common to the southwest corner of the herein described tract, in the west line of said H.T. & B.R.R. Co. Survey Number 56, A-515, common to the east line of said H.T. & B.R.R. Co.

Survey Number 57, A-289 and the centerline of a county road (40' R.O.W. - unimproved) according to the plat thereof recorded under Volume 2, Page 113 in the Plat Records of Brazoria County, Texas;

THENCE North 02° 46' 29" West - 1320.54 feet, along said common line, to the POINT OF BEGINNING of the herein described tract and containing 33.38 acres of land.

TRACT 6
METES AND BOUNDS DESCRIPTION
OF 39.03 ACRES OF LAND
IN THE H.T. & B.R.R. CO. SURVEY NO. 56, A-515
BRAZORIA COUNTY, TEXAS

All that certain 39.03 acres of land, out of the 40 acre tract described in the Deed from Jack V.A. Aldred, Trustee to Robert E. Morse, III, Trustee recorded under 89 736/51, in the Deed Records of Brazoria County, Texas, out of Emigration Land Company's Subdivision, according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 56, A-515, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, South Central Zone)

COMMENCING at P.K. Nail found for the northwest corner of the 9.954 acre tract described in the deed from Mike Fox to Thomas Moeller, et ux recorded under File No. 02025798, in the Official Records of Brazoria County, Texas, common to the southwest corner of the 244.2369 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97000097, in the Official Records of Brazoria County, Texas, in the east line of the 1101.117 acre tract described as Tract 1 in the deed from South Freeway Limited to Iowa Colony Sterling Lakes, Ltd. Recorded under File No. 03075438, in the Official Records of Brazoria County, Texas, at the centerline intersection of County Road No. 383 and County Road No. 57, from which a railroad spike found for the southeast corner of the 110.2577 acre tract described in the deed from Frank and Ina Briton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97000097, in the Official Records of Brazoria County, Texas, at the centerline intersection of County Road No. 57 and County Road No. 48 bears North 87° 09' 00" East - 5278.20'; **THENCE** South 02° 46' 29" East - 1320.21', along the centerline of a county road (40' R.O.W. - unimproved), common to the west line of said 9.954 acre tract and the east line of said 1101.117 acre tract, to a 3/4" iron rod set for the northwest corner and **POINT OF BEGINNING** of the herein described tract, common to the southwest corner of said 9.954 acre tract, from which a found 1/2" iron pipe bears South 87° 06' 59" West - 1.66';

THENCE North 87° 06' 59" East - 1318.60', along the south line of said 9.954 acre tract, the south line of the residue of the 19.954 acre tract described in the deed from Gene Alan Smith to First Baptist Church of Pearland, Texas recorded under File No. 98052659, in the Official Records of Brazoria County, Texas, the south line of the 5.00 acre tract described in the deed from Rosalinda Guajardo, et al to Lupe Guajardo recorded under File No. 99026720, in the Deed Records of Brazoria County, Texas, and the south line of Guajardo Subdivision according to the plat thereof recorded under Volume 24, Page 176, in the Plat Records of Brazoria County, Texas to a 5/8" iron rod with aluminum cap in concrete found for the southeast corner of said Guajardo Subdivision, common to the northeast corner of the herein described tract, in the west line of the 52.46 acre tract described in the Special Warranty Deed to Lovice S. Brown, et al recorded under File No. 03047181, in the Official Records of Brazoria County, Texas;

THENCE South 02° 50' 40" East - 976.59', along the west line of said 52.46 acre tract, to a 3/4" iron rod set for an angle corner of the herein described tract, in the northwest right-of-way line of State Highway No. 288 (420' R.O.W.), common to a point on a curve to the left having a central angle of 01° 40' 18", a radius of 11,669.16', and from which point the center of the circle of said curve bears South 77° 27' 18" East;

THENCE along said curve to the left, along said northwest right-of-way line, in a southerly direction, an arc distance of 340.49' to the southeast corner of the herein described tract, in the centerline of a county road (40' R.O.W. - unimproved), from which a found 1-1/4" iron pipe bears South 87° 46' 20" West - 0.37' and from which a 5/8" iron rod found for the southeast corner of said 52.46 acre tract bears North 87° 46' 20" East - 1403.03';

THENCE South 87° 46' 20" West - 1234.68', along the centerline of said unimproved county road, common to the north line of the 33.598 acre tract described in the deed from Ben C. Kostial, Trustee to Gary Robinson, Trustee recorded under Volume 1192, Page 148, in the Deed Records of Brazoria County, Texas, to a 3/4" iron rod set for the southwest corner of the herein described tract, in the east line of aforesaid 1101.117 acre tract, at the centerline intersection of two county roads (40' R.O.W. - unimproved),

THENCE North 02° 46' 29" West - 1291.95', along said east line, common to the center line of said unimproved county road, to the POINT OF BEGINNING of the herein described tract and containing 39.03 acres of land.

Prepared by:
PATE SURVEYORS
a division of Pate Engineers, Inc.
Job No. 716-019-00-520



Rocky J. Bradshaw

Certification Date
September 22, 2004

THIS LEGAL DESCRIPTION IS ISSUED AS "PART TWO", IN CONJUNCTION WITH THE LAND TITLE SURVEY BY PATE SURVEYORS LAST CERTIFIED SEPTEMBER 22, 2004. REFERENCE IS HEREBY MADE TO THE SURVEY AS "PART ONE".

**TRACT 7
TRACT 8**

**METES AND BOUNDS DESCRIPTION
OF 51.36 ACRES OF LAND
IN THE H.T. & B.R.R. CO. SURVEY NO. 56, A-515
BRAZORIA COUNTY, TEXAS**

All that certain 51.36 acres of land herein described as Tract 1 and Tract 2, out of the 52.46 acre residue tract conveyed in the Special Warranty Deed to Lovice S. Brown, et al recorded under File No. 03-047181, in the Official Records of Brazoria County, Texas, out of Emigration Land Company's Subdivision, according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 56, A-515, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, South Central Zone)

TRACT 7

All that certain 19.71 acres of land, out of the 52.46 acre residue tract conveyed in the Special Warranty Deed to Lovice S. Brown, et al recorded under File No. 03-047181, in the Official Records of Brazoria County, Texas, out of Emigration Land Company's Subdivision, according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 56, A-515, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Coordinate System, South Central Zone)

COMMENCING at P.K. Nail found for the northwest corner of the 9.954 acre tract described in the deed from Mike Fox to Thomas Moeller, et ux recorded under File No. 02-025798, in the Official Records of Brazoria County, Texas, common to the southwest corner of the 244.2369 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97-000097, in the Official Records of Brazoria County, Texas, at the centerline intersection of County Road No. 383 and County Road No. 57, **THENCE** North 87° 09' 00" East - 1316.99', along the centerline of said County Road No. 57 to an angle corner, from which a railroad spike found for the southeast corner of the 110.2577 acre tract described in the deed from Frank and Ina Briton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97-000097, in the Official Records of Brazoria County, Texas bears North 87° 09' 00" East - 3961.21'; **THENCE** S 02° 50' 40" E - 25.00' to a 3/4" iron rod set for the northwest corner and **POINT OF BEGINNING** of the herein described tract, in the east line of Guajardo Subdivision, according to the plat thereof recorded under Volume 24, Page 176, in the Plat Records of Brazoria County, Texas and in the south right-of-way line of County Road No. 57 (50' R.O.W.);

THENCE North 87° 09' 00" East - 302.08', along said south right-of-way line, to a 3/4" iron rod set at the intersection of said south right-of-way line and the west right-of-way line of State Highway No. 288 (R.O.W. Varies), 3.0' north of a found Texas Department of Transportation concrete monument;

THENCE South 02° 47' 36" East - 35.18', along said west right-of-way line, to a 3/4" iron rod set for an angle corner of the herein described tract, 0.7' southeast of a found Texas Department of Transportation concrete monument;

THENCE North 87° 12' 24" East - 200.00', continuing along said west right-of-way line, to a 3/4" iron rod set for an angle corner of the herein described tract, 1.2' south of a found Texas Department of Transportation concrete monument;

THENCE South 68° 24' 39" East - 289.78', continuing along said west right-of-way line, to an angle corner of the herein described tract, 0.4' east of a found Texas Department of Transportation concrete monument;

THENCE South 22° 28' 51" East - 83.46', continuing along said west right-of-way line, to a 3/4" iron rod set for an angle corner of the herein described tract, 1.5' west of a found Texas Department of Transportation concrete monument, common to a point on a curve to the left, having a central angle of 10° 45' 26", a radius of 11,669.16', and from which point the center of the circle of said curve bears South 66° 41' 52" East:

THENCE along said curve to the left, continuing along the west right-of-way line of State Highway No. 288 (420' R.O.W.), in a southwesterly direction, an arc distance of 2190.87' (called: 2222.78') to a 3/4" iron rod set for the south corner of the herein described tract, in the east line of the 40 acre tract described in the deed from Jack V.A. Aldred, Trustee to Robert E. Morse, III, Trustee recorded under 89 736/51, in the Deed Records of Brazoria County, Texas;

THENCE North 02° 50' 40" West - 2271.03', along said east line and the east line of aforesaid Guajardo Subdivision (at 976.59' passing a 5/8" iron rod with aluminum cap in concrete found for the southeast corner of said Guajardo Subdivision, at 1399.59' passing a 5/8" iron rod with aluminum cap in concrete found for the most easterly northeast corner of Lot 5, of said Guajardo Subdivision, common to the southeast corner of Lot 6, of said Guajardo Subdivision, at 2266.59' passing a 5/8" iron rod with aluminum cap in concrete found for the northeast corner of said Lot 6) to the **POINT OF BEGINNING** of the herein described tract and containing 19.71 acres of land.

TRACT 8

All that certain 31.65 acres of land, out of the 52.46 acre residue tract conveyed in the Special Warranty Deed to Lovice S. Brown, et al recorded under File No. 03-047181, in the Official Records of Brazoria County, Texas, out of Emigration Land Company's Subdivision, according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 58, A-515, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Coordinate System, South Central Zone)

COMMENCING at railroad spike found for the southeast corner of the 110.2577 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97-000097, in the Official Records of Brazoria County, Texas, at the centerline intersection of County Road No. 57 and County Road No. 48; **THENCE** South 87° 09' 00" West - 1983.32', along the centerline of said County Road No. 57, to an angle corner, in the east right-of-way line of State Highway No. 288 (R.O.W. Varies), from which a P.K. Nail found for the northwest corner of the 9.954 acre tract described in the deed from Mike Fox to Thomas Moeller, et ux recorded under File No. 02-025798, in the Official Records of Brazoria County, Texas, common to the southwest corner of the 244.2369 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97-000097, in the Official Records of Brazoria County, Texas, at the centerline intersection of County Road No. 383 and County Road No. 57, bears South 87° 09' 00" West - 3294.88'; **THENCE** South 02° 47' 36" East - 81.84', along said east right-of-way line, to an angle corner at a found Texas Department of Transportation concrete monument (at 30.06' passing a found Texas Department of Transportation concrete monument); **THENCE** South 87° 12' 24" West - 200.00', continuing along said east right-of-way line, to a an angle corner at a found Texas Department of Transportation concrete monument; **THENCE** South 72° 41' 17" West - 468.98' to a 3/4" iron rod set for the north corner and **POINT OF BEGINNING** of the herein described tract, 0.7' southeast of a found Texas Department of Transportation concrete monument, common to the northwest corner of the 78.4250 acre tract described in the deed from Alice G. Spriggs, et al to Prospera L. Panes, et al recorded under File No. 01-055890, in the Official Records of Brazoria County, Texas;

THENCE South 02° 41' 50" East - 2462.06', along the west line of said 78.4250 acre tract, to a 5/8" iron rod found for the southwest corner of said 78.4250 acre tract, common to the southeast corner for the herein described tract, in the centerline of a county road (40' R.O.W. - unimproved);

THENCE South 87° 46' 20" West - 971.37', along the south line of aforesaid 52.46 acre tract, to a 3/4" iron rod set for the southwest corner of the herein described tract, in the east right-of-way line of aforesaid State Highway No. 288 (420' R.O.W.), common to a point on a curve to the right, having a central angle of 13° 01' 22", a radius of 11,249.16', and from which point the center of the circle of said curve bears South 78° 37' 42" East;

THENCE along said curve to the right, along said east right-of-way line, in a northeasterly direction, an arc distance of 2556.81' (called: 2557.95') to a 3/4" iron rod set for the end of curve, 0.9' east side of a found Texas Department of Transportation concrete monument;

THENCE North 45° 56' 13" East - 99.28', continuing along said east right-of-way line, to the **POINT OF BEGINNING** of the herein described tract and containing 31.65 acres of land.

Prepared by:
PATE SURVEYORS
a division of Pate Engineers, Inc.
Job No. 718-018-00-520
Revised: September 10, 2004

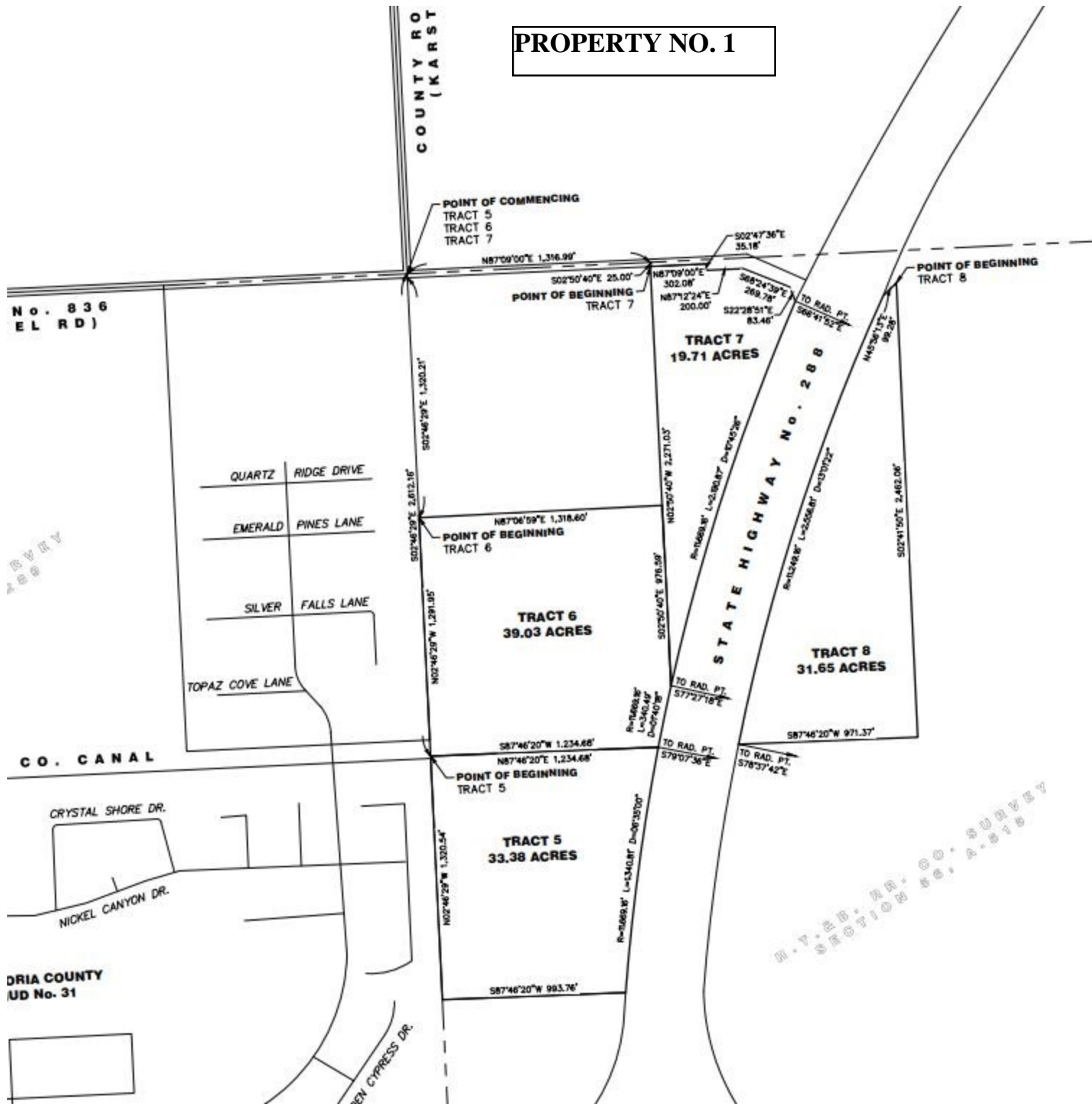


Rocky J. Bradshaw

Certification Date
July 1, 2004

PROPERTY NO. 1

Item 13.



PROPERTY NO. 2

A tract or parcel of land containing 10.19 acres, more or less, situated in Section 51 of the H. T. & B. RR. Co. Survey, Abstract No. 288, Brazoria County, Texas, being a part of that certain 46.321 acre tract of land designated as Tract "5" and described in the deed to Astro Sierra Vista, L.P., recorded in Clerk's File No. 2021084558, Official Public Records of Brazoria County, Texas, said 10.19 acre tract is described by metes and bounds as follows:

NOTE: The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

BEGINNING at a 5/8-inch "Baseline Corp." plastic capped iron rod set on the south right-of-way line of Meridiana Parkway (120 feet wide) as dedicated by the plat of Meridiana Parkway Phase V Street Dedication and Reserve recorded in Document No. 2020051576, Plat Records of Brazoria County, Texas, said capped iron rod being the northeast corner of Restricted Reserve "A", Block 1 of said Meridiana Parkway Phase V;

THENCE North 87 degrees 16 minutes 24 seconds East, along the south right-of-way line of said Meridiana Parkway, 681.00 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right whose radius is 35.00 feet, said capped iron rod being the northwest corner of Crystal View Drive (width varies) as dedicated by the plat recorded in Document No. 2019057667, Plat Records of Brazoria County, Texas;

THENCE in a southerly direction, along the west right-of-way line of said Crystal View Drive, the following Five (5) courses and distances:

- (1) In a southeasterly direction, along said curve, through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 54.98 feet to a found 5/8-inch "Baseline Corp." plastic capped iron rod;
- (2) South 02 degrees 43 minutes 36 seconds East, a distance of 41.98 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 510.00 feet;
- (3) In a southerly direction, along said curve, through a central angle of 04 degrees 01 minutes 05 seconds, a distance of 35.76 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;
- (4) South 06 degrees 44 minutes 40 seconds East, a distance of 82.93 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 840.00 feet;

(5) In a southerly direction, along said curve, through a central angle of 08 degrees 56 minutes 03 seconds, a distance of 130.98 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE South 15 degrees 40 minutes 43 seconds East, along the west right-of-way line of said Crystal View Drive, a distance of 128.18 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right, whose radius is 25.00 feet, said capped iron rod being the northeast corner of proposed Tyndall Mist Drive (width varies);

THENCE in a westerly direction, along the north right-of-way line of proposed Tyndall Mist Drive, the following Five (5) courses and distances:

(1) In a southwesterly direction, along said curve, through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 39.27 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

(2) South 74 degrees 19 minutes 17 seconds West, a distance of 18.84 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 500.00 feet;

(3) In a westerly direction, along said curve through a central angle of 01 degrees 26 minutes 02 seconds, a distance of 12.51 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

(4) South 72 degrees 53 minutes 14 seconds West, a distance of 63.28 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right, whose radius is 500.00 feet;

(5) In a westerly direction, along said curve, through a central angle of 14 degrees 20 minutes 34 seconds, a distance of 125.16 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE South 87 degrees 13 minutes 48 seconds West, along the north right-of-way line of proposed Tyndall Mist Drive, a distance of 25.00 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set for the northwest corner of proposed Tyndall Mist Drive;

THENCE South 02 degrees 46 minutes 12 seconds East, along the west end of proposed Tyndall Mist Drive, at 50.00 feet passing the southwest corner of proposed Tyndall Mist Drive, continuing, in all, a total distance of 57.00 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE South 87 degrees 13 minutes 48 seconds West, a distance of 593.76 feet to a Mag Spike set in asphalt in the center of County Road 48 (40 feet wide), as dedicated by the plats recorded in Volume 3, Page 66, and in Volume 2, Page 113, Plat Records of Brazoria County, Texas, the center of said County Road No. 48 being coincident with the west line of said 46.321 acre tract;

THENCE North 02 degrees 44 minutes 32 seconds West, along the center of said County Road No. 48, and along the west line of said 46.321 acre tract, a distance of 423.05 feet to a Mag Spike set for the southwest corner of a 0.1748 acre tract of land dedicated to the public for street right-of-way by said plat of Meridiana Parkway Phase V;

THENCE North 87 degrees 15 minutes 28 seconds East, along the south line of said 0.1748 acre tract,

a distance of 20.02 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a non-tangent curve to the right, whose radius is 25.00 feet, and whose radius point bears North 87 degrees 15 minutes 28 seconds East, said capped iron rod being the southeast corner of said 0.1748 acre tract;

THENCE in a northeasterly direction, along the east line of said 0.1748 acre tract and along said curve, through a central angle of 80 degrees 08 minutes 04 seconds, a distance of 34.97 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 50.00 feet;

THENCE in a northeasterly direction, along the east line of said 0.1748 acre tract and along said curve, through a central angle of 80 degrees 07 minutes 07 seconds, a distance of 69.92 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set for the northeast corner of said 0.1748 acre tract and the southeast corner of said Reserve "A";

THENCE North 02 degrees 43 minutes 36 seconds West, along the east line of said Reserve "A", a distance of 78.85 feet to the POINT OF BEGINNING and containing 10.19 acres of land, more or less.

A tract or parcel of land containing 7.972 acres, more or less, situated in Section 51 of the H. T. & B. RR. Co. Survey, Abstract No. 288, Brazoria County, Texas, being a part of that certain 23.674 acre tract of land designated as Tract "1" and described in the deed to Land Tejas Sterling Lakes South, L.L.C., recorded in Brazoria County Clerk's File No. 2018048995, Official Public Records of Brazoria County, Texas, together with a part of that certain tract of land designated as Tract "5" and described in the deed to Astro Sierra Vista, L.P., recorded in Brazoria County Clerk's File No. 2021084558, Official Public Records of Brazoria County, Texas, being portions of Lots 601 and 602 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, said 7.972 acre tract is described by metes and bounds as follows:

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

BEGINNING at a 5/8-inch "Baseline Corp." plastic capped iron rod found on the north line of Block 1 of Sierra Vista Sec 6 Amending Plat No. 1, a subdivision recorded in Document No. 2020051592, Plat Records of Brazoria County, Texas, said capped iron rod being the southwest corner of that certain 1.554 acre tract of land described in the deed to Maheshwari Associates, LLC, recorded in Brazoria County Clerk's File No. 2022017237, Official Public Records of Brazoria County, Texas;

THENCE South 87 degrees 18 minutes 23 seconds West, along the north line of said Block 1, a distance of 246.59 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found for the northwest corner of said Block 1;

THENCE South 23 degrees 23 minutes 50 seconds West, along the northwest line of said Block 1, a distance of 131.97 feet to an "X" set in concrete on the north right-of-way line of Tyndall Mist Drive (width varies) as dedicated by the plat of said Sierra Vista Sec 6, said capped iron rod is lying on a non-tangent curve to the left, whose radius is 410.00 feet and whose radius point bears South 23 degrees 23 minutes 50 seconds West, from said "X", a found 5/8-inch "Baseline Corp." plastic capped iron rod bears South 54 degrees 48 minutes 56 seconds East, 167.51 feet (arc distance 168.69 feet);

THENCE in a westerly direction, along the north right-of-way line of said Tyndall Mist Drive and along said curve, through a central angle of 37 degrees 48 minutes 18 seconds, an arc distance of 270.53 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right, whose radius is 500.00 feet;

THENCE in a westerly direction, along the north right-of-way line of said Tyndall Mist Drive and along said curve, through a central angle of 02 degrees 35 minutes 39 seconds, an arc distance of 22.64 feet to a found 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE South 78 degrees 11 minutes 12 seconds West, along the north right-of-way line of said Tyndall Mist Drive, a distance of 117.92 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 500.00 feet;

THENCE in a westerly direction, along the north right-of-way line of said Tyndall Mist Drive and along said curve, through a central angle of 03 degrees 51 minutes 55 seconds, 33.73 feet to a found 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE South 74 degrees 19 minutes 17 seconds West, along the north right-of-way line of said Tyndall Mist Drive, a distance of 103.13 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right, whose radius is 25.00 feet;

THENCE in a northwesterly direction, along the north right-of-way line of said Tyndall Mist Drive and along said curve, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set on the east right-of-way line of Crystal View Drive (width varies), as dedicated by the plat recorded in Document No. 2019057667, Plat Records of Brazoria County, Texas;

THENCE North 15 degrees 40 minutes 43 seconds West, along the east right-of-way line of said Crystal View Drive, a distance of 128.18 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right, whose radius is 760.00 feet;

THENCE in a northerly direction, along the east right-of-way line of said Crystal View Drive and along said curve, through a central angle of 05 degrees 43 minutes 19 seconds, an arc distance of 75.90 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right, whose radius is 510.00 feet;

THENCE in a northerly direction, along the east right-of-way line of said Crystal View Drive and along said curve, through a central angle of 10 degrees 06 minutes 29 seconds, an arc length of 89.97 feet to a found 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE North 00 degrees 09 minutes 05 seconds East, along the east right-of-way line of said Crystal View Drive, a distance of 34.37 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 510.00 feet;

THENCE in a northerly direction, along the east right-of-way line of said Crystal View Drive and along said curve, through a central angle of 02 degrees 52 minutes 41 seconds, an arc length of 25.62 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

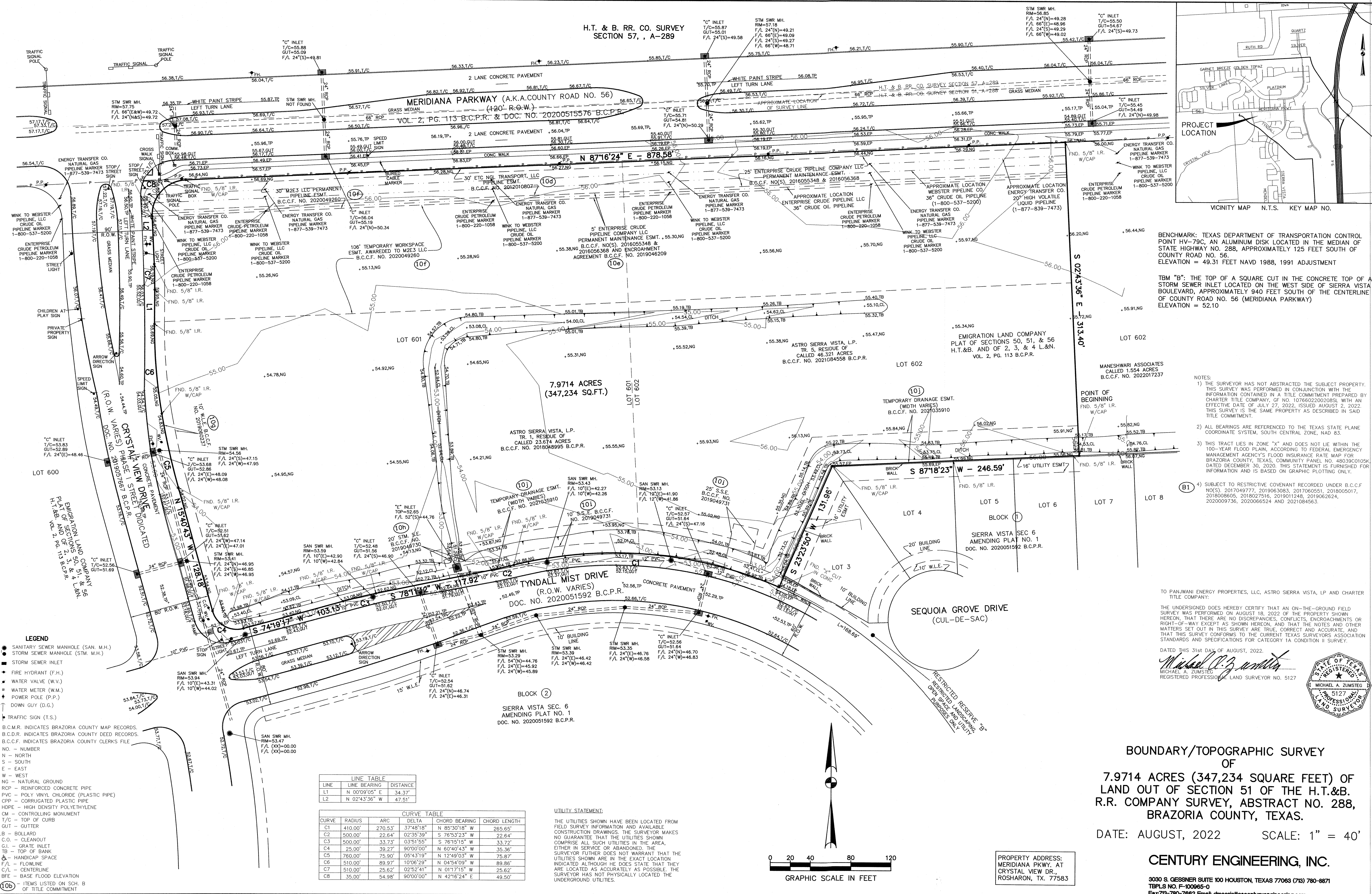
THENCE North 02 degrees 43 minutes 36 seconds West, along the east right-of-way line of said Crystal View Drive, a distance of 47.51 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right, whose radius is 35.00 feet;

THENCE in a northeasterly direction, along the east right-of-way line of said Crystal View Drive and along said curve, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 54.98 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found on the south right-of-way line of Meridiana Parkway (a.k.a. County Road 56 - 120 feet wide) as dedicated by the plat recorded in Document No. 2020051576, Plat Records of Brazoria County, Texas;

THENCE North 87 degrees 16 minutes 24 seconds East, along the south right-of-way line of said Meridiana Parkway, a distance of 878.58 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found for the northwest corner of said 1.554 acre tract;

THENCE South 02 degrees 43 minutes 36 seconds East, along the west line of said 1.554 acre tract, a distance of 313.40 feet to the POINT OF BEGINNING and containing 7.972 acres of land, more or less.

H.T. & B. RR. CO. SURVEY SECTION 57, A-289



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. ELEVATION = 49.31 FEET NAVD 1988, 1991 ADJUSTMENT

TBM "B": THE TOP OF A SQUARE CUT IN THE CONCRETE TOP OF A STORM SEWER INLET LOCATED ON THE WEST SIDE OF SIERRA VISTA BOULEVARD, APPROXIMATELY 940 FEET SOUTH OF THE CENTERLINE OF COUNTY ROAD NO. 56 (MERIDIANA PARKWAY) ELEVATION = 52.10

- NOTES: 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE INFORMATION CONTAINED IN A TITLE COMMITMENT PREPARED BY CHARTER TITLE COMPANY, OF NO. 10766022002085L WITH AN EFFECTIVE DATE OF JULY 27, 2022, ISSUED AUGUST 2, 2022. THIS SURVEY IS THE SAME PROPERTY AS DESCRIBED IN SAID TITLE COMMITMENT. 2) ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. 3) THIS TRACT LIES IN ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 480300105K DATED DECEMBER 30, 2020. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY. 4) SUBJECT TO RESTRICTIVE COVENANT RECORDED UNDER B.C.C.F. NO(S). 2017049777, 2019063083, 2017060551, 2018005017, 2018008605, 2018027516, 2019011248, 2019062624, 2020009736, 2020066524 AND 2021084563.

TO PANJWANI ENERGY PROPERTIES, LLC, ASTRO SIERRA VISTA, LP AND CHARTER TITLE COMPANY;

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON-THE-GROUND FIELD SURVEY WAS PERFORMED ON AUGUST 18, 2022 OF THE PROPERTY SHOWN HEREON, THAT THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS OR RIGHT-OF-WAY EXCEPT AS SHOWN HEREON, AND THAT THE NOTES AND OTHER MATTERS SET OUT IN THIS SURVEY ARE TRUE, CORRECT AND ACCURATE, AND THAT THIS SURVEY CONFORMS TO THE CURRENT TEXAS SURVEYORS' ASSOCIATION STANDARDS AND SPECIFICATIONS FOR CATEGORY 1A CONDITION II SURVEY.

DATED THIS 31st DAY OF AUGUST, 2022. Michael A. Zumsteg, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5127



BOUNDARY/TOPOGRAPHIC SURVEY OF 7.9714 ACRES (347,234 SQUARE FEET) OF LAND OUT OF SECTION 51 OF THE H.T.&B. R.R. COMPANY SURVEY, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS.

DATE: AUGUST, 2022 SCALE: 1" = 40'

PROPERTY ADDRESS: MERIDIANA PKWY. AT CRYSTAL VIEW DR., ROSHARON, TX. 77583

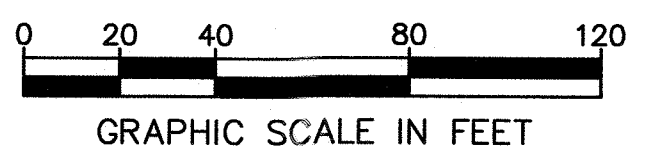
CENTURY ENGINEERING, INC. 3030 S. GESSNER SUITE 100 HOUSTON, TEXAS 77063 (713) 780-8871 TBPLS NO. F-100965-0 Fax: 713-780-7662 Email: cmasi@centuryengineering.com

- LEGEND: SANITARY SEWER MANHOLE (SAN. M.H.), STORM SEWER MANHOLE (STM. M.H.), STORM SEWER INLET, FIRE HYDRANT (F.H.), WATER VALVE (W.V.), WATER METER (W.M.), POWER POLE (P.P.), DOWN GUY (D.G.), TRAFFIC SIGN (T.S.), B.C.M.R. INDICATES BRAZORIA COUNTY MAP RECORDS, B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS, B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS' FILE, NO. - NUMBER, N - NORTH, S - SOUTH, E - EAST, W - WEST, NG - NATURAL GROUND, RCP - REINFORCED CONCRETE PIPE, PVC - POLY VINYL CHLORIDE (PLASTIC PIPE), CPP - CORRUGATED PLASTIC PIPE, HDPE - HIGH DENSITY POLYETHYLENE, CM - CONTROLLING MONUMENT, T/C - TOP OF CURB, GUT - GUTTER, B - BOLLARD, C.O. - CLEANOUT, G.I. - GRATE INLET, TB - TOP OF BANK, H.C. - HANDICAP SPACE, F/L - FLOWLINE, C/L - CENTERLINE, BFE - BASE FLOOD ELEVATION, (D) - ITEMS LISTED ON SCH. B OF TITLE COMMITMENT

LINE TABLE with columns: LINE, LINE BEARING, DISTANCE. Rows: L1 N 00°09'05" E 34.37', L2 N 02°43'36" W 47.51'

CURVE TABLE with columns: CURVE, RADIUS, ARC, DELTA, CHORD BEARING, CHORD LENGTH. Rows: C1 410.00', 270.53', 37°48'18", N 85°30'18" W, 265.65'; C2 500.00', 22.64', 02°35'39", S 76°53'23" W, 22.64'; C3 500.00', 33.73', 03°51'55", S 76°15'15" W, 33.72'; C4 25.00', 39.27', 90°00'00", N 60°40'43" W, 35.36'; C5 760.00', 75.90', 05°43'19", N 12°49'03" W, 75.87'; C6 510.00', 89.97', 10°06'29", N 04°54'09" W, 89.86'; C7 510.00', 25.62', 02°52'41", N 01°17'15" W, 25.62'; C8 35.00', 54.98', 90°00'00", N 42°16'24" E, 49.50'

UTILITY STATEMENT: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AVAILABLE CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



PROPERTY NO. 4

PROPERTY DESCRIPTION

BEING 1.554 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 46.321 acre tract of land designated as Tract 2 and described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerk's File No. 2018048995, Official Public Records of Brazoria County, Texas, being portions of Lots 602 and 603 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, said 1.554 acre tract is described by metes and bounds as follows:

BEGINNING at a 5/8 inch "Baseline Corp." plastic capped iron rod set on the south right-of-way line of Meridiana Parkway (County Road 56 – 120 feet wide) as dedicated by the plat of Meridiana Parkway Phase V Street Dedication and Reserve recorded in Document No. 2020051576, Plat Records of Brazoria County, Texas, said capped iron rod being the northwest corner of that certain 4.064 acre tract of land described in the deed to Sierra Vista Ventures, L.L.C. recorded in Brazoria County Clerk's File No. 2018058352, Official Public Records of Brazoria County, Texas, from said capped iron rod, another 5/8 inch "Baseline Corp." plastic capped iron rod found for the most northerly northeast corner of said 4.064 acre tract bears North 87 degrees 16 minutes 24 seconds East, 540.11 feet;

THENCE, South 02 degrees 43 minutes 36 seconds East, along the west line of said 4.064 acre tract, 313.52 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found on the north line of Block 1 of Sierra Vista Sec 6 Amending Plat No. 1, a subdivision recorded in Document No. 2020051592, Plat Records of Brazoria County, Texas, from which a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said 4.064 acre tract bears North 87 degrees 16 minutes 24 seconds East, 565.00 feet;

THENCE, South 87 degrees 18 minutes 23 seconds West, along the north line of said Block 1, 216.00 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod, from which a 5/8 inch "Baseline Corp." plastic capped iron rod found for the northwest corner of said Block 1 bears South 87 degrees 18 minutes 23 seconds West, 246.59 feet;

THENCE, North 02 degrees 43 minutes 36 seconds West, 313.40 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the south right-of-way line of said Meridiana Parkway, from which a found 5/8 inch "Baseline Corp." plastic capped iron rod bears South 87 degrees 16 minutes 24 seconds West, 878.58 feet;

THENCE, North 87 degrees 16 minutes 24 seconds East, along the south right-of-way line of said Meridiana Parkway, 216.00 feet to the POINT OF BEGINNING and containing 1.554 acres of land.

PROPERTY NO. 5

TRACT 1

**METES AND BOUNDS DESCRIPTION
45.63 ACRES OF LAND IN SECTION 51 OF THE
H.T.&B. RR. Co. SURVEY, ABSTRACT No. 288,
BRAZORIA COUNTY, TEXAS**

BEING 45.63 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 39.66 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017063957, Official Public Records of Brazoria County, Texas, together with a part of that certain 45.97 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017048394, Official Public Records of Brazoria County, Texas, together with a part of that certain 3.117 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2018049451, Official Public Records of Brazoria County, Texas, being portions of Lots 605, 606, 608, 609, 610, 621, 622, 623, 624 and 625 together with portions of two 40-foot wide unnamed and unimproved roads, all 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 45.63 acre tract is described by metes and bounds as follows:

BEGINNING at a 5/8 inch "GP Surveyors" plastic capped iron rod found on the west right-of-way line of State Highway No. 288 (width varies) as described in the deeds to State of Texas recorded in Volume 1040, Page 941 and in Volume 1044, Page 491 Deed Records of Brazoria County, Texas, said capped iron rod being the southeast corner of said 45.97 acre tract and the northeast corner 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 Clerks File No. 02-043288, Official Public Records of Brazoria County, Texas;

THENCE, South 87 degrees 16 minutes 10 seconds West, along a south line of said 45.97 acre tract and the north line of said 22.3121 acre tract, 676.82 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the proposed east right-of-way line of Karsten Boulevard (120 feet wide), said capped iron rod is at the beginning of a non-tangent curve to the left whose radius is 900.00 feet and whose radius point bears South 87 degrees 29 minutes 08 seconds West, from said capped iron rod a 5/8 inch "Baseline Corp." plastic capped iron rod found for the most southerly southwest corner of said 45.97 acre tract and the most easterly southeast corner of said 39.66 acre tract bears South 87 degrees 16 minutes 10 seconds West, 65.00 feet;

THENCE, in a northerly direction along the proposed east right-of-way line of Karsten Boulevard and along said curve through a central angle of 42 degrees 47 minutes 15 seconds, 672.10 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, North 45 degrees 18 minutes 07 seconds West, along the proposed east right-of-way line of Karsten Boulevard, 140.51 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right whose radius is 740.00 feet;

THENCE, in a northerly direction along the proposed east right-of-way line of Karsten Boulevard and along said curve through a central angle of 28 degrees 49 minutes 39 seconds, 372.32 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, North 16 degrees 28 minutes 28 seconds West, along the proposed east right-of-way line of Karsten Boulevard, at 251.87 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of the portion of Karsten Boulevard dedicated by the plat of Karsten Boulevard Phase II Street Dedication and Reserve, a subdivision recorded in Document No. 2019005372, Plat Records of Brazoria County, Texas, continuing along the east right-of-way line of said Karsten Boulevard, in all a total distance of 1,048.19 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right whose radius is 690.00 feet;

EXHIBIT A
(Continued)

THENCE, in a northerly direction along the east right-of-way line of said Karsten Boulevard and along said curve through a central angle of 13 degrees 44 minutes 52 seconds, 165.56 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found on the west line of said 3.117 acre tract;

THENCE, North 02 degrees 43 minutes 36 seconds West, along the east right-of-way line of said Karsten Boulevard and the west line of said 3.117 acre tract, at 1.65 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the northeast corner of the portion of Karsten Boulevard dedicated by the plat of said Karsten Boulevard Phase II Street Dedication and Reserve and the southeast corner of the portion of Karsten Boulevard dedicated by the plat of Karsten Boulevard Phase I Street Dedication and Reserves, a subdivision recorded in Document No. 2018053880, Plat Records of Brazoria County, Texas, continuing along the east right-of-way line of said Karsten Boulevard and the west line of said 3.117 acre tract, in all a total distance of 26.15 feet to a punch mark in concrete found for the northwest corner of said 3.117 acre tract and the southwest corner of Restricted Reserve "B", Block 2 of said Karsten Boulevard Phase I Street Dedication and Reserves, from which a 5/8 inch "Baseline Corp." plastic capped iron rod found for the most westerly northwest corner of said Reserve "B" bears North 02 degrees 43 minutes 36 seconds West, 312.58 feet;

THENCE, North 87 degrees 16 minutes 24 seconds East, along the north line of said 3.117 acre tract and the south line of said Reserve "B", at 247.35 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said Reserve "B" and the southwest corner of Restricted Reserve "C", said Block 2, continuing along the north line of said 3.117 acre tract and the south line of said Reserve "C", at 481.35 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said Reserve "C" and the southwest corner of Restricted Reserve "D", said Block 2, continuing along the north line of said 3.117 acre tract and a south line of said Reserve "D", in all a total distance of 651.71 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right whose radius is 195.00 feet;

THENCE, in a southeasterly direction along the northeast line of said 3.117 acre tract, the southwest line of said Reserve "D" and along said curve, at 207.11 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the south corner of said Reserve "D" and the most westerly northwest corner of Restricted Reserve "E", said Block 2, continuing along the northeast line of said 3.117 acre tract, a west line of said Reserve "E" and along said curve, at 281.24 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said 3.117 acre tract and a northeast corner of said 45.97 acre tract, continuing along an east line of said 45.97 acre tract, a west line of said Reserve "E" and along said curve, in all through a central angle of 90 degrees 11 minutes 10 seconds, a total distance of 306.94 feet to a found 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, South 02 degrees 32 minutes 26 seconds East, along an east line of said 45.97 acre tract and a west line of said Reserve "E", 355.60 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found for a re-entrant corner of said 45.97 acre tract and the southwest corner of said Reserve "E";

THENCE, North 87 degrees 27 minutes 34 seconds East, along a north line of said 45.97 acre tract and a south line of said Reserve "E", 7.27 feet to a found 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, North 68 degrees 18 minutes 22 seconds East, along a north line of said 45.97 acre tract and a south line of said Reserve "E", 8.18 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found for the most easterly northeast corner of a 3.686 acre CenterPoint Energy easement recorded in Brazoria County Clerks File No. 2019014569 and 2019014571, Official Public Records of Brazoria County, Texas, from which a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said Reserve "E" and the most easterly northeast corner of said 45.97 acre tract bears North 68 degrees 18 minutes 22 seconds East, 391.62 feet;

THENCE, South 02 degrees 32 minutes 26 seconds East, along the east line of said CenterPoint Energy easement, 307.76 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

EXHIBIT A
(Continued)

THENCE, North 87 degrees 27 minutes 34 seconds East, 456.64 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, North 49 degrees 38 minutes 24 seconds East, 59.64 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on an east line of said 45.97 acre tract and the west right-of-way line of State Highway No. 288 as described in the deeds to State of Texas recorded in Volume 1043, Page 908 and in Volume 1044, Page 491 Deed Records of Brazoria County, Texas, from which a found 5/8 inch "Baseline Corp." plastic capped iron rod bears North 12 degrees 19 minutes 41 seconds West, 18.24 feet;

THENCE, South 12 degrees 19 minutes 41 seconds East, along an east line of said 45.97 acre tract and the west right-of-way line of said State Highway No. 288, 566.43 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, South 02 degrees 19 minutes 40 seconds East, along an east line of said 45.97 acre tract and the west right-of-way line of said State Highway No. 288, 868.84 feet to the POINT OF BEGINNING and containing 45.63 acres of land.

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

TRACT 2

METES AND BOUNDS DESCRIPTION
3.482 ACRES OF LAND IN SECTION 51 OF THE
H.T.&B. RR. Co. SURVEY, ABSTRACT No. 288,
BRAZORIA COUNTY, TEXAS

BEING 3.482 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 39.66 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017063957, Official Public Records of Brazoria County, Texas, being portions of Lots 625 and 626 together with a part of a 40-foot wide unnamed and unimproved road, all 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 3.482 acre tract is described by metes and bounds as follows:

COMMENCING at a 5/8 inch "GP Surveyors" plastic capped iron rod found on the west right-of-way line of State Highway No. 288 (width varies) as described in the deeds to State of Texas recorded in Volume 1040, Page 941 and in Volume 1044, Page 491 Deed Records of Brazoria County, Texas, said capped iron rod being the southeast corner of that certain 45.97 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017048394, Official Public Records of Brazoria County, Texas and the northeast corner 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 Clerks File No. 02-043288, Official Public Records of Brazoria County, Texas; **THENCE**, South 87 degrees 16 minutes 10 seconds West, along a south line of said 45.97 acre tract and the north line of said 22.3121 acre tract, at 741.82 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the most southerly southwest corner of said 45.97 acre tract and the most easterly southeast corner of said 39.66 acre tract, continuing along a south line of said 39.66 acre tract and the north line of said 22.3121 acre tract, in all a total distance of 796.82 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the proposed west right-of-way line of Karsten Boulevard (120 feet wide), said capped iron rod being the POINT OF BEGINNING of this tract herein described;

EXHIBIT A
(Continued)

THENCE, South 87 degrees 16 minutes 10 seconds West, along a south line of said 39.66 acre tract and the north line of said 22.3121 acre tract, 255.14 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the east line of a 60-foot wide Brazoria Interconnector Gas Pipeline LLC pipeline easement recorded in Brazoria County Clerk's File No. 2007042443, Official Public Records of Brazoria County, Texas;

THENCE, North 16 degrees 28 minutes 28 seconds West, along the east line of said pipeline easement, 640.43 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the proposed south right-of-way line of Liberty Cap Drive (100 feet wide), said capped iron rod is at the beginning of a non-tangent curve to the left whose radius is 250.00 feet and whose radius point bears North 20 degrees 25 minutes 35 seconds West;

THENCE, in a northeasterly direction along the proposed south right-of-way line of Liberty Cap Drive and along said curve through a central angle of 15 degrees 52 minutes 52 seconds, 69.29 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right whose radius is 25.00 feet;

THENCE, in an easterly direction along the proposed south right-of-way line of Liberty Cap Drive and along said curve through a central angle of 82 degrees 10 minutes 57 seconds, 35.86 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the proposed west right-of-way line of said Karsten Boulevard (120 feet wide), said capped iron rod is at the beginning of a tangent curve to the left whose radius is 860.00 feet;

THENCE, in a southeasterly direction along the proposed west right-of-way line of Karsten Boulevard and along said curve through a central angle of 01 degrees 10 minutes 37 seconds, 17.67 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, South 45 degrees 18 minutes 07 seconds East, along the proposed west right-of-way line of Karsten Boulevard, 140.51 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right whose radius is 780.00 feet;

THENCE, in a southerly direction along the proposed west right-of-way line of Karsten Boulevard and along said curve through a central angle of 42 degrees 49 minutes 15 seconds, 582.94 feet to the POINT OF BEGINNING and containing 3.482 acres of land.

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

TRACT 3

METES AND BOUNDS DESCRIPTION
3.979 ACRES OF LAND IN SECTION 51 OF THE
H.T.&B. RR. Co. SURVEY, ABSTRACT No. 288,
BRAZORIA COUNTY, TEXAS

BEING 3.979 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 45.97 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017048394, Official Public Records of Brazoria County, Texas, being portions of Lots 608 and 609 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, said 3.979 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 west right-of-way line of State Highway No. 288 (width varies) as described in the deed to State of Texas recorded in Volume 1043, Page 908 Deed Records of Brazoria County, Texas, said capped iron rod being a northeast corner of said 45.97 acre tract

EXHIBIT A
(Continued)

and the southeast corner of Restricted Reserve "E", Block 2 of Karsten Boulevard Phase I Street Dedication and Reserves, a subdivision recorded in Document No. 2018053880, Plat Records of Brazoria County, Texas, said capped iron rod is lying on a non-tangent curve to the right whose radius is 1,273.24 feet and whose radius point bears South 59 degrees 26 minutes 23 seconds West, from said capped iron rod a found 5/8 inch "GP Surveyors" plastic capped iron rod bears North 41 degrees 41 minutes 39 seconds West, 491.72 feet (arc length = 494.83 feet);

THENCE, in a southerly direction along the west right-of-way line of said State Highway No. 288, an east line of said 45.97 acre tract and along said curve through a central angle of 18 degrees 13 minutes 58 seconds, 405.17 feet to a found 5/8 inch "Baseline Corp." plastic capped iron rod, from which a TXDOT concrete right-of-way monument bears South 41 degrees East, 1.2 feet;

THENCE, South 12 degrees 19 minutes 41 seconds East, along the west right-of-way line of said State Highway No. 288 and an east line of said 45.97 acre tract, 18.24 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod, from which a found 5/8 inch "Baseline Corp." plastic capped iron rod bears South 12 degrees 19 minutes 41 seconds East, 566.43 feet;

THENCE, South 49 degrees 38 minutes 24 seconds West, 59.64 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, South 87 degrees 27 minutes 34 seconds West, 456.64 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the east line of an 80-foot wide CenterPoint Energy easement recorded in Brazoria County Clerk's File No. 2019014551, 2019014569, 2019014571, and 2019014575, Official Public Records of Brazoria County, Texas and in Volume 815, Page 687, Deed Records of Brazoria County, Texas;

THENCE, North 02 degrees 32 minutes 26 seconds West, along the east line of said easement, 307.76 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found on a north line of said 45.97 acre tract and the south line of said Reserve "E", from which a found 5/8 inch "Baseline Corp." plastic capped iron rod bears South 68 degrees 18 minutes 22 seconds West, 8.18 feet;

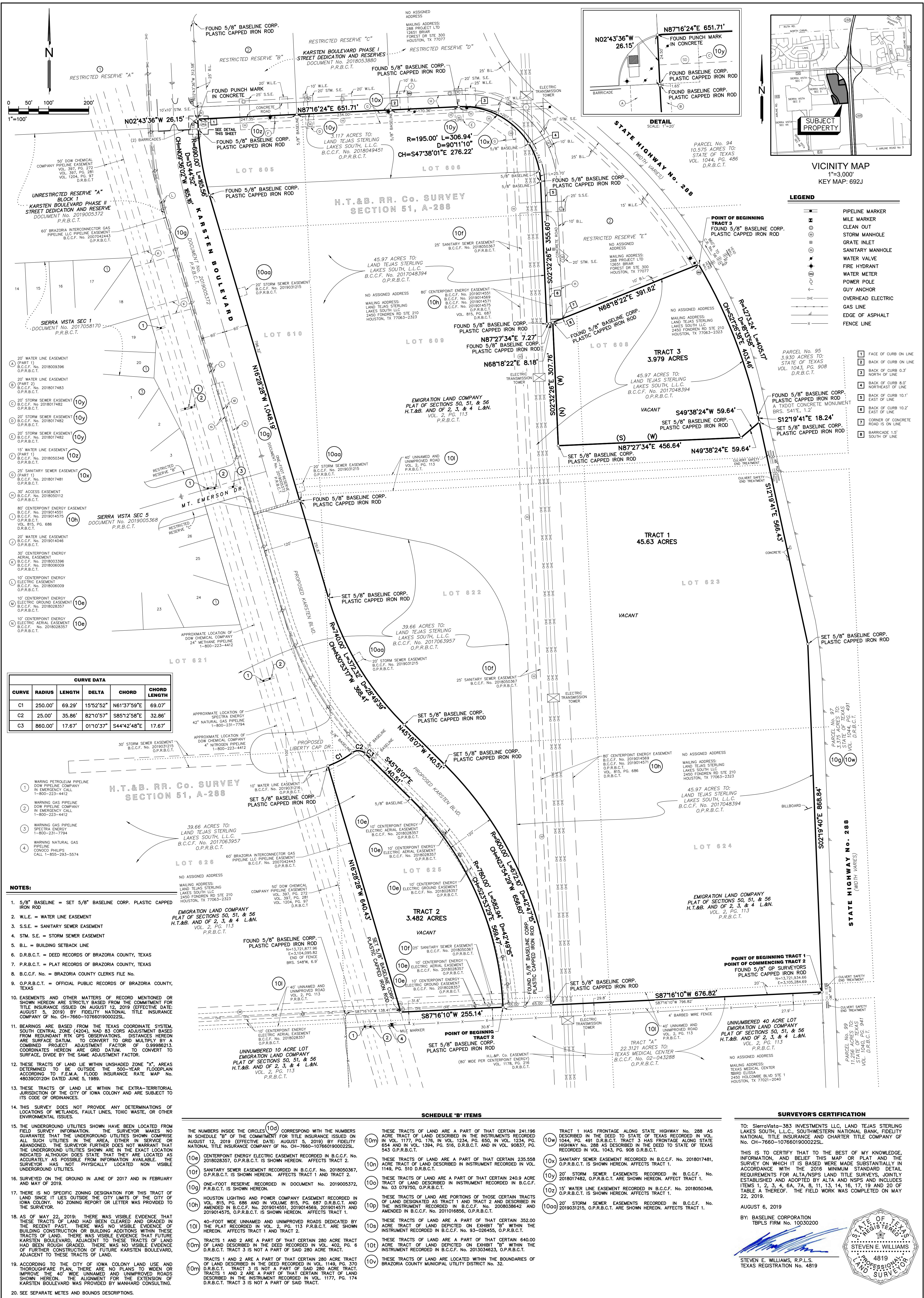
THENCE, North 68 degrees 18 minutes 22 seconds East, along a north line of said 45.97 acre tract and the south line of said Reserve "E", 391.62 feet to the POINT OF BEGINNING and containing 3.979 acres of land.

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

TRACT 4

Easement Estate created in that certain Access Easement by and between 288 Project, Ltd. and Land Tejas Sterling Lakes South, LLC, dated September 7, 2018, recorded on September 28, 2018 under Clerk's File No. 2018050112, Official Public Records of Brazoria County, Texas.

NOTE ADDED AFTER DRAFTER'S SIGNATURE: THIS DRAWING NOW CORRESPONDS TO PROPERTY NO. 5 IN THE FOREGOING METES AND BOUNDS DESCRIPTIONS.



CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD LENGTH
C1	250.00'	69.29'	15°52'52"	N61°37'59"E	69.07'
C2	25.00'	35.86'	82°10'57"	S85°12'58"E	32.86'
C3	860.00'	17.67'	0°11'03.7"	S44°42'48"E	17.67'

- 1. WARNING PETROLEUM PIPELINE IN EMERGENCY CALL 1-800-223-4412
- 2. WARNING GAS PIPELINE IN EMERGENCY CALL 1-800-223-4412
- 3. WARNING GAS PIPELINE SPECTRA ENERGY 1-800-231-7794
- 4. WARNING NATURAL GAS PIPELINE SONOCO PHILIPS CALL 1-855-293-5574

- NOTES:**
- 5/8" BASELINE = SET 5/8" BASELINE CORP. PLASTIC CAPPED IRON ROD
 - 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 CLERKS FILE NO.
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
 - EASEMENTS AND OTHER MATTERS OF RECORD MENTIONED OR SHOWN HEREON ARE BASED ON THE COMMITMENT FOR TITLE INSURANCE ISSUED ON AUGUST 12, 2019 (EFFECTIVE DATE: AUGUST 2019) BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF No. CH-7660-1076601900022SL.
 - 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 0.99986213. COORDINATES HEREON ARE GRID DATUM. TO CONVERT TO SURFACE, DIVIDE BY THE SAME ADJUSTMENT FACTOR.
 - THESE TRACTS OF LAND LIE WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP No. 480300100M DATED JUNE 5, 1998.
 - THESE TRACTS OF LAND LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF IOWA COLONY AND ARE SUBJECT TO ITS CODE OF ORDINANCES.
 - THIS SURVEY DOES NOT PROVIDE ANY DETERMINATIONS OF LOCATIONS OF WETLANDS, FAULT LINES, TOXIC WASTE, OR OTHER ENVIRONMENTAL ISSUES.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE SUCH UTILITIES IN THE AREA. EITHER NO PLANS TO WIDEN OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED NON VISIBLE UNDERGROUND UTILITIES.
 - SURVEYED ON THE GROUND IN JUNE OF 2017 AND IN FEBRUARY AND MAY OF 2019.
 - THERE IS NO SPECIFIC ZONING DESIGNATION FOR THIS TRACT OF LAND SINCE IT LIES OUTSIDE THE CITY LIMITS OF THE CITY OF IOWA COLONY. NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.
 - AS OF MAY 22, 2019, THERE WAS VISIBLE EVIDENCE THAT THESE TRACTS OF LAND HAD BEEN CLEARED AND GRADED IN THE RECENT PAST. THERE WAS NO VISIBLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN THESE TRACTS OF LAND. THERE WAS VISIBLE EVIDENCE THAT FUTURE KARSTEN BOULEVARD, ADJACENT TO THESE TRACTS OF LAND HAD BEEN ROUGH GRADED. THERE WAS NO VISIBLE EVIDENCE OF FURTHER CONSTRUCTION OF FUTURE KARSTEN BOULEVARD, ADJACENT TO THESE TRACTS OF LAND.
 - ACCORDING TO THE CITY OF IOWA COLONY LAND USE AND THOROUGHFARE PLAN, THERE ARE NO PLANS TO WIDEN OR IMPROVE THE 40' WIDE UNNAMED AND UNIMPROVED ROADS SHOWN HEREON. THE ALIGNMENT FOR THE EXTENSION OF KARSTEN BOULEVARD WAS PROVIDED BY MANHATTAN CONSULTING.
 - SEE SEPARATE METES AND BOUNDS DESCRIPTIONS.

SCHEDULE "B" ITEMS

THE NUMBERS INSIDE THE CIRCLES (10a) CORRESPOND WITH THE NUMBERS IN SCHEDULE "B" OF THE COMMITMENT FOR TITLE INSURANCE ISSUED ON AUGUST 12, 2019 (EFFECTIVE DATE: AUGUST 5, 2019) BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF No. CH-7660-1076601900022SL.

(10a) CENTERPOINT ENERGY ELECTRIC EASEMENT RECORDED IN B.C.C.F. No. 2018028357, O.P.R.B.C.T. IS SHOWN HEREON. AFFECTS TRACT 1.

(10b) SANITARY SEWER EASEMENT RECORDED IN B.C.C.F. No. 2018050367, O.P.R.B.C.T. IS SHOWN HEREON. AFFECTS TRACT 1 AND TRACT 2.

(10c) ONE-FOOT RESERVE RECORDED IN DOCUMENT No. 2019005372, P.R.B.C.T. IS SHOWN HEREON.

(10d) HOUSTON LIGHTING AND POWER COMPANY EASEMENT RECORDED IN VOL. 815, PG. 686 AND IN VOLUME 815, PG. 687 D.R.B.C.T. AND AMENDED IN B.C.C.F. No. 2019014551, 2019014559, 2019014571 AND 2019014575, O.P.R.B.C.T. IS SHOWN HEREON. AFFECTS TRACT 1.

(10e) 40-FOOT WIDE UNNAMED AND UNIMPROVED ROADS DEDICATED BY THE PLAT RECORDED IN VOL. 2, PG. 113 P.R.B.C.T. ARE SHOWN HEREON. AFFECTS TRACT 1 AND TRACT 2.

(10f) TRACTS 1 AND 2 ARE A PART OF THAT CERTAIN 280 ACRE TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN VOL. 1149, PG. 370 D.R.B.C.T. TRACT 3 IS NOT A PART OF SAID 280 ACRE TRACT.

(10g) TRACTS 1 AND 2 ARE A PART OF THAT CERTAIN 280 ACRE TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN VOL. 1177, PG. 174 D.R.B.C.T. TRACT 3 IS NOT A PART OF SAID 280 ACRE TRACT.

(10h) THESE TRACTS OF LAND ARE A PART OF THAT CERTAIN 241.196 ACRE TRACT OF LAND DESCRIBED IN THE INSTRUMENTS RECORDED IN VOL. 1177, PG. 178, IN VOL. 1234, PG. 650; IN VOL. 1234, PG. 654 AND IN VOL. 1394, PG. 516, D.R.B.C.T. AND IN VOL. 90837, PG. 543 O.P.R.B.C.T.

(10i) THESE TRACTS OF LAND ARE A PART OF THAT CERTAIN 235.558 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOL. 1149, PG. 310 D.R.B.C.T.

(10j) THESE TRACTS OF LAND ARE A PART OF THAT CERTAIN 240.9 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN B.C.C.F. No. 03 079750, O.P.R.B.C.T.

(10k) THESE TRACTS OF LAND ARE PORTIONS OF THOSE CERTAIN TRACTS OF LAND DESIGNATED AS TRACT 1 AND TRACT 2 AND DESCRIBED IN THE INSTRUMENT RECORDED IN B.C.C.F. No. 2008038642 AND AMENDED IN B.C.C.F. No. 2011018856, O.P.R.B.C.T.

(10l) THESE TRACTS OF LAND ARE A PART OF THAT CERTAIN 352.00 ACRE TRACT OF LAND DEPICTED ON EXHIBIT "B" WITHIN THE INSTRUMENT RECORDED IN B.C.C.F. No. 03-029456, O.P.R.B.C.T.

(10m) THESE TRACTS OF LAND ARE A PART OF THAT CERTAIN 640.00 ACRE TRACT OF LAND DEPICTED ON EXHIBIT "B" WITHIN THE INSTRUMENT RECORDED IN B.C.C.F. No. 2013034623, O.P.R.B.C.T.

(10n) THESE TRACTS OF LAND ARE LOCATED WITHIN THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL DISTRICT NO. 32.

TRACT 1 HAS FRONTAGE ALONG STATE HIGHWAY No. 288 AS DESCRIBED IN THE DEED TO STATE OF TEXAS RECORDED IN VOL. 1044, PG. 491 D.R.B.C.T. TRACT 3 HAS FRONTAGE ALONG STATE HIGHWAY No. 288 AS DESCRIBED IN THE DEED TO STATE OF TEXAS RECORDED IN VOL. 1043, PG. 908 D.R.B.C.T.

(10x) SANITARY SEWER EASEMENT RECORDED IN B.C.C.F. No. 2018017481, O.P.R.B.C.T. IS SHOWN HEREON. AFFECTS TRACT 1.

(10y) 20' STORM SEWER EASEMENTS RECORDED IN B.C.C.F. No. 2018017482, O.P.R.B.C.T. ARE SHOWN HEREON. AFFECTS TRACT 1.

(10z) 15' WATER LINE EASEMENT RECORDED IN B.C.C.F. No. 2018050348, O.P.R.B.C.T. IS SHOWN HEREON. AFFECTS TRACT 1.

(10aa) 20' STORM SEWER EASEMENTS RECORDED IN B.C.C.F. No. 2018050367, O.P.R.B.C.T. ARE SHOWN HEREON. AFFECTS TRACT 1.

SURVEYOR'S CERTIFICATION

TO: SierraVista-383 INVESTMENTS LLC, LAND TEJAS STERLING LAKES SOUTH, L.L.C., SOUTHWESTERN NATIONAL BANK, FIDELITY NATIONAL TITLE INSURANCE AND CHARTER TITLE COMPANY OF No. CH-7660-1076601900022SL.

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE SUBSTANTIALLY IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5A, 6A, 7A, 8, 11, 13, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 22, 2019.

AUGUST 6, 2019

BY: BASELINE CORPORATION
TBPLS FIRM No. 10030200

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

BASELINE CORPORATION
Professional Surveyors
1750 SEAMIST DR., SUITE 160 HOUSTON, TEXAS 77008
PH: 713-869-0155 TBPLS FIRM No. 10030200

NO.	REVISION	DATE
1.	ADDED TRACT 3. UPDATED SCHEDULE "B" ITEMS RELATIVE TO TRACT 3.	08/06/19
2.	REVISED RELATIVE TO UPDATED TITLE COMMITMENT.	08/13/19

DATE: AUGUST 6, 2019
DRAWN BY: UAR
APPROVED BY: SEW
JOB No.: 16.075.40
FIELD BOOK: X-635, X-687, X-691
SHEET: 1 OF 1

ALTA/NPS LAND TITLE SURVEY OF TRACTS OF LAND IN THE H.T.&B. RR. CO. SURVEY, SECTION 51, ABSTRACT No. 288, BRAZORIA COUNTY, TEXAS

LAND TEJAS COMPANIES
LAND TEJAS COMPANIES
2450 FONDREN ROAD SUITE 210
HOUSTON, TEXAS 77063
713-783-6702

BASELINE CORPORATION
Professional Surveyors
1750 SEAMIST DR., SUITE 160 HOUSTON, TEXAS 77008
PH: 713-869-0155 TBPLS FIRM No. 10030200

NO. REVISION DATE

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, ANNEXING COMMERCIAL AREAS OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 53 (AT SIERRA VISTA WEST) FOR THE LIMITED PURPOSES OF IMPOSING, LEVYING, AND COLLECTING IN THOSE AREAS ALL SALES AND USE TAXES OF THE CITY OF IOWA COLONY AND ANY ENTITIES CREATED AT ANY TIME BY THE CITY; IMPOSING THOSE TAXES IN THOSE AREAS; PROVIDING FOR CERTAIN RIGHTS OF VOTERS AND RESIDENTS OF THE LIMITED PURPOSE ANNEXATION AREA; AND PROVIDING A SEVERANCE CLAUSE AND AN EFFECTIVE DATE.

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

1. This annexation for limited purposes is authorized by Section 43.0751 of the Texas Local Government Code, any and all other applicable law, and the Strategic Partnership Agreement between the City of Iowa Colony (“the City”) and Brazoria County Municipal Utility District No. 53.

2. The procedures required by the Texas Local Government Code and the above described agreement have been duly followed concerning this annexation for limited purposes. This limited purpose annexation complies with all applicable law.

3. The term “the Limited Purpose Annexation Area” herein shall mean the property described on Exhibit “A,” which is attached hereto and incorporated herein in full, together with all public street rights-of-way and dedicated easements of any nature adjoining the property described on Exhibit “A” hereto.

4. The Limited Purpose Annexation Area is hereby annexed to the City of Iowa Colony, Texas, for the limited purpose of imposing, levying, and collecting in that area all sales and use taxes of the City of Iowa Colony and of any entities created at any time by the City of Iowa Colony. The boundary limits of the City of Iowa Colony are hereby extended to include the Limited Purpose Annexation Area for those purposes. All sales and use taxes of the City and of any entity created at any time by the City are hereby imposed, levied, and shall be collected in the Limited Purpose Annexation Area.

5. a. The qualified voters of the Limited Purpose Annexation Area are entitled to vote in municipal elections regarding: (1) the election or recall of members of the governing body of the City of Iowa Colony or of any entity created at any time by the City; (2) the election or recall of the controller, in the event that the office of controller is created and is an elective position of the City; and (3) the amendment of the municipal charter.

b. The voters of the Limited Purpose Annexation Area may not vote in any bond election of the City or of any entity created at any time by the City.

c. A resident of the Limited Purpose Annexation Area is not eligible to be a candidate for or to be elected to a municipal office of the City or of any entity created at any time by the City.

6. 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 ordinance is ever held invalid as to any portion, of whatever size, of the Limited Purpose Annexation Area, then this ordinance shall remain valid as to the remainder of such territory.

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

READ, PASSED AND APPROVED on the _____ day of _____, 2023.

MICHAEL BYRUM-BRATSEN, Mayor
City of Iowa Colony, Texas

ATTEST:

KAYLEEN ROSSER, City Secretary

EXHIBIT "A"
LIMITED PURPOSE ANNEXATION AREA
COMMERCIAL AREA OF MUD 53

A **METES & BOUNDS** description of a certain 8.709 acre (379,380 square feet) tract of land situated in the Lavaca Navigation Company Survey, Section 1, Abstract No. 329 in Brazoria County, Texas, being a portion of a called 21.52 acre tract (Parcel "A", Tract "9") conveyed to Astro Sierra Vista, L.P., by deed recorded in Clerk's File No. 2021084557, Brazoria County Official Public Records; said 8.709 acre (379,380 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 Crystal View Drive Phase II according to the plat thereof recorded in Clerk's File No. 2019057701, Brazoria County Official Public Records, being the northeast corner of said called 21.52 acre tract, and being on the west right-of-way line of County Road No. 48 (based on a width of 40 feet) recorded in Volume 2, Page 113, Brazoria County Deed Records;

THENCE, along the south line of said Crystal View Drive Phase II and the north line of said called 21.52 acre tract, the following three (3) courses and distances:

1. South 87°14'55" West, 10.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
2. Along said curve to the left in a northwesterly direction, with a radius of 30.00 feet, a central angle of 90°00'18", an arc length of 47.13 feet, and a chord bearing North 47°44'41" West, 42.43 feet to a 5/8-inch iron rod (with cap) found;
3. South 87°15'10" West, 22.05 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, departing the south line of said Crystal View Drive Phase II, over and across said called 21.52 acre tract, the following three (3) courses and distances,

1. South 02°44'50" East, 648.70 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the southeast corner of the herein described tract;
2. South 87°15'28" West, 521.12 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the southwest corner of the herein described tract;
3. North 31°01'13" West, 464.87 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the south line of said called Crystal View Drive Phase II, being on the north line of said called 21.52 acre tract, being the northwest corner of the herein described tract, and the beginning of a curve to the left;

THENCE, along the south line of said Crystal View Drive Phase II and the north line of said called 21.52 acre tract, the following three (3) courses and distances:

1. Along said curve to the left in a northeasterly direction, with a radius of 1,040.00 feet, a central angle of 02°00'01", an arc length of 36.31 feet, and a chord bearing North 58°51'00" East, 36.31 feet to a 5/8-inch iron rod (with cap) found;

2. North 57°51'00" East, 200.25 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
3. Along said curve to the right in an easterly direction, with a radius of 960.00 feet, a central angle of 29°24'10", an arc length of 492.65 feet, and a chord bearing North 72°33'05" East, 487.26 feet to a 5/8-inch iron rod (with cap) found;

THENCE, North 87°15'10" East, 63.62 feet to the **POINT OF BEGINNING, CONTAINING** 8.709 acres (379,380 square feet) of land in Brazoria County, Texas filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

Commercial Areas of
Sierra Vista/MUD 32 and
Sierra Vista West/ MUD 53

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS
ASSIGNING NEWLY ANNEXED AREAS TO CITY COUNCIL
DISTRICTS, WITH RELATED PROVISIONS.**

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

1. The term “Annexed Areas” herein means: (a) all areas annexed into the City of Iowa Colony for full or limited purposes before the enactment of this Ordinance but after February 27, 2023, which is the date of the previous ordinance assigning newly annexed areas to City Council districts; and (b) all land described in Exhibit “A”, which is attached hereto and incorporated herein in full, regardless when annexed.

2. The City Council of the City of Iowa Colony, Texas (“the City”) hereby finds that the following facts are true:

- a. Section 3.01(c) of the Home Rule Charter (“the Charter”) of the City of Iowa Colony, Texas provides for three of the seven City Council members to be elected from single-member districts designated as Districts A, B, and C.
- b. Section 3.01(f)(2)(iv) of the Charter states:

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

- c. Accordingly, this Ordinance adds newly annexed territory to adjacent Council Districts and does not otherwise change any Council Districts.
- d. Each parcel of land in the Annexed Areas, as herein defined, is adjacent to only one Council District, so this Ordinance adds each such parcel to the Council District it adjoins.
- e. The district boundaries adopted by this Ordinance are as compact as reasonably practicable.
- f. The district boundaries established by this Ordinance are as equal as reasonably practicable in total population and voting age population.
- g. The district boundaries established by this Ordinance neither concentrate nor fracture populations of any racial, ethnic, language, or other demographic group in violation of Section 2 of the Voting Rights Act of 1965.
- h. This Ordinance has been read and passed at two meetings of the City Council, each held after 72 hours of notice and open to the public, in compliance with all requirements of the Texas Open Meetings Act.
- i. A quorum of the members of the City Council was present in person throughout those meetings.
- j. Upon a motion and second duly made, this Ordinance was passed by the members of the City Council present at each of those meetings.

k. Those meetings and the passage of this Ordinance complied with all requirements of applicable law.

3. The Annexed Areas, which are more fully described on Exhibit “A”, are hereby allocated to Council Districts as stated in this section.

a. The Annexed Areas in **Ordinance No. 2017-07**, concerning commercial areas of **SIERRA VISTA/MUD 32**, are hereby allocated to Council Districts as follows:

<u>PARCEL</u>	<u>COUNCIL DISTRICT</u>
Tract 1	C
Tract 2	C
Tract 3	C
Tract 4	Already annexed for full purposes as a part of MUD 31 by Ord. No. 2019-07 dated April 1, 2019, and already allocated to Council District B by the Resolution of the Council Districting Commission dated April 6, 2022.

“Civic Site” or “Fire and EMS Site”	Already annexed for full purposes by Ord. No. [redacted] dated December 20, 2021, which annexed the new city public safety site, and by Ord. No. [redacted] dated January 10, 2022, which annexed the Brazoria County Emergency Services District No. 3 station, and already allocated to Council District C by the Resolution of the Council Districting Commission dated April 6, 2022.
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b. The Annexed Areas in Ordinance No. [redacted] dated March 20, 2023, concerning commercial areas of **SIERRA VISTA/MUD 32**, are hereby allocated to Council Districts as follows:

<u>PARCEL</u>	<u>COUNCIL DISTRICT</u>
Property 1, Tract 5	B
Property 1, Tracts 6, 7, and 8	C
Properties 2, 3, and 4	C
Property 5	C

c. The Annexed Area in Ordinance No. [redacted] dated March 20, 2023, concerning a commercial area of **SIERRA VISTA WEST/MUD 53**, is hereby allocated to Council District C.

4. The district boundaries hereby established shall be effective for the municipal election(s) of **May 2023**, and thereafter until lawfully changed.

READ, PASSED, and APPROVED on the FIRST READING on **FEBRUARY 27, 2023.**

READ, PASSED, APPROVED, and ADOPTED on the SECOND and FINAL READING ON **MARCH 20, 2023.**

CITY OF IOWA COLONY, TEXAS

By: _____
MICHAEL BYRUM-BRATSEN, MAYOR

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY

Iowa Colony/Ordinances/Council Districts (3-20-2023)

EXHIBIT “A” ANNEXED AREAS

The Annexed Areas include all areas annexed into the City of Iowa Colony by the following ordinances:

Ord. No. 2017-07, concerning a **limited purpose annexation of commercial areas of Sierra Vista/Brazoria County Municipal Utility District No. 32;**

Ord. No. [REDACTED] dated March 20, 2023, concerning a **limited purpose annexation of commercial areas of Sierra Vista/Brazoria County Municipal Utility District No. 32;** and

Ord. No. [REDACTED] dated March 20, 2023, concerning a **limited purpose annexation of commercial areas of Sierra Vista West/Brazoria County Municipal Utility District No. 53.**

Descriptions of the Annexed Areas in those ordinances are attached hereto and incorporated herein in full.

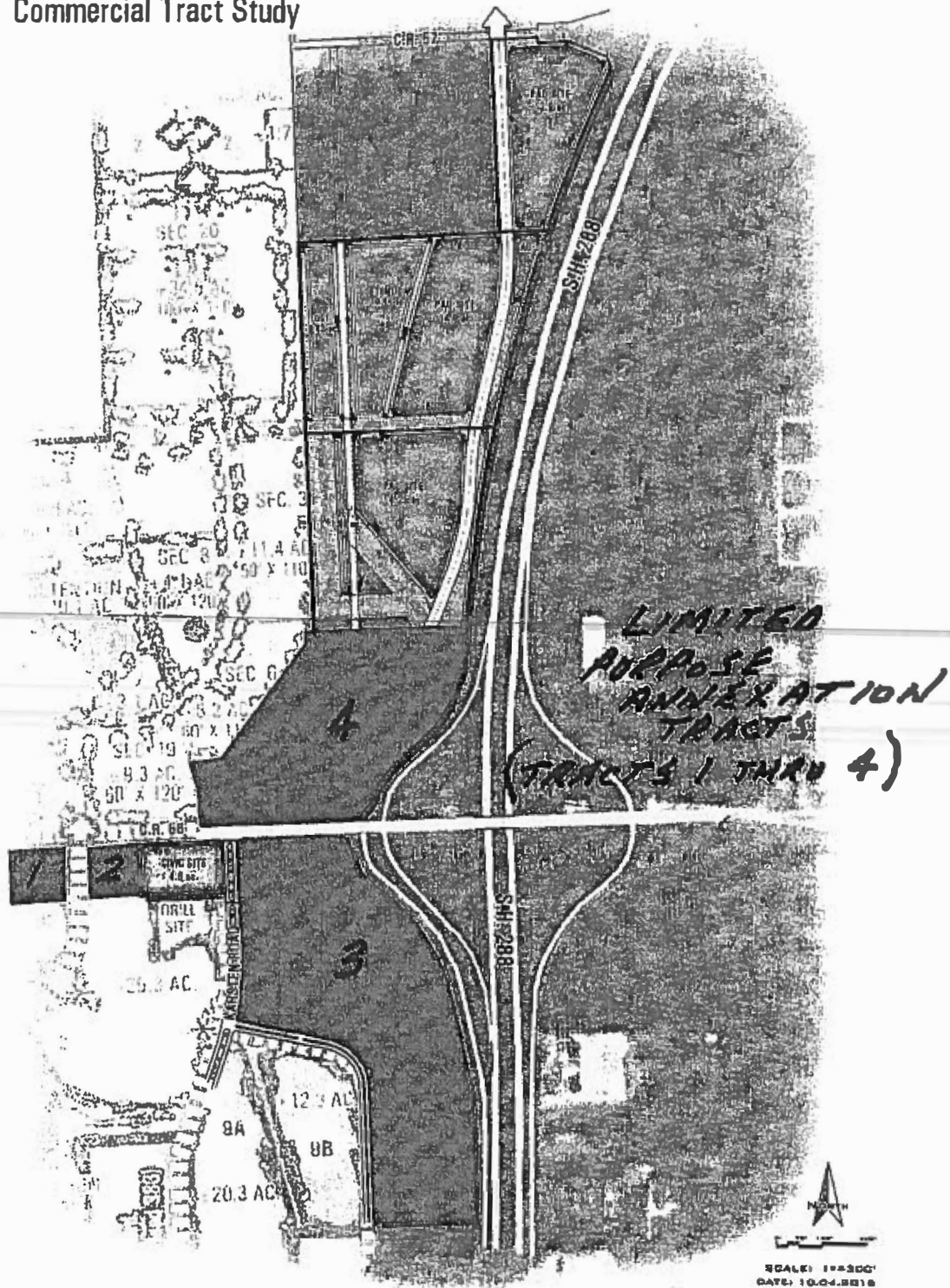
FROM ORDINANCE 2017-07

EXHIBIT "A"
LIMITED PURPOSE ANNEXATION AREA
(at Sierra Vista)

Regardless of any other provision, the Limited Purpose Annexation Area consists of Tracts 1, 2, and 3 attached hereto, the Fire and EMS Tract attached hereto (called "Civic Site" on the attached Map), and all street rights-of-way and other dedicated easements adjoining any portion of those tracts.

~~Regardless of any other provision, the Limited Purpose Annexation Area in this ordinance does~~
not include Tract 4 attached hereto, which is part of Brazoria County Municipal Utility District No. 31, at Sterling Lakes, and may become the subject of a separate limited purpose annexation in a separate ordinance.

Sterling Lakes at Iowa Colony and Sierra Vista Commercial Tract Study



SCALE: 1"=300'
DATE: 10.04.2018

THIS PLAN AND RECORDS HEREON REPRESENT RELIABLE SURVEYS AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE PLANNING AND DESIGN SERVICES PROVIDED BY JONES & CARTER ARE LIMITED TO THE SPECIFIC PROJECT AND SITE DESCRIBED HEREIN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. ADDITIONAL STUDY AND ANALYSIS MAY BE REQUIRED TO COMPLETE THE PROJECT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. ADDITIONAL STUDY AND ANALYSIS MAY BE REQUIRED TO COMPLETE THE PROJECT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



**METES AND BOUNDS DESCRIPTION
92.911 ACRES OF LAND IN SECTION 56 OF THE
H.T.&B. RR. Co. SURVEY, ABSTRACT No. 515, IN SECTION 57 OF THE
H.T.&B. RR. Co. SURVEY, ABSTRACT No. 289 AND IN SECTION 51 OF THE H.T.&B. RR.
Co. SURVEY, ABSTRACT No. 288, BRAZORIA COUNTY, TEXAS
(LIMITED PURPOSE ANNEXATION)
TRACTS 1 THROUGH 4**

BEING 92.911 acres of land situated in Section 56 of the H.T.&B. RR. Co. Survey, Abstract No. 515, and in Section 57 of the H.T.&B. RR. Co. Survey, Abstract No. 289 and Section 51 of the H.T.&B. RR. Co. Survey, Abstract No. 288, all in Brazoria County, Texas, being a part of that certain 274.2 acre tract of land described in the deed to Sterling Lakes Iowa Associates recorded in Brazoria County Clerks File No. 2005064607, Official Public Records of Brazoria County, Texas and being a part of that certain 240.9 acre tract of land designated as Tract II and described in the deed to McAlister Opportunity Fund 2012, LP. recorded in Brazoria County Clerks File No. 2013060096, Official Public Records of Brazoria County, Texas, said 92.911 acres tract is described by metes and bounds in four (4) non-contiguous tracts as follows:

ANNEXATION TRACT 1

BEING 2.356 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 240.9 acre tract of land designated as Tract II and described in the deed to McAlister Opportunity Fund 2012, LP. recorded in Brazoria County Clerks File No. 2013060096, Official Public Records of Brazoria County, Texas, being a part of Lot 603 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, said 2.356 acre tract is described by metes and bounds as follows:

COMMENCING at a 5/8 inch "Cotton Surveying" plastic capped iron rod found on the proposed south right-of-way line of County Road No. 56 (future Meridiana Parkway – width varies), being the northwest corner of that certain 4.606 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2016014449, Official Public Records of Brazoria County, Texas; **THENCE**, South 87 degrees 16 minutes 24 seconds West, along the proposed south right-of-way line of said County Road No. 56, at 327.96 feet passing a 5/8 inch "Jones-Carter" plastic capped iron rod found, continuing along the proposed south right-of-way line of said County Road No. 56, in all a total distance of 477.96 feet to a 5/8 inch "Cotton Surveying" plastic capped iron rod found for a northwest corner of that certain 108.402 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2016056950, Official Public Records of Brazoria County, Texas,, said capped iron rod is at the beginning of non-tangent curve to the right whose radius is 25.00 feet and whose radius point bears South 02 degrees 43 minutes 36 seconds East, said capped iron rod being the **POINT OF BEGINNING** of this tract herein described;

THENCE, in a southeasterly direction along a west line of said 108.402 acre tract and along said curve through a central angle of 90 degrees 01 minutes 19 seconds, 39.28 feet to a 5/8 inch "Cotton Surveying" plastic capped iron rod found on the west right-of-way line of proposed Sierra Vista Boulevard (100 feet wide), said capped iron rod being a northwest corner of said 108.402 acre tract;

THENCE, South 02 degrees 42 minutes 17 seconds East, along the west right-of-way line of proposed Sierra Vista Boulevard and along a west line of said 108.402 acre tract, 288.51 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod, from which a found 5/8 inch "Cotton Surveying" plastic capped iron rod bears South 02 degrees 42 minutes 17 seconds East, 246.19 feet;

THENCE, South 87 degrees 16 minutes 24 seconds West, 327.81 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, North 02 degrees 42 minutes 28 seconds West, 313.52 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the proposed south right-of-way line of County Road No. 56;

THENCE, North 87 degrees 16 minutes 24 seconds East, along the proposed south right-of-way line of County Road No. 56, 302.82 feet to the POINT OF BEGINNING and containing 2.356 acres of land for Annexation Tract 1.

ANNEXATION TRACT 2

BEING 2.875 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 240.9 acre tract of land designated as Tract II and described in the deed to McAlister Opportunity Fund 2012, LP. recorded in Brazoria County Clerks File No. 2013060096, Official Public Records of Brazoria County, Texas, being a part of Lot 603 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, said 2.875 acre tract is described by metes and bounds as follows:

BEGINNING at a 5/8 inch "Cotton Surveying" plastic capped iron rod found on the proposed south right-of-way line of County Road No. 56 (future Meridiana Parkway – width varies), being the northwest corner of that certain 4.606 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2016014449, Official Public Records of Brazoria County, Texas;

THENCE, South 02 degrees 43 minutes 36 seconds East, with the west line of said 4.606 acre tract, 355.08 feet to a 5/8 inch "Jones & Carter" plastic capped iron rod found for the southwest corner of said 4.606 acre tract;

THENCE, South 87 degrees 16 minutes 24 seconds West, 353.09 feet to a 5/8 inch "Cotton Surveying" plastic capped iron rod found on the proposed easterly right-of-way line of Sierra Vista Boulevard;

THENCE, North 02 degrees 42 minutes 17 seconds West, with said proposed easterly right-of-way Sierra Vista Boulevard, 330.09 feet to a 5/8 inch "Jones & Carter" plastic capped iron rod found for the beginning of a tangent curve to the right having a radius of 25.00 feet;

THENCE, in a northeasterly direction along said proposed easterly right-of-way Sierra Vista Boulevard and along said curve through a central angle of 89 degrees 58 minutes 41 seconds, 39.26 feet to a 5/8 inch "Jones & Carter" plastic capped iron rod found on said proposed south right-of-way line of County Road No. 56;

THENCE, North 87 degrees 16 minutes 24 seconds East, along the proposed south right-of-way line of County Road No. 56, 327.96 feet to the POINT OF BEGINNING and containing 2.875 acres of land for Annexation Tract 2.

ANNEXATION TRACT 3

BEING 52.748 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 240.9 acre tract of land designated as Tract II and described in the deed to McAlister Opportunity Fund 2012, LP. recorded in Brazoria County Clerks File No. 2013060096, Official Public Records of Brazoria County, Texas, said 52.748 acre tract is described by metes and bounds as follows:

COMMENCING at a 5/8 inch "Cotton Surveying" plastic capped iron rod found on the proposed south right-of-way line of County Road No. 56, (future Meridiana Parkway – width varies), being the northwest corner of that certain 4.606 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2016014449, Official Public Records of Brazoria County, Texas; **THENCE**, North 87 degrees 16 minutes 24 seconds East, along the proposed south right-of-way line of said County Road No. 56, and along the north line of said 4.606 acre tract, at 539.63 feet passing a 5/8 inch "Jones-Carter" plastic capped iron rod found for the most northerly northeast corner of said 4.606 acre tract, continuing along the proposed south right-of-way line of County Road No. 56 in all a total distance of 689.63 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on a south line of said 108.402 acre tract, said capped iron rod being the POINT OF BEGINNING of this tract herein described;

THENCE, North 87 degrees 16 minutes 24 seconds East, along the proposed south right-of-way line of said County Road No. 56 and a south line of said 108.402 acre tract, 651.01 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the west right-of-way line of State Highway No. 288 (width varies) and on an east line of said 240.9 acre tract, said capped iron rod being the most easterly southeast corner of said 108.402 acre tract;

THENCE, South 49 degrees 05 minutes 10 seconds East, along the west right-of-way line of State Highway No. 288 and an east line of said 240.9 acre tract, 61.81 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 458.37 feet and whose radius point bears North 80 degrees 55 minutes 28 seconds East, from said capped iron rod a found TXDOT concrete monument bears North 42 degrees East, 0.4 feet;

THENCE, in a southeasterly direction along the west right-of-way line of State Highway No. 288, an east line of said 240.9 acre tract and along said curve through a central angle of 43 degrees 45 minutes 08 seconds, 350.02 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod, from which a found TXDOT concrete monument bears North 47 degrees West, 0.6 feet;

THENCE, South 52 degrees 49 minutes 40 seconds East, along the west right-of-way line of State Highway No. 288 and along an east line of said 240.9 acre tract, 51.37 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right whose radius is 1,273.24 feet, from said capped iron rod a found TXDOT concrete monument bears North 27 degrees East, 1.3 feet;

THENCE, in a southeasterly direction along the west right-of-way line of State Highway No. 288, an east line of said 240.9 acre tract and along said curve through a central angle of 40 degrees 30 minutes 00 seconds, 900.00 feet;

THENCE, South 12 degrees 19 minutes 40 seconds East, continuing along the west right-of-way line of State Highway No. 288, 584.67 feet;

THENCE, South 02 degrees 19 minutes 40 seconds East, continuing along the west right-of-way line of State Highway No. 288, 868.85 feet to the most easterly southeast corner of said 240.9 acre tract;

THENCE, South 87 degrees 16 minutes 10 seconds West, along a south line of said 240.9 acre tract, 661.82 feet;

THENCE, North 02 degrees 32 minutes 26 seconds West, into the interior of said 240.9 acre tract, 912.76 feet to the beginning of a tangent curve to the left having a radius of 340.00 feet;

THENCE, in a northwesterly direction along said curve through a central angle of 76 degrees 14 minutes 28 seconds, 452.42 feet;

THENCE, North 78 degrees 46 minutes 54 seconds West, 580.00 feet to the beginning of a tangent curve to the right having a radius of 25.00 feet;

THENCE, in a northwesterly direction along said curve through a central angle of 88 degrees 14 minutes 06 seconds, 38.50 feet to the beginning of a tangent curve to the left having a radius of 2,060.00 feet;

THENCE, in a northerly direction along said curve through a central angle of 12 degrees 10 minutes 48 seconds, 437.91 feet;

THENCE, North 02 degrees 43 minutes 36 seconds West, 713.59 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right whose radius is 25.00 feet;

THENCE, in a northeasterly direction along said curve through a central angle of 90 degrees 00 minutes 00 seconds, 39.27 feet to the POINT OF BEGINNING and containing 52.748 acres of land for Annexation Tract 3.

ANNEXATION TRACT 4

BEING 34.932 acres of land situated in Section 56 of the H.T.&B. RR. Co. Survey, Abstract No. 515, and in Section 57 of the H.T.&B. RR. Co. Survey, Abstract No. 289, Brazoria County, Texas, being a part of that certain 274.2 acre tract of land described in the deed to Sterling Lakes Iowa Associates recorded in Brazoria County Clerks File No. 2005064607, Official Public Records of Brazoria County, Texas, said 34.932 acre tract is described by metes and bounds as follows:

BEGINNING at a point for a re-entrant corner of said 274.2 acre tract and a northwest corner of State Highway No. 288 (width varies), said point also being the northeast corner of that certain 0.6176 acre tract of land described in the deed to Brazoria County recorded in Brazoria County Clerks File No. 2015043801, Official Public Records of Brazoria County, Texas, from said point, a found 5/8 inch "Jones-Carter" plastic capped iron rod bears North 05 degrees West, 0.4 feet;

THENCE, South 86 degrees 17 minutes 31 seconds West, with the north line of said 0.6176 acre tract, 500.04 feet to a found 5/8 inch "Cotton Surveying" plastic capped iron rod;

THENCE, South 87 degrees 15 minutes 08 seconds West, continuing with the north line of said 0.6176 acre tract, 120.11 feet to a found 5/8 inch "Cotton Surveying" plastic capped iron rod for the northwest corner of said 0.6176 acre tract;

THENCE, South 87 degrees 15 minutes 19 seconds West, with the proposed northerly right-of-way line of County Road 56, 240.31 feet to the west line of a DOW Chemical Company easement (unspecified location and width as described in Volume 271, Page 121, Deed Records Brazoria County, Texas);

THENCE, North 03 degrees 45 minutes 38 seconds West, with the west line of said DOW Chemical Company easement, 234.45 feet;

THENCE, North 16 degrees 47 minutes 48 seconds West, continuing with the west line of said DOW Chemical Company easement, passing at 17.33 feet the southeast corner of Lot 6, Block 2 Sterling Lakes at Iowa Colony Sec 19, a subdivision recorded in Document No. 2014006560, ~~Plat Records Brazoria County, Texas~~, continuing with the west line of said DOW Chemical Company easement and the east line of said Block 2, in all a total of 178.11 feet;

THENCE, North 81 degrees 55 minutes 40 seconds East, leaving the west line of said DOW Chemical Company easement and the east line of said Block 2 and crossing said DOW Chemical Company easement, passing at 50.59 feet a 5/8 inch plastic capped iron rod found on the east line of said DOW Chemical Company easement, being the southwest corner of Lot 22, Block 1, Sterling Lakes at Iowa Colony Sec 6, a subdivision recorded in Document No. 2006074174, Plat Records Brazoria County, Texas, continuing with the south line of said Block 1, Sterling Lakes at Iowa Colony Sec 6, in all a total of 418.83 feet to the southeast corner of Lot 20 of said Block 1;

THENCE, North 54 degrees 57 minutes 27 seconds West, with the east line of said Lot 20, Block 1, Sterling Lakes at Iowa Colony Sec 6, 119.04 feet to the southwest corner of Lot 19, Block 1 of said Sterling Lakes at Iowa Colony Sec 6;

THENCE, North 35 degrees 15 minutes 02 seconds East, with the southeast line of said Block 1, Sterling Lakes at Iowa Colony Sec 6, 852.28 feet;

THENCE, North 02 degrees 46 minutes 15 seconds West, with the east line of said Block 1, Sterling Lakes at Iowa Colony Sec. 6, 77.77 feet to a re-entrant corner on the east line of said 274.2 acre tract;

THENCE, North 87 degrees 46 minutes 20 seconds East, with a northerly line of said 274.2 acre tract, 1,053.87 feet to a point on the westerly right-of-way line of State Highway No. 288 for the beginning of a non-tangent curve to the left having a radius of 11,669.16 feet and whose radius point bears South 85 degrees 42 minutes 36 seconds East;

THENCE, in a southerly direction, along the westerly right-of-way line of said State Highway No. 288 with said curve through a central angle of 00 degrees 38 minutes 44 seconds, 131.48 feet to the beginning of a curve to the right having a radius of 996.45 feet and whose radius point bears North 86 degrees 21 minutes 20 seconds West;

THENCE, in a southerly direction, continuing along the westerly right-of-way line of said State Highway No. 288 with said curve through a central angle of 44 degrees 40 minutes 47 seconds, 777.04 feet;

THENCE, South 48 degrees 19 minutes 26 seconds West, continuing along the westerly right-of-way line of said State Highway No. 288, 184.29 feet to the beginning of a tangent curve to the left having a radius of 446.46 feet;

THENCE, in a southwesterly direction, continuing along the westerly right-of-way line of said State Highway No. 288 with said curve through a central angle of 37 degrees 40 minutes 02 seconds, 293.51 feet;

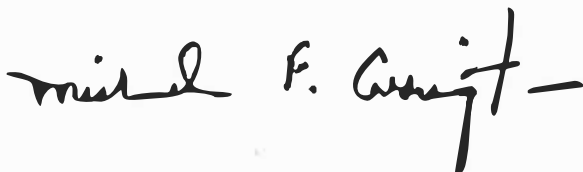
THENCE, South 40 degrees 24 minutes 09 seconds West, continuing along the westerly right-of-way line of said State Highway No. 288, 134.72 feet;

THENCE, South 87 degrees 49 minutes 26 seconds West, continuing along the westerly right-of-way line of said State Highway No. 288, 224.90 feet to the POINT OF BEGINNING and containing 34.932 acres of land for Annexation Tract 4 and all four (4) tracts having a combined total of 92.911 acres.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

March 14, 2017

By: BASELINE CORPORATION
TBPLS Firm No. 10030200



Michael F. Carrington, RPLS
Texas Registration No. 5366



FIRE AND EMS TRACT

A tract or parcel of land containing 4.606 acres, more or less, situated in the H. T. & B. R.R. Company Survey, Section 51, Abstract No. 288, BRAZORIA County, Texas, being out of a called 240.9 acre tract of land, being Tract II as conveyed to McAllister Opportunity Fund 2012, L.P., by a Special Warranty Deed recorded under Clerk's File No. 2013060096 of the Official Public Records of BRAZORIA County, Texas; said 4.606 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

COMMENCING at an interior southeast corner of the remainder of a called 274.2 acre tract of land conveyed to Sterling Lakes Iowa Associates by a Special Warranty Deed recorded under Clerk's File No. 2005064607 of the Official Public Records of BRAZORIA County, Texas, common with the northeast corner of a 40-foot roadway easement to Brazoria County, Texas, defined in the Special Warranty Deed recorded under Clerk's File No. 2015043801 of the Official Public Records of BRAZORIA County, Texas, being in the westerly right-of-way line of State Highway 288 (width varies) as recorded in Volume 1044, Page 486, Deed Records, BRAZORIA County, Texas, and being the most westerly northwest corner of a called 18.522 acre tract of land conveyed to The State of Texas by deed recorded in Volume 1051, Page 524 of the Deed Records of BRAZORIA County, Texas, from which a found concrete monument (broken) bears North $25^{\circ}55'28''$ East, 0.82 feet, and from said point a found $3/4$ -inch iron rod (with cap stamped "Cotton Surveying") at an angle point in the north line of said 40-foot roadway easement bears South $86^{\circ}17'31''$ West, 500.04 feet;

THENCE South $02^{\circ}56'23''$ East, a distance of 88.38 feet to a point for corner in the south line of a called 40-foot wide roadway easement, dedication of which is recorded in Volume 2, Page 113, Map Records of BRAZORIA County, Texas, from which a found concrete monument bears South $02^{\circ}56'23''$ East, 2.6 feet;

THENCE South $87^{\circ}15'08''$ West, along the south line of said called 40-foot wide roadway easement, 689.24 feet to a point for corner;

THENCE South $02^{\circ}44'52''$ East, a distance of 40.00 feet to a set $3/4$ -inch iron rod (with cap stamped "Jones Carter Property Corner") in the proposed south line of County Road 56 for the POINT OF BEGINNING of the herein described tract at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 25.00 feet, a central angle of $90^{\circ}00'00''$, an arc length of 39.27 feet, and a long chord bearing South $47^{\circ}44'52''$ East, 35.36 feet, to a set $3/4$ -inch iron rod (with cap stamped "Jones Carter Property Corner") at a point of tangency;

FIRE AND EMS TRACT

Page 2 of 2

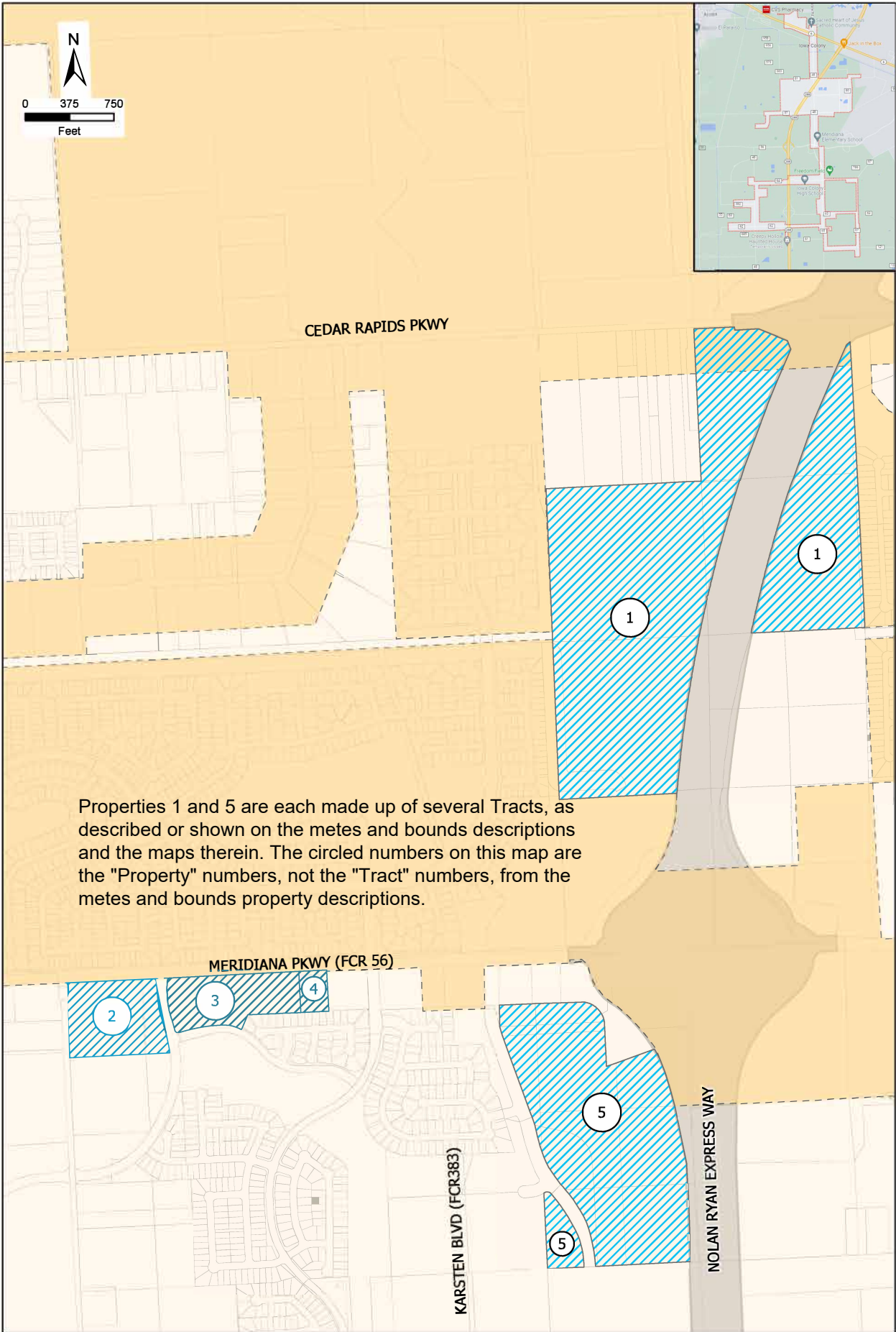
THENCE South 02° 44' 52" East, a distance of 330.06 feet to a set 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner");

THENCE South 87° 15' 08" West, a distance of 565.49 feet to a set 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner");

THENCE North 02° 44' 52" West, a distance of 355.06 feet to a set 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") in the proposed south line of County Road 56;

THENCE North 87° 15' 08" East, along said proposed south line, 540.49 feet to the POINT OF BEGINNING, containing 4.606 acres, more or less, of land in Brazoria County, Texas.

ANNEXATION AREAS
FROM ORDINANCE DATED MARCH 20, 2023,
ANNEXING COMMERCIAL AREAS OF MUD 32
FOR LIMITED PURPOSES



PROPERTY NO. 1

TRACT 5

All that certain 33.38 acres of land in the H.T. & B.R.R. Co. Survey Number 56, A-515, Brazoria County, Texas which is the 33.38 acre tract described in the deed from Glenn Nichols, Trustee to CW Capital Fund One, LLC recorded under File Number 2005057146, in the Official Records of Brazoria County, Texas, in the Emigration Land Company's Subdivision, according to the plat thereof recorded under Volume 2, Page 113 in the Plat Records of Brazoria County, Texas, and being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at P.K. Nail found for the northwest corner of the 9.954 acre tract described in the deed from Mike Fox to Thomas Moeller, et ux. recorded under File Number 02025798 in the Official Records of Brazoria County, Texas, common to the northwest corner of said H.T. & B.R.R. Co. Survey Number 56, A-515 and the northeast corner of the H.T. & B.R.R. Co. Survey Number 57, A-289, at the centerline Intersection of County Road Number 383 and County Road Number 57;

THENCE South $02^{\circ} 46' 29''$ East - 2612.16 feet, along the west line of said H.T. & B.R.R. Co. Survey Number 56, A-515, common to the east line of said H.T. & B.R.R. Co. Survey Number 57, A-289 and the centerline of a county road (40' R.O.W. - unimproved), according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas, to a 3/4 inch iron rod found for the southwest corner of the 39.03 acre tract described in the deed from CW-LT III Development, L.P. to Iowa Colony Sterling Lakes, LTD. recorded under File Number 2006003947 in the Official Records of Brazoria County, Texas, common to the northwest corner and POINT OF BEGINNING of the herein described tract at the intersection of the centerline of said county road and the center line of a county road (40' R.O.W. - unimproved), according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas;

THENCE North $87^{\circ} 46' 20''$ East - 1234.68 feet, along the north line of aforesaid 33.38 acre tract, common to the south line of said 39.03 acre tract, and the centerline of said county road, to the northeast corner of the herein described tract, in the west right-of-way line of State Highway Number 288 (420' R.O.W.), from which a found 1-1/4 inch iron pipe bears South $87^{\circ} 46' 20''$ West - 0.37 feet and from which a 5/8 inch iron rod found for the southeast corner of the 52.46 acre tract described in the Special Warranty Deed to Lovice S. Brown, et al. recorded under File Number 03-047181 in the Official Records of Brazoria County, Texas, bears North $87^{\circ} 46' 20''$ East - 1403.03 feet, and common to a point on a curve to the left, having a central angle of $06^{\circ} 35' 00''$, a radius of 11,669.16 feet, and from which point the center of the circle of said curve bears South $79^{\circ} 07' 36''$ East;

THENCE In a southerly direction, with said west right-of-way line and said curve to the left, an arc distance of 1340.81 feet to the southeast corner of the herein described tract, from which a 1 inch iron pipe bears South $87^{\circ} 46' 20''$ West - 0.31 feet;

THENCE South $87^{\circ} 46' 20''$ West - 993.76 feet, along the south line of aforesaid 33.38 acre tract, to a found 1 inch iron rod, common to the southwest corner of the herein described tract, in the west line of said H.T. & B.R.R. Co. Survey Number 56, A-515, common to the east line of said H.T. & B.R.R. Co.

Survey Number 57, A-289 and the centerline of a county road (40' R.O.W. - unimproved) according to the plat thereof recorded under Volume 2, Page 113 in the Plat Records of Brazoria County, Texas;

THENCE North 02° 46' 29" West - 1320.54 feet, along said common line, to the POINT OF BEGINNING of the herein described tract and containing 33.38 acres of land.

**TRACT 6
METES AND BOUNDS DESCRIPTION
OF 39.03 ACRES OF LAND
IN THE H.T. & B.R.R. CO. SURVEY NO. 56, A-515
BRAZORIA COUNTY, TEXAS**

All that certain 39.03 acres of land, out of the 40 acre tract described in the Deed from Jack V.A. Aldred, Trustee to Robert E. Morse, III, Trustee recorded under 89 736/51, in the Deed Records of Brazoria County, Texas, out of Emigration Land Company's Subdivision, according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 56, A-515, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, South Central Zone)

COMMENCING at P.K. Nail found for the northwest corner of the 9.954 acre tract described in the deed from Mike Fox to Thomas Moeller, et ux recorded under File No. 02025798, in the Official Records of Brazoria County, Texas, common to the southwest corner of the 244.2369 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97000097, in the Official Records of Brazoria County, Texas, in the east line of the 1101.117 acre tract described as Tract 1 in the deed from South Freeway Limited to Iowa Colony Sterling Lakes, Ltd. Recorded under File No. 03075438, in the Official Records of Brazoria County, Texas, at the centerline intersection of County Road No. 383 and County Road No. 57, from which a railroad spike found for the southeast corner of the 110.2577 acre tract described in the deed from Frank and Ina Briton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97000097, in the Official Records of Brazoria County, Texas, at the centerline intersection of County Road No. 57 and County Road No. 48 bears North 87° 09' 00" East - 5278.20'; **THENCE** South 02° 46' 29" East - 1320.21', along the centerline of a county road (40' R.O.W. - unimproved), common to the west line of said 9.954 acre tract and the east line of said 1101.117 acre tract, to a 3/4" iron rod set for the northwest corner and **POINT OF BEGINNING** of the herein described tract, common to the southwest corner of said 9.954 acre tract, from which a found 1/2" iron pipe bears South 87° 06' 59" West - 1.66';

THENCE North 87° 06' 59" East - 1318.60', along the south line of said 9.954 acre tract, the south line of the residue of the 19.954 acre tract described in the deed from Gene Alan Smith to First Baptist Church of Pearland, Texas recorded under File No. 98052659, in the Official Records of Brazoria County, Texas, the south line of the 5.00 acre tract described in the deed from Rosalinda Guajardo, et al to Lupe Guajardo recorded under File No. 99026720, in the Deed Records of Brazoria County, Texas, and the south line of Guajardo Subdivision according to the plat thereof recorded under Volume 24, Page 176, in the Plat Records of Brazoria County, Texas, to a 5/8" iron rod with aluminum cap in concrete found for the southeast corner of said Guajardo Subdivision, common to the northeast corner of the herein described tract, in the west line of the 52.46 acre tract described in the Special Warranty Deed to Lovice S. Brown, et al recorded under File No. 03047181, in the Official Records of Brazoria County, Texas;

THENCE South 02° 50' 40" East - 976.59', along the west line of said 52.46 acre tract, to a 3/4" iron rod set for an angle corner of the herein described tract, in the northwest right-of-way line of State Highway No. 288 (420' R.O.W.), common to a point on a curve to the left having a central angle of 01° 40' 18", a radius of 11,669.16', and from which point the center of the circle of said curve bears South 77° 27' 18" East;

THENCE along said curve to the left, along said northwest right-of-way line, in a southerly direction, an arc distance of 340.49' to the southeast corner of the herein described tract, in the centerline of a county road (40' R.O.W. - unimproved), from which a found 1-1/4" iron pipe bears South 87° 46' 20" West - 0.37' and from which a 5/8" iron rod found for the southeast corner of said 52.46 acre tract bears North 87° 46' 20" East - 1403.03';

THENCE South 87° 46' 20" West - 1234.68', along the centerline of said unimproved county road, common to the north line of the 33.598 acre tract described in the deed from Ben C. Kostial, Trustee to Gary Robinson, Trustee recorded under Volume 1192, Page 148, in the Deed Records of Brazoria County, Texas, to a 3/4" iron rod set for the southwest corner of the herein described tract, in the east line of aforesaid 1101.117 acre tract, at the centerline intersection of two county roads (40' R.O.W. - unimproved),

THENCE North 02° 46' 29" West - 1291.95', along said east line, common to the center line of said unimproved county road, to the POINT OF BEGINNING of the herein described tract and containing 39.03 acres of land.

Prepared by:
PATE SURVEYORS
a division of Pate Engineers, Inc.
Job No. 716-019-00-520



Rocky J. Bradshaw

Certification Date
September 22, 2004

THIS LEGAL DESCRIPTION IS ISSUED AS "PART TWO", IN CONJUNCTION WITH THE LAND TITLE SURVEY BY PATE SURVEYORS LAST CERTIFIED SEPTEMBER 22, 2004. REFERENCE IS HEREBY MADE TO THE SURVEY AS "PART ONE".

**TRACT 7
TRACT 8**

**METES AND BOUNDS DESCRIPTION
OF 51.36 ACRES OF LAND
IN THE H.T. & B.R.R. CO. SURVEY NO. 56, A-515
BRAZORIA COUNTY, TEXAS**

All that certain 51.36 acres of land herein described as Tract 1 and Tract 2, out of the 52.46 acre residue tract conveyed in the Special Warranty Deed to Lovice S. Brown, et al recorded under File No. 03-047181, in the Official Records of Brazoria County, Texas, out of Emigration Land Company's Subdivision, according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 56, A-515, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, South Central Zone)

TRACT 7

All that certain 19.71 acres of land, out of the 52.46 acre residue tract conveyed in the Special Warranty Deed to Lovice S. Brown, et al recorded under File No. 03-047181, in the Official Records of Brazoria County, Texas, out of Emigration Land Company's Subdivision, according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 56, A-515, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Coordinate System, South Central Zone)

COMMENCING at P.K. Nail found for the northwest corner of the 9.954 acre tract described in the deed from Mike Fox to Thomas Moeller, et ux recorded under File No. 02-025798, in the Official Records of Brazoria County, Texas, common to the southwest corner of the 244.2369 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97-000097, in the Official Records of Brazoria County, Texas, at the centerline intersection of County Road No. 383 and County Road No. 57, **THENCE** North 87° 09' 00" East - 1316.99', along the centerline of said County Road No. 57 to an angle corner, from which a railroad spike found for the southeast corner of the 110.2577 acre tract described in the deed from Frank and Ina Briton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97-000097, in the Official Records of Brazoria County, Texas bears North 87° 09' 00" East - 3961.21'; **THENCE** S 02° 50' 40" E - 25.00' to a 3/4" iron rod set for the northwest corner and **POINT OF BEGINNING** of the herein described tract, in the east line of Guajardo Subdivision, according to the plat thereof recorded under Volume 24, Page 176, in the Plat Records of Brazoria County, Texas and in the south right-of-way line of County Road No. 57 (50' R.O.W.);

THENCE North 87° 09' 00" East - 302.08', along said south right-of-way line, to a 3/4" iron rod set at the intersection of said south right-of-way line and the west right-of-way line of State Highway No. 288 (R.O.W. Varies), 3.0' north of a found Texas Department of Transportation concrete monument;

THENCE South 02° 47' 36" East - 35.18', along said west right-of-way line, to a 3/4" iron rod set for an angle corner of the herein described tract, 0.7' southeast of a found Texas Department of Transportation concrete monument;

THENCE North 87° 12' 24" East - 200.00', continuing along said west right-of-way line, to a 3/4" iron rod set for an angle corner of the herein described tract, 1.2' south of a found Texas Department of Transportation concrete monument;

THENCE South 68° 24' 39" East - 289.78', continuing along said west right-of-way line, to an angle corner of the herein described tract, 0.4' east of a found Texas Department of Transportation concrete monument;

THENCE South 22° 28' 51" East - 83.46', continuing along said west right-of-way line, to a 3/4" iron rod set for an angle corner of the herein described tract, 1.5' west of a found Texas Department of Transportation concrete monument, common to a point on a curve to the left, having a central angle of 10° 45' 26", a radius of 11,669.16', and from which point the center of the circle of said curve bears South 66° 41' 52" East:

THENCE along said curve to the left, continuing along the west right-of-way line of State Highway No. 288 (420' R.O.W.), in a southwesterly direction, an arc distance of 2190.87' (called: 2222.78') to a 3/4" iron rod set for the south corner of the herein described tract, in the east line of the 40 acre tract described in the deed from Jack V.A. Aldred, Trustee to Robert E. Morse, III, Trustee recorded under 89 736/51, in the Deed Records of Brazoria County, Texas;

THENCE North 02° 50' 40" West - 2271.03', along said east line and the east line of aforesaid Guajardo Subdivision (at 976.59' passing a 5/8" iron rod with aluminum cap in concrete found for the southeast corner of said Guajardo Subdivision, at 1399.59' passing a 5/8" iron rod with aluminum cap in concrete found for the most easterly northeast corner of Lot 5, of said Guajardo Subdivision, common to the southeast corner of Lot 6, of said Guajardo Subdivision, at 2266.59' passing a 5/8" iron rod with aluminum cap in concrete found for the northeast corner of said Lot 6) to the **POINT OF BEGINNING** of the herein described tract and containing 19.71 acres of land.

TRACT 8

All that certain 31.65 acres of land, out of the 52.46 acre residue tract conveyed in the Special Warranty Deed to Lovice S. Brown, et al recorded under File No. 03-047181, in the Official Records of Brazoria County, Texas, out of Emigration Land Company's Subdivision, according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 58, A-515, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Coordinate System, South Central Zone)

COMMENCING at railroad spike found for the southeast corner of the 110.2577 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97-000097, in the Official Records of Brazoria County, Texas, at the centerline intersection of County Road No. 57 and County Road No. 48; **THENCE** South 87° 09' 00" West - 1983.32', along the centerline of said County Road No. 57, to an angle corner, in the east right-of-way line of State Highway No. 288 (R.O.W. Varies), from which a P.K. Nail found for the northwest corner of the 9.954 acre tract described in the deed from Mike Fox to Thomas Moeller, et ux recorded under File No. 02-025798, in the Official Records of Brazoria County, Texas, common to the southwest corner of the 244.2369 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97-000097, in the Official Records of Brazoria County, Texas, at the centerline intersection of County Road No. 383 and County Road No. 57, bears South 87° 09' 00" West - 3294.88'; **THENCE** South 02° 47' 36" East - 81.84', along said east right-of-way line, to an angle corner at a found Texas Department of Transportation concrete monument (at 30.06' passing a found Texas Department of Transportation concrete monument); **THENCE** South 87° 12' 24" West - 200.00', continuing along said east right-of-way line, to a an angle corner at a found Texas Department of Transportation concrete monument; **THENCE** South 72° 41' 17" West - 468.98' to a 3/4" iron rod set for the north corner and **POINT OF BEGINNING** of the herein described tract, 0.7' southeast of a found Texas Department of Transportation concrete monument, common to the northwest corner of the 78.4250 acre tract described in the deed from Alice G. Spriggs, et al to Prospera L. Panes, et al recorded under File No. 01-055890, in the Official Records of Brazoria County, Texas;

THENCE South 02° 41' 50" East - 2462.06', along the west line of said 78.4250 acre tract, to a 5/8" iron rod found for the southwest corner of said 78.4250 acre tract, common to the southeast corner for the herein described tract, in the centerline of a county road (40' R.O.W. - unimproved);

THENCE South 87° 46' 20" West - 971.37', along the south line of aforesaid 52.46 acre tract, to a 3/4" iron rod set for the southwest corner of the herein described tract, in the east right-of-way line of aforesaid State Highway No. 288 (420' R.O.W.), common to a point on a curve to the right, having a central angle of 13° 01' 22", a radius of 11,249.16', and from which point the center of the circle of said curve bears South 78° 37' 42" East;

THENCE along said curve to the right, along said east right-of-way line, in a northeasterly direction, an arc distance of 2556.81' (called: 2557.95') to a 3/4" iron rod set for the end of curve, 0.9' east side of a found Texas Department of Transportation concrete monument;

THENCE North 45° 56' 13" East - 99.28', continuing along said east right-of-way line, to the POINT OF BEGINNING of the herein described tract and containing 31.65 acres of land.

Prepared by:
PATE SURVEYORS
a division of Pate Engineers, Inc.
Job No. 718-018-00-520
Revised: September 10, 2004



Rocky J. Bradshaw

Certification Date
July 1, 2004

PROPERTY NO. 2

A tract or parcel of land containing 10.19 acres, more or less, situated in Section 51 of the H. T. & B. RR. Co. Survey, Abstract No. 288, Brazoria County, Texas, being a part of that certain 46.321 acre tract of land designated as Tract "5" and described in the deed to Astro Sierra Vista, L.P., recorded in Clerk's File No. 2021084558, Official Public Records of Brazoria County, Texas, said 10.19 acre tract is described by metes and bounds as follows:

NOTE: The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

BEGINNING at a 5/8-inch "Baseline Corp." plastic capped iron rod set on the south right-of-way line of Meridiana Parkway (120 feet wide) as dedicated by the plat of Meridiana Parkway Phase V Street Dedication and Reserve recorded in Document No. 2020051576, Plat Records of Brazoria County, Texas, said capped iron rod being the northeast corner of Restricted Reserve "A", Block 1 of said Meridiana Parkway Phase V;

THENCE North 87 degrees 16 minutes 24 seconds East, along the south right-of-way line of said Meridiana Parkway, 681.00 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right whose radius is 35.00 feet, said capped iron rod being the northwest corner of Crystal View Drive (width varies) as dedicated by the plat recorded in Document No. 2019057667, Plat Records of Brazoria County, Texas;

THENCE in a southerly direction, along the west right-of-way line of said Crystal View Drive, the following Five (5) courses and distances:

- (1) In a southeasterly direction, along said curve, through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 54.98 feet to a found 5/8-inch "Baseline Corp." plastic capped iron rod;
- (2) South 02 degrees 43 minutes 36 seconds East, a distance of 41.98 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 510.00 feet;
- (3) In a southerly direction, along said curve, through a central angle of 04 degrees 01 minutes 05 seconds, a distance of 35.76 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;
- (4) South 06 degrees 44 minutes 40 seconds East, a distance of 82.93 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 840.00 feet;

(5) In a southerly direction, along said curve, through a central angle of 08 degrees 56 minutes 03 seconds, a distance of 130.98 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE South 15 degrees 40 minutes 43 seconds East, along the west right-of-way line of said Crystal View Drive, a distance of 128.18 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right, whose radius is 25.00 feet, said capped iron rod being the northeast corner of proposed Tyndall Mist Drive (width varies);

THENCE in a westerly direction, along the north right-of-way line of proposed Tyndall Mist Drive, the following Five (5) courses and distances:

(1) In a southwesterly direction, along said curve, through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 39.27 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

(2) South 74 degrees 19 minutes 17 seconds West, a distance of 18.84 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 500.00 feet;

(3) In a westerly direction, along said curve through a central angle of 01 degrees 26 minutes 02 seconds, a distance of 12.51 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

(4) South 72 degrees 53 minutes 14 seconds West, a distance of 63.28 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right, whose radius is 500.00 feet;

(5) In a westerly direction, along said curve, through a central angle of 14 degrees 20 minutes 34 seconds, a distance of 125.16 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE South 87 degrees 13 minutes 48 seconds West, along the north right-of-way line of proposed Tyndall Mist Drive, a distance of 25.00 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set for the northwest corner of proposed Tyndall Mist Drive;

THENCE South 02 degrees 46 minutes 12 seconds East, along the west end of proposed Tyndall Mist Drive, at 50.00 feet passing the southwest corner of proposed Tyndall Mist Drive, continuing, in all, a total distance of 57.00 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE South 87 degrees 13 minutes 48 seconds West, a distance of 593.76 feet to a Mag Spike set in asphalt in the center of County Road 48 (40 feet wide), as dedicated by the plats recorded in Volume 3, Page 66, and in Volume 2, Page 113, Plat Records of Brazoria County, Texas, the center of said County Road No. 48 being coincident with the west line of said 46.321 acre tract;

THENCE North 02 degrees 44 minutes 32 seconds West, along the center of said County Road No. 48, and along the west line of said 46.321 acre tract, a distance of 423.05 feet to a Mag Spike set for the southwest corner of a 0.1748 acre tract of land dedicated to the public for street right-of-way by said plat of Meridiana Parkway Phase V;

THENCE North 87 degrees 15 minutes 28 seconds East, along the south line of said 0.1748 acre tract,

a distance of 20.02 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a non-tangent curve to the right, whose radius is 25.00 feet, and whose radius point bears North 87 degrees 15 minutes 28 seconds East, said capped iron rod being the southeast corner of said 0.1748 acre tract;

THENCE in a northeasterly direction, along the east line of said 0.1748 acre tract and along said curve, through a central angle of 80 degrees 08 minutes 04 seconds, a distance of 34.97 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 50.00 feet;

THENCE in a northeasterly direction, along the east line of said 0.1748 acre tract and along said curve, through a central angle of 80 degrees 07 minutes 07 seconds, a distance of 69.92 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set for the northeast corner of said 0.1748 acre tract and the southeast corner of said Reserve "A";

THENCE North 02 degrees 43 minutes 36 seconds West, along the east line of said Reserve "A", a distance of 78.85 feet to the POINT OF BEGINNING and containing 10.19 acres of land, more or less.

A tract or parcel of land containing 7.972 acres, more or less, situated in Section 51 of the H. T. & B. RR. Co. Survey, Abstract No. 288, Brazoria County, Texas, being a part of that certain 23.674 acre tract of land designated as Tract "1" and described in the deed to Land Tejas Sterling Lakes South, L.L.C., recorded in Brazoria County Clerk's File No. 2018048995, Official Public Records of Brazoria County, Texas, together with a part of that certain tract of land designated as Tract "5" and described in the deed to Astro Sierra Vista, L.P., recorded in Brazoria County Clerk's File No. 2021084558, Official Public Records of Brazoria County, Texas, being portions of Lots 601 and 602 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, said 7.972 acre tract is described by metes and bounds as follows:

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

BEGINNING at a 5/8-inch "Baseline Corp." plastic capped iron rod found on the north line of Block 1 of Sierra Vista Sec 6 Amending Plat No. 1, a subdivision recorded in Document No. 2020051592, Plat Records of Brazoria County, Texas, said capped iron rod being the southwest corner of that certain 1.554 acre tract of land described in the deed to Maheshwari Associates, LLC, recorded in Brazoria County Clerk's File No. 2022017237, Official Public Records of Brazoria County, Texas;

THENCE South 87 degrees 18 minutes 23 seconds West, along the north line of said Block 1, a distance of 246.59 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found for the northwest corner of said Block 1;

THENCE South 23 degrees 23 minutes 50 seconds West, along the northwest line of said Block 1, a distance of 131.97 feet to an "X" set in concrete on the north right-of-way line of Tyndall Mist Drive (width varies) as dedicated by the plat of said Sierra Vista Sec 6, said capped iron rod is lying on a non-tangent curve to the left, whose radius is 410.00 feet and whose radius point bears South 23 degrees 23 minutes 50 seconds West, from said "X", a found 5/8-inch "Baseline Corp." plastic capped iron rod bears South 54 degrees 48 minutes 56 seconds East, 167.51 feet (arc distance 168.69 feet);

THENCE in a westerly direction, along the north right-of-way line of said Tyndall Mist Drive and along said curve, through a central angle of 37 degrees 48 minutes 18 seconds, an arc distance of 270.53 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right, whose radius is 500.00 feet;

THENCE in a westerly direction, along the north right-of-way line of said Tyndall Mist Drive and along said curve, through a central angle of 02 degrees 35 minutes 39 seconds, an arc distance of 22.64 feet to a found 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE South 78 degrees 11 minutes 12 seconds West, along the north right-of-way line of said Tyndall Mist Drive, a distance of 117.92 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 500.00 feet;

THENCE in a westerly direction, along the north right-of-way line of said Tyndall Mist Drive and along said curve, through a central angle of 03 degrees 51 minutes 55 seconds, 33.73 feet to a found 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE South 74 degrees 19 minutes 17 seconds West, along the north right-of-way line of said Tyndall Mist Drive, a distance of 103.13 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right, whose radius is 25.00 feet;

THENCE in a northwesterly direction, along the north right-of-way line of said Tyndall Mist Drive and along said curve, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set on the east right-of-way line of Crystal View Drive (width varies), as dedicated by the plat recorded in Document No. 2019057667, Plat Records of Brazoria County, Texas;

THENCE North 15 degrees 40 minutes 43 seconds West, along the east right-of-way line of said Crystal View Drive, a distance of 128.18 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right, whose radius is 760.00 feet;

THENCE in a northerly direction, along the east right-of-way line of said Crystal View Drive and along said curve, through a central angle of 05 degrees 43 minutes 19 seconds, an arc distance of 75.90 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right, whose radius is 510.00 feet;

THENCE in a northerly direction, along the east right-of-way line of said Crystal View Drive and along said curve, through a central angle of 10 degrees 06 minutes 29 seconds, an arc length of 89.97 feet to a found 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE North 00 degrees 09 minutes 05 seconds East, along the east right-of-way line of said Crystal View Drive, a distance of 34.37 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 510.00 feet;

THENCE in a northerly direction, along the east right-of-way line of said Crystal View Drive and along said curve, through a central angle of 02 degrees 52 minutes 41 seconds, an arc length of 25.62 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

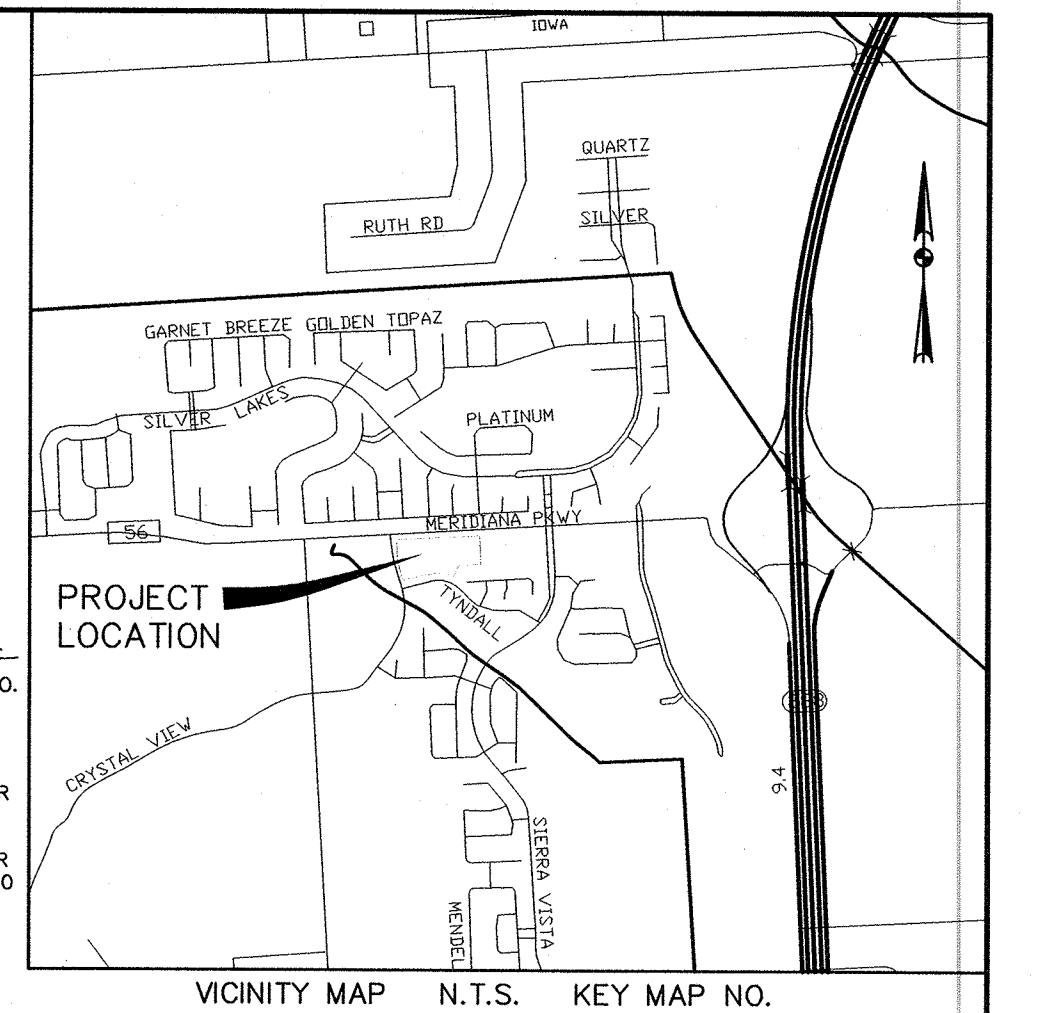
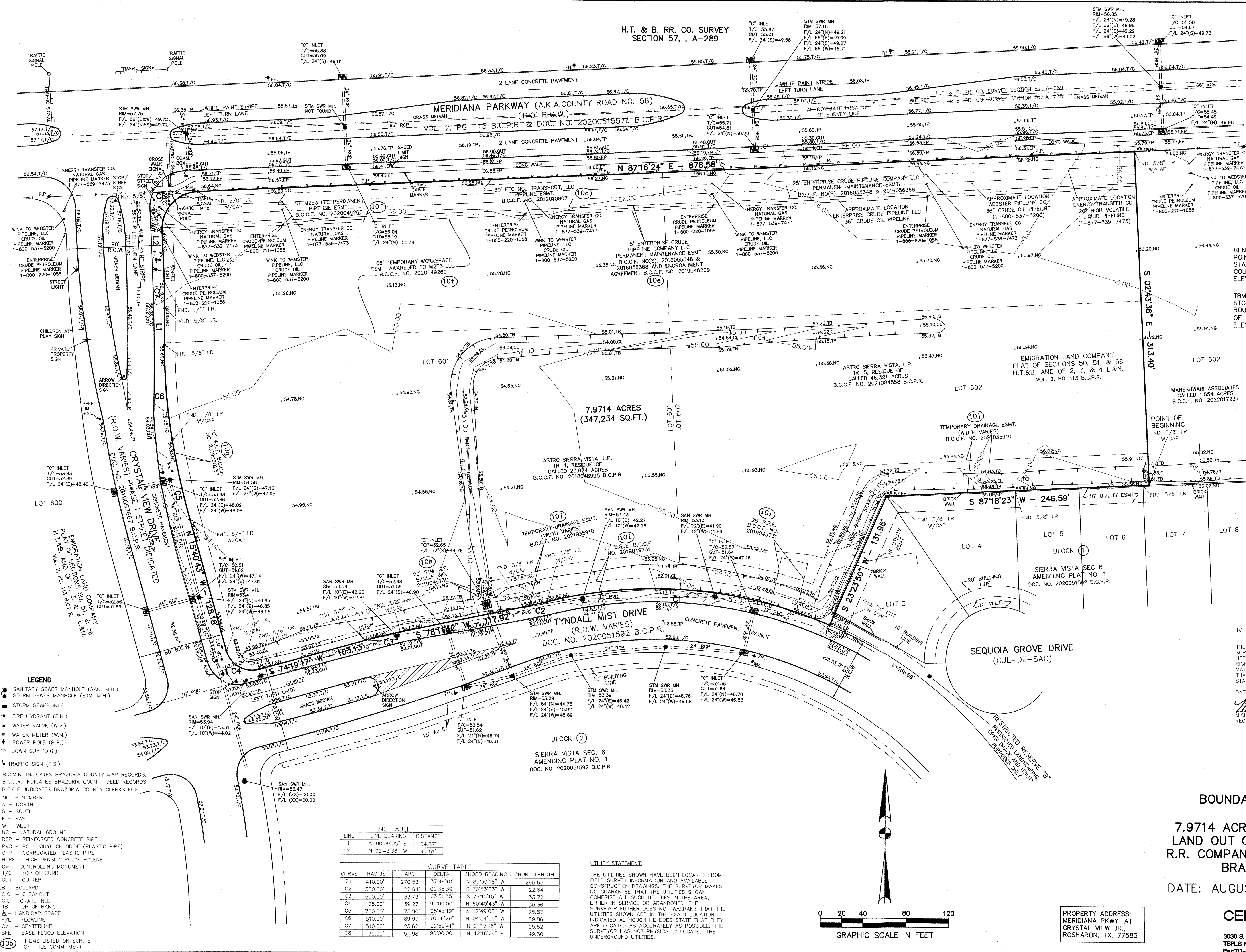
THENCE North 02 degrees 43 minutes 36 seconds West, along the east right-of-way line of said Crystal View Drive, a distance of 47.51 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right, whose radius is 35.00 feet;

THENCE in a northeasterly direction, along the east right-of-way line of said Crystal View Drive and along said curve, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 54.98 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found on the south right-of-way line of Meridiana Parkway (a.k.a. County Road 56 - 120 feet wide) as dedicated by the plat recorded in Document No. 2020051576, Plat Records of Brazoria County, Texas;

THENCE North 87 degrees 16 minutes 24 seconds East, along the south right-of-way line of said Meridiana Parkway, a distance of 878.58 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found for the northwest corner of said 1.554 acre tract;

THENCE South 02 degrees 43 minutes 36 seconds East, along the west line of said 1.554 acre tract, a distance of 313.40 feet to the POINT OF BEGINNING and containing 7.972 acres of land, more or less.

H.T. & B. RR. CO. SURVEY SECTION 57, A-289



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. ELEVATION = 49.31 FEET NAVD 1988, 1991 ADJUSTMENT

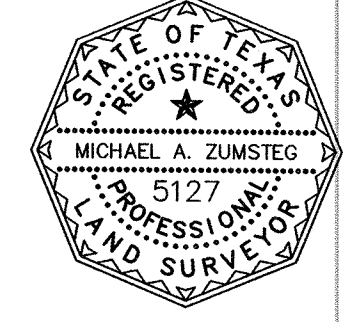
TBM "B": THE TOP OF A SQUARE CUT IN THE CONCRETE TOP OF A STORM SEWER INLET LOCATED ON THE WEST SIDE OF SIERRA VISTA BOULEVARD, APPROXIMATELY 940 FEET SOUTH OF THE CENTERLINE OF COUNTY ROAD NO. 56 (MERIDIANA PARKWAY) ELEVATION = 52.10

- NOTES: 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE INFORMATION CONTAINED IN A TITLE COMMITMENT PREPARED BY CHARTER TITLE COMPANY, OF NO. 10766022002085L WITH AN EFFECTIVE DATE OF JULY 27, 2022, ISSUED AUGUST 2, 2022. THIS SURVEY IS THE SAME PROPERTY AS DESCRIBED IN SAID TITLE COMMITMENT. 2) ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. 3) THIS TRACT LIES IN ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 480360105K DATED DECEMBER 30, 2020. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY. 4) SUBJECT TO RESTRICTIVE COVENANT RECORDED UNDER B.C.C.F. NO(S). 2017049777, 2019063083, 2017060551, 2018005017, 2018008605, 2018027516, 2019011248, 2019062624, 2020009736, 2020066524 AND 2021084563.

TO PANJWANI ENERGY PROPERTIES, LLC, ASTRO SIERRA VISTA, LP AND CHARTER TITLE COMPANY;

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON-THE-GROUND FIELD SURVEY WAS PERFORMED ON AUGUST 18, 2022 OF THE PROPERTY SHOWN HEREON, THAT THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS OR RIGHT-OF-WAY EXCEPT AS SHOWN HEREON, AND THAT THE NOTES AND OTHER MATTERS SET OUT IN THIS SURVEY ARE TRUE, CORRECT AND ACCURATE, AND THAT THIS SURVEY CONFORMS TO THE CURRENT TEXAS SURVEYORS' ASSOCIATION STANDARDS AND SPECIFICATIONS FOR CATEGORY 1A CONDITION II SURVEY.

DATED THIS 31st DAY OF AUGUST, 2022. Michael A. Zumsteg, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5127



BOUNDARY/TOPOGRAPHIC SURVEY OF 7.9714 ACRES (347,234 SQUARE FEET) OF LAND OUT OF SECTION 51 OF THE H.T.&B. R.R. COMPANY SURVEY, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS.

DATE: AUGUST, 2022 SCALE: 1" = 40'

PROPERTY ADDRESS: MERIDIANA PKWY. AT CRYSTAL VIEW DR., ROSHARON, TX. 77583

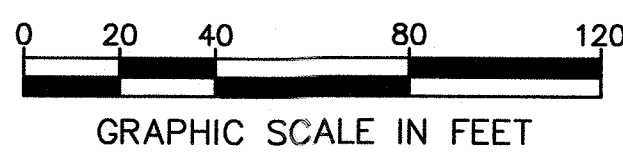
CENTURY ENGINEERING, INC. 3030 S. GESSNER SUITE 100 HOUSTON, TEXAS 77063 (713) 780-8871 TBPLS NO. F-100965-0 Fax: 713-780-7662 Email: cmasi@centuryengineering.com

- LEGEND: SANITARY SEWER MANHOLE (SAN. M.H.), STORM SEWER MANHOLE (STM. M.H.), STORM SEWER INLET, FIRE HYDRANT (F.H.), WATER VALVE (W.V.), WATER METER (W.M.), POWER POLE (P.P.), DOWN GUY (D.G.), TRAFFIC SIGN (T.S.), B.C.M.R. INDICATES BRAZORIA COUNTY MAP RECORDS, B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS, B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE, NO. - NUMBER, N - NORTH, S - SOUTH, E - EAST, W - WEST, NG - NATURAL GROUND, RCP - REINFORCED CONCRETE PIPE, PVC - POLY VINYL CHLORIDE (PLASTIC PIPE), CPP - CORRUGATED PLASTIC PIPE, HDPE - HIGH DENSITY POLYETHYLENE, CM - CONTROLLING MONUMENT, T/C - TOP OF CURB, GUT - GUTTER, B - BOLLARD, C.O. - CLEANOUT, G.I. - GRATE INLET, TB - TOP OF BANK, H.C. - HANDICAP SPACE, F/L - FLOWLINE, C/L - CENTERLINE, BFE - BASE FLOOD ELEVATION, (D) - ITEMS LISTED ON SCH. B OF TITLE COMMITMENT

LINE TABLE with columns: LINE, LINE BEARING, DISTANCE. Rows: L1, L2.

CURVE TABLE with columns: CURVE, RADIUS, ARC, DELTA, CHORD BEARING, CHORD LENGTH. Rows: C1 through C8.

UTILITY STATEMENT: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AVAILABLE CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



PROPERTY NO. 4

PROPERTY DESCRIPTION

BEING 1.554 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 46.321 acre tract of land designated as Tract 2 and described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerk's File No. 2018048995, Official Public Records of Brazoria County, Texas, being portions of Lots 602 and 603 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, said 1.554 acre tract is described by metes and bounds as follows:

BEGINNING at a 5/8 inch "Baseline Corp." plastic capped iron rod set on the south right-of-way line of Meridiana Parkway (County Road 56 – 120 feet wide) as dedicated by the plat of Meridiana Parkway Phase V Street Dedication and Reserve recorded in Document No. 2020051576, Plat Records of Brazoria County, Texas, said capped iron rod being the northwest corner of that certain 4.064 acre tract of land described in the deed to Sierra Vista Ventures, L.L.C. recorded in Brazoria County Clerk's File No. 2018058352, Official Public Records of Brazoria County, Texas, from said capped iron rod, another 5/8 inch "Baseline Corp." plastic capped iron rod found for the most northerly northeast corner of said 4.064 acre tract bears North 87 degrees 16 minutes 24 seconds East, 540.11 feet;

THENCE, South 02 degrees 43 minutes 36 seconds East, along the west line of said 4.064 acre tract, 313.52 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found on the north line of Block 1 of Sierra Vista Sec 6 Amending Plat No. 1, a subdivision recorded in Document No. 2020051592, Plat Records of Brazoria County, Texas, from which a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said 4.064 acre tract bears North 87 degrees 16 minutes 24 seconds East, 565.00 feet;

THENCE, South 87 degrees 18 minutes 23 seconds West, along the north line of said Block 1, 216.00 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod, from which a 5/8 inch "Baseline Corp." plastic capped iron rod found for the northwest corner of said Block 1 bears South 87 degrees 18 minutes 23 seconds West, 246.59 feet;

THENCE, North 02 degrees 43 minutes 36 seconds West, 313.40 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the south right-of-way line of said Meridiana Parkway, from which a found 5/8 inch "Baseline Corp." plastic capped iron rod bears South 87 degrees 16 minutes 24 seconds West, 878.58 feet;

THENCE, North 87 degrees 16 minutes 24 seconds East, along the south right-of-way line of said Meridiana Parkway, 216.00 feet to the POINT OF BEGINNING and containing 1.554 acres of land.

PROPERTY NO. 5

TRACT 1

**METES AND BOUNDS DESCRIPTION
45.63 ACRES OF LAND IN SECTION 51 OF THE
H.T.&B. RR. Co. SURVEY, ABSTRACT No. 288,
BRAZORIA COUNTY, TEXAS**

BEING 45.63 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 39.66 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017063957, Official Public Records of Brazoria County, Texas, together with a part of that certain 45.97 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017048394, Official Public Records of Brazoria County, Texas, together with a part of that certain 3.117 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2018049451, Official Public Records of Brazoria County, Texas, being portions of Lots 605, 606, 608, 609, 610, 621, 622, 623, 624 and 625 together with portions of two 40-foot wide unnamed and unimproved roads, all 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 45.63 acre tract is described by metes and bounds as follows:

BEGINNING at a 5/8 inch "GP Surveyors" plastic capped iron rod found on the west right-of-way line of State Highway No. 288 (width varies) as described in the deeds to State of Texas recorded in Volume 1040, Page 941 and in Volume 1044, Page 491 Deed Records of Brazoria County, Texas, said capped iron rod being the southeast corner of said 45.97 acre tract and the northeast corner 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 Clerks File No. 02-043288, Official Public Records of Brazoria County, Texas;

THENCE, South 87 degrees 16 minutes 10 seconds West, along a south line of said 45.97 acre tract and the north line of said 22.3121 acre tract, 676.82 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the proposed east right-of-way line of Karsten Boulevard (120 feet wide), said capped iron rod is at the beginning of a non-tangent curve to the left whose radius is 900.00 feet and whose radius point bears South 87 degrees 29 minutes 08 seconds West, from said capped iron rod a 5/8 inch "Baseline Corp." plastic capped iron rod found for the most southerly southwest corner of said 45.97 acre tract and the most easterly southeast corner of said 39.66 acre tract bears South 87 degrees 16 minutes 10 seconds West, 65.00 feet;

THENCE, in a northerly direction along the proposed east right-of-way line of Karsten Boulevard and along said curve through a central angle of 42 degrees 47 minutes 15 seconds, 672.10 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, North 45 degrees 18 minutes 07 seconds West, along the proposed east right-of-way line of Karsten Boulevard, 140.51 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right whose radius is 740.00 feet;

THENCE, in a northerly direction along the proposed east right-of-way line of Karsten Boulevard and along said curve through a central angle of 28 degrees 49 minutes 39 seconds, 372.32 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, North 16 degrees 28 minutes 28 seconds West, along the proposed east right-of-way line of Karsten Boulevard, at 251.87 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of the portion of Karsten Boulevard dedicated by the plat of Karsten Boulevard Phase II Street Dedication and Reserve, a subdivision recorded in Document No. 2019005372, Plat Records of Brazoria County, Texas, continuing along the east right-of-way line of said Karsten Boulevard, in all a total distance of 1,048.19 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right whose radius is 690.00 feet;

EXHIBIT A
(Continued)

THENCE, in a northerly direction along the east right-of-way line of said Karsten Boulevard and along said curve through a central angle of 13 degrees 44 minutes 52 seconds, 165.56 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found on the west line of said 3.117 acre tract;

THENCE, North 02 degrees 43 minutes 36 seconds West, along the east right-of-way line of said Karsten Boulevard and the west line of said 3.117 acre tract, at 1.65 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the northeast corner of the portion of Karsten Boulevard dedicated by the plat of said Karsten Boulevard Phase II Street Dedication and Reserve and the southeast corner of the portion of Karsten Boulevard dedicated by the plat of Karsten Boulevard Phase I Street Dedication and Reserves, a subdivision recorded in Document No. 2018053880, Plat Records of Brazoria County, Texas, continuing along the east right-of-way line of said Karsten Boulevard and the west line of said 3.117 acre tract, in all a total distance of 26.15 feet to a punch mark in concrete found for the northwest corner of said 3.117 acre tract and the southwest corner of Restricted Reserve "B", Block 2 of said Karsten Boulevard Phase I Street Dedication and Reserves, from which a 5/8 inch "Baseline Corp." plastic capped iron rod found for the most westerly northwest corner of said Reserve "B" bears North 02 degrees 43 minutes 36 seconds West, 312.58 feet;

THENCE, North 87 degrees 16 minutes 24 seconds East, along the north line of said 3.117 acre tract and the south line of said Reserve "B", at 247.35 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said Reserve "B" and the southwest corner of Restricted Reserve "C", said Block 2, continuing along the north line of said 3.117 acre tract and the south line of said Reserve "C", at 481.35 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said Reserve "C" and the southwest corner of Restricted Reserve "D", said Block 2, continuing along the north line of said 3.117 acre tract and a south line of said Reserve "D", in all a total distance of 651.71 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right whose radius is 195.00 feet;

THENCE, in a southeasterly direction along the northeast line of said 3.117 acre tract, the southwest line of said Reserve "D" and along said curve, at 207.11 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the south corner of said Reserve "D" and the most westerly northwest corner of Restricted Reserve "E", said Block 2, continuing along the northeast line of said 3.117 acre tract, a west line of said Reserve "E" and along said curve, at 281.24 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said 3.117 acre tract and a northeast corner of said 45.97 acre tract, continuing along an east line of said 45.97 acre tract, a west line of said Reserve "E" and along said curve, in all through a central angle of 90 degrees 11 minutes 10 seconds, a total distance of 306.94 feet to a found 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, South 02 degrees 32 minutes 26 seconds East, along an east line of said 45.97 acre tract and a west line of said Reserve "E", 355.60 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found for a re-entrant corner of said 45.97 acre tract and the southwest corner of said Reserve "E";

THENCE, North 87 degrees 27 minutes 34 seconds East, along a north line of said 45.97 acre tract and a south line of said Reserve "E", 7.27 feet to a found 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, North 68 degrees 18 minutes 22 seconds East, along a north line of said 45.97 acre tract and a south line of said Reserve "E", 8.18 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found for the most easterly northeast corner of a 3.686 acre CenterPoint Energy easement recorded in Brazoria County Clerks File No. 2019014569 and 2019014571, Official Public Records of Brazoria County, Texas, from which a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said Reserve "E" and the most easterly northeast corner of said 45.97 acre tract bears North 68 degrees 18 minutes 22 seconds East, 391.62 feet;

THENCE, South 02 degrees 32 minutes 26 seconds East, along the east line of said CenterPoint Energy easement, 307.76 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

EXHIBIT A
(Continued)

THENCE, North 87 degrees 27 minutes 34 seconds East, 456.64 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, North 49 degrees 38 minutes 24 seconds East, 59.64 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on an east line of said 45.97 acre tract and the west right-of-way line of State Highway No. 288 as described in the deeds to State of Texas recorded in Volume 1043, Page 908 and in Volume 1044, Page 491 Deed Records of Brazoria County, Texas, from which a found 5/8 inch "Baseline Corp." plastic capped iron rod bears North 12 degrees 19 minutes 41 seconds West, 18.24 feet;

THENCE, South 12 degrees 19 minutes 41 seconds East, along an east line of said 45.97 acre tract and the west right-of-way line of said State Highway No. 288, 566.43 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, South 02 degrees 19 minutes 40 seconds East, along an east line of said 45.97 acre tract and the west right-of-way line of said State Highway No. 288, 868.84 feet to the POINT OF BEGINNING and containing 45.63 acres of land.

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

TRACT 2

METES AND BOUNDS DESCRIPTION
3.482 ACRES OF LAND IN SECTION 51 OF THE
H.T.&B. RR. Co. SURVEY, ABSTRACT No. 288,
BRAZORIA COUNTY, TEXAS

BEING 3.482 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 39.66 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017063957, Official Public Records of Brazoria County, Texas, being portions of Lots 625 and 626 together with a part of a 40-foot wide unnamed and unimproved road, all 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 3.482 acre tract is described by metes and bounds as follows:

COMMENCING at a 5/8 inch "GP Surveyors" plastic capped iron rod found on the west right-of-way line of State Highway No. 288 (width varies) as described in the deeds to State of Texas recorded in Volume 1040, Page 941 and in Volume 1044, Page 491 Deed Records of Brazoria County, Texas, said capped iron rod being the southeast corner of that certain 45.97 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017048394, Official Public Records of Brazoria County, Texas and the northeast corner 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 Clerks File No. 02-043288, Official Public Records of Brazoria County, Texas; **THENCE**, South 87 degrees 16 minutes 10 seconds West, along a south line of said 45.97 acre tract and the north line of said 22.3121 acre tract, at 741.82 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the most southerly southwest corner of said 45.97 acre tract and the most easterly southeast corner of said 39.66 acre tract, continuing along a south line of said 39.66 acre tract and the north line of said 22.3121 acre tract, in all a total distance of 796.82 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the proposed west right-of-way line of Karsten Boulevard (120 feet wide), said capped iron rod being the POINT OF BEGINNING of this tract herein described;

EXHIBIT A
(Continued)

THENCE, South 87 degrees 16 minutes 10 seconds West, along a south line of said 39.66 acre tract and the north line of said 22.3121 acre tract, 255.14 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the east line of a 60-foot wide Brazoria Interconnector Gas Pipeline LLC pipeline easement recorded in Brazoria County Clerk's File No. 2007042443, Official Public Records of Brazoria County, Texas;

THENCE, North 16 degrees 28 minutes 28 seconds West, along the east line of said pipeline easement, 640.43 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the proposed south right-of-way line of Liberty Cap Drive (100 feet wide), said capped iron rod is at the beginning of a non-tangent curve to the left whose radius is 250.00 feet and whose radius point bears North 20 degrees 25 minutes 35 seconds West;

THENCE, in a northeasterly direction along the proposed south right-of-way line of Liberty Cap Drive and along said curve through a central angle of 15 degrees 52 minutes 52 seconds, 69.29 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right whose radius is 25.00 feet;

THENCE, in an easterly direction along the proposed south right-of-way line of Liberty Cap Drive and along said curve through a central angle of 82 degrees 10 minutes 57 seconds, 35.86 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the proposed west right-of-way line of said Karsten Boulevard (120 feet wide), said capped iron rod is at the beginning of a tangent curve to the left whose radius is 860.00 feet;

THENCE, in a southeasterly direction along the proposed west right-of-way line of Karsten Boulevard and along said curve through a central angle of 01 degrees 10 minutes 37 seconds, 17.67 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, South 45 degrees 18 minutes 07 seconds East, along the proposed west right-of-way line of Karsten Boulevard, 140.51 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right whose radius is 780.00 feet;

THENCE, in a southerly direction along the proposed west right-of-way line of Karsten Boulevard and along said curve through a central angle of 42 degrees 49 minutes 15 seconds, 582.94 feet to the POINT OF BEGINNING and containing 3.482 acres of land.

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

TRACT 3

METES AND BOUNDS DESCRIPTION
3.979 ACRES OF LAND IN SECTION 51 OF THE
H.T.&B. RR. Co. SURVEY, ABSTRACT No. 288,
BRAZORIA COUNTY, TEXAS

BEING 3.979 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 45.97 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017048394, Official Public Records of Brazoria County, Texas, being portions of Lots 608 and 609 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, said 3.979 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 west right-of-way line of State Highway No. 288 (width varies) as described in the deed to State of Texas recorded in Volume 1043, Page 908 Deed Records of Brazoria County, Texas, said capped iron rod being a northeast corner of said 45.97 acre tract

EXHIBIT A
(Continued)

and the southeast corner of Restricted Reserve "E", Block 2 of Karsten Boulevard Phase I Street Dedication and Reserves, a subdivision recorded in Document No. 2018053880, Plat Records of Brazoria County, Texas, said capped iron rod is lying on a non-tangent curve to the right whose radius is 1,273.24 feet and whose radius point bears South 59 degrees 26 minutes 23 seconds West, from said capped iron rod a found 5/8 inch "GP Surveyors" plastic capped iron rod bears North 41 degrees 41 minutes 39 seconds West, 491.72 feet (arc length = 494.83 feet);

THENCE, in a southerly direction along the west right-of-way line of said State Highway No. 288, an east line of said 45.97 acre tract and along said curve through a central angle of 18 degrees 13 minutes 58 seconds, 405.17 feet to a found 5/8 inch "Baseline Corp." plastic capped iron rod, from which a TXDOT concrete right-of-way monument bears South 41 degrees East, 1.2 feet;

THENCE, South 12 degrees 19 minutes 41 seconds East, along the west right-of-way line of said State Highway No. 288 and an east line of said 45.97 acre tract, 18.24 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod, from which a found 5/8 inch "Baseline Corp." plastic capped iron rod bears South 12 degrees 19 minutes 41 seconds East, 566.43 feet;

THENCE, South 49 degrees 38 minutes 24 seconds West, 59.64 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, South 87 degrees 27 minutes 34 seconds West, 456.64 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the east line of an 80-foot wide CenterPoint Energy easement recorded in Brazoria County Clerk's File No. 2019014551, 2019014569, 2019014571, and 2019014575, Official Public Records of Brazoria County, Texas and in Volume 815, Page 687, Deed Records of Brazoria County, Texas;

THENCE, North 02 degrees 32 minutes 26 seconds West, along the east line of said easement, 307.76 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found on a north line of said 45.97 acre tract and the south line of said Reserve "E", from which a found 5/8 inch "Baseline Corp." plastic capped iron rod bears South 68 degrees 18 minutes 22 seconds West, 8.18 feet;

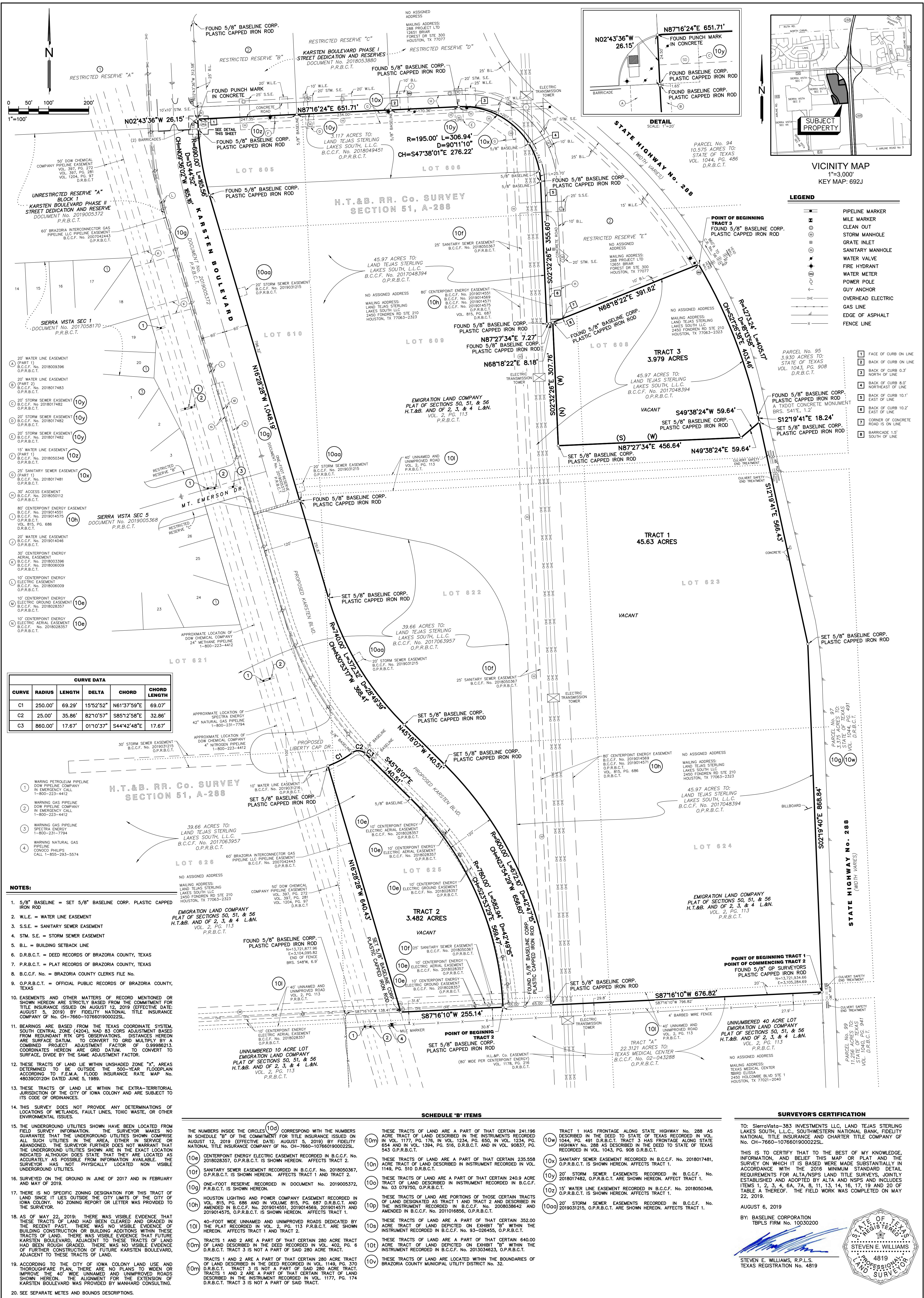
THENCE, North 68 degrees 18 minutes 22 seconds East, along a north line of said 45.97 acre tract and the south line of said Reserve "E", 391.62 feet to the POINT OF BEGINNING and containing 3.979 acres of land.

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

TRACT 4

Easement Estate created in that certain Access Easement by and between 288 Project, Ltd. and Land Tejas Sterling Lakes South, LLC, dated September 7, 2018, recorded on September 28, 2018 under Clerk's File No. 2018050112, Official Public Records of Brazoria County, Texas.

NOTE ADDED AFTER DRAFTER'S SIGNATURE: THIS DRAWING NOW CORRESPONDS TO PROPERTY NO. 5 IN THE FOREGOING METES AND BOUNDS DESCRIPTIONS.



CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD LENGTH
C1	250.00'	69.29'	15°52'52"	N61°37'59"E	69.07'
C2	25.00'	35.86'	82°10'57"	S85°12'58"E	32.86'
C3	860.00'	17.67'	0°11'03.7"	S44°42'48"E	17.67'

- 1. WARNING PETROLEUM PIPELINE IN EMERGENCY CALL 1-800-223-4412
- 2. WARNING GAS PIPELINE IN EMERGENCY CALL 1-800-223-4412
- 3. WARNING GAS PIPELINE SPECTRA ENERGY 1-800-231-7794
- 4. WARNING NATURAL GAS PIPELINE SONOCO PHILIPS CALL 1-855-293-5574

- NOTES:**
- 5/8" BASELINE = SET 5/8" BASELINE CORP. PLASTIC CAPPED IRON ROD
 - 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 CLERKS FILE NO.
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
 - EASEMENTS AND OTHER MATTERS OF RECORD MENTIONED OR SHOWN HEREON ARE BASED ON THE COMMITMENT FOR TITLE INSURANCE ISSUED ON AUGUST 12, 2019 (EFFECTIVE DATE: AUGUST 2019) BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF No. CH-7660-1076601900022SL.
 - 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 0.99986213. COORDINATES HEREON ARE GRID DATUM. TO CONVERT TO SURFACE, DIVIDE BY THE SAME ADJUSTMENT FACTOR.
 - THESE TRACTS OF LAND LIE WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP No. 480300100M DATED JUNE 5, 1998.
 - THESE TRACTS OF LAND LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF IOWA COLONY AND ARE SUBJECT TO ITS CODE OF ORDINANCES.
 - THIS SURVEY DOES NOT PROVIDE ANY DETERMINATIONS OF LOCATIONS OF WETLANDS, FAULT LINES, TOXIC WASTE, OR OTHER ENVIRONMENTAL ISSUES.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE SUCH UTILITIES IN THE AREA. EITHER NO PLANS TO WIDEN OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED NON VISIBLE UNDERGROUND UTILITIES.
 - SURVEYED ON THE GROUND IN JUNE OF 2017 AND IN FEBRUARY AND MAY OF 2019.
 - THERE IS NO SPECIFIC ZONING DESIGNATION FOR THIS TRACT OF LAND SINCE IT LIES OUTSIDE THE CITY LIMITS OF THE CITY OF IOWA COLONY. NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.
 - AS OF MAY 22, 2019, THERE WAS VISIBLE EVIDENCE THAT THESE TRACTS OF LAND HAD BEEN CLEARED AND GRADED IN THE RECENT PAST. THERE WAS NO VISIBLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN THESE TRACTS OF LAND. THERE WAS VISIBLE EVIDENCE THAT FUTURE KARSTEN BOULEVARD, ADJACENT TO THESE TRACTS OF LAND HAD BEEN ROUGH GRADED. THERE WAS NO VISIBLE EVIDENCE OF FURTHER CONSTRUCTION OF FUTURE KARSTEN BOULEVARD, ADJACENT TO THESE TRACTS OF LAND.
 - ACCORDING TO THE CITY OF IOWA COLONY LAND USE AND THOROUGHFARE PLAN, THERE ARE NO PLANS TO WIDEN OR IMPROVE THE 40' WIDE UNNAMED AND UNIMPROVED ROADS SHOWN HEREON. THE ALIGNMENT FOR THE EXTENSION OF KARSTEN BOULEVARD WAS PROVIDED BY MANHATTAN CONSULTING.
 - SEE SEPARATE METES AND BOUNDS DESCRIPTIONS.

SCHEDULE "B" ITEMS

THE NUMBERS INSIDE THE CIRCLES (10a) CORRESPOND WITH THE NUMBERS IN SCHEDULE "B" OF THE COMMITMENT FOR TITLE INSURANCE ISSUED ON AUGUST 12, 2019 (EFFECTIVE DATE: AUGUST 5, 2019) BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF No. CH-7660-1076601900022SL.

(10a) CENTERPOINT ENERGY ELECTRIC EASEMENT RECORDED IN B.C.C.F. No. 2018028357, O.P.R.B.C.T. IS SHOWN HEREON. AFFECTS TRACT 1.

(10b) SANITARY SEWER EASEMENT RECORDED IN B.C.C.F. No. 2018050367, O.P.R.B.C.T. IS SHOWN HEREON. AFFECTS TRACT 1 AND TRACT 2.

(10c) ONE-FOOT RESERVE RECORDED IN DOCUMENT No. 2019005372, P.R.B.C.T. IS SHOWN HEREON.

(10d) HOUSTON LIGHTING AND POWER COMPANY EASEMENT RECORDED IN VOL. 815, PG. 686 AND IN VOLUME 815, PG. 687 D.R.B.C.T. AND AMENDED IN B.C.C.F. No. 2019014551, 2019014559, 2019014571 AND 2019014575, O.P.R.B.C.T. IS SHOWN HEREON. AFFECTS TRACT 1.

(10e) 40-FOOT WIDE UNNAMED AND UNIMPROVED ROADS DEDICATED BY THE PLAT RECORDED IN VOL. 2, PG. 113 P.R.B.C.T. ARE SHOWN HEREON. AFFECTS TRACT 1 AND TRACT 2.

(10f) TRACTS 1 AND 2 ARE A PART OF THAT CERTAIN 280 ACRE TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN VOL. 1149, PG. 370 D.R.B.C.T. TRACT 3 IS NOT A PART OF SAID 280 ACRE TRACT.

(10g) TRACTS 1 AND 2 ARE A PART OF THAT CERTAIN 280 ACRE TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN VOL. 1177, PG. 174 D.R.B.C.T. TRACT 3 IS NOT A PART OF SAID TRACT.

(10h) THESE TRACTS OF LAND ARE A PART OF THAT CERTAIN 241.196 ACRE TRACT OF LAND DESCRIBED IN THE INSTRUMENTS RECORDED IN VOL. 1177, PG. 178, IN VOL. 1234, PG. 650; IN VOL. 1234, PG. 654 AND IN VOL. 1394, PG. 516, D.R.B.C.T. AND IN VOL. 90837, PG. 543 O.P.R.B.C.T.

(10i) THESE TRACTS OF LAND ARE A PART OF THAT CERTAIN 235.558 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOL. 1149, PG. 310 D.R.B.C.T.

(10j) THESE TRACTS OF LAND ARE A PART OF THAT CERTAIN 240.9 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN B.C.C.F. No. 03 079750, O.P.R.B.C.T.

(10k) THESE TRACTS OF LAND ARE PORTIONS OF THOSE CERTAIN TRACTS OF LAND DESIGNATED AS TRACT 1 AND TRACT 2 AND DESCRIBED IN THE INSTRUMENT RECORDED IN B.C.C.F. No. 2008038642 AND AMENDED IN B.C.C.F. No. 2011018856, O.P.R.B.C.T.

(10l) THESE TRACTS OF LAND ARE A PART OF THAT CERTAIN 352.00 ACRE TRACT OF LAND DEPICTED ON EXHIBIT "B" WITHIN THE INSTRUMENT RECORDED IN B.C.C.F. No. 03-029456, O.P.R.B.C.T.

(10m) THESE TRACTS OF LAND ARE A PART OF THAT CERTAIN 640.00 ACRE TRACT OF LAND DEPICTED ON EXHIBIT "B" WITHIN THE INSTRUMENT RECORDED IN B.C.C.F. No. 2013034623, O.P.R.B.C.T.

(10n) THESE TRACTS OF LAND ARE LOCATED WITHIN THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32.

TRACT 1 HAS FRONTAGE ALONG STATE HIGHWAY No. 288 AS DESCRIBED IN THE DEED TO STATE OF TEXAS RECORDED IN VOL. 1044, PG. 491 D.R.B.C.T. TRACT 3 HAS FRONTAGE ALONG STATE HIGHWAY No. 288 AS DESCRIBED IN THE DEED TO STATE OF TEXAS RECORDED IN VOL. 1043, PG. 908 D.R.B.C.T.

(10x) SANITARY SEWER EASEMENT RECORDED IN B.C.C.F. No. 2018017481, O.P.R.B.C.T. IS SHOWN HEREON. AFFECTS TRACT 1.

(10y) 20' STORM SEWER EASEMENTS RECORDED IN B.C.C.F. No. 2018017482, O.P.R.B.C.T. ARE SHOWN HEREON. AFFECTS TRACT 1.

(10z) 15' WATER LINE EASEMENT RECORDED IN B.C.C.F. No. 2018050348, O.P.R.B.C.T. IS SHOWN HEREON. AFFECTS TRACT 1.

(10aa) 20' STORM SEWER EASEMENTS RECORDED IN B.C.C.F. No. 2018050367, O.P.R.B.C.T. ARE SHOWN HEREON. AFFECTS TRACT 1.

TO: SierraVista-383 INVESTMENTS LLC, LAND TEJAS STERLING LAKES SOUTH, L.L.C., SOUTHWESTERN NATIONAL BANK, FIDELITY NATIONAL TITLE INSURANCE AND CHARTER TITLE COMPANY OF No. CH-7660-1076601900022SL.

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE SUBSTANTIALLY IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5A, 6A, 7A, 8, 11, 13, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 22, 2019.

AUGUST 6, 2019

BY: BASELINE CORPORATION
TBPLS FIRM No. 10030200

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

DATE: AUGUST 6, 2019
 DRAWN BY: UAR
 APPROVED BY: SEW
 JOB No.: 16.075.40
 FIELD BOOK: X-635, X-687, X-691
 SHEET: 1 OF 1

ALTA/NPS LAND TITLE SURVEY OF TRACTS OF LAND
 IN THE H.T.&B. RR. CO. SURVEY, SECTION 51,
 ABSTRACT No. 288, BRAZORIA COUNTY, TEXAS

LAND TEJAS COMPANIES
 LAND TEJAS COMPANIES
 2450 FONDREN ROAD SUITE 210
 HOUSTON, TEXAS 77063
 713-783-6702

BASELINE CORPORATION
 Professional Surveyors
 1750 SEAMIST DR., SUITE 160 HOUSTON, TEXAS 77008
 PH: 713-869-0155
 TBPLS FIRM No. 10030200

NO.	REVISION	DATE
1.	ADDED TRACT 3. UPDATED SCHEDULE "B" ITEMS RELATIVE TO TRACT 3.	08/06/19
2.	REVISED RELATIVE TO UPDATED TITLE COMMITMENT.	08/13/19

ANNEXATION AREA
FROM ORDINANCE DATED MARCH 20, 2023,
ANNEXING COMMERCIAL AREAS OF MUD 53
FOR LIMITED PURPOSES

A **METES & BOUNDS** description of a certain 8.709 acre (379,380 square feet) tract of land situated in the Lavaca Navigation Company Survey, Section 1, Abstract No. 329 in Brazoria County, Texas, being a portion of a called 21.52 acre tract (Parcel "A", Tract "9") conveyed to Astro Sierra Vista, L.P., by deed recorded in Clerk's File No. 2021084557, Brazoria County Official Public Records; said 8.709 acre (379,380 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 Crystal View Drive Phase II according to the plat thereof recorded in Clerk's File No. 2019057701, Brazoria County Official Public Records, being the northeast corner of said called 21.52 acre tract, and being on the west right-of-way line of County Road No. 48 (based on a width of 40 feet) recorded in Volume 2, Page 113, Brazoria County Deed Records;

THENCE, along the south line of said Crystal View Drive Phase II and the north line of said called 21.52 acre tract, the following three (3) courses and distances:

1. South 87°14'55" West, 10.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
2. Along said curve to the left in a northwesterly direction, with a radius of 30.00 feet, a central angle of 90°00'18", an arc length of 47.13 feet, and a chord bearing North 47°44'41" West, 42.43 feet to a 5/8-inch iron rod (with cap) found;
3. South 87°15'10" West, 22.05 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, departing the south line of said Crystal View Drive Phase II, over and across said called 21.52 acre tract, the following three (3) courses and distances,

1. South 02°44'50" East, 648.70 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the southeast corner of the herein described tract;
2. South 87°15'28" West, 521.12 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the southwest corner of the herein described tract;
3. North 31°01'13" West, 464.87 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the south line of said called Crystal View Drive Phase II, being on the north line of said called 21.52 acre tract, being the northwest corner of the herein described tract, and the beginning of a curve to the left;

THENCE, along the south line of said Crystal View Drive Phase II and the north line of said called 21.52 acre tract, the following three (3) courses and distances:

1. Along said curve to the left in a northeasterly direction, with a radius of 1,040.00 feet, a central angle of 02°00'01", an arc length of 36.31 feet, and a chord bearing North 58°51'00" East, 36.31 feet to a 5/8-inch iron rod (with cap) found;

2. North 57°51'00" East, 200.25 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
3. Along said curve to the right in an easterly direction, with a radius of 960.00 feet, a central angle of 29°24'10", an arc length of 492.65 feet, and a chord bearing North 72°33'05" East, 487.26 feet to a 5/8-inch iron rod (with cap) found;

THENCE, North 87°15'10" East, 63.62 feet to the **POINT OF BEGINNING, CONTAINING** 8.709 acres (379,380 square feet) of land in Brazoria County, Texas filed in the offices of Elevation Land Solutions in The Woodlands, Texas.



12003 Iowa Colony Blvd.
Iowa Colony Tx. 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 23rd day of January 2023, the City Council of the City of Iowa Colony, Texas, held a Work session at 6:00 P.M. and a Public Meeting at 7:00 P.M. at Iowa Colony City Hall, there being present and in attendance the following members to wit:

Mayor Michael Byrum-Bratsen
Councilwoman Arnetta Murray
Councilwoman Marquette Greene-Scott
Councilman Wil Kennedy
Mayor Pro Tem Chad Wilsey

And Councilman McLean Barnett being absent, constituting a quorum at which time the following business was transacted.

WORKSESSION- 6:00 P.M.

1. Mayor Byrum-Bratsen called the worksession to order at 6:01 P.M.
2. Citizens Comments. There were no comments from the public.
3. Discussion on potential commercial development on Iowa Colony Blvd. Arnoldo Pena and Daniel Vera presented plans for 3L Mouldings; a lumber and hardware retail facility they would like to build on the corner of Iowa Colony Boulevard and SH 288.
4. Discussion on Parks Master Plan kickoff and schedule. Paul Howard and Shane Howard with Burditt presented the timeline of events for the parks master plan.
5. The worksession was adjourned at 6:39 P.M.

REGULAR MEETING – 7:00 P.M.

1. Mayor Byrum- Bratsen called the meeting to order at 7:01 P.M.
2. Pledge of Allegiance and Texas Pledge were recited.
3. Citizens Comments and Presentations.
 - Mike Ford; 10155 Napier Drive, informed the City Council that since New Year's people have been shooting off guns towards the Meridiana subdivision close to them and someone has already had their window shot through. They are concerned about the safety of the residents in that area and asked how we will handle the situation.

EXECUTIVE SESSION-7:06 P.M.

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

- Parks and Recreation applications and appointments
- Review applications for City Attorney
- Interlocal agreement with Alvin on municipal territory

POST EXECUTIVE SESSION-7:50 P.M.**PUBLIC HEARING**

- Hold a public hearing to consider rezoning the following property from Single Family Residential to Mixed Use and granting a specific use permit for production of alcoholic beverages with related warehousing, marketing, and office uses, but not for consumption of alcoholic beverages on the premises.

Approximately 1.956 acres of land, which is Property ID No. 167464 and Geographic ID No. 0287-0008-110 in the records of the Brazoria County Appraisal District, generally located north of Davenport Parkway (County Road 64) and east of Freedom Field stadium, and more fully described in a deed recorded under File No. 2017012765 of the Official Records of Brazoria County, Texas.

Mayor Byrum-Bratsen opened the public hearing at 7:51 P.M. The applicant, Mrs. Amber Steele, provided background on the product, property, and plans for the facility. The following residents spoke to the public hearing.

- Carmela Cancino spoke in favor of the distillery. She stated that Amber has pride and passion in this product. She put a lot of work into the product and the plan for this distillery and she cares about Iowa Colony.
- Carolyn Bowen spoke against the location of the distillery. She stated Iowa Colony created a zoning plan years ago and asked why does it have to be zoned at all? She believes that the process has all happened so fast. She feels we need to talk to the county engineer and drainage district because of the flood zone. She doesn't agree with having it next to the stadium. She is not sure how it can be zoned residential as it wasn't even in the city. She asked who represents and looks after the rural area because all the council has an HOA.
- Antionette Chase spoke in favor of the distillery. She stated that many times we can all be hesitant about change. Change can be good; it doesn't have to be scary. She knows Amber and she put a lot of hard work into this project.
- Sydney Hargroder spoke in favor of the distillery. She stated that it all boils down to being a good neighbor and encouraging others to be a good neighbor. She looks forward to welcoming this business into the community.
- Jackie Peltier Horn had questions about how this entity will fit in with the surrounding area. She also has concerns about drainage. She is glad to see there will be no consumption on the premises as there is an academic facility next door.

Mayor Byrum-Bratsen closed the public hearing at 8:37 P.M.

4. Council comments or reports.

- Councilman Wilsey announced that longtime resident Mr. Don Baughman had passed away. He served at the Fire Department and was involved with the city for many years. He was Chad's neighbor. Mary Jo and Paul Doggett, longtime residents, donated to the Fire Department in Don Baughman's name.
- Councilman Kennedy thanked everyone for attending the meeting. He prayed aloud.
- Councilwoman Greene-Scott thanked everyone for their attendance. She lives in Sterling Lakes and the POA does not protect them like you all think they do. She announced that she got married last month and that her daughter attended the meeting.
- Councilwoman Murray stated she lived on County Road 63 for many years and that we need to be mindful and be ready to evolve. She loves the history of Iowa Colony, and we need to understand that we still must move forward. They are here to do what is best for everyone. She mentioned that the next day was her birthday.

5. Mayor's comments or reports.

Mayor Byrum Bratsen mentioned they moved here for community and an amazing opportunity. He lived on County Road 64 prior to moving into Meridiana with his family. He mentioned the strategic planning session that the council and staff previously had on the 12th and 19th. We should be finalizing that and getting it up for the public to view. We are kicking off our parks master plan and how we are going to interconnect those parks. Carmela Cancino, Chair for Parks and Recreation and Jeremy Franks, Parks and Recreation liaison were in attendance at the meeting. He wished Councilwoman Murray a Happy Birthday.

6. Staff Reports.

- February will be starting to reach out for public input through survey and will be on the website for input regarding the Parks Master Plan.
- Municipal Court Clerk, Monica Suarez became a grandma.
- Pizza Hut on Meridiana Parkway is the highest grossing Pizza Hut in the Houston area.
- City Secretary, Kayleen Rosser reminded everyone of the deadline to apply for a place on the May 6, 2023, election ballot is February 17th at 5:00 P.M.
- Chief Bell introduced a new Patrol Sergeant, Officer Jorge Sosa.

7. Consideration and possible action to appoint members to the Parks and Recreation Board.

Councilwoman Greene-Scott made a motion to appoint Donald Brown, Gregory Fulton, Lemuel Stinson, and Michael Holton to the Parks and Recreation Advisory Committee. Seconded by Councilman Kennedy. Approved unanimously.

8. Consideration and possible action to approve an ordinance for rezoning the following property from Single Family Residential to Mixed Use;

Approximately 1.956 acres of land, which is Property ID No. 167464 and Geographic ID No. 0287-0008-110 in the records of the Brazoria County Appraisal District, generally located north of Davenport Parkway (County Road 64) and east of Freedom Field stadium, and more fully described in a deed recorded under File No. 2017012765 of the Official Records of Brazoria County, Texas.

Councilwoman Murray made a motion to approve an ordinance on first and final reading for rezoning the subject property from single family residential to mixed use as recommended by the Planning and Zoning Commission. Seconded by Councilman Wilsey. The ordinance caption was read aloud by the City Secretary. Approved unanimously.

9. Consideration and possible action to approve an ordinance granting a specific use permit for the production of alcoholic beverages with related warehousing, marketing, and office uses, but not for consumption of alcoholic beverages on the premises;

Approximately 1.956 acres of land, which is Property ID No. 167464 and Geographic ID No. 0287-0008-110 in the records of the Brazoria County Appraisal District, generally located north of Davenport Parkway (County Road 64) and east of Freedom Field stadium, and more fully described in a deed recorded under File No. 2017012765 of the Official Records of Brazoria County, Texas.

Councilwoman Greene-Scott made a motion to approve an ordinance on first and final reading granting a specific use permit for the production, warehousing, and marketing but not for on premises consumption of alcoholic beverages at the subject property as recommended by the Planning and Zoning Commission. Seconded by Councilwoman Murray. Councilwoman Greene-Scott then made an amended motion to approve an ordinance on first and final reading with the addendum including the wording provided by the City Attorney as follows; Consumption of alcoholic beverages on the premises is hereby prohibited, but “consumption” in this ordinance shall not mean tasting in the course and scope of production, including testing, and quality control, or of non-retail marketing. Seconded by Councilwoman Murray. Approved unanimously.

10. Consideration and possible action to amend the Resolution calling for the May 6, 2023, General Election of Officers. Councilman Wilsey made a motion to approve the amended resolution calling for the general election on May 6, 2023. Seconded by Councilwoman Greene-Scott. Approved unanimously.

11. Consideration and possible action to amend the Resolution calling for the Special Election of the continuation of a Crime Control and Prevention District for 15 years. Councilman Wilsey made a motion to approve the amended resolution calling for the May 6, 2023 special election. Seconded by Councilman Kennedy. Approved unanimously.

12. Consideration and possible action to approve an Ordinance assigning newly annexed property to City Council Districts. Councilman Kennedy made a motion to approve an ordinance to assign all newly annexed property into Council District C. Seconded by Councilwoman Murray. The City Secretary read the ordinance caption aloud. Approved unanimously.

13. Consideration and possible action to set hearings and meetings and authorize staff to begin actions for a limited purpose annexation of commercial portions of MUD 32. Councilman Kennedy made a motion to set the public hearings for Monday, February 27, 2023 at 7:00 P.M. and Tuesday, February 28, 2023 at 6:00 P.M. and Monday, March 20, 2023 at 7:00 P.M. to consider the annexation ordinance and authorize staff to begin steps to annex for limited

purposes the commercial areas in MUD 32, and authorize the City Manager to adjust the calendar and public hearing dates if necessary. Seconded by Councilwoman Greene-Scott. Approved unanimously.

14. Consideration and possible action to set hearings and meetings and authorize staff to begin actions for a limited purpose annexation of commercial portions of MUD 53. Councilman Kennedy made a motion to set the public hearings for Monday, February 27, 2023 at 7:00 P.M. and Tuesday, February 28, 2023 at 6:00 P.M. and Monday, March 20, 2023 at 7:00 P.M. to consider the annexation ordinance and authorize staff to begin steps to annex for limited purposes the commercial areas in MUD 53, and authorize the City Manager to adjust the calendar and public hearing dates if necessary. Seconded by Councilwoman Greene-Scott. Approved unanimously.

15. Consideration and possible action to hire Lloyd Gosselink Law Firm to negotiate a franchise agreement with CenterPoint Energy Electric. Councilman Kennedy made a motion to approve the terms and engagement letter with Lloyd Gosselink Attorneys at law for electric franchise agreement negotiations. Seconded by Councilwoman Murray. Approved unanimously.

16. Consideration and possible action to approve a Resolution ratifying a termination letter with Texas Coalition for Affordable Power and GEXA Energy. Councilwoman Murray made a motion approve a resolution ratifying a termination letter with Texas Coalition for Affordable Power and GEXA Energy. Seconded by Councilwoman Greene-Scott. Approved unanimously.

17. Consideration and possible action to approve a Resolution authorizing a grant application for body cameras for the Police Department. Councilwoman Murray made a motion to approve a resolution authorizing a grant application for body-worn cameras for the Police Department. Seconded by Councilwoman Greene-Scott. Approved unanimously.

18. Consideration and possible action to approve a Resolution authorizing a grant application for equipment for the Police Department. Councilwoman Greene-Scott made a motion to approve a resolution authorizing a grant application for various Police Department equipment. Seconded by Councilwoman Murray. Approved unanimously.

19. Consideration and possible action to authorize the purchase of audio/visual, security, and other components from Datavox for the new Public Safety Building using the TIPS Cooperative Purchasing Program. Dana Landry, Product Manager for Datavox was in attendance to answer any questions. Councilwoman Greene-Scott made a motion to approve the purchase of audio and visual security, and other building components for the new public safety building from Datavox using the TIPS Cooperative Purchasing Program contract number 200105. Seconded by Councilwoman Murray. Approved unanimously.

20. Consideration and possible action to approve an Ordinance on second and final reading and an interlocal with Alvin on city boundaries and extraterritorial jurisdiction. No action was taken.

21. Consideration and possible action on Amendment No. 1 to the Development Agreement with Hines. Councilman Kennedy made a motion to approve Amendment No. 1 to the development agreement with Hines. Seconded by Councilwoman Greene-Scott. Approved unanimously.

Consent Ordinances- Second Reading

- A. Consideration and possible action to approve an Ordinance on second and final reading setting the speed limits in school zones.
- B. Consideration and possible action to approve an Ordinance on second and final reading for the abandonment of the Right of Way on Pursley Blvd.

Councilman Wilsey made a motion to approve an Ordinance on second and final reading for the abandonment of the Right of Way on Pursley Blvd. with condition that the landowner sign the petition and attaches to the ordinance within thirty days of the passage of the ordinance. Councilwoman Greene-Scott. Approved unanimously.

- C. Consideration and possible action to approve an Ordinance on second and final reading authorizing a natural gas franchise with Universal Natural gas.

Councilman Kennedy made a motion to approve the consent ordinances less item B. Seconded by Councilwoman Wilsey. The ordinance captions for item A and C were read aloud by the City Secretary. Approved unanimously.

Consent Agenda- Consideration and possible action to approve the following consent agenda items. Councilman Kennedy made a motion to approve consent agenda items less items A and E. Seconded by Councilwoman Greene-Scott. Approved unanimously.

- A. Approval of minutes of the following meetings
 - o December 19, 2022- Regular Meeting

Councilman Wilsey made a motion to approve the meeting minutes of December 19, 2022. Seconded by Councilman Kennedy. Approved with four ayes and one abstention. Councilwoman Greene-Scott abstained as she was not present at the meeting on December 19, 2022.

- B. Approval of the following plats as recommended by the Planning and Zoning Commission.
 - o George Subdivision Final Plat
 - o Meridiana Section 58B Final Plat
 - o Meridiana Section 58A Amended Plat
 - o Meridiana Section 57 Amended Plat
 - o Caldwell Crossing Section 2 Preliminary Plat

- C. Approval of Infrastructure approval/acceptance
 - o Sierra Vista West Section 8 - Approval of Water, Sanitary, Storm and Paving into One Year Maintenance Period
 - o Sierra Vista West Section 9 – Approval of Water, Sanitary, Storm and Paving into One Year Maintenance Period
 - o Meridiana Section 34B- Approval of Water and Sanitary Facilities into One Year Maintenance
 - o Meridiana Section 34B – Acceptance of Storm and Paving Facilities into One Year Maintenance Period

- Meridiana Section 37A- Approval of Water and Sanitary Facilities into One Year Maintenance
- Meridiana Section 37A – Acceptance of Storm and Paving Facilities into One Year Maintenance Period
- Meridiana Section 37B- Approval of Water and Sanitary Facilities into One Year Maintenance
- Meridiana Section 37B – Acceptance of Storm and Paving Facilities into One Year Maintenance Period

D. Approval of early plat disbursements

- Sierra Vista West Section 8 Disbursement Request No. 6 and Final
- Sierra Vista West Section 9 Disbursement Request No. 6 and Final

E. Approval of the investment of city funds.

Councilman Kennedy made a motion to withdraw the funds from Texas Advantage and open a certificate of deposit at Frost Bank for 24 months at 2.74%. Seconded by Councilwoman Greene-Scott. Approved with four ayes and one against. Councilman Kennedy voted against the motion.

F. Approval of the quarterly investment report.

G. Approval of an interlocal agreement with Brazoria County for Road Maintenance.

22. The meeting was adjourned by a unanimous vote at 9:48 P.M.

Awaiting Approval



12003 Iowa Colony Blvd.
Iowa Colony, Tx. 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 27th day of February 2023, the City Council of the City of Iowa Colony, Texas, held a Work Session at 6:00 P.M. and a Public Meeting at 7:00 P.M. at Iowa Colony City Hall, there being present and in attendance the following members to wit:

Mayor Michael Byrum-Bratsen
Councilman McLean Barnett
Councilwoman Arnetta Murray
Councilwoman Marquette Greene-Scott (Arrived at 6:14 P.M.)
Councilman Wil Kennedy
Mayor Pro Tem Chad Wilsey

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

WORKSESSION- 6:00 P.M.

1. Mayor Byrum-Bratsen called the worksession to order at 6:02 P.M.
2. Citizens Comments. There were no comments from the public.
3. Discussion on domesticated animal regulations/restrictions. Councilwoman Greene-Scott stated that a resident had brought this issue to her attention. Albert Cantu discussed regulations on animals that other cities have in effect. He discussed possibilities regarding regulating the number of animals per household, requiring animals to be microchipped and registered.
4. Discussion on restrictions of golf carts and other utility vehicles on city streets. Chief Bell presented a PowerPoint on restrictions and laws regarding golf carts and other utility vehicles.
5. Discussion on possible amendments to the Unified Development Code. Dinh Ho discussed the possible amendments to the Unified Development Code provided by the Planning and Zoning Commission to the City Council.
6. The work session was adjourned at 6:47 P.M.

REGULAR MEETING – 7:00 P.M.

1. Mayor Byrum-Bratsen called the meeting to order at 7:02 P.M.
2. Pledge of Allegiance and Texas Pledge were recited.
3. Citizens Comments and Presentations.

- Dan Sebesta presented his idea of “Save the Bees.” He recommends we plant pollinators in the parks and other areas and plant seeds as a city project and work alongside the school for projects.
- Brenda Dillon stated she was interested in a candidate forum for the May election to meet the candidates and see what they have to offer.

EXECUTIVE SESSION- 7:09 P.M.

Executive Session in accordance with 551.071 and 551.074 of the Texas Gov’t Code to deliberate and consult with the City Attorney on the following:

- Discuss abandonment and conveyance of ROW on Highway 6
- City Attorney Appointment
- Discuss opioid settlement offer.
- Discuss appointments to the Iowa Colony Development Authority and the Planning and Zoning Commission
- Legal aspects of potential agreement with Atilar Pharmaceutical on development
- Interlocal agreement with Alvin on municipal territory

POST EXECUTIVE SESSION- 8:19 P.M.

PUBLIC HEARING

- Hold a public hearing to consider annexing the following property for limited purposes of sales and use taxes and certain voter rights provided by law: the commercial portions of Brazoria County Municipal Utility District No. 32, which is the property in the following Property ID Numbers of the Brazoria County Appraisal District (“the Annexation Property”): 167483, 167484, 176300, 176307, 176322, 675313, 681252, 683784, 683785, 683786, 683787, 704911, 706933, 706934, and 706935.
- Hold a public hearing to consider annexing the following property for limited purposes of sales and use taxes and certain voter rights provided by law: the commercial portion of Brazoria County Municipal Utility District No. 53, which is the property in Property ID No. 169543 of the Brazoria County Appraisal District (“the Annexation Property”).

Mayor Byrum-Bratsen opened both public hearings at 8:21 P.M. There were no comments from the public for either public hearing. Mayor Byrum-Bratsen closed the public hearings at 8:45 P.M.

4. Council comments or reports.

- Councilman Barnett thanked everyone who was in attendance at the meeting for their participation.
- Councilwoman Murray announced that it was Black History Month. She thanked Chief Bell and Officer Hicks for helping her recently.
- Councilwoman Greene-Scott thanked those in attendance. She also acknowledged that it was Black History Month.
- Councilman Kennedy stated that it was Black History Month. He mentioned at the last BCCA meeting that Sherriff Stallman provided an update of things happening in Brazoria County. He prayed aloud.

- Councilman Wilsey thanked Mrs. Dillon for her comments. He thinks the “save the bees” project provided by Mr. Sebesta is a great idea.

5. Mayor’s comments or reports.

- Mayor would like us to have a meet the candidates forum.

6. Staff Reports.

- City Manager, Robert Hemminger stated that the racial profiling report was provided to the council. He notified everyone that the Parks Master Plan Project survey is on the website. We will be having a Parks Master Plan public meeting on March 28th at City Hall from 6:00 P.M. until 7:30 P.M. The police station is coming along nicely. He also mentioned we are having issues with illegal dumping and discussed possible solutions.

7. Consideration and possible action to appoint a new City Attorney and approve a contract.

Councilwoman Greene-Scott made a motion to appoint Natasha Brooks as the new City Attorney and approve the contract as agreed upon. Seconded by Councilwoman Murray. Approved unanimously.

8. Consideration and possible action on abandonment and conveyance of Right of Way on Highway 6. Councilman Kennedy made a motion as recommended by the City Attorney to authorize the staff to make an offer to convey without warranty the strip located just North of Highway 6 near the Lopez property to convey to the neighbors split right down the middle in exchange for reimbursement of the city’s cost involved with dealing with that strip. If one of the neighbors on one side says they don’t want to do that then we can offer it to the other side for fair market value. Seconded by Councilman Barnett. Approved unanimously.

9. Consideration and possible action to proceed with an opioid settlement. No action was taken.

10. Consideration and possible action on development by Atilar Pharmaceutical. No action was taken.

11. Consideration and possible action to approve a joint election contract with Brazoria County. Councilman Wilsey made a motion to approve a joint election contract with Brazoria County. Seconded by Councilwoman Greene-Scott. Approved unanimously.

12. Consideration and possible action to approve a Resolution in support of a developer- funded frontage road along a portion of SH 288. Councilman Kennedy made a motion to approve a resolution in support of a developer-funded frontage road along a portion of SH 288. Seconded by Councilman Wilsey. Approved unanimously.

13. Consideration and possible action to approve an Ordinance amending the commercial vehicle heavy load Ordinance. No action was taken.

14. Consideration and possible action amending the resolution consenting to the creation of MUD NO. 92, to extend the closing date deadline to March 31, 2023. Councilman Kennedy

made a motion to approve a resolution consenting to the creation of MUD NO. 92, and extending the closing date to March 31, 2023. Seconded by Councilman Wilsey. Approved unanimously.

15. Consideration and possible action on extending time for petition to abandon part of Pursley Boulevard. Councilwoman Greene-Scott made a motion to extend the time for the petition to abandon part of Pursley Boulevard to March 31, 2023. Seconded by Councilman Kennedy. Approved unanimously.

16. Consideration and possible action on first reading of Ordinance assigning limited purpose annexation areas to council districts. Councilman Kennedy made a motion to approve an ordinance on first reading assigning limited purpose annexation areas to council districts. Seconded by Councilwoman Greene-Scott. The City Secretary read the ordinance caption aloud. Approved unanimously.

Consent Ordinances- Second Reading

A. Consideration and possible action to approve an Ordinance on second and final reading assigning newly annexed property to City Council Districts. Councilwoman Murray made a motion to approve an Ordinance on second and final reading assigning newly annexed property to City Council Districts. Seconded by Councilman Barnett. The City Secretary read the ordinance caption aloud. Approved unanimously.

Consent Agenda- Consideration and possible action to approve the following consent agenda items. Councilman Barnett made a motion to approve all consent items as presented. Seconded by Councilwoman Murray. Approved unanimously.

- A. Approval of minutes of the following meetings
 - January 12, 2023- Council Planning Session
 - January 19, 2023- Council and Staff Planning Session
 - February 11, 2023- Special Council Meeting
- B. Approval of the following plats as recommended by the Planning and Zoning Commission.
 - Karsten Boulevard Phase I Street Dedication and Reserves Partial Replat No. 1
 - Sierra Vista West Amenity Center Abbreviated Plat.
 - Caldwell Ranch Boulevard Phase IIIB Street Dedication Preliminary Plat.
- C. Approval of Infrastructure approval/acceptance
 - Sierra Vista West Section 10 Water, Sanitary, Storm, and Paving- Approval into one - year maintenance period
 - Karsten Blvd. Phase I Water, Sanitary, Storm, and Paving- Final Approval of facilities.
- D. Approval of early plat disbursements
 - Sierra Vista West Section 10 Disbursement Request No. 1 and Final

E. Approval of a variance request to the Unified Development Code regarding trees and shrub planting material for landscaping within Sierra Vista Phase I Amenity Improvements.

17. The meeting was adjourned at 8:48 P.M. by a unanimous vote.

APPROVED THIS 20th DAY OF MARCH 2023.

ATTEST:

Kayleen Rosser, City Secretary

Michael Byrum-Bratsen, Mayor



12003 Iowa Colony Blvd.
Iowa Colony, Tx. 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 28th day of February 2023, the City Council of the City of Iowa Colony, Texas, held a Public Meeting at 6:00 P.M. at Iowa Colony City Hall, there being present and in attendance the following members to wit:

Mayor Michael Byrum-Bratsen
Councilman McLean Barnett
Councilwoman Marquette Greene-Scott
Councilman Wil Kennedy

And Councilman Chad Wilsey and Councilwoman Arnetta Murray being absent, constituting a quorum at which time the following business was transacted.

MEETING- 6:00 P.M.

1. Mayor Byrum-Bratse called the meeting to order at 6:00 P.M.

2. Citizens Comments. There were no comments from the public.

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

PUBLIC HEARINGS

- Hold a public hearing to consider annexing the following property for limited purposes of sales and use taxes and certain voter rights provided by law: the commercial portions of Brazoria County Municipal Utility Districts No. 32, which is the property in the following Property ID Numbers of the Brazoria County Appraisal District ("the Annexation Property"): 167483, 167484, 176300, 176307, 176322, 675313, 681252, 683784, 683785, 683786, 683787, 704911, 706933, 706934, and 706935.
- Hold a public hearing to consider annexing the following property for limited purposes of sales and use taxes and certain voter rights provided by law: the commercial portion of Brazoria County Municipal Utility District No. 53, which is the property in property ID No. 169543 of the Brazoria County Appraisal District ("the Annexation Property").

Mayor Byrum-Bratsen opened the public hearings at 6:01 P.M. There were no comments from the public. Mayor Byrum-Bratsen closed the public hearings at 6:02 P.M.

3. The meeting was adjourned by a unanimous vote at 6:03 P.M.

APPROVED THIS 20th DAY OF MARCH 2023.

ATTEST:

Kayleen Rosser, City Secretary

Michael Byrum-Bratsen, Mayor

Monday, February 27, 2023

Jackie Overton
EHRA Inc.
10555 Westoffice Dr.
Houston, TX 77042

Re: Meridiana Section 55A Final Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 2030
Adico, LLC Project No. 16007-2-282

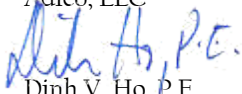
Dear Ms. Overton;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 55A Final Plat, received on or about February 22, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the final plat as resubmitted on February 22, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than February 28, 2023, for consideration at the March 7, 2023 Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-282

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 55A
BEING A 15.36 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 15.36 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT 514, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO GR-M1, LTD. CALLED 120.58 ACRES RECORDED UNDER B.C.C.F. NO. 2006048994; SAID 15.36 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

- COMMENCING at the southeasterly corner of a called 162.47 acre tract conveyed to GR-M1, LTD recorded under B.C.C.F. NO. 2006030311 being in the westerly line of the said 120.58 acre tract, same being the common line of the H. T. & B. R.R. Company Survey, A-287 and the H. T. & B. R.R. Company Survey, A-514, from which a 5/8-inch capped iron rod stamped 'Wilson' bears North 66°58' East, 0.50 feet;
THENCE, North 02°50'17" West, along the westerly line of the said 120.58 acre tract for a distance of 669.99 feet to a point for corner;
THENCE, North 87°09'43" East, for a distance of 166.28 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set marking the southwest corner and the POINT OF BEGINNING of the herein described tract of land;
1) THENCE, in a northerly direction along the arc of a curve to the right having a radius of 1,690.00 feet, an arc length of 165.16 feet, an angle of 05°35'57", and a chord bearing North 20°23'21" East, for a distance of 165.09 feet to a cut 'X' in concrete set marking a point of tangency;
2) THENCE, North 23°11'20" East, for a distance of 230.33 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' found marking a point of curvature;
3) THENCE, in a northerly direction along the arc of a curve to the left having a radius of 2,060.00 feet, an arc length of 496.62 feet, an angle of 13°48'46", and a chord bearing North 16°16'57" East, for a distance of 495.42 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner;
4) THENCE, South 65°26'11" East, for a distance of 249.86 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner;
5) THENCE, North 72°37'14" East, for a distance of 82.61 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner;
6) THENCE, North 65°01'05" East, for a distance of 43.30 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner;
7) THENCE, North 74°53'59" East, for a distance of 87.48 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner;
8) THENCE, North 80°52'27" East, for a distance of 309.14 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner;
9) THENCE, South 09°07'33" East, for a distance of 115.00 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner;
10) THENCE, North 80°52'27" East, for a distance of 21.48 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner;
11) THENCE, South 09°07'33" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set marking a point of curvature;
12) THENCE, in a southwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 35°52'27" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set marking a point of tangency;
13) THENCE, South 09°07'33" East, for a distance of 170.00 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set marking a point of curvature;
14) THENCE, in a southeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 54°07'33" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set marking a point of tangency;
15) THENCE, South 12°43'13" East, for a distance of 50.10 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set marking a point of curvature;
16) THENCE, in a southwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 43.71 feet, an angle of 100°10'03", and a chord bearing South 30°47'25" West, for a distance of 38.35 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set marking a point of tangency;
17) THENCE, South 70°42'23" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set marking a point of curvature;
18) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 275.00 feet, an arc length of 47.81 feet, an angle of 09°57'43", and a chord bearing South 24°16'28" East, for a distance of 47.75 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner;
19) THENCE, South 60°44'40" West, for a distance of 132.90 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner;
20) THENCE, South 89°54'21" West, for a distance of 88.91 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner;
21) THENCE, South 60°33'28" West, for a distance of 81.56 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner;
22) THENCE, South 40°16'18" West, for a distance of 80.75 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner;
23) THENCE, South 14°52'17" West, for a distance of 82.27 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner;
24) THENCE, North 81°06'23" West, for a distance of 21.31 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner;
25) THENCE, South 37°17'10" West, for a distance of 183.72 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set marking a point of curvature;
26) THENCE, in a northwesterly direction along the arc of a curve to the left having a radius of 275.00 feet, an arc length of 43.51 feet, an angle of 09°03'52", and a chord bearing North 57°14'46" West, for a distance of 43.46 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner;
27) THENCE, South 28°13'18" West, for a distance of 115.25 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner;
28) THENCE, North 61°04'14" West, for a distance of 39.40 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner;
29) THENCE, North 75°03'57" West, for a distance of 84.00 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner;
30) THENCE, North 77°20'15" West, for a distance of 385.58 feet to the POINT OF BEGINNING and containing 15.36 acres of land.

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 55A, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of Meridiana Section 55A where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this day of 2023.

OWNER
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

BY:
Print Name: Matt Lawson
Title: President

STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

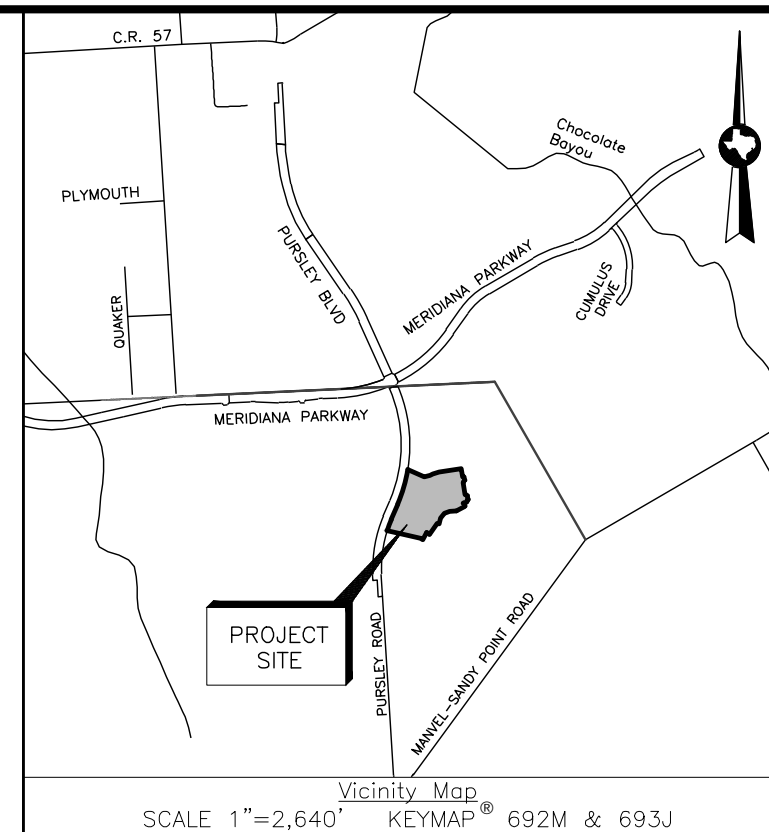
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of 2023.

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

I, Robert Boelsche, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths of one inch (5/8) inch and a length of not less than three (3) feet.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

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



CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

PLANNING AND ZONING COMMISSION APPROVAL

Michael Byrum-Bratsen, Mayor

David Hurst, Chairman
Planning and Zoning Commission

McLean Barnett, Council Member

Les Hosey
Planning and Zoning Commission Member

Arnetta Hicks-Murray, Council Member

Steven Byrum-Bratsen
Planning and Zoning Commission Member

Marquette Greene-Scott, Council Member

Brian Johnson
Planning and Zoning Commission Member

Wil Kennedy, Council Member

Tim Varlack
Planning and Zoning Commission Member

Chad Wilsey, Council Member

Brenda Dillon
Planning and Zoning Commission Member

Dinh Ho, P.E., City Engineer

Terry Hayes
Planning and Zoning Commission Member

Date

Date

FINAL PLAT
MERIDIANA SECTION 55A

BEING A SUBDIVISION OF 15.36 ACRES OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514,
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

82 LOTS 4 BLOCKS 5 RESERVES (1.4315 ACRES)

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

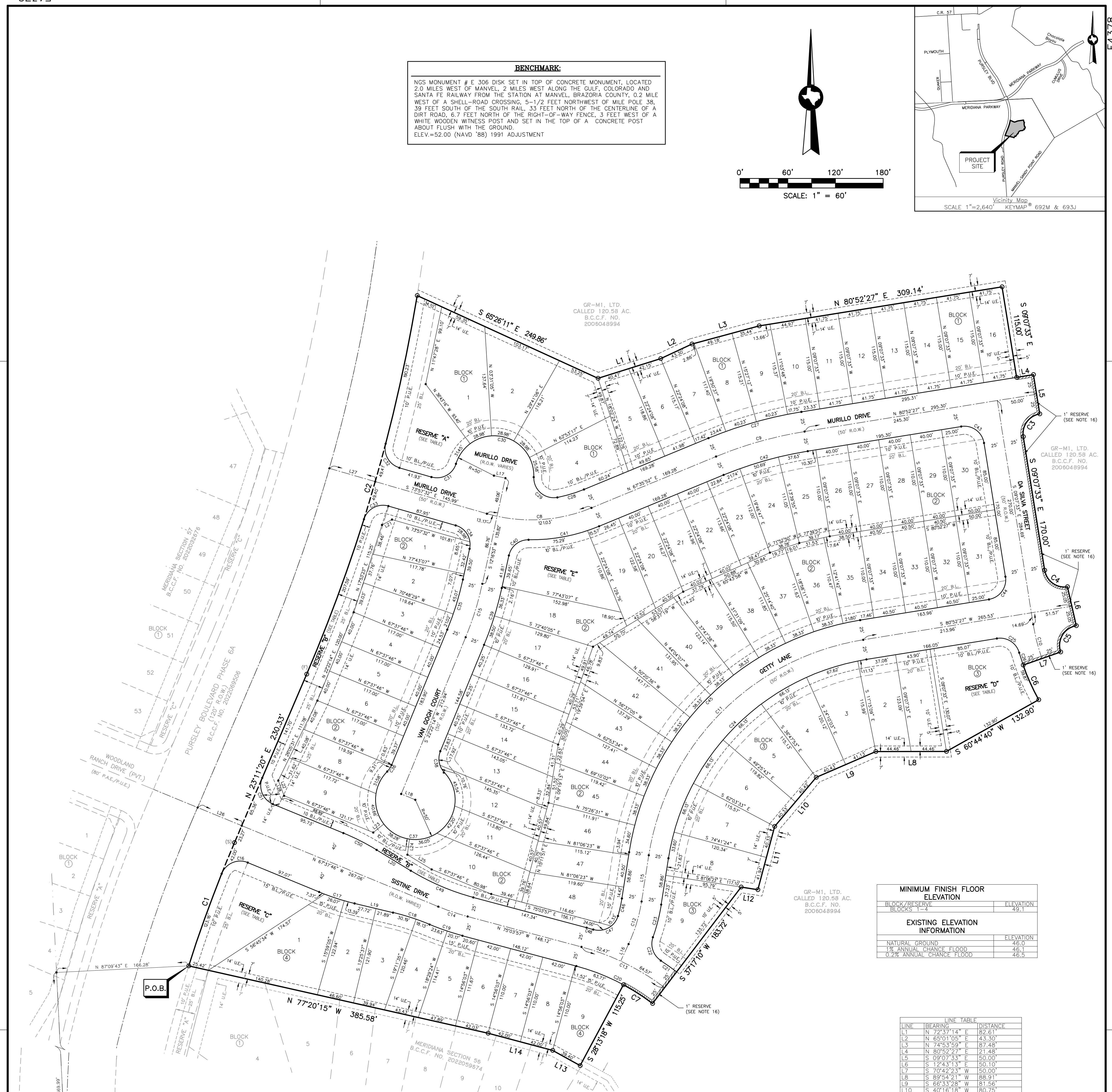
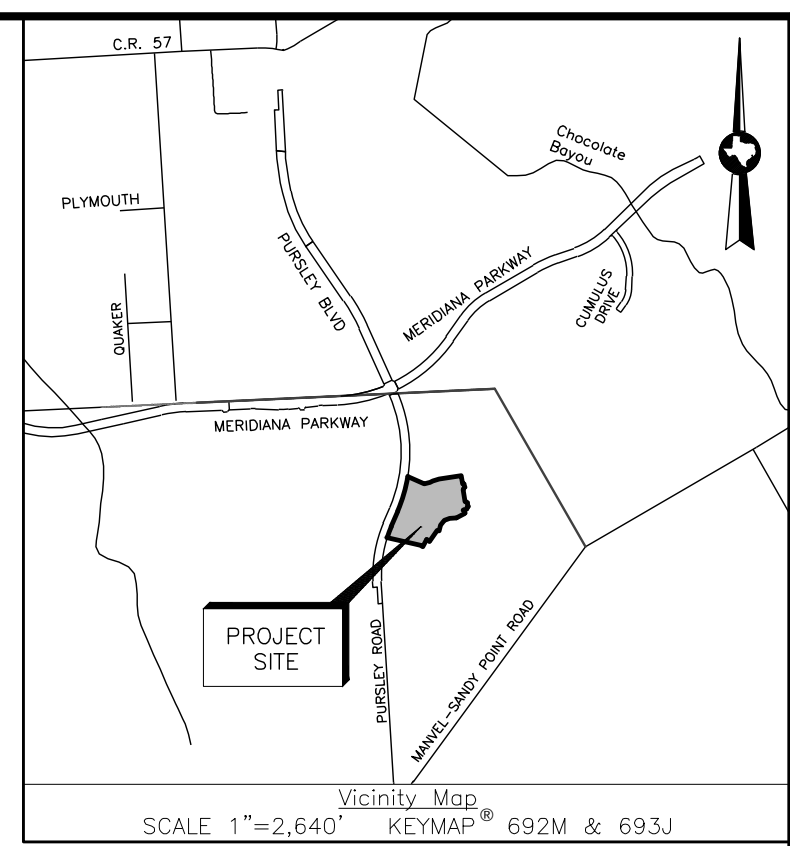
FEBRUARY, 2023

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

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



MINIMUM FINISH FLOOR ELEVATION	
BLOCKS/RESERVE	ELEVATION
BLOCKS 1-4	49.1

EXISTING ELEVATION INFORMATION	
NATURAL GROUND	ELEVATION
1% ANNUAL CHANCE FLOOD	46.1
0.2% ANNUAL CHANCE FLOOD	46.5

LINE	BEARING	DISTANCE
L1	N 72°37'14" E	192.61
L2	N 65°01'05" E	43.30
L3	N 74°33'59" E	87.48
L4	N 80°52'27" E	21.48
L5	S 09°07'33" E	50.00
L6	S 12°43'13" E	50.10
L7	S 70°42'23" W	50.00
L8	S 89°54'21" W	66.91
L9	S 66°33'28" W	81.56
L10	S 40°16'18" W	80.75
L11	S 14°52'17" W	82.27
L12	N 81°06'23" W	21.31
L13	N 61°04'14" W	39.40
L14	N 75°03'57" W	84.00
L15	S 08°53'37" W	58.86
L16	S 24°57'17" W	23.61
L17	S 77°43'07" E	14.65
L18	S 67°37'46" E	19.15
L19	S 76°34'23" E	49.61
L20	N 58°41'09" W	50.27
L21	S 61°57'55" W	14.37
L22	N 20°50'25" W	20.54
L23	S 51°13'25" W	16.92
L24	S 07°14'27" W	19.71
L25	S 58°41'09" E	35.65
L26	N 67°37'46" W	60.01
L27	N 73°57'32" W	60.00
L28	N 20°50'25" W	31.72

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1,690.00	5°35'57"	165.16	N 20°23'21" E	165.09
C2	2,060.00	13°48'46"	496.62	N 16°16'57" E	495.42
C3	25.00	90°00'00"	39.27	S 35°52'27" E	35.36
C4	25.00	90°00'00"	39.27	S 54°07'33" E	35.36
C5	25.00	100°10'03"	43.71	S 30°47'28" W	38.35
C6	275.00	9°57'43"	47.81	S 24°16'28" E	47.75
C7	275.00	9°03'52"	43.51	N 57°14'46" W	43.46
C8	200.00	38°26'36"	134.19	N 86°49'10" E	131.69
C9	500.00	13°16'03"	115.86	N 74°14'09" E	115.60
C10	250.00	10°10'03"	44.36	S 14°12'05" E	44.31
C11	325.00	7°15'49"	408.30	S 44°53'02" W	381.97
C12	200.00	16°03'40"	56.06	S 16°55'27" W	55.88
C13	300.00	11°07'03"	117.03	N 63°53'23" W	116.29
C14	300.00	7°26'10"	38.34	N 71°20'51" W	38.91
C15	400.00	10°05'21"	70.44	S 17°19'33" W	70.34
C16	25.00	90°36'19"	39.53	N 67°04'04" E	35.54
C17	300.00	6°56'37"	46.63	S 32°06'05" E	46.78
C18	300.00	9°13'45"	48.32	S 71°57'31" E	48.27
C19	325.00	7°43'18"	43.80	S 71°12'18" E	43.77
C20	275.00	10°17'54"	47.38	N 14°17'24" E	47.32
C21	325.00	4°17'34"	24.35	N 44°03'02" W	24.34
C22	25.00	76°41'36"	33.46	N 18°39'56" W	31.02
C23	225.00	10°47'54"	42.38	N 14°17'24" E	42.32
C24	300.00	7°15'49"	376.89	N 44°03'02" W	352.59
C25	25.00	83°14'29"	36.32	S 57°30'19" E	33.21
C26	275.00	3°24'33"	16.36	S 17°35'20" E	16.36
C27	275.00	13°16'03"	107.28	S 63°53'23" E	106.65
C28	175.00	11°25'25"	34.89	S 73°18'34" W	34.83
C29	25.00	103°10'48"	45.02	N 49°23'20" W	39.18
C30	50.00	164°57'44"	143.96	N 80°16'47" E	99.14
C31	25.00	88°48'08"	36.76	S 61°18'24" W	34.98
C32	25.00	88°37'33"	38.67	N 29°38'45" W	34.93
C33	25.00	88°37'33"	38.67	N 61°43'42" E	34.93
C34	25.00	86°14'25"	37.63	S 30°50'20" E	34.18
C35	375.00	10°05'21"	66.03	S 17°19'33" W	65.95
C36	25.00	22°46'47"	9.94	S 33°45'37" W	9.87
C37	50.00	268°29'28"	234.30	S 89°05'43" W	71.64
C38	25.00	88°42'41"	28.67	N 10°29'01" W	27.13
C39	425.00	10°05'21"	74.84	N 17°19'33" E	74.74
C40	25.00	78°27'11"	34.23	N 51°30'28" E	31.62
C41	225.00	13°09'12"	90.86	N 79°09'59" E	90.24
C42	475.00	13°16'35"	110.07	N 74°14'09" E	109.82
C43	25.00	90°00'00"	39.27	S 54°07'33" E	35.36
C44	25.00	90°00'00"	39.27	S 35°52'27" E	35.36
C45	150.00	71°58'49"	439.70	S 44°03'02" W	411.35
C46	175.00	7°24'49"	22.64	S 12°36'02" W	22.63
C47	25.00	90°09'07"	39.34	S 61°23'00" W	35.40
C48	325.00	13°13'00"	84.65	N 74°18'11" W	83.87
C49	300.00	16°22'47"	85.76	N 66°52'33" W	85.47
C50	300.00	8°56'37"	46.83	N 63°09'28" W	46.78
C51	25.00	90°49'06"	39.63	N 22°13'13" W	35.61

RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	11,816 SQ.FT. / 0.2712 ACRES
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	17,656 SQ.FT. / 0.4053 ACRES
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	11,214 SQ.FT. / 0.2574 ACRES
D	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	12,374 SQ.FT. / 0.2841 ACRES
E	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	9,305 SQ.FT. / 0.2136 ACRES
TOTAL		62,365 SQ.FT. / 1.4316 ACRES

- GENERAL NOTES:**
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
 - All boundary corners for the plat shown hereon are set 5/8-inch iron rods 3/6-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
 - A - indicates Abstract
AC, indicates Acres
B.C.C.F. NO, indicates Brazoria County Clerk's File Number
B.C.P.R. indicates Brazoria County Plat Records
Brs indicates Bears
B.L. indicates Building Line
C.I.R. indicates Capped Iron Rod
C.R. indicates County Road
FND, indicates Found
VOL, indicates Volume
PD, indicates Page
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right of Way
SQ. FT. indicates Square Feet
U.E. indicates Utility Easement
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
(S) indicates set "X" in concrete
 - The property set 'X' in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 55, and Brazoria County Drainage District #5 (B.C.D.#5).
 - The boundary for this plat has a closure in excess of 1:15,000.
 - This plat shall conform to the terms and conditions of Meridiana PUD Amendment No. 4 of the City of Iowa Colony Ordinance #2022-04.
 - No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
 - This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
 - All water and wastewater facilities shall conform to the city's design criteria.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K dated December 30, 2020, The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of 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. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a E.H.R.A. assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a E.H.R.A.
 - All sidewalks shall be a minimum of 4' wide and built in accordance to the Meridiana Planned Unit Development District Amendment No. 4 of the City of Iowa Colony Ordinance #2022-04.
 - The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all easements reserves.
 - All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
 - Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 55A 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.
 - All front lot maintenance within this section shall be performed by the Homeowners Association, as per Meridiana PUD Amendment No. 4.
 - 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 or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and re-vest in the dedicator, his heirs, assigns, or successors.

FINAL PLAT

MERIDIANA SECTION 55A

BEING A SUBDIVISION OF 15.36 ACRES OUT OF THE H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514, IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

82 LOTS 4 BLOCKS 5 RESERVES (1.4315 ACRES)

OWNER

GR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

FEBRUARY, 2023
ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

Wednesday, March 1, 2023

Katy Harris
LJA Engineering
1904 W. Grand Parkway N., Suite 100
Katy, Texas 77449

Re: Caldwell Crossing Section 3 Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 2028
Adico, LLC Project No. 16007-2-280

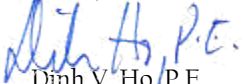
Dear Ms. Harris;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Crossing Section 3 Preliminary Plat, received on or about February 24, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

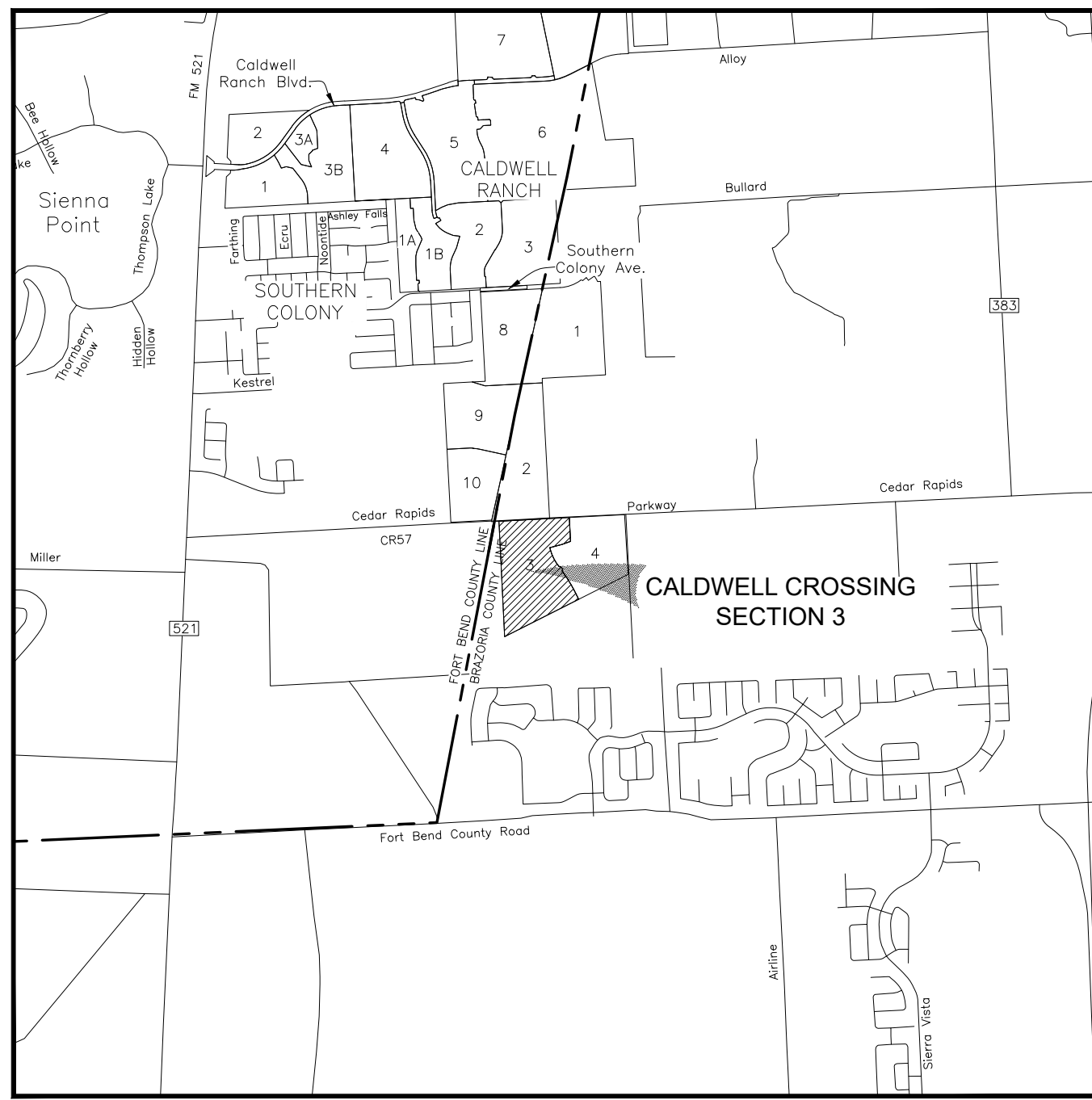
Based upon our review, we have no objections to the preliminary plat as received on February 24, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than March 2, 2023, for consideration at the March 7th Planning and Zoning Meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-280



Vicinity Map
1 inch = 1/2 mile

CALDWELL RANCH
SECTION 10
F.B.C.P.R.

P.O.B.
X:3095692.41
Y:13731188.97

- LEGEND
- RES. INDICATES RESERVE
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - O.P.R.B.C. INDICATES OFFICIAL PUBLIC RECORD OF BRAZORIA COUNTY
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PUBLIC RECORD
 - R.O.W. INDICATES RIGHT-OF-WAY
 - DOC. NO. INDICATES DOCUMENT NUMBER
 - INDICATES STREETNAME CHANGE

- GENERAL NOTES:
1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4264 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR OF 0.999874707.
 2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 48039C095K DECEMBER 30, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
 - 2.1. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THE LOCATION OF THE FLOOD ZONE WAS DETERMINED BY SCALING FROM SAID FEMA MAP, THE ACTUAL LOCATION, AS DETERMINED BY ELEVATION CONTOURS, MAY DIFFER.
 3. T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-171: 58 INCH IRON ROD SET.
 4. ELEVATION = 59.25; NAVD 83; GRID 18.
 5. THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 87, AND BRAZORIA DRAINAGE DISTRICT NO. 5.
 6. PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAY'S AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
 7. CONTOUR LINES SHOWN HEREON ARE BASED ON THE NOS BENCHMARK E 206 BEING NOTED HEREON.
 8. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
 9. THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
 10. SUBJECT TO ORDINANCE NO. 2011-4 (PIPELINE SETBACK ORDINANCE), NO RESIDENTIAL STRUCTURES SHALL BE CONSTRUCTED WITHIN 50' OF THE PIPELINES LOCATED INSIDE OF THIS PLAT BOUNDARY.
 11. DRAINAGE PLANS TO BE PROVIDED PRIOR TO FINAL PLAT SUBMITTAL.
 12. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORD PLAT THE ONE FOOT RESERVE SHALL HEREOFOR BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
 13. OWNERS DO HEREBY CERTIFY THAT THEY ARE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF (NAME AND SECTION) 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 ACRES.
 14. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
 15. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
 16. THIS PLAT IS IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT APPROVED BY CITY COUNCIL ON MAY 23, 2022 BETWEEN CITY OF IOWA COLONY, 258 COLONY INVESTMENTS, LTD.; 608 COLONY INVESTMENTS, LTD.; AND D.R. HORTON.

CALLED 20.00 ACRES
AREA STORAGE AND
BUSINESS PARK, INC.
FILE No. 2006058190
O.P.R.B.C.

AA SHARP
INVESTMENTS,
LTD
FILE NO.
2007153566
O.R.F.B.C.

1.65 ACRES (60' IN
WIDTH) TO BE
DEDICATED FOR
PUBLIC
RIGHT-OF-WAY
PURPOSE

1.65 ACRES (60' IN WIDTH)
TO BE DEDICATED FOR
PUBLIC RIGHT-OF-WAY
PURPOSE

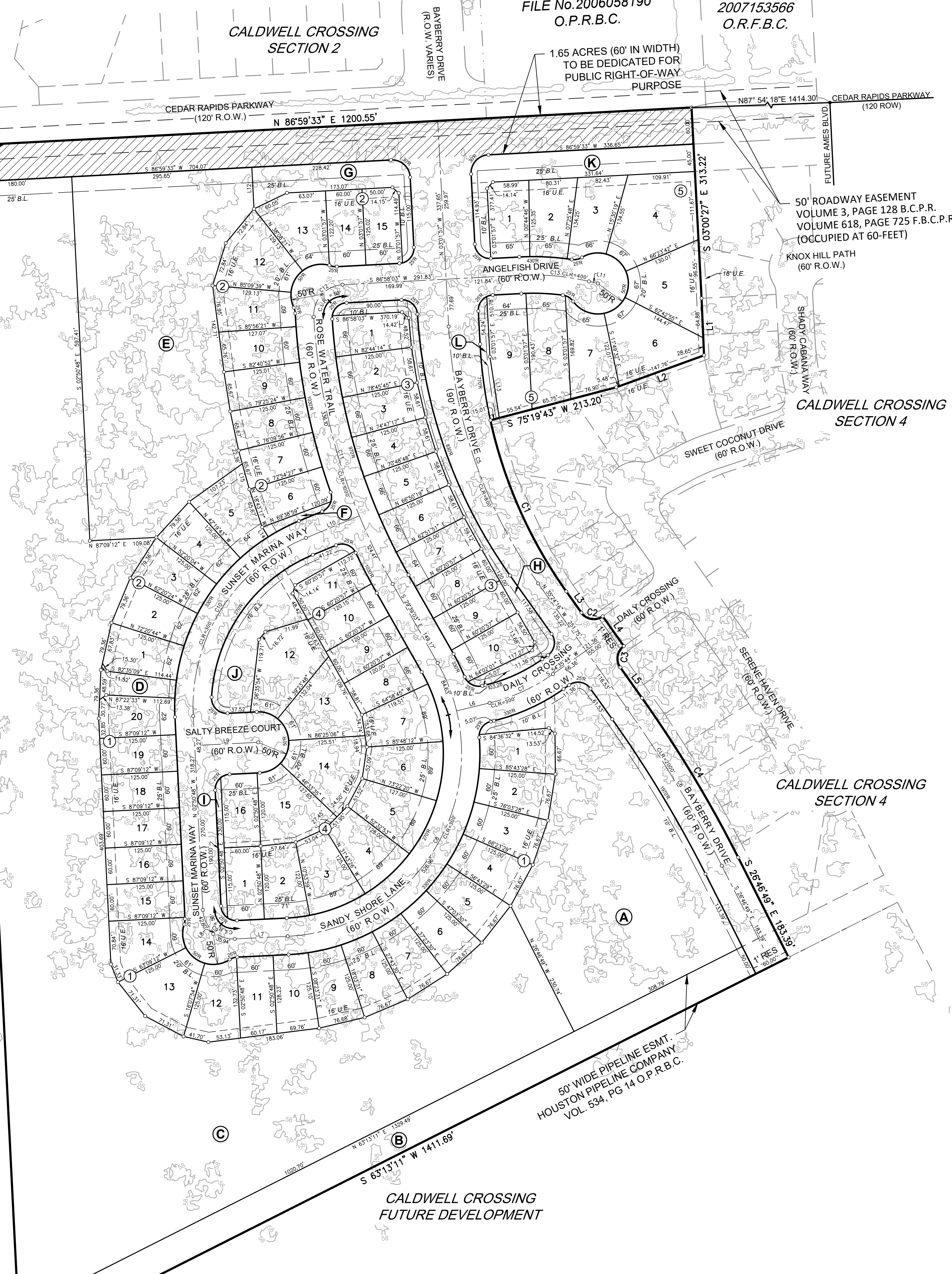
50' ROADWAY EASEMENT
VOLUME 3, PAGE 128 B.C.P.R.
VOLUME 618, PAGE 725 F.B.C.P.R.
(OCCUPIED AT 60-FEET)

LINE	BEARING	DISTANCE
L1	S 02°29'15" E	93.52'
L2	S 69°58'37" W	153.23'
L3	S 35°24'16" E	42.87'
L4	S 35°24'16" E	60.00'
L5	S 35°24'16" E	61.53'
L6	S 76°30'44" W	55.78'
L7	S 87°09'12" W	86.80'
L8	N 38°20'22" E	3.15'
L9	S 87°09'12" W	104.29'
L10	N 67°28'38" E	94.79'
L11	N 76°47'51" W	14.99'
L12	S 03°00'27" E	68.28'
L13	S 08°41'27" E	101.43'
L14	N 32°19'23" W	18.87'
L15	N 15°27'49" W	43.30'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	770.00'	22°59'29"	308.98'	S 23°54'31" E	306.91'
C2	25.00'	90°00'00"	39.27'	S 80°24'16" E	35.36'
C3	25.00'	90°00'00"	39.27'	S 09°35'44" W	35.36'
C4	2030.00'	8°37'26"	305.55'	S 31°05'32" E	305.26'
C5	800.00'	32°22'19"	452.00'	S 19°13'06" E	446.01'
C6	2000.00'	8°37'26"	301.04'	N 31°05'32" W	300.75'
C7	300.00'	21°55'00"	114.75'	N 65°33'14" E	114.06'
C8	300.00'	116°48'15"	611.59'	N 28°45'05" E	511.05'
C9	50.00'	90°00'00"	78.54'	S 47°50'48" E	70.71'
C10	300.00'	70°19'26"	368.21'	S 32°18'55" W	345.53'
C11	1000.00'	26°23'08"	460.51'	S 16°27'29" E	456.45'
C12	50.00'	90°13'58"	78.74'	S 41°51'04" W	70.85'
C13	400.00'	16°14'06"	113.34'	N 84°54'54" W	112.96'

CALL 47.27 ACRES
JOSE MARTINEZ
RAMON MARTINEZ
JUVENCIO MARTINEZ
FILE No. 94-029430
O.P.R.B.C.

RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.725	118,717	RESTRICTED TO LANDSCAPE / OPEN SPACE / RECREATION CENTER
B	1.539	67,030	RESTRICTED TO OPEN SPACE / PIPELINE EASEMENT
C	11.787	513,424	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION
D	0.101	4,401	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
E	3.210	139,846	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRILL SITE
F	0.032	1,402	RESTRICTED TO LANDSCAPE / OPEN SPACE
G	0.333	14,497	RESTRICTED TO LANDSCAPE / OPEN SPACE
H	0.365	15,911	RESTRICTED TO LANDSCAPE / OPEN SPACE
I	0.050	2,180	RESTRICTED TO LANDSCAPE / OPEN SPACE
J	0.417	18,176	RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK
K	0.444	19,345	RESTRICTED TO LANDSCAPE / OPEN SPACE
L	0.069	3,027	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	21.073	917,954	



A PRELIMINARY PLAT OF CALDWELL CROSSING SECTION 3

±43.78 ACRES
70 LOTS (60' x 120' TYP.) AND
12 RESTRICTED RESERVES IN 5 BLOCKS

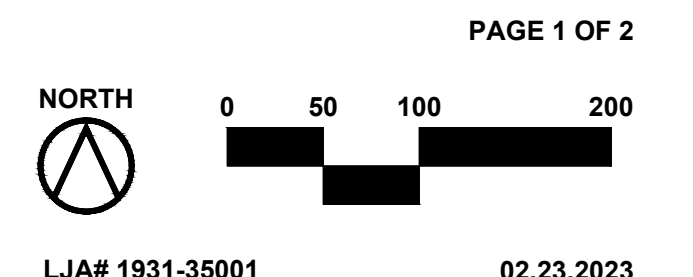
OUT OF THE
WILLIAM HALL SURVEY, A-713

CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS
OWNER:
D.R. HORTON
6744 HORTON VISTA DR.
RICHMOND, TX 77407
281-566-2100

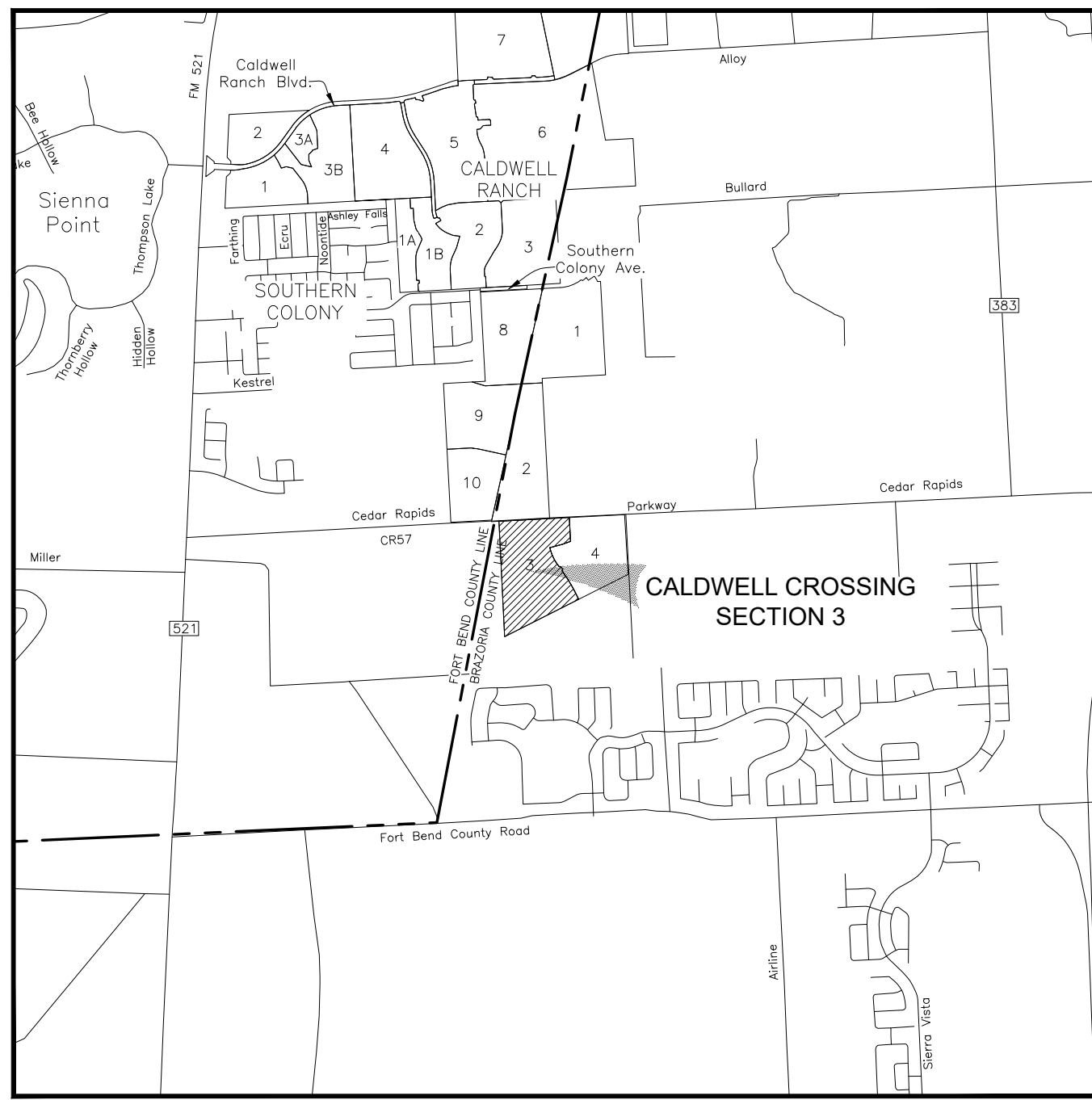
ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

PLANNER:
LJA Planning +
Landscape
Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

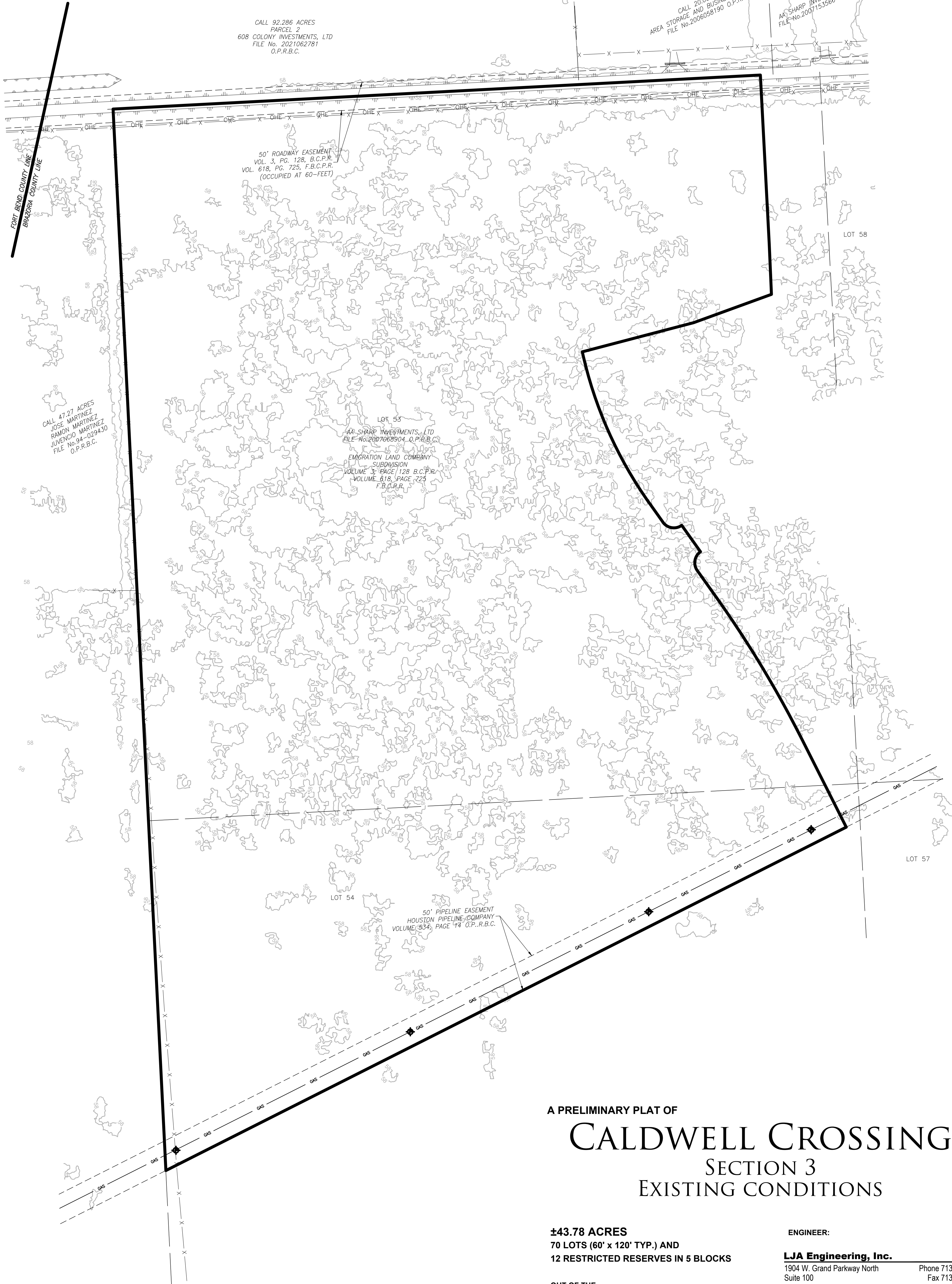


DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE IOWA COLONY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



- LEGEND**
- RES. INDICATES RESERVE
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - O.P.R.B.C. INDICATES OFFICIAL PUBLIC RECORD OF BRAZORIA COUNTY
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PUBLIC RECORD
 - R.O.W. INDICATES RIGHT-OF-WAY
 - DOC. NO. INDICATES DOCUMENT NUMBER
 - ← → INDICATES STREETNAME CHANGE

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A PRELIMINARY PLAT OF
CALDWELL CROSSING
SECTION 3
EXISTING CONDITIONS

±43.78 ACRES
70 LOTS (60' x 120' TYP.) AND
12 RESTRICTED RESERVES IN 5 BLOCKS

OUT OF THE
WILLIAM HALL SURVEY, A-713

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS
OWNER:
D.R. HORTON
6744 HORTON VISTA DR.
RICHMOND, TX 77407
281-566-2100

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

PLANNER:
LJA Planning +
Landscape
Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

NORTH
0 50 100 200
LJA# 1931-35001 02.23.2023

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Wednesday, March 1, 2023

Katy Harris
LJA Engineering
1904 W. Grand Parkway N., Suite 100
Katy, Texas 77449

Re: Caldwell Crossing Section 4 Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 2028
Adico, LLC Project No. 16007-2-281

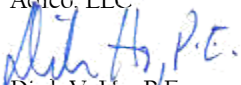
Dear Ms. Harris;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Crossing Section 4 Preliminary Plat, received on or about February 24, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

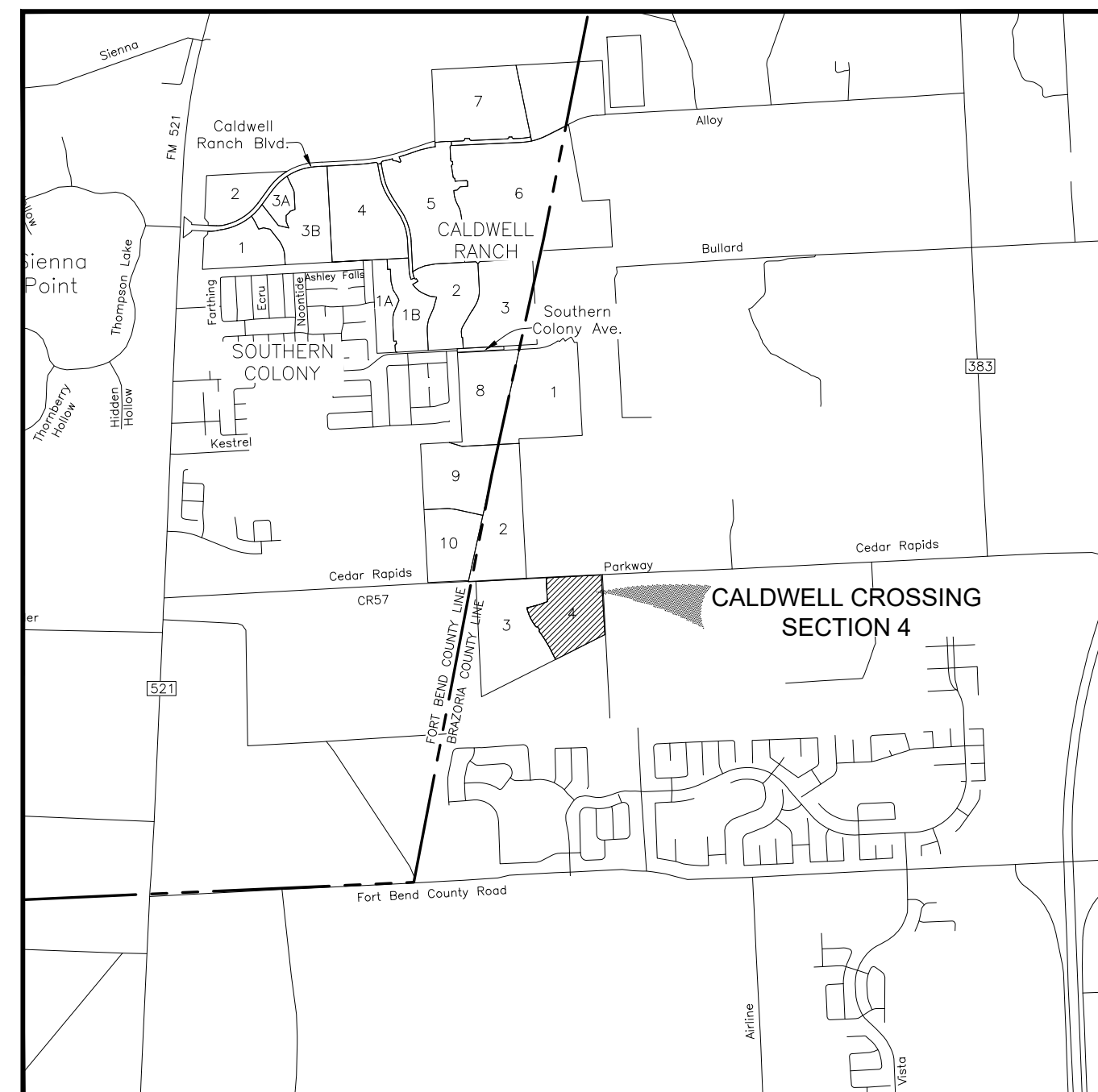
Based upon our review, we have no objections to the preliminary plat as resubmitted on February 24, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than March 2, 2023, for consideration at the March 7, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-281



Vicinity Map 1 inch = 1/2 mile

Table with 3 columns: LINE, BEARING, DISTANCE. Lists 22 line segments with their respective bearings and distances.

Table with 6 columns: CURVE, RADIUS, DELTA, ARC, CHORD BEARING, CHORD. Lists 19 curve data points.

Table with 4 columns: RESERVE, ACREAGE, SQ.FT., TYPE. Lists 21 reserve areas with their acreage, square footage, and type (e.g., RESTRICTED TO LANDSCAPE / OPEN SPACE).

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED...



AA SHARP INVESTMENTS, LTD FILE NO. 2007153566 O.R.F.B.C. CALLED 20.00 ACRES AREA STORAGE AND BUSINESS PARK, INC. FILE No. 2006058190 O.P.R.B.C.

CALLED 19.4976 ACRES CORREIA HOLDINGS, INC. FILE NO. 005017738 O.P.R.B.C.

CALLED 19.511 ACES CORREIA HOLDINGS INC. FILE NO. 2007019204 O.P.R.B.C.

CALLED 28.1869 ACRES BAYOU RIFLES, INC. FILE NO 97-002566 O.P.R.B.C.

CALLED 28.215 ACRES WILLIAM A. TULL FILE NO. 03-011501 O.P.R.B.C.

- GENERAL NOTES: 1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4234 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.9998724727. 2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 48329C105K...

- LEGEND RES. INDICATES RESERVE B.L. INDICATES BUILDING LINE U.E. INDICATES UTILITY EASEMENT O.P.R.B.C. INDICATES OFFICIAL PUBLIC RECORD OF BRAZORIA COUNTY F.B.C.P.R. INDICATES FORT BEND COUNTY PUBLIC RECORD R.O.W. INDICATES RIGHT-OF-WAY DOC. NO. INDICATES DOCUMENT NUMBER

A PRELIMINARY PLAT OF CALDWELL CROSSING SECTION 4

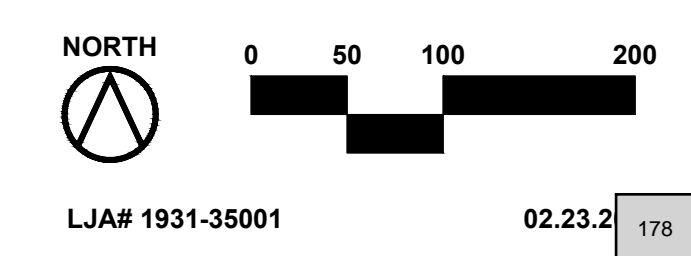
±29.91 ACRES 93 LOTS (60' x 120' TYP.) AND 21 RESTRICTED RESERVES IN 5 BLOCKS OUT OF THE WILLIAM HALL SURVEY, A-713

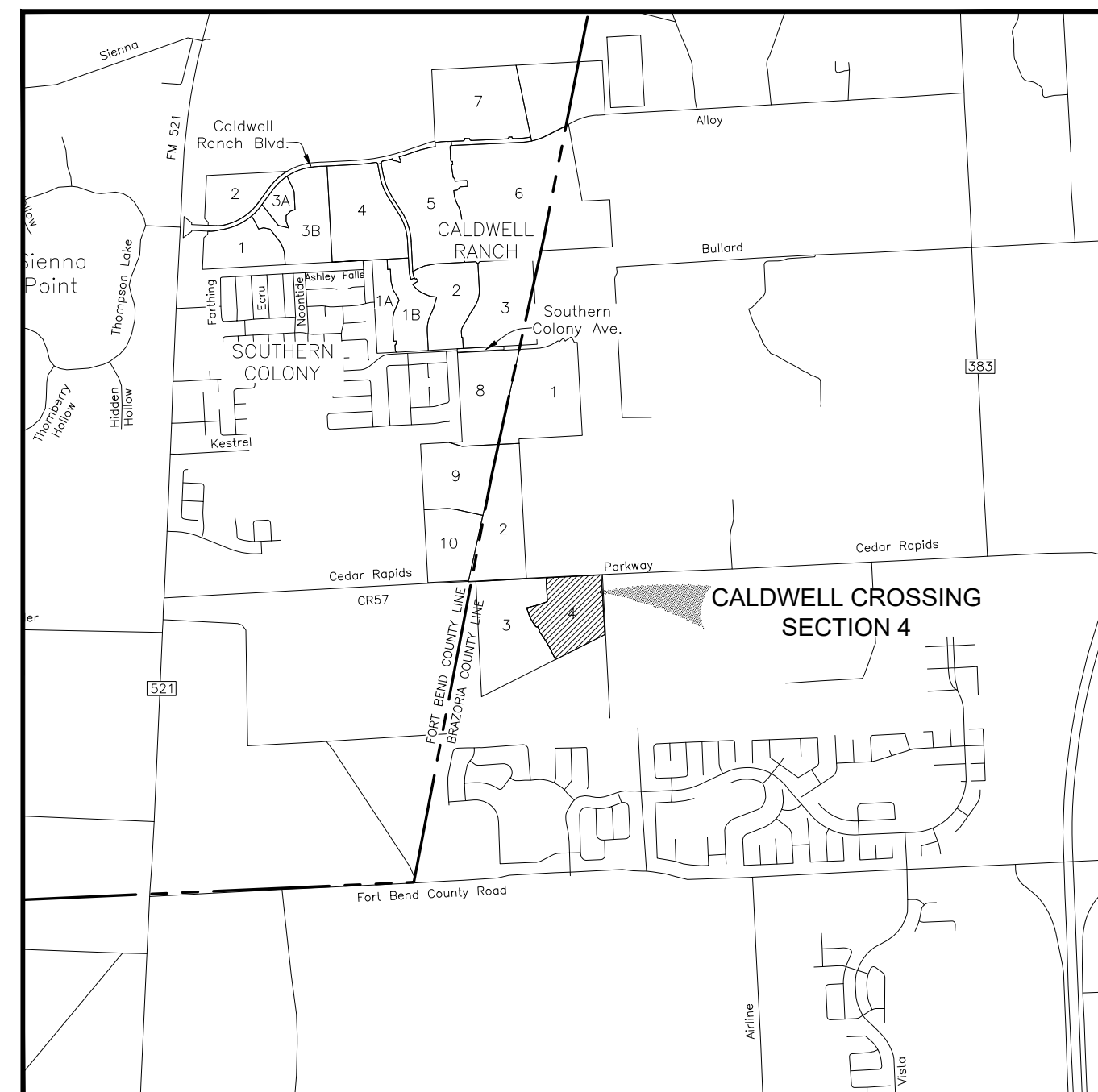
CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS OWNER: D.R. HORTON 6744 HORTON VISTA DR. RICHMOND, TX 77407 281-566-2100

ENGINEER: LJA Engineering, Inc. 1904 W. Grand Parkway North Suite 100 Katy, Texas 77449 Phone 713.953.5200 Fax 713.953.5026 FRN-F-1386

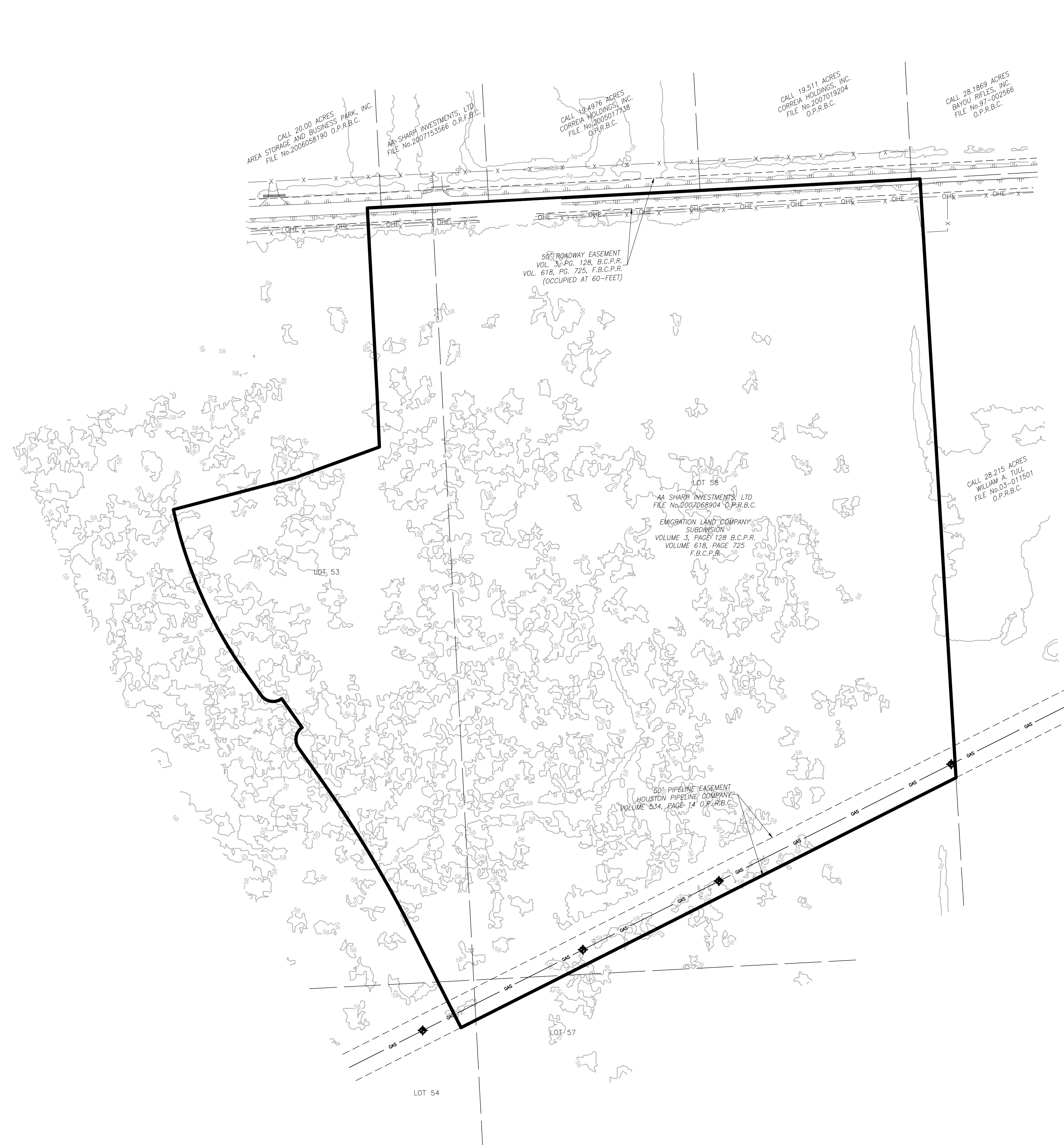
SURVEYOR: LJA Surveying, Inc. 3600 W Sam Houston Pkwy S Suite 600 Houston, Texas 77042 Phone 713.953.6200 Fax 713.953.5026 T.B.P.L.S. Firm No. 10194382

PLANNER: LJA Planning + Landscape Architecture 3600 W Sam Houston Pkwy S, Suite 600 Houston, Texas 77042 713.953.5200





Vicinity Map
1 inch = 1/2 mile



GENERAL NOTES:

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 424 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.9998724727.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 483920165K DECEMBER 30, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
- 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 MANMADE OR NATURAL CAUSES. THE LOCATION OF THE FLOOD ZONE WAS DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION, AS DETERMINED BY ELEVATION CONTOURS, MAY DIFFER.
- T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-171: 5/8" INCH IRON ROD SET.
- ELEVATION = 59.26', NAVD 88, GEOD 18.
- THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 87, AND BRAZORIA DRAINAGE DISTRICT NO. 5.
- PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
- CONTOUR LINES SHOWN HEREON ARE BASED ON THE MGS BENCHMARK E 306 BEING NOTED HEREON.
- THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
- THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
- SUBJECT TO ORDINANCE NO. 29114 (PIPELINE SETBACK ORDINANCE), NO RESIDENTIAL STRUCTURES SHALL BE CONSTRUCTED WITHIN 50' OF THE PIPELINES LOCATED INSIDE OF THIS PLAT BOUNDARY.
- DRAINAGE PLANS TO BE PROVIDED PRIOR TO FINAL PLAT SUBMITTAL.
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT IS SUBDIVIDED NO RE-SUBDIVIDED IN A RECORD PLAT THE ONE FOOT RESERVE SHALL HEREOFOR BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- OWNERS DO HEREBY CERTIFY THAT THEY ARE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF (NAME AND SECTION) 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 ADRESSE.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- THIS PLAT IS IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT APPROVED BY CITY COUNCIL ON MAY 23, 2022 BETWEEN CITY OF IOWA COLONY; 288 COLONY INVESTMENTS, LTD.; 688 COLONY INVESTMENTS, LTD.; AND D.R. HORTON.

LEGEND

RES.	INDICATES RESERVE
B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
O.P.R.B.C.	INDICATES OFFICIAL PUBLIC RECORD OF BRAZORIA COUNTY
F.B.C.P.R.	INDICATES FORT BEND COUNTY PUBLIC RECORD
R.O.W.	INDICATES RIGHT-OF-WAY
DOC. NO.	INDICATES DOCUMENT NUMBER
←→	INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF
CALDWELL CROSSING
SECTION 4
EXISTING CONDITIONS

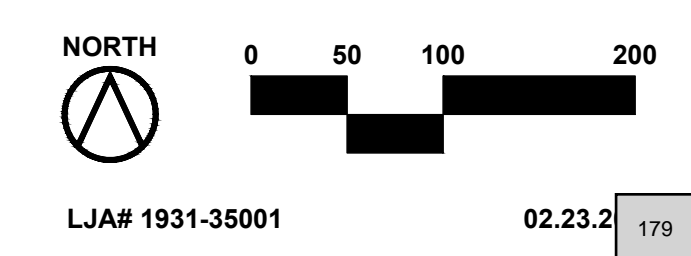
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OUT OF THE
WILLIAM HALL SURVEY, A-713

CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS
OWNER:
D.R. HORTON
6744 HORTON VISTA DR.
RICHMOND, TX 77407
281-566-2100

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
Phone 713.953.6200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

PLANNER:
LJA Planning +
Landscape
Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200



DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE IOWA COLONY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

Thursday, March 2, 2023

Amber Scopes
Pape-Dawson Engineers, Inc.
10350 Richmond Ave., Suite 200
Houston, TX

Re: Sterling Lakes North Section 1 Final Plat
Letter of Recommendation to Approve
COIC Project No. 2048
ALLC Project No. 16007-2-283

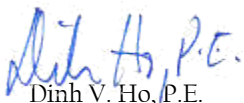
Dear Ms. Scopes;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sterling Lakes North Section 1 Final Plat received on or about March 2, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, we have no objections to the final plat as resubmitted on March 2, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than March 2, 2023, for consideration at the March 7, 2023, 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: 16007-2-283

WE, LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS OFFICERS,

AND OWNERS, HERINAFTER REFERRED TO AS OWNERS, OF THE 98.190 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF STERLING LAKES NORTH SEC 1 PLAT, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID PARTNERSHIP, 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 OR 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 ASSIGNED TO WARRANT AND DEFEND THE TITLE OF THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THE PLAT SPECIFICALLY NOTED A PUBLIC RIGHTS-OF-WAY, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PUBLIC RIGHT-OF-WAY BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THE PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTER, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ESTABLISHED AS PUBLIC RIGHTS-OF-WAY.

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.

IN TESTIMONY WHEREOF, LGI HOMES-TEXAS, LLC A TEXAS LIMITED LIABILITY COMPANY, AUTHORIZED REPRESENTATIVE HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, THEREUNTO AUTHORIZED,

ATTESTED BY ITS _____,

THIS _____ DAY OF _____, 2023.

LGI HOMES-TEXAS, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____ PRINT NAME: _____
TITLE: _____

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, AND _____ OF LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGEMENT TO ME THAT THEY 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 _____, 2023.

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

I, BRIAN NAWARA, 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; AND THAT, EXCEPT AS SHOWN, ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON PIPES OR IRON RODS HAVING A DIAMETER OF 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, SOUTH CENTRAL ZONE (4204), NAD-83.

BRIAN NAWARA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6060

CERTIFICATE OF COUNTY CLERK

LEGAL DESCRIPTION OF LAND PARCELED CAN BE FOUND ON SHEET 2 OF 7

APPROVAL BY PLAT ROOM RECORDER

DATE _____ JOYCE HUDMAN, COUNTY CLERK

VOLUME _____ PAGE _____

FLOOD PLAIN CERTIFICATION

STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE F.I.A. BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOODWAY BELOW THE BASE FLOOD ELEVATION (B.F.E.). THIS MUST BE IN ACCORDANCE WITH THE CITY OF IOWA COLONY FLOOD DAMAGE PREVENTION ORDINANCE. CONTACT THE FLOOD PLAIN ADMINISTRATOR'S OFFICE FOR SPECIFIC INFORMATION.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 APPROVAL
BCDD5 REFERENCE ID # B200051

LEE WALDEN, P.E., PRESIDENT DATE _____ KERRY OSBURN, VICE PRESIDENT DATE _____

BRANDON MIDDLETON, SECRETARY/TREASURER DATE _____ NAZAR SABTI, DISTRICT ENGINEER DATE _____

PLAT NOTES:

- ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREET WHERE SUCH STREETS ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-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 REVERT IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- THE RADIUS ON ALL BLOCK CORNERS IS 25.00 FEET, UNLESS OTHERWISE NOTED.
- ALL EASEMENTS ARE CENTERED ON LOT LINES, UNLESS OTHERWISE SHOWN.
- THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES, REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD-83; AND, MAY BE CONVERTED TO SURFACE VALUES BY DIVIDING BY THE COMBINED SCALE FACTOR OF 0.999870017.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD-83.
- ABSENT WRITTEN AUTHORIZATION BY AFFECTED UTILITIES, ALL CENTERPOINT ENERGY, BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5, AND CITY OF IOWA COLONY UTILITY EASEMENTS MUST BE KEPT UNOBSTRUCTED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSE.
- THE FINAL PLAT SHALL EXPIRE TWO (2) YEARS AFTER CITY COUNCIL APPROVAL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO (2) YEAR PERIOD OR THE ONE (1) YEAR EXTENSION PERIOD GRANTED BY THE CITY COUNCIL.
- ALL STREETS SHALL BE CONSTRUCTED TO THE CITY'S DESIGN CRITERIA.
- A MINIMUM OF FIVE (5) FOOT WIDE SIDEWALK SHALL BE REQUIRED ALONG BOTH SPINE ROADS, OR A MINIMUM OF SIX (6) FOOT WIDE SIDEWALK SHALL BE REQUIRED ALONG 1 SIDE, AND A MINIMUM OF FOUR (4) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS WITHIN THE RESIDENTIAL SECTION AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- SIDEWALKS MUST BE CONSTRUCTED AS A PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF SIDEWALKS ARE REQUIRED BY THE CITY'S SIDEWALK MASTER PLAN.
- THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
- THE OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
- CEDAR RAPID PARKWAY AND KARSTEN BOULEVARD ARE DESIGNATED AS A "PLANNED THOROUGHFARE" (MINIMUM 120' WIDTH) ON THE CURRENT MAJOR THOROUGHFARE PLAN.
- PRIMARY BENCHMARK: NATIONAL GEODETIC SURVEY MARKER E306, BEING A BRASS DISK SET ON TOP OF A CONCRETE POST, STAMPED "E 306 1935", ELEVATION OF 52.00'; (NAVD83) AND NATIONAL GEODETIC SURVEY MARKER Q1512, BEING A STAINLESS STEEL ROD SET IN CASING, STAMPED "Q 1512 1987", ELEVATION OF 56.13'; (NAVD83)
- BOUNDARY CLOSURE CALCULATION ERROR (1:412013)
- THIS PROPERTY LIES WITHIN BOMUD NO 31.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- SUBDIVISION IS LOCATED PARTIALLY IN ZONE "X" WITH NO BASE FLOOD BASE ELEVATION REQUIRED AND PARTIALLY LOCATED IN ZONE "AE" WITH A BASE FLOOD ELEVATION OF 53.0. THIS INFORMATION IS BASED ON BRAZORIA COUNTY FIRM COMMUNITY MAP 48039, PANEL 110K, DATED DECEMBER 30, 2020.
- MONUMENTS SET AS EXTERIOR BOUNDARY MARKERS WILL BE SET WITH A MINIMUM OF FIVE EIGHTHS (5/8) INCH IRON ROD OR THREE QUARTERS (3/4) INCH IRON PIPE AT LEAST THIRTY SIX (36) INCHES LONG, ENCASED IN CONCRETE FOR A MINIMUM OF EIGHTEEN INCHES BELOW THE SURFACE OF THE GROUND.

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF _____, 2023, HAS APPROVED THIS PLAT AND SUBDIVISION OF STERLING LAKES NORTH SEC 1 PLAT AS SHOWN HEREON.

MICHAEL BYRUM-BRATSEN, MAYOR _____ WIL KENNEDY _____

ARNETTA HICKS-MURRAY _____ MARQUETTE GREENE-SCOTT _____

CHAD WILSEY _____

CERTIFICATE OF CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF _____, 2023, HAS APPROVED THIS PLAT AND SUBDIVISION OF STERLING LAKES NORTH SEC 1 PLAT AS SHOWN HEREON.

DAVID HURST, CHAIRMAN _____ BRENDA DILLON _____

STEVEN BYRUM-BRASTEN _____ LES HOSEY _____

BRIAN JOHNSON _____ TIMOTHY VARLACK _____

TERRY HAYES _____

APPROVAL BY CITY ENGINEER _____

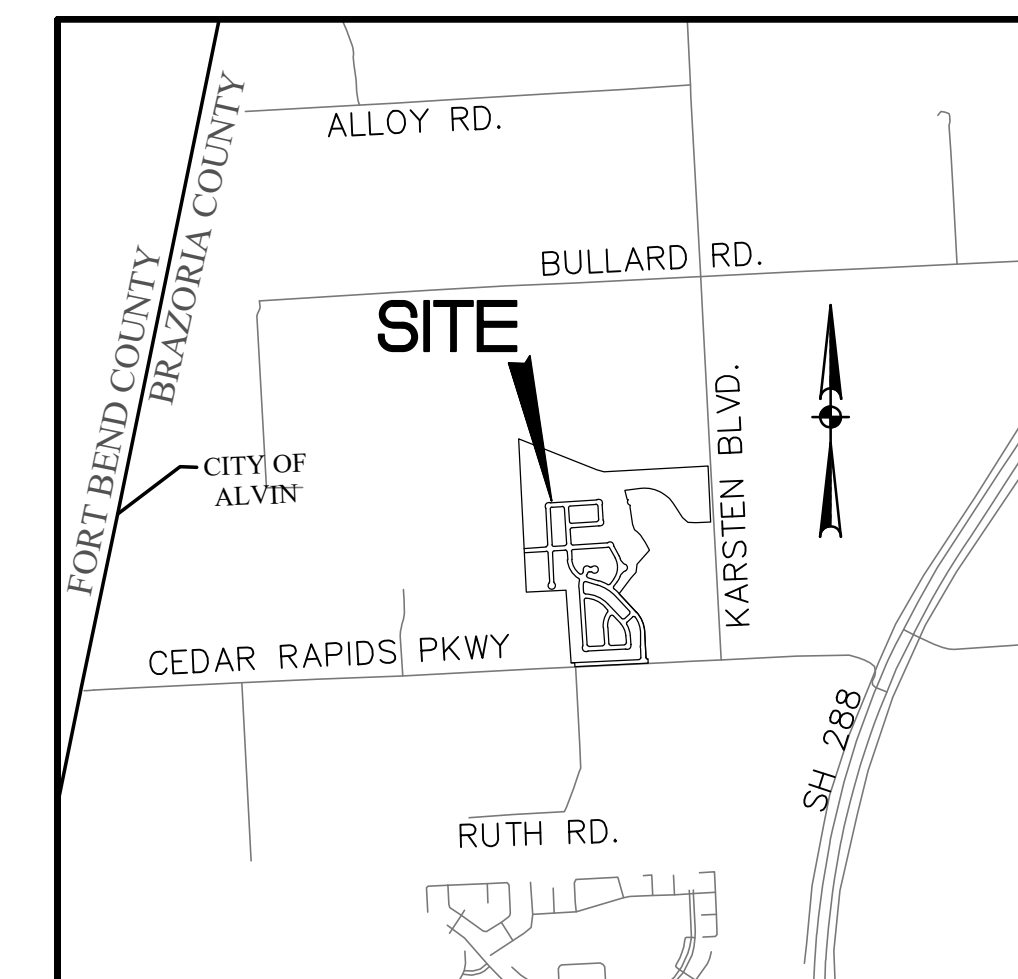
DINH HO, P.E., CITY ENGINEER _____ DATE _____

- ALL PERMANENT REFERENCE MONUMENTS (PRM) WILL BE SET AT ALL BOUNDARY LINE ANGLE POINTS, BLACK CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND AT INTERVALS NOT TO EXCEED ONE THOUSAND (1,000) FEET. PERMANENT REFERENCE MONUMENTS SHALL CONFORM TO THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES.
- ALL MONUMENTS WILL BE SET TO THE STANDARD 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 WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR STERLING LAKES AT IOWA COLONY AND SIERRA VISTA, AS APPROVED ON FEBRUARY 15, 2016, AMENDED IN JUNE, 2018 AND AMENDED JULY 19, 2021.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 FINAL PLAT AND CONSTRUCTION NOTES:

- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE. (DOES NOT APPLY)
- 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, 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. (DOES NOT APPLY)
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- 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 PRIORITY TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME. (DOES NOT APPLY)
- OTHER THAN SHOWN HERON, 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 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.
- 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 CROSSING 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 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.
- 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.
- 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 DISTRICT # 5 MANUAL SECTION 1, INTRODUCTION; SUB -SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

MINIMUM FINISHED FLOOR ELEVATIONS					
BLOCK	LOT NO	ELEV.	BLOCK	LOT NO	ELEV.
1	1	58.21	4	9	58.17
1	2	58.08	4	10	58.30
1	3	57.95	4	11	58.30
1	4	57.81	4	12	58.15
1	5	57.92	4	13	57.96
1	6	58.10	4	14	57.77
1	7	58.37	4	15	57.58
1	8	58.51	5	1	57.50
1	9	58.51	5	2	57.51
1	10	58.51	5	3	57.43
1	11	58.22	5	4	57.89
1	12	58.22	5	5	57.89
1	13	58.08	5	6	58.33
1	14	57.93	5	7	58.26
1	15	57.99	5	8	58.26
1	16	58.14	5	9	57.63
1	17	58.14	5	10	57.42
1	18	57.98	5	11	57.42
1	19	57.99	5	12	57.71
1	20	58.14	5	13	57.71
1	21	58.30	5	14	57.49
1	22	58.87	5	15	57.40
1	23	59.06	5	16	57.59
1	24	59.21	5	17	57.78
1	25	59.04	5	18	57.78
1	26	59.04	5	19	57.55
1	27	58.36	5	20	57.51
1	28	58.17	5	21	57.70
1	29	57.97	5	22	57.47
1	30	58.04	5	23	57.67
1	31	58.23	5	24	57.86
1	32	58.41	5	25	57.86
1	33	58.41	5	26	57.78
1	34	58.13	5	27	57.81
1	35	57.93	5	28	58.15
1	36	57.84	5	29	58.10
1	37	57.98	5	30	58.10
1	38	58.12	5	31	57.93
1	39	58.25	5	32	57.65
1	40	58.25	5	33	57.46
1	41	58.18	5	34	57.66
1	42	57.93	5	35	57.86
1	43	57.88	5	36	57.86
1	44	58.00	5	37	57.63
1	45	57.66	5	38	57.47
1	46	57.31	5	39	57.39
1	47	57.71	5	40	57.52
1	48	57.86	5	41	57.52
1	49	58.14	5	42	57.35
1	50	58.14	5	43	56.05
1	51	57.93	5	44	57.42
1	52	57.72	5	45	57.45
1	53	58.15	5	46	57.68
1	54	58.04	5	47	57.68
1	55	57.72	5	48	57.48
1	56	57.93	5	49	57.34
1	57	58.14	5	50	57.52
1	58	57.86	5	51	57.70
1	59	57.86	5	52	57.79
1	60	57.71	5	53	57.59
1	61	57.93	5	54	57.61
2	1	58.08	5	55	57.79
2	2	58.08	5	56	57.97
2	3	57.85	6	1	57.74
2	4	58.04	6	2	57.53
2	5	58.04	6	3	57.88
2	6	58.29	6	4	57.88
2	7	58.29	6	5	57.65
2	8	58.09	6	6	57.37
2	9	58.04	6	7	57.25
2	10	58.19	6	8	57.40
2	11	58.23	6	9	57.59
2	12	58.23	6	10	57.78
3	1	57.79	6	11	57.78
3	2	58.15	6	12	57.55
3	3	58.15	6	13	57.51
3	4	58.19	6	14	57.70
3	5	58.12	6	15	58.31
3	6	58.12	6	16	58.55
3	7	58.13	6	17	58.55
3	8	58.28	6	18	58.24
3	9	58.28	6	19	58.47
3	10	58.23	6	20	58.69
3	11	58.06	6	21	58.69
3	12	58.07	6	22	58.64
3	13	58.26	7	1	57.53
3	14	58.26	7	2	57.72
3	15	58.26	7	3	57.90
3	16	58.26	7	4	57.90
3	17	58.06	7	5	57.72
3	18	57.96	7	6	57.61
3	19	58.14	7	7	57.38
3	20	58.33	7	8	57.26
3	21	58.33	7	9	57.49
3	22	58.31	7	10	57.49
3	23	58.11	7	11	57.45
3	24	57.91	7	12	57.27
3	25	58.26	8	1	57.73
4	1	57.90	8	2	57.75
4	2	57.98	8	3	57.57
4	3	58.13	8	4	57.64
4	4	58.40	8	5	57.83
4	5	58.40	8	6	57.83
4	6	58.26	8	7	57.65
4	7	58.11	8	8	57.47
4	8	58.04			



LOCATION MAP
SCALE: 1"=2640'

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- AC = ACRE
- AE = AERIAL EASEMENT
- BCFN NO. = BRAZORIA COUNTY CLERK'S FILE NUMBER
- BCFD = BRAZORIA COUNTY DEED RECORDS
- BCFD = BRAZORIA COUNTY FLOOD CONTROL DISTRICT
- BL = BUILDING LINE
- BCMR = BRAZORIA COUNTY MAP RECORDS
- BCOPRRP = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- COS = COMPENSATING OPEN SPACE
- DE = DRAINAGE EASEMENT
- EX = EXISTING
- FC NO. = FILM CODE NUMBER
- FD = FOUND
- GBL = GARAGE BUILDING LINE
- IR = IRON ROD
- OPRRPBC = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS
- R = RADIUS
- ROW = RIGHT-OF-WAY
- SF = SQUARE FEET
- SSE = SANITARY SEWER EASEMENT
- STM SE = STORM SEWER EASEMENT
- UE = UTILITY EASEMENT
- UVE = UNOBSTRUCTED VISIBILITY EASEMENT
- WLE = WATER LINE EASEMENT

STERLING LAKES NORTH SEC 1 FINAL PLAT

A SUBDIVISION OF 98.190 ACRES
LOCATED IN THE H.T. & B.R.R. CO. SURVEY,
ABSTRACT NO. 516
BRAZORIA COUNTY, TEXAS

211 LOTS 12 RESERVES 8 BLOCKS

FEBRUARY 2023

OWNER:
LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
JACK LIPAR
EXECUTIVE VICE PRESIDENT
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998

SURVEYOR:
BRIAN NAWARA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6060
10350 RICHMOND AVENUE, SUITE 200
HOUSTON, TEXAS 77042
TEL. 713.428.2400



CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C1 to C20.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C21 to C40.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C41 to C60.

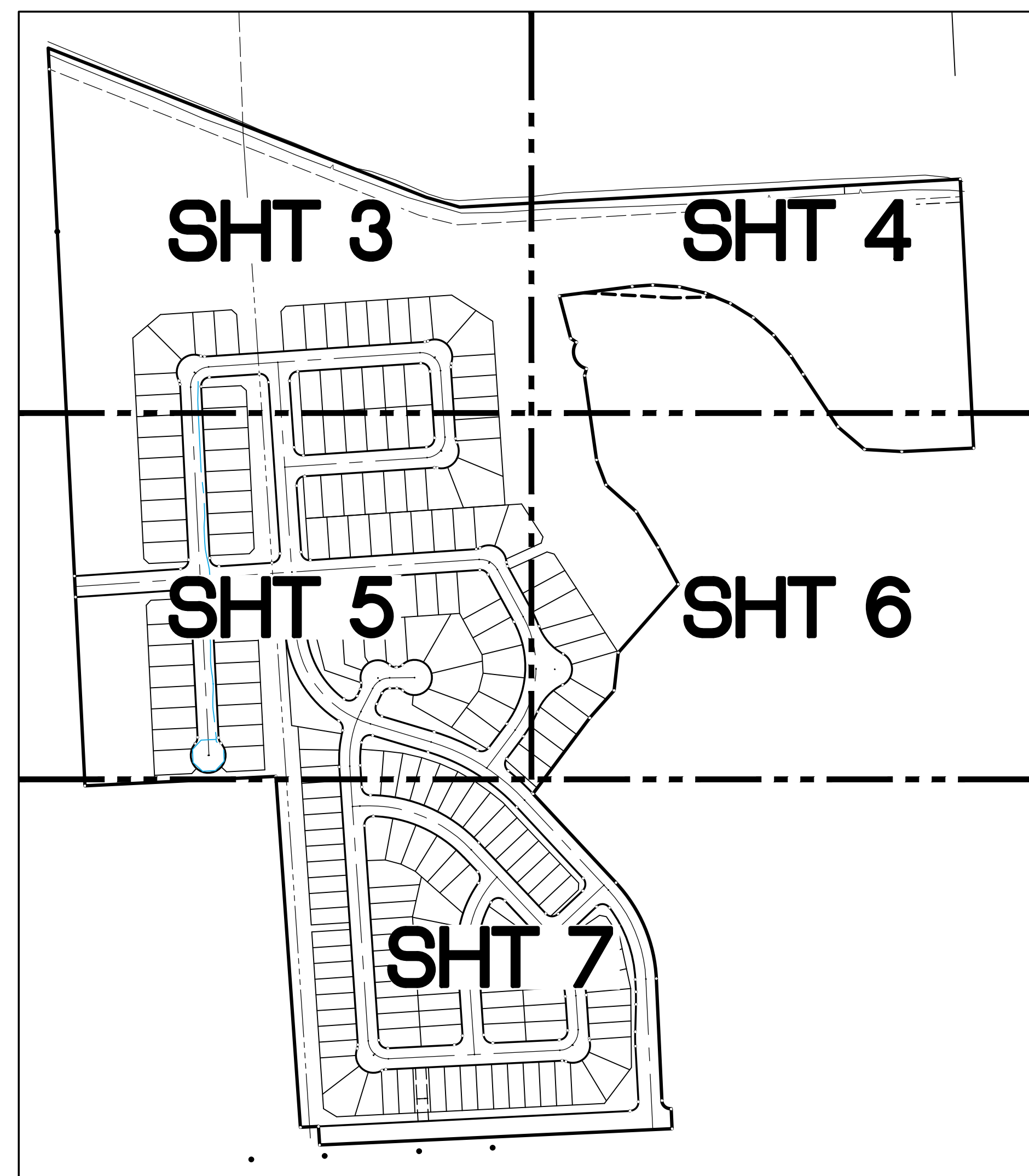
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CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C81 to C100.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L1 to L20.

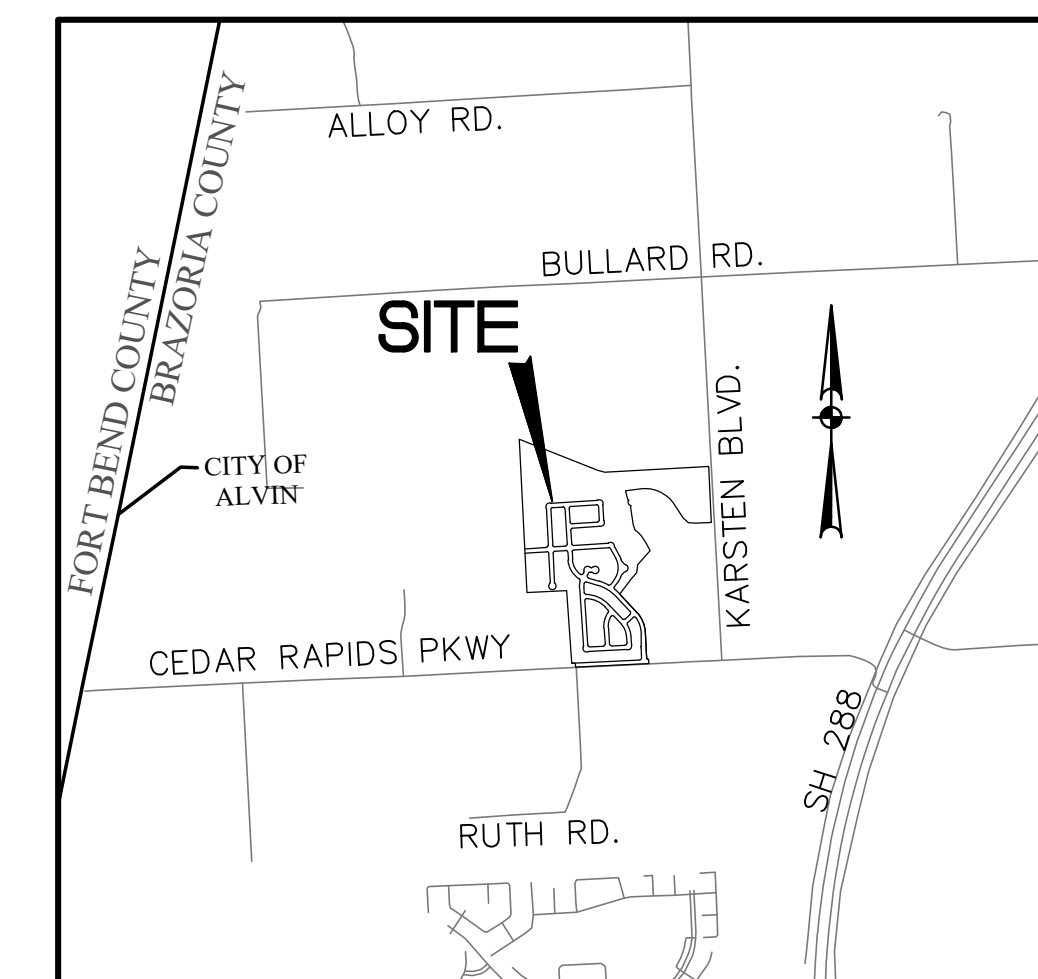
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LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L21 to L70.



METES AND BOUNDS DESCRIPTION

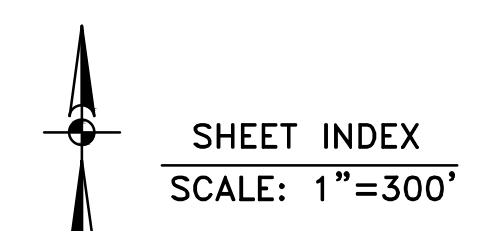
A 98.190 ACRE, OR 4,277,156 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING ALL OF A 98.190 ACRE TRACT OF LAND CONVEYED TO LGI HOMES - TEXAS, LLC AND DESCRIBED IN A DEED RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2020062462, SITUATED IN SECTION 58 OF THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 516, IN BRAZORIA COUNTY, TEXAS, SAID 98.190 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD2011) EPOCH 2010.00: COMMENCING, AT A PK NAIL FOUND IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 57 AND COUNTY ROAD 383, (60-FEET WIDE AS ACCEPTED INTO THE BRAZORIA COUNTY ROAD MAINTENANCE SYSTEM ON JUNE 26, 1967 BY THE BRAZORIA COUNTY COMMISSIONERS COURT), THE SOUTHEAST CORNER OF SAID SECTION 58, THE NORTHEAST CORNER OF SECTION 57 OF THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 289, THE NORTHWEST CORNER OF SECTION 56 OF THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 515, THE SOUTHWEST CORNER OF SECTION 59 OF THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 284, AND THE NORTHWEST CORNER OF A CALLED 9.954 ACRE TRACT OF LAND CONVEYED TO THOMAS MOELLER AND PAULINE MOELLER, HUSBAND AND WIFE, DESCRIBED IN A DEED RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2002025798; THENCE: S 87°21'10" W, ALONG AND WITH THE COMMON SURVEY LINE BETWEEN SAID H.T. & B.R.R. SURVEY NO. 57 AND SAID H.T. & B.R.R. SURVEY NO. 58, A DISTANCE OF 1016.72 FEET TO A MAG NAIL FOUND IN THE RIGHT-OF-WAY OF COUNTY ROAD 57 AT THE SOUTHWEST CORNER OF SAID 98.190 ACRE TRACT, FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE: S 87°21'10" W, ALONG AND WITH A SOUTH LINE OF SAID 98.190 ACRE TRACT, WITHIN SAID COUNTY ROAD 57, A DISTANCE OF 1,006.99 FEET TO A MAG NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID 98.190 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE: DEPARTING A SOUTH LINE OF SAID 98.190 ACRE TRACT, ALONG AND WITH THE WEST LINES OF SAID 98.190 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES: S 03°49'52" W, A DISTANCE OF 53.06 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "PAPE DAWSON" FOUND FOR CORNER, S 87°09'23" W, A DISTANCE OF 51.30 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "PAPE DAWSON" FOUND FOR CORNER, N 03°59'57" W, PASSING AT A DISTANCE OF 335.69 FEET THE SOUTHEAST CORNER OF A CALLED 5.650 ACRE TRACT OF LAND CONVEYED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31, AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2012033328 AND CONTINUING FOR A TOTAL DISTANCE OF 1,004.33 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "PAPE DAWSON" FOUND AT AN INTERIOR CORNER OF SAID 98.190 ACRE TRACT AND FOR AN INTERIOR CORNER OF THIS TRACT; S 87°09'01" W, A DISTANCE OF 545.94 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "PAPE DAWSON" SET ON A WEST LINE OF SAID 98.190 ACRE TRACT AND THE EAST LINE OF A CALLED 81.186 ACRE TRACT OF LAND CONVEYED TO 608 LOCAL INVESTMENTS, LTD. AND DESCRIBED IN A DEED RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2021062744, AT A SOUTHWEST CORNER OF THIS TRACT SAID 98.190 ACRE TRACT AND FOR A SOUTHWEST CORNER OF THIS TRACT; THENCE: N 02°50'59" W, ALONG AND WITH THE WEST LINE OF SAID 98.190 ACRE TRACT, THE EAST LINE OF SAID 81.186 ACRE TRACT, PASSING A 1/2 INCH IRON ROD FOUND AT A DISTANCE OF 1583.41 FEET FOR THE NORTHEAST CORNER OF SAID 98.190 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 120 ACRE TRACT CONVEYED TO AA SHARP INVESTMENTS, LTD., AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2007068904, AND DESCRIBED AS ITEM 8 IN VOLUME 1004, PAGE 761 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 2,108.28 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT (FALLS IN DITCH COULDN'T NOT SET); THENCE: DEPARTING THE WEST LINE OF SAID 98.190 ACRE TRACT AND EAST LINE OF SAID 120 ACRE TRACT, ALONG AND WITH THE NORTH LINE OF SAID 98.190 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES: S 68°27'09" E, A DISTANCE OF 1,160.40 FEET TO A POINT FOR CORNER, S 73°33'19" E, A DISTANCE OF 99.58 FEET TO A POINT FOR CORNER, N 86°47'18" E, A DISTANCE OF 302.85 FEET PASSING A POINT FOR SOUTHWEST CORNER OF A CALLED 11.755 ACRE TRACT OF LAND CONVEYED TO ALVIN INDEPENDENT SCHOOL DISTRICT AND DESCRIBED IN "TRACT 3" IN A DEED RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2021027980, AT A DISTANCE OF 1099.18 FEET PASSING A POINT FOR THE SOUTHEAST CORNER OF SAID 11.755 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 1,430.69 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "PAPE DAWSON" FOUND FOR CORNER; THENCE: S 02°51'42" E, ALONG AND WITH AN EAST LINE OF SAID 98.190 ACRE TRACT, BEING A COURSE RUNNING PARALLEL WITH AND OFFSET A DISTANCE OF 60.00 FEET OF AN EAST LINE OF A CALLED 1101.117 ACRE TRACT OF LAND CONVEYED TO IOWA COLONY STERLING LAKES, LTD. AND DESCRIBED AS "TRACT 1" IN A DEED RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2003075438, A DISTANCE OF 768.43 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "PAPE DAWSON" FOUND FOR CORNER; THENCE: ALONG AND WITH SAID 98.190 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES: S 87°09'23" W, A DISTANCE OF 205.35 FEET TO A POINT FOR CORNER, N 86°41'09" W, A DISTANCE OF 106.62 FEET TO A POINT FOR CORNER, N 49°28'58" W, A DISTANCE OF 99.54 FEET TO A POINT FOR CORNER, N 33°32'52" W, A DISTANCE OF 180.00 FEET TO A POINT FOR CORNER, N 33°44'05" W, A DISTANCE OF 63.02 FEET TO A POINT FOR CORNER, N 39°49'57" W, A DISTANCE OF 76.73 FEET TO A POINT FOR CORNER, N 49°02'22" W, A DISTANCE OF 76.73 FEET TO A POINT FOR CORNER, N 58°14'46" W, A DISTANCE OF 76.73 FEET TO A POINT FOR CORNER, N 67°27'11" W, A DISTANCE OF 76.73 FEET TO A POINT FOR CORNER, N 76°39'36" W, A DISTANCE OF 76.73 FEET TO A POINT FOR CORNER, N 85°52'01" W, A DISTANCE OF 76.73 FEET TO A POINT FOR CORNER, S 86°00'47" W, A DISTANCE OF 58.64 FEET TO A POINT FOR CORNER, S 82°29'47" W, A DISTANCE OF 209.76 FEET TO A POINT FOR CORNER, S 14°55'53" E, A DISTANCE OF 125.31 FEET TO A POINT FOR CORNER, S 56°41'53" E, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER, S 08°04'12" E, A DISTANCE OF 243.48 FEET TO A POINT FOR CORNER, S 20°58'32" E, A DISTANCE OF 75.94 FEET TO A POINT FOR CORNER, S 48°23'11" E, A DISTANCE OF 51.64 FEET TO A POINT FOR CORNER, S 48°23'11" E, A DISTANCE OF 63.16 FEET TO A POINT FOR CORNER, S 31°35'07" E, A DISTANCE OF 120.04 FEET TO A POINT FOR CORNER, S 28°37'54" E, A DISTANCE OF 120.04 FEET TO A POINT FOR CORNER, S 41°17'32" E, A DISTANCE OF 259.68 FEET TO A POINT FOR CORNER, S 06°13'51" W, A DISTANCE OF 108.43 FEET TO A POINT FOR CORNER, S 41°35'07" W, A DISTANCE OF 104.89 FEET TO A POINT FOR CORNER, S 36°47'30" W, A DISTANCE OF 270.29 FEET TO A POINT FOR CORNER, S 43°00'21" E, A DISTANCE OF 347.22 FEET TO A POINT FOR CORNER, S 02°38'50" E, A DISTANCE OF 56.51 FEET TO THE POINT OF BEGINNING, AND CONTAINING 98.190 ACRES IN THE BRAZORIA COUNTY, TEXAS, SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON THE GROUND AND A SURVEY MAP PREPARED UNDER JOB NUMBER 49007-20 BY PAPE-DAWSON ENGINEERS, INC.



LOCATION MAP SCALE: 1"=2640'

LEGEND

- Legend items: FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE) SET 5/8" IRON ROD (PD), AC = ACRE, AE = AERIAL EASEMENT, BCFN NO. = BRAZORIA COUNTY CLERK'S FILE NUMBER, BCDF = BRAZORIA COUNTY DEED RECORDS, BCDFCD = BRAZORIA COUNTY FLOOD CONTROL DISTRICT, BL = BUILDING LINE, BCMR = BRAZORIA COUNTY MAP RECORDS, BCOPRRB = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, COS = COMPENSATING OPEN SPACE, DE = DRAINAGE EASEMENT, EX = EXISTING, FC NO. = FILM CODE NUMBER, FD = FOUND, GBL = GARAGE BUILDING LINE, IR = IRON ROD, OPRRPB = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS, R = RADIAL, ROW = RIGHT-OF-WAY, SF = SQUARE FEET, SSE = SANITARY SEWER EASEMENT, STM SE = STORM SEWER EASEMENT, U/E = UTILITY EASEMENT, UVE = UNOBSTRUCTED VISIBILITY EASEMENT, WLE = WATER LINE EASEMENT



- RESTRICTED RESERVE (RESTRICTED TO UTILITY, LANDSCAPE, OR OPEN SPACE PURPOSES ONLY) 3.874 AC. 168,749 SQ.FT. (A)
RESTRICTED RESERVE (RESTRICTED TO UTILITY, LANDSCAPE, OR OPEN SPACE PURPOSES ONLY) 0.252 AC. 10,957 SQ.FT. (G)
RESTRICTED RESERVE (RESTRICTED TO UTILITY, LANDSCAPE, OR OPEN SPACE PURPOSES ONLY) 0.210 AC. 9,154 SQ.FT. (B)
RESTRICTED RESERVE (RESTRICTED TO UTILITY, LANDSCAPE, OR OPEN SPACE PURPOSES ONLY) 0.104 AC. 4,535 SQ.FT. (H)
RESTRICTED RESERVE (RESTRICTED TO UTILITY, LANDSCAPE, OR OPEN SPACE PURPOSES ONLY) 0.427 AC. 18,591 SQ.FT. (C)
RESTRICTED RESERVE (RESTRICTED TO UTILITY, LANDSCAPE, OR OPEN SPACE PURPOSES ONLY) 0.149 AC. 6,507 SQ.FT. (I)
RESTRICTED RESERVE (RESTRICTED TO UTILITY, LANDSCAPE, OR OPEN SPACE PURPOSES ONLY) 0.317 AC. 13,806 SQ.FT. (D)
RESTRICTED RESERVE (RESTRICTED TO UTILITY, LANDSCAPE, OR OPEN SPACE PURPOSES ONLY) 1.025 AC. 44,664 SQ.FT. (J)
RESTRICTED RESERVE (RESTRICTED TO UTILITY, LANDSCAPE, OR OPEN SPACE PURPOSES ONLY) 0.047 AC. 2,045 SQ.FT. (E)
RESTRICTED RESERVE (RESTRICTED TO UTILITY, LANDSCAPE, OR DETENTION PURPOSES ONLY) 37.639 AC. 1,639,547 SQ.FT. (K)
RESTRICTED RESERVE (RESTRICTED TO UTILITY, LANDSCAPE, OR OPEN SPACE PURPOSES ONLY) 0.354 AC. 15,430 SQ.FT. (F)
RESTRICTED RESERVE (RESTRICTED TO UTILITY, LANDSCAPE, OR DETENTION PURPOSES ONLY) 2.558 AC. 111,448 SQ.FT. (L)

STERLING LAKES NORTH SEC 1 FINAL PLAT

A SUBDIVISION OF 98.190 ACRES LOCATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 516 BRAZORIA COUNTY, TEXAS

211 LOTS 12 RESERVES 8 BLOCKS FEBRUARY 2023

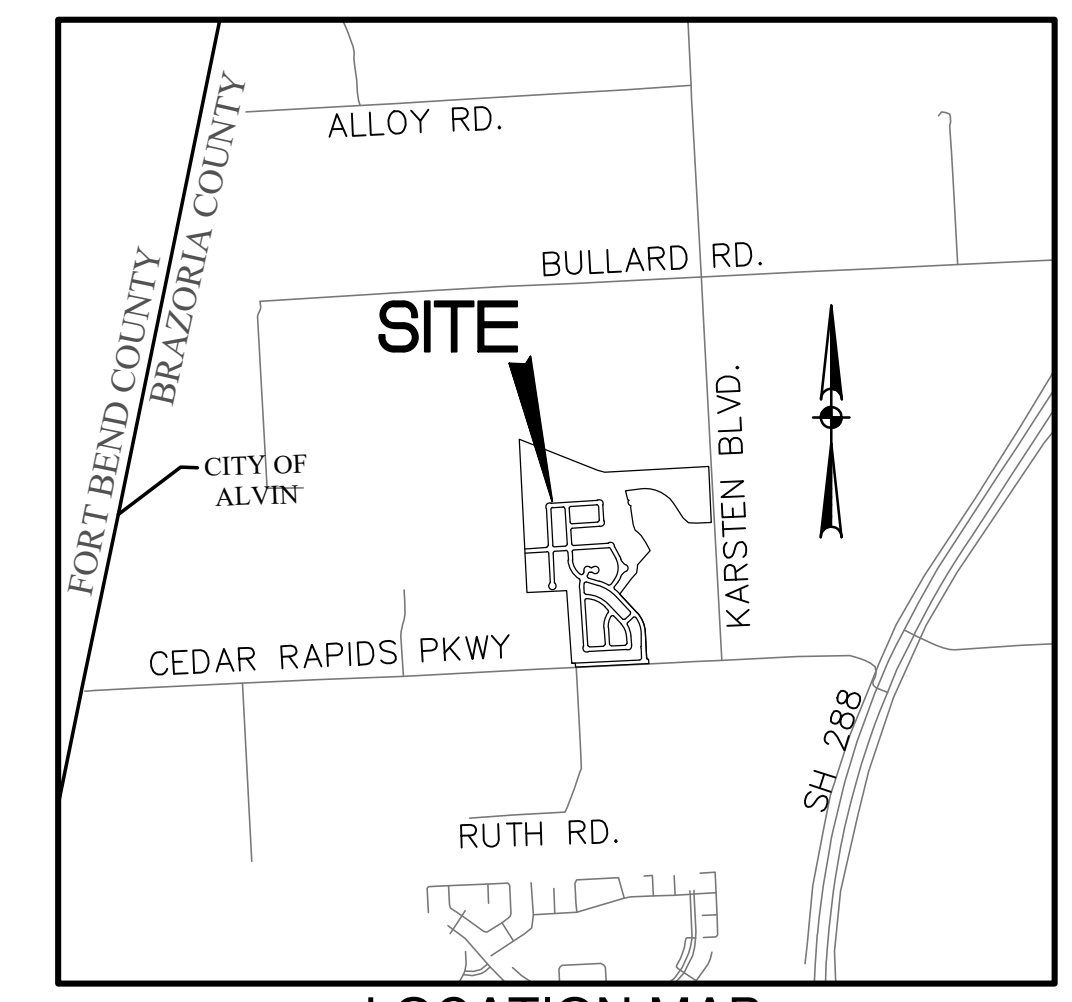
OWNER: LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY JACK LIPAR EXECUTIVE VICE PRESIDENT 1450 LAKE ROBBINS DRIVE, SUITE 430 THE WOODLANDS, TEXAS 77380 TEL. 281.362.8998 SURVEYOR: BRIAN NAWARA REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6060 10350 RICHMOND AVENUE, SUITE 200 HOUSTON, TEXAS 77042 TEL. 713.428.2400



HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS 10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400 TBPB FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #01193974

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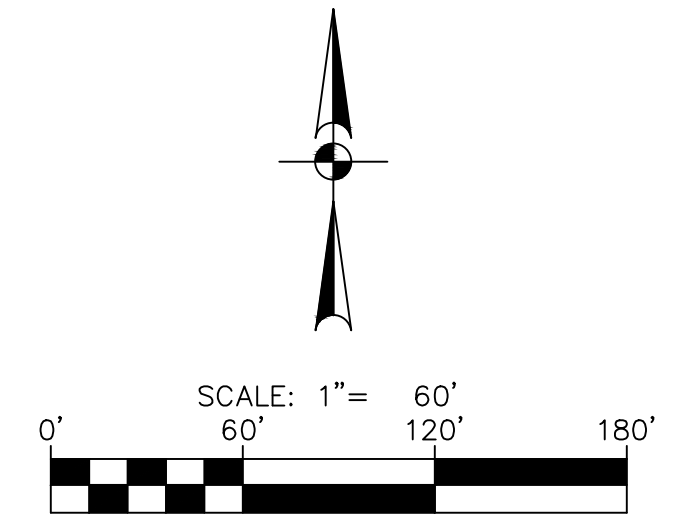
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LOCATION MAP
SCALE: 1"= 2640'

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- AC = ACRE
- AE = AERIAL EASEMENT
- BCCF NO. = BRAZORIA COUNTY CLERK'S FILE NUMBER
- BCDR = BRAZORIA COUNTY DEED RECORDS
- BCFCD = BRAZORIA COUNTY FLOOD CONTROL DISTRICT
- BL = BUILDING LINE
- BCMR = BRAZORIA COUNTY MAP RECORDS
- BCOPRRP = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- COS = COMPENSATING OPEN SPACE
- DE = DRAINAGE EASEMENT
- EX = EXISTING
- FC NO. = FILM CODE NUMBER
- FOUND = FOUND
- GBL = GARAGE BUILDING LINE
- IR = IRON ROD
- OPRRPBC = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS
- R = RADIUS
- ROW = RIGHT-OF-WAY
- SE = SQUARE FEET
- SSE = SANITARY SEWER EASEMENT
- STM SE = STORM SEWER EASEMENT
- UE = UTILITY EASEMENT
- UVE = UNOBSTRUCTED VISIBILITY EASEMENT
- WLE = WATER LINE EASEMENT



STERLING LAKES NORTH SEC 1 FINAL PLAT

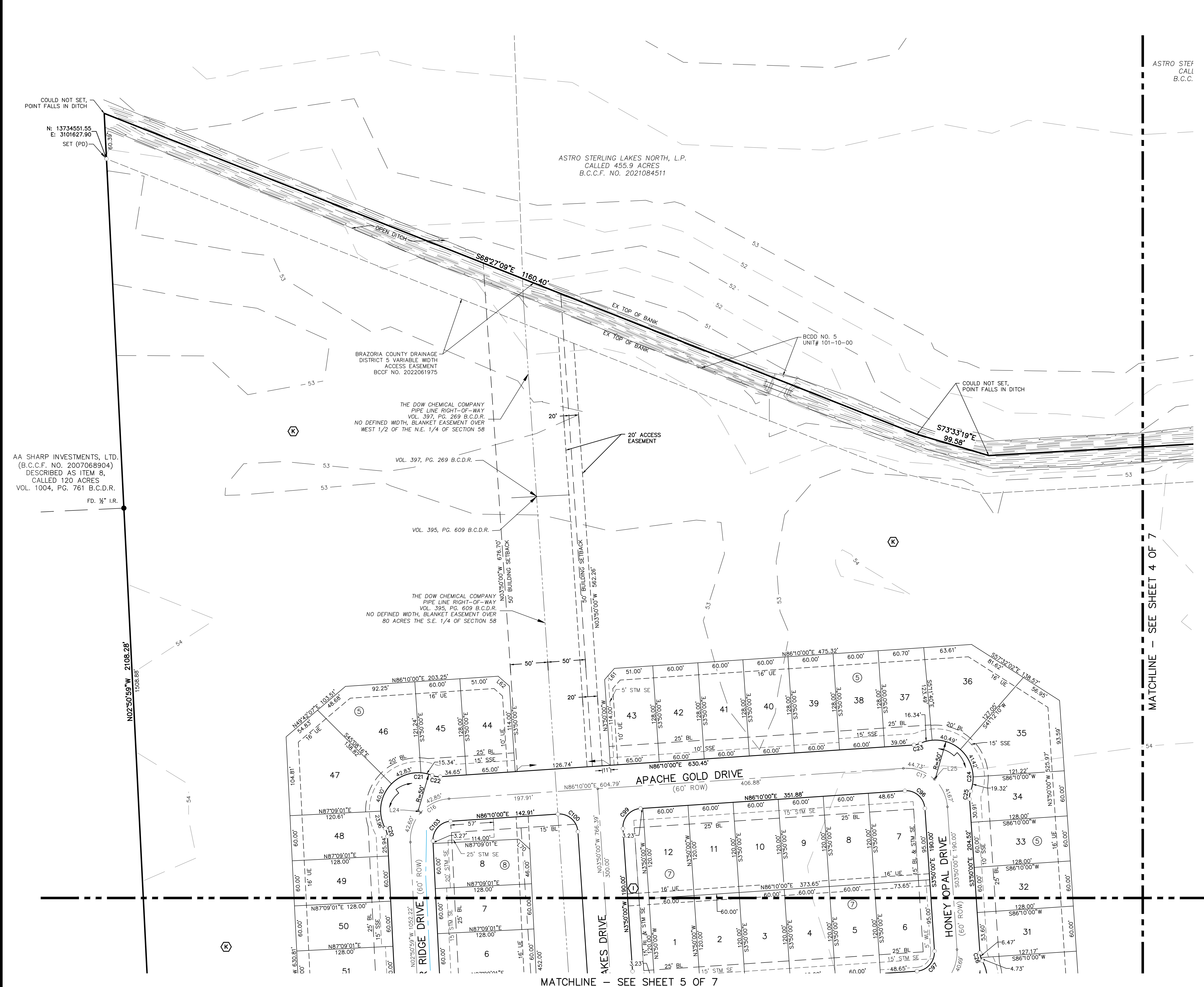
A SUBDIVISION OF 98.190 ACRES
 LOCATED IN THE H.T. & B.R.R. CO. SURVEY,
 ABSTRACT NO. 516
 BRAZORIA COUNTY, TEXAS
 211 LOTS 12 RESERVES 8 BLOCKS
 SCALE: 1" = 60' FEBRUARY 2023

OWNER:
 LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
 JACK LIPAR
 EXECUTIVE VICE PRESIDENT
 1450 LAKE ROBBINS DRIVE, SUITE 430
 THE WOODLANDS, TEXAS 77380
 TEL. 281.362.8998

SURVEYOR:
 BRIAN NAWARA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6060
 10350 RICHMOND AVENUE, SUITE 200
 HOUSTON, TEXAS 77042
 TEL. 713.428.2400



HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
 10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
 TPBE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10193974

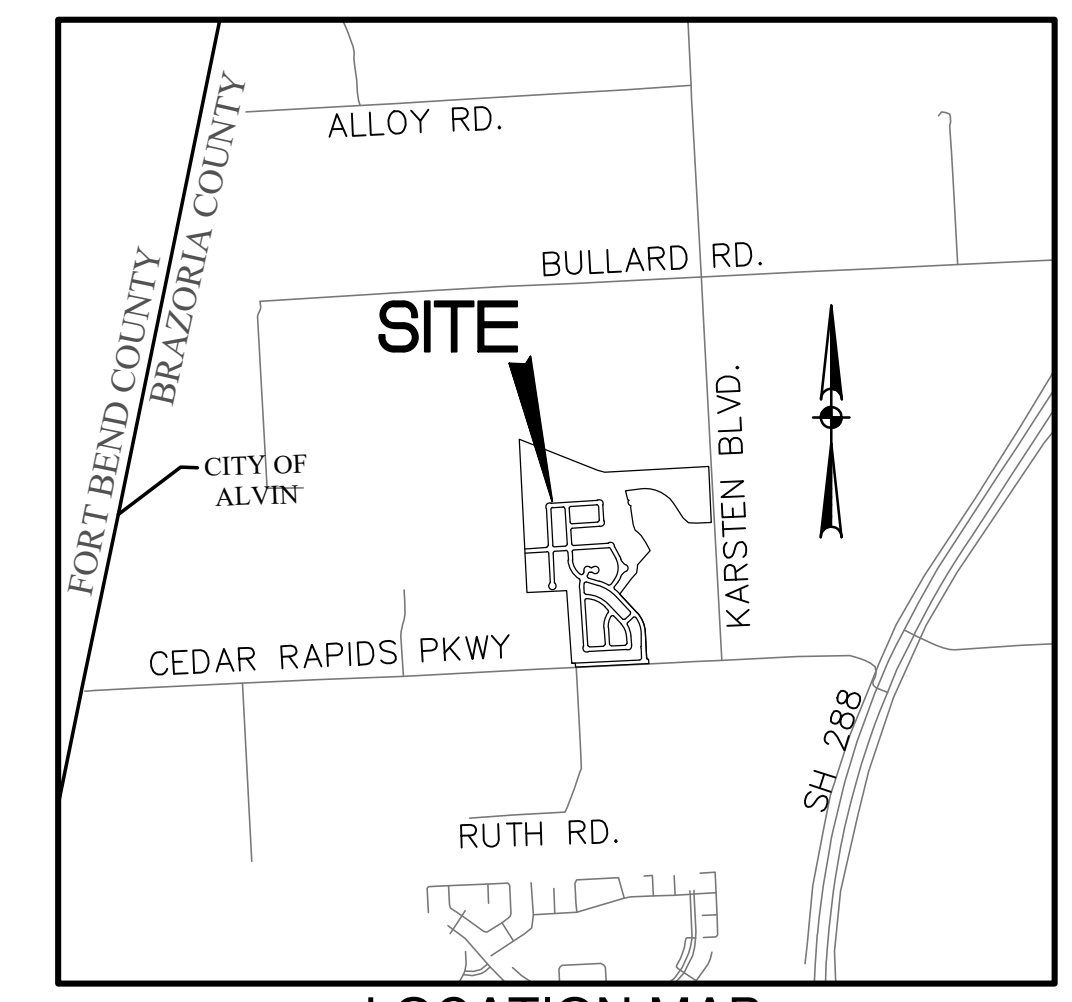


MATCHLINE - SEE SHEET 5 OF 7

MATCHLINE - SEE SHEET 4 OF 7

Note: Feb. 28, 2023, 4:34pm, User ID: C:\Users\...
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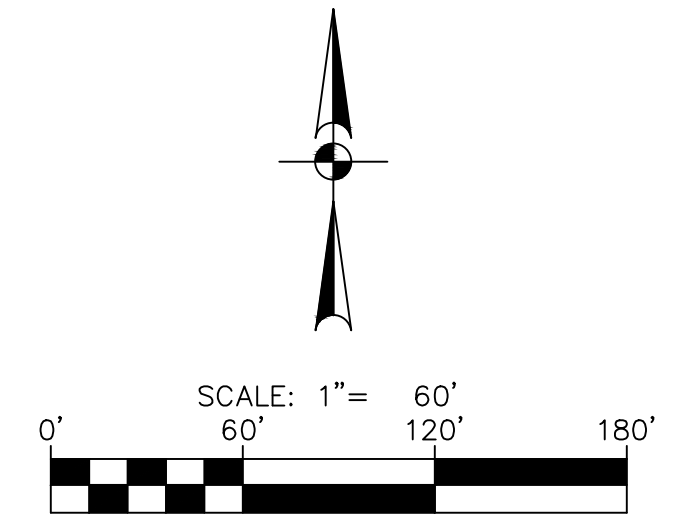
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LOCATION MAP
SCALE: 1"=2640'

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- WLE = WATER LINE EASEMENT



STERLING LAKES NORTH SEC 1 FINAL PLAT

A SUBDIVISION OF 98.190 ACRES
LOCATED IN THE H.T. & B.R.R. CO. SURVEY,
ABSTRACT NO. 516
BRAZORIA COUNTY, TEXAS

211 LOTS 12 RESERVES 8 BLOCKS
SCALE: 1" = 60' FEBRUARY 2023

OWNER:
LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
JACK LIPAR
EXECUTIVE VICE PRESIDENT
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
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SURVEYOR:
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TEXAS REGISTRATION NO. 6060
10350 RICHMOND AVENUE, SUITE 200
HOUSTON, TEXAS 77042
TEL. 713.428.2400



HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974



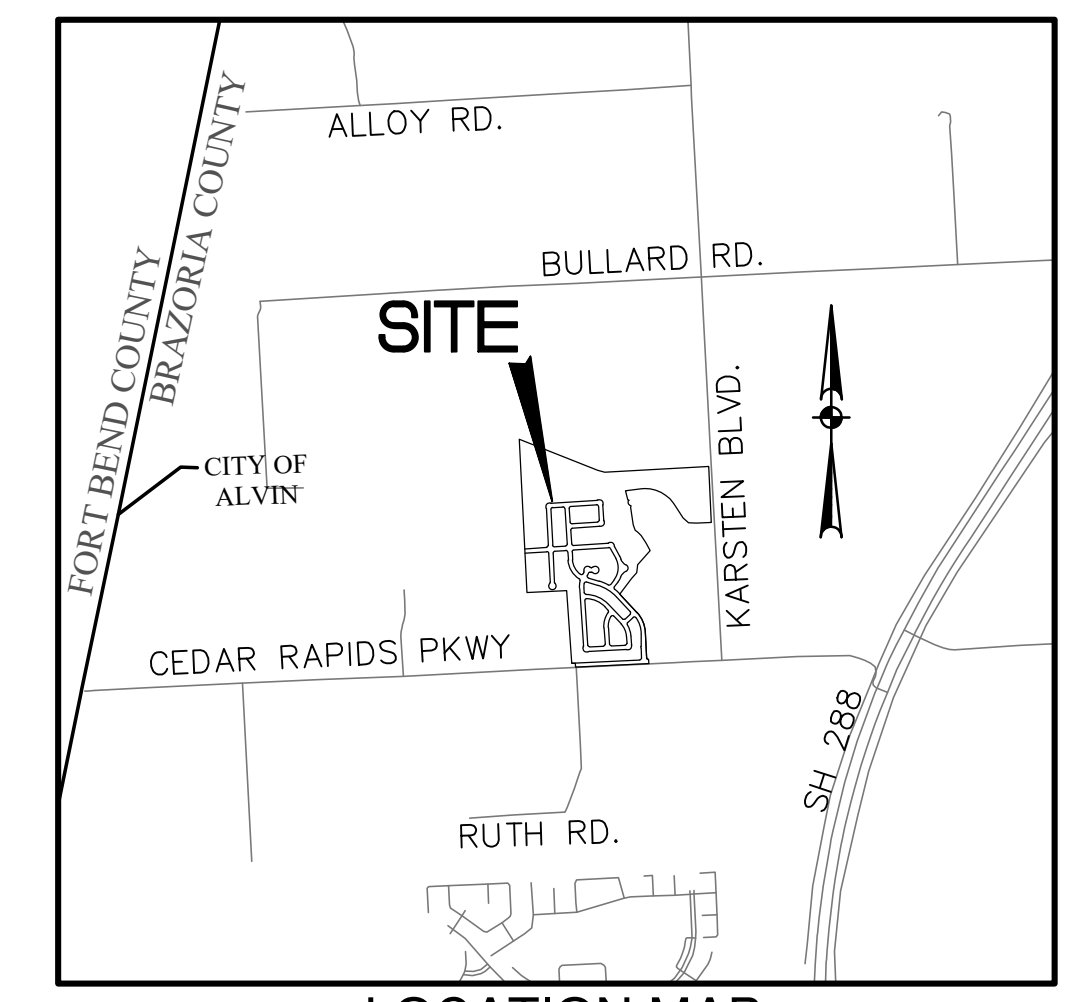
MATCHLINE - SEE SHEET 3 OF 7

MATCHLINE - SEE SHEET 6 OF 7

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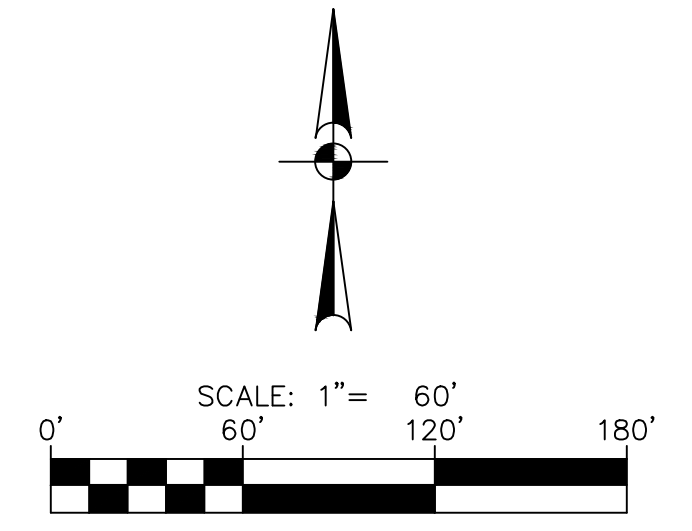
MATCHLINE - SEE SHEET 4 OF 7



LOCATION MAP
SCALE: 1"=600'

LEGEND

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STERLING LAKES NORTH SEC 1 FINAL PLAT

A SUBDIVISION OF 98.190 ACRES
 LOCATED IN THE H.T. & B.R.R. CO. SURVEY,
 ABSTRACT NO. 516
 BRAZORIA COUNTY, TEXAS

211 LOTS 12 RESERVES 8 BLOCKS
 SCALE: 1" = 60' FEBRUARY 2023

OWNER:
 LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
 JACK LIPAR
 EXECUTIVE VICE PRESIDENT
 1450 LAKE ROBBINS DRIVE, SUITE 430
 THE WOODLANDS, TEXAS 77380
 TEL. 281.362.8998

SURVEYOR:
 BRIAN NAWARA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6060
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 10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
 TBPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10193974

ASTRO STERLING LAKES
 NORTH, L.P.
 CALLED 455.9 ACRES
 B.C.C.F. NO. 2021084511

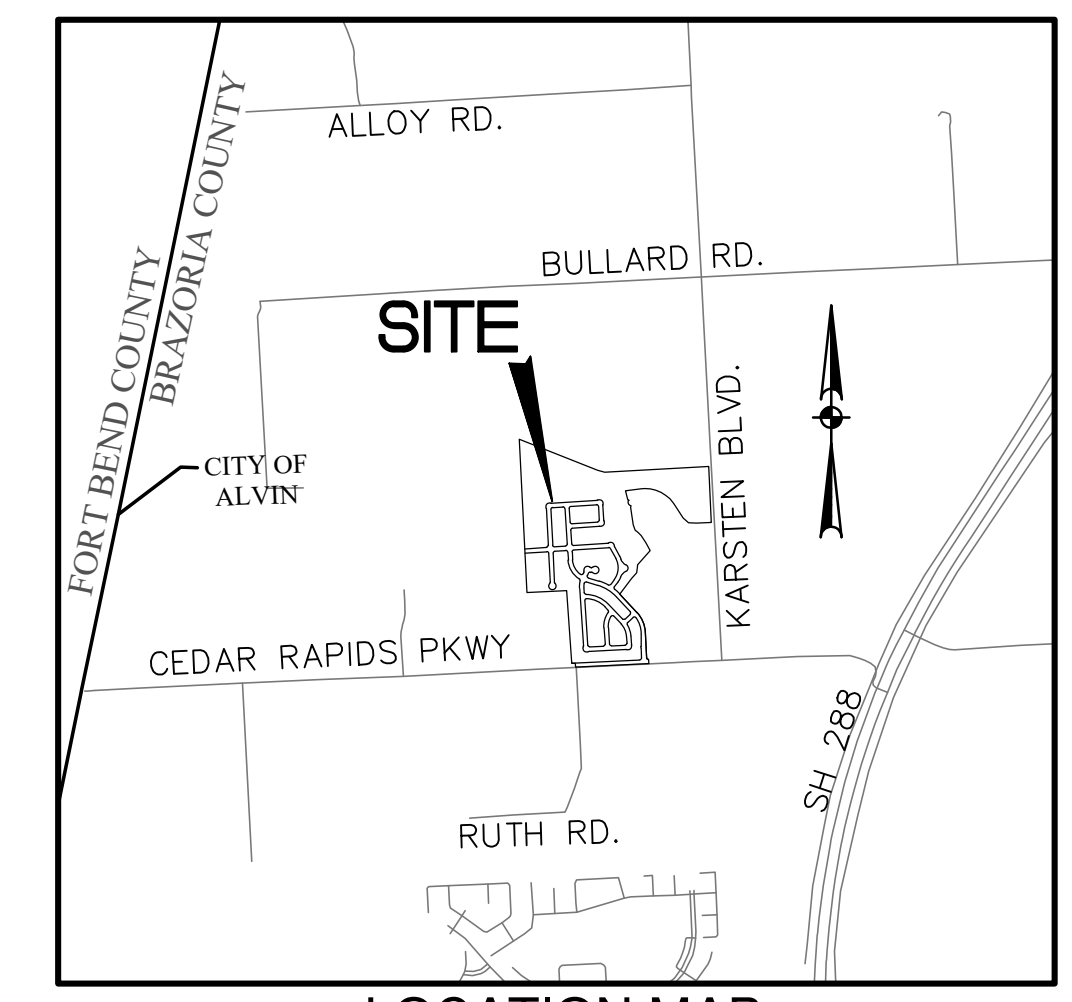
MATCHLINE - SEE SHEET 5 OF 7

MATCHLINE - SEE SHEET 7 OF 7

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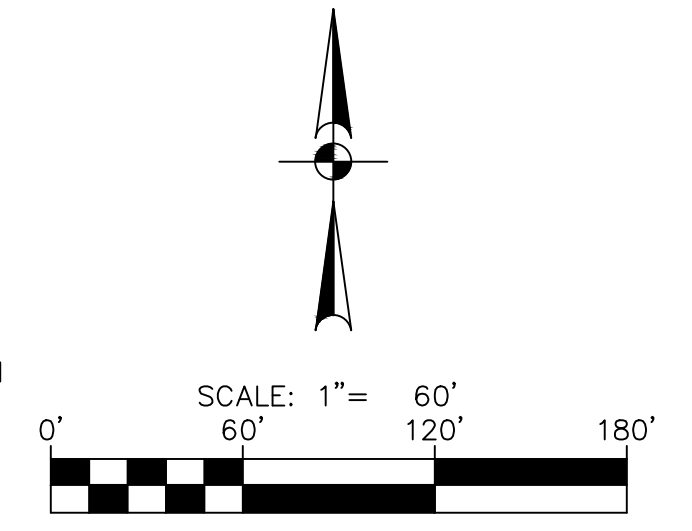
MATCHLINE - SEE SHEET 6 OF 7



LOCATION MAP SCALE: 1" = 640'

LEGEND

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SSE = SANITARY SEWER EASEMENT
STM SE = UTILITY EASEMENT
LVE = UNOBSTRUCTED VISIBILITY EASEMENT
WLE = WATER LINE EASEMENT



TEMPORARY ACCESS EASEMENT NOTE: THE 30 FOOT WIDE ACCESS EASEMENT, AS DEFINED HEREON, SHALL VACATE AND NO LONGER APPLY TO LOT 20, BLOCK 1 UPON THE DEDICATION OF A SECOND POINT OF PUBLIC RIGHT-OF-WAY TO EITHER CEDAR RAPIDS PARKWAY OR KARSTEN BLVD.

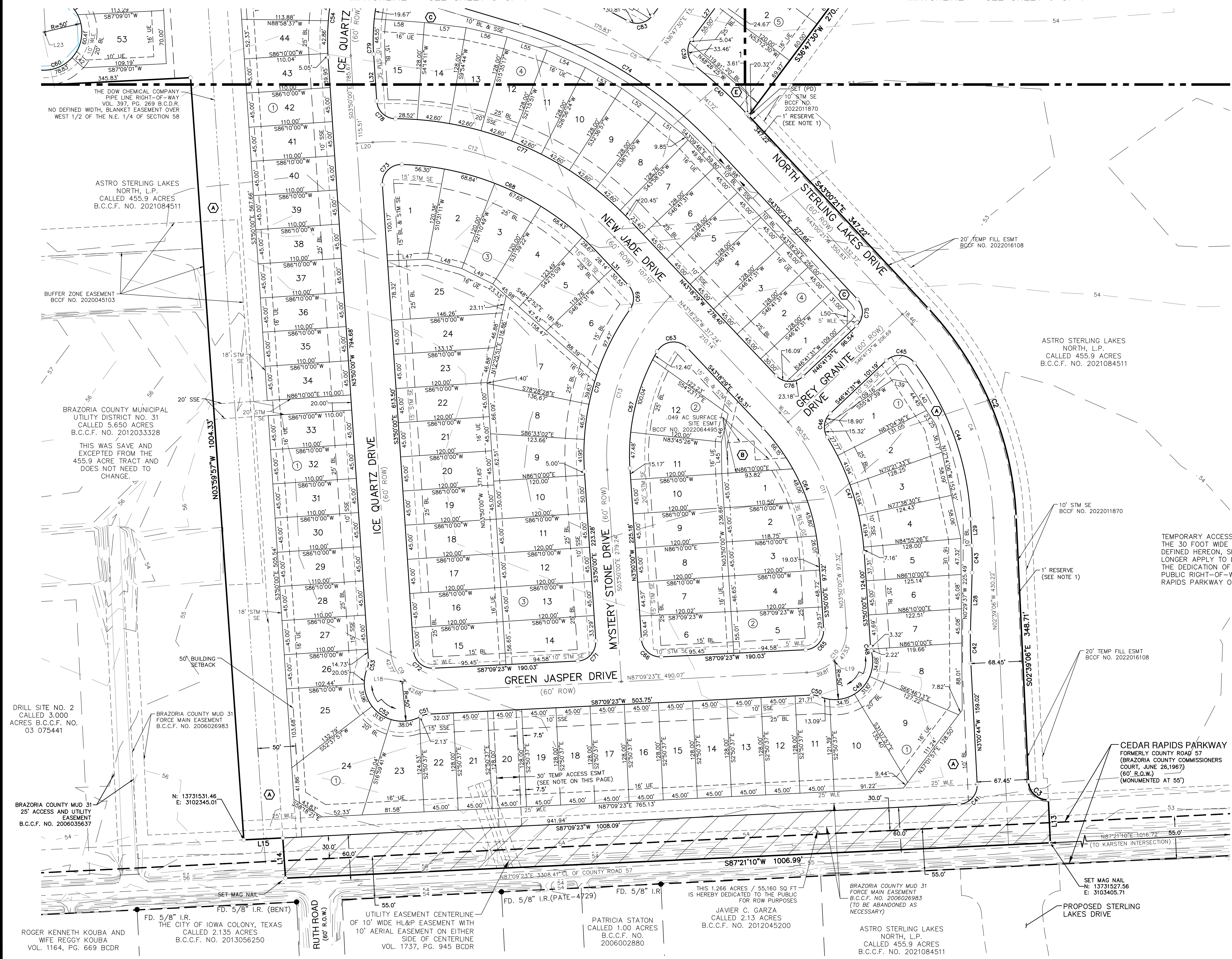
STERLING LAKES NORTH SEC 1 FINAL PLAT

A SUBDIVISION OF 98.190 ACRES LOCATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 516 BRAZORIA COUNTY, TEXAS
211 LOTS 12 RESERVES 8 BLOCKS
SCALE: 1" = 60' FEBRUARY 2023

OWNER: LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
EXECUTIVE VICE PRESIDENT JACK LIPAR
1450 LAKE ROBBINS DRIVE, SUITE 430 THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998
SURVEYOR: BRIAN NAWARA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6060
10350 RICHMOND AVENUE, SUITE 200 HOUSTON, TEXAS 77042
TEL. 713.428.2400



HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPB FIRM REGISTRATION #470 | TBPFS FIRM REGISTRATION #10193974



Notes: Feb. 28, 2023, 4:35pm, User: ID: C:\Users\...
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Thursday, March 2, 2023

Merrett Huddleston
Elevation Land Solutions
2445 Technology Forest Blvd., Suite 200
The Woodlands, TX 77381

**Re: Sierra Vista Section 8A Final Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 1893
Adico, LLC Project No. 16007-2-274**

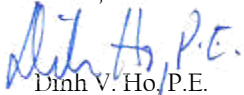
Dear Ms. Huddleston,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista Section 8A final plat package received on or about March 2, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, we have no objections to the final plat as resubmitted on March 2, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than March 2, 2023, for consideration at the March 7, 2023, Planning and Zoning meeting.

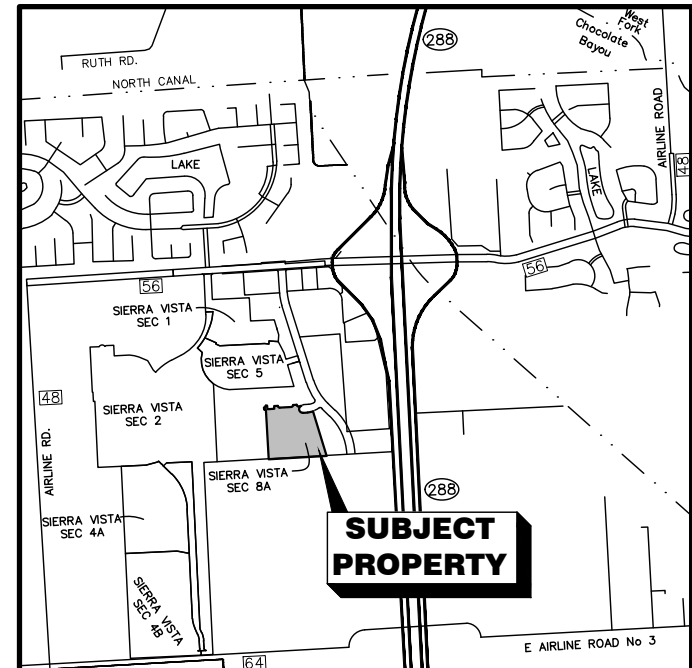
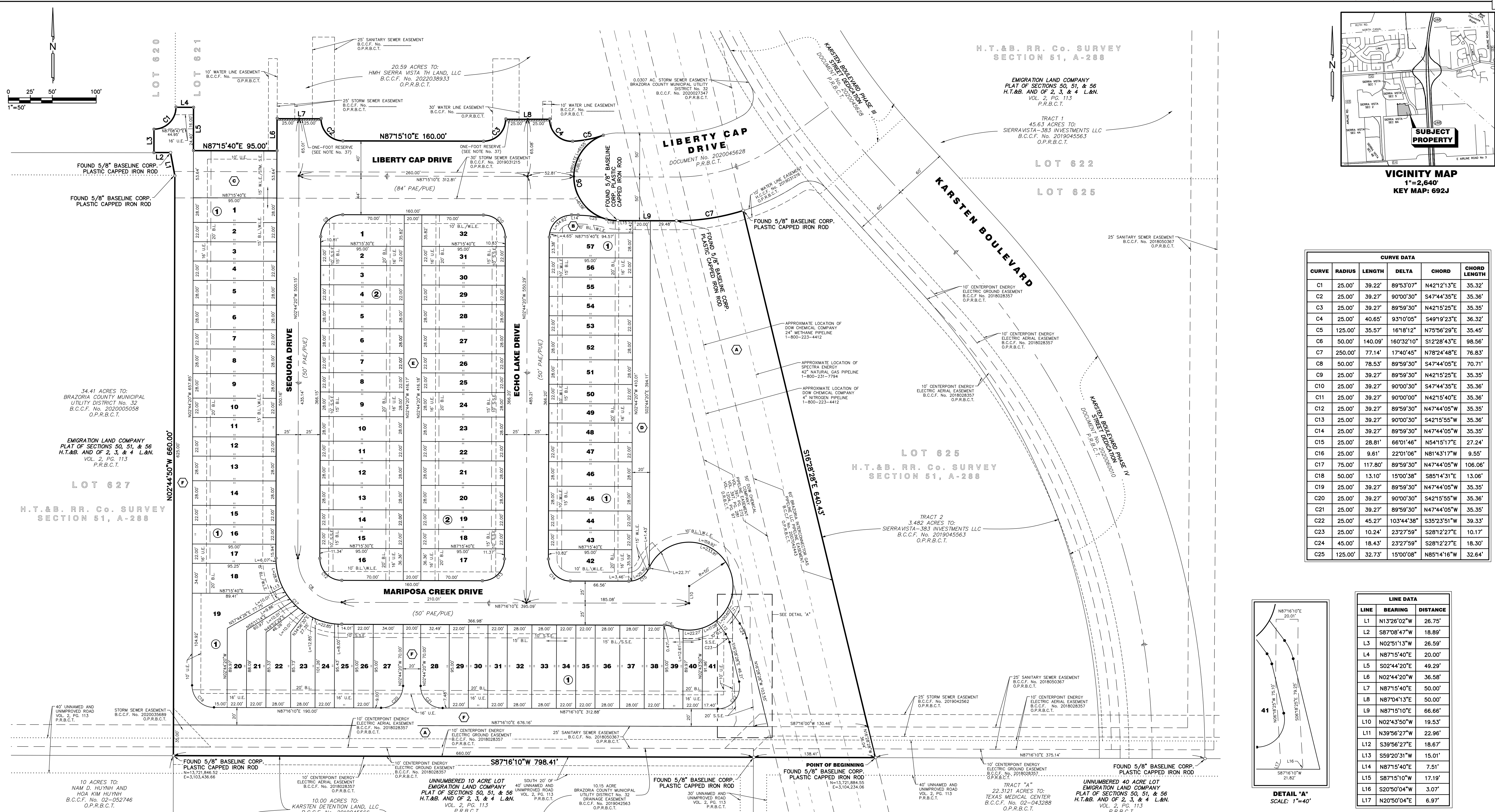
Should you have any questions, please do not hesitate to contact our office.

Sincerely,
Adico, LLC



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

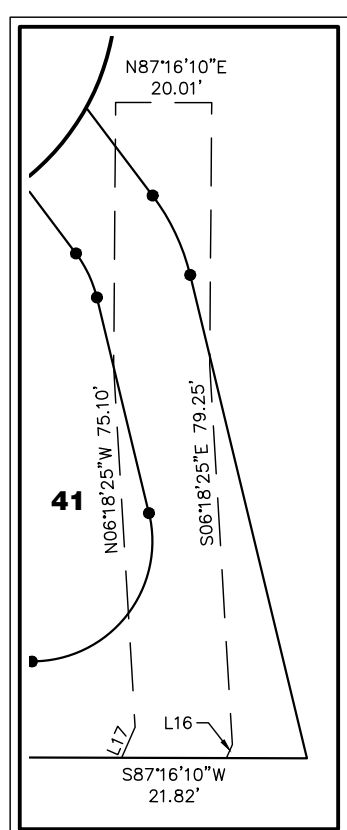
**Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-274**



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

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°00'00"	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'	45.27'	103°44'38"	S35°23'51"W	39.33'
C23	25.00'	10.24'	23°27'59"	S28°12'27"E	10.17'
C24	45.00'	18.43'	23°27'59"	S28°12'27"E	18.30'
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	S8°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"W	3.07'
L17	N20°50'04"E	6.97'



DETAIL "A"
SCALE: 1"=40'

RESERVE NOTES

- 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

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. EMERSON DRIVE. ELEV.=53.98

RESERVE AREAS		
RESERVE	ACREAGE	SQ. FT.
RESERVE A	2.4990	108,858
RESERVE B	0.0364	1,584
RESERVE C	0.1170	5,095
RESERVE D	0.1860	8,101
RESERVE E	0.1911	8,324
RESERVE F	0.7681	33,458

SIERRA VISTA SEC 8A

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

ENGINEER	LAND SURVEYOR	OWNER
 ELEVATION Land Solutions 2445 TECHNOLOGY FOREST BLVD SUITE 200 THE WOODLANDS, TEXAS 77381 PH: (832) 823-2200	 Baseline DCCM TxsSurv F-10030200 1750 Seaman Dr, Ste 160 Houston, TX 77008 713.869.0155 BaselineSurveyors.net	HMM SIERRA VISTA TH LAND, L.L.C. 7906 N. SAM HOUSTON PKWY. W., SUITE 102 HOUSTON, TX 77064 PH: (866) 419-1949

NOTES:

- 1.Ø = SET 5/8" BASELINE CORP. PLASTIC CAPPED IRON ROD
- 2. U.E. = UTILITY EASEMENT
- 3. W.L.E. = WATER LINE EASEMENT
- 4. S.S.E. = SANITARY SEWER EASEMENT
- 5. STM. S.E. = STORM SEWER EASEMENT
- 6. B.L. = BUILDING SETBACK LINE
- 7. D.R.B.C.T. = DEED RECORDS OF BRAZORIA COUNTY, TEXAS
- 8. P.R.B.C.T. = PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
- 9. B.C.C.F. No. = BRAZORIA COUNTY CLERK'S FILE NUMBER.
- 10. O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
- 11. P.A.E./P.U.E. = PRIVATE ACCESS EASEMENT/PUBLIC UTILITY EASEMENT
- 12. 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 0.99986213. COORDINATES HEREON ARE GRID DATUM. TO CONVERT TO SURFACE DIVIDE BY THE SAME ADJUSTMENT FACTOR.
- 13. 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. 48039001Z0K, DATED DECEMBER 30, 2020.
- 14. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. No. 32.
- 15. 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.
- 16. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 17. OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
- 18. ALL EASEMENTS SHOWN ON THIS PLAT ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
- 19. ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY ARE AS SHOWN HEREON.
- 20. 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.
- 21. EACH LOT SHALL BE RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USES.
- 22. 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.
- 23. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- 24. ALL OFF-SITE UTILITY EASEMENTS ARE TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
- 25. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
- 26. 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.
- 27. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- 28. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- 29. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 30. 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.
- 31. MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINAL GRADING OF LOTS. LOT CORNERS WILL BE 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "BASELINE CORP."
- 32. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER THE FINAL APPROVAL BY THE CITY COUNCIL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO (2) YEAR PERIOD, OR THE ONE (1) YEAR EXTENSION PERIOD GRANTED BY THE CITY COUNCIL.
- 33. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF IOWA COLONY UTILITY EASEMENTS MUST BE UNOBSTRUCTED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSES.
- 34. THE AREAS OF THE LOTS AND RESERVES SHOWN HEREON, EXPRESSED IN SQUARE FEET AND TEN-THOUSANDTHS OF AN ACRE ARE BASED ON THE MATHEMATICAL CLOSURES CALCULATED FROM THE COURSES AND DISTANCES SHOWN, NOT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- 35. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BY THE CITY OF IOWA COLONY, TX, LAND TEXAS STERLING LAKES SOUTH L.L.C., AND McALISTER OPPORTUNITY FUND 2012, L.P., DATED FEBRUARY 15, 2016 AND AS AMENDED.
- 36. THE MATHEMATICAL CLOSURE FOR THE PLAT BOUNDARY SHOWN HEREON EXCEEDS 1 PART IN 15,000.
- 37. A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-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.
- 38. 23 ON-STREET PARKING SPACES ARE REQUIRED WITHIN THIS SUBDIVISION.

BRAZORIA COUNTY DRAINAGE DISTRICT No. 5 NOTES

- 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
- 2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED HOWEVER, ANY GOVERNMENTAL ENTITY HAVING JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT #5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENT TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER DATE HEREOF.
- 5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- 6. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- 7. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES, OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- 8. 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 #5S LOCK.
- 9. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO. 2007-08).
- 10. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- 11. PIPELINES, UTILITY LINES AND OTHER CROSSINGS UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- 12. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED AT PROPERTY 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.
- 13. 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 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

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

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. 2022008933 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 WESTWEST 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. 02-052746, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, THE MOST EASTERLY SOUTHEAST CORNER OF THAT CERTAIN 34.41 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32 RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2020005058, 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 113 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, 18.89 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.

WE, HMH SIERRA VISTA TH LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH MATT WIGGINS, CHIEF FINANCIAL OFFICER, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SIERRA VISTA SEC 8A, 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') PERMETER GROUND EASEMENTS, OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14') PERMETER GROUND EASEMENTS, OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16') PERMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16') 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') FOR TEN FEET (10') BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8') FOR FOURTEEN FEET (14') BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7') FOR SIXTEEN FEET (16') BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16') 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') IN WIDTH.

IN TESTIMONY HERETO, THE HMH SIERRA VISTA TH LAND, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATT WIGGINS, ITS CHIEF FINANCIAL OFFICER, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL, HEREUNTO AFFIXED, THIS ____ DAY OF _____, 20____.

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

BY: _____
MATT WIGGINS
CHIEF FINANCIAL OFFICER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATT WIGGINS, CHIEF FINANCIAL OFFICER 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.

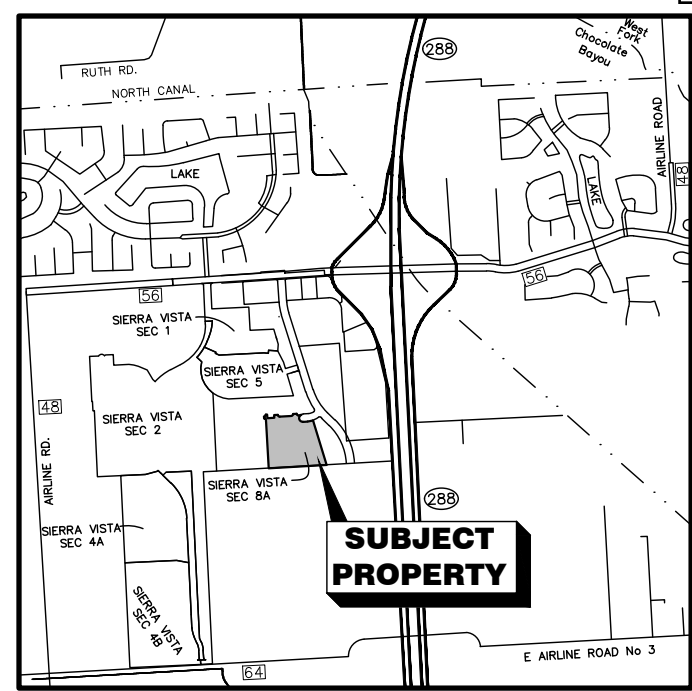
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

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 RELIED UPON AS A FINAL SURVEY DOCUMENT 22 TEX. ADMIN. CODE § 663.18(D)

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



VICINITY MAP
1"=2,640'
KEY MAP: 6922J

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 AS SHOWN HEREON.

DAVID HURST
LESLIE HOSEY
BRENDA DILLON
TERRY HAYES

STEVEN BYRUM-BRATSEN
TIMOTHY VARLACK
BRIAN JOHNSON

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 ____ DAY OF _____, 20____ HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA SEC 8A AS SHOWN HEREON.

MICHAEL BYRUM-BRATSEN
MAYOR

ARNETTA HICKS-MURRAY
WILL KENNEDY

McLEAN BARNETT
MARQUETTE GREENE-SCOTT
CHAD WILSEY

SIERRA VISTA SEC 8A

BEING A SUBDIVISION OF 11.18 ACRES OF LAND SITUATED IN SECTION 51 OF THE H.T.&B



Brazoria County Mosquito Control District
1380 East Kiber
Angleton, TX 77515
979-864-1532

Item 24.

Fran Henderson. Director

February 21, 2023

RE: AERIAL SPRAYING OVER BRAZORIA COUNTY

The Brazoria County Mosquito Control is updating files for the 2023 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
Director, Mosquito Control



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

March 20, 2023

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 2023 aerial spraying season.

Sincerely,

Robert Hemminger, City Manager