



CITY OF IOWA COLONY

CITY COUNCIL MEETING

**Monday, August 17, 2026
7:00 PM**

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

Phone: 281-369-2471

Fax: 281-369-0005

www.iowacolonytx.gov

THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE **CITY COUNCIL** OF IOWA COLONY WILL HOLD A **COUNCIL MEETING AT 7:00 PM ON MONDAY, AUGUST 17, 2026 AT IOWA COLONY CITY HALL**, 3144 MERIDIANA PARKWAY, IOWA COLONY, TEXAS 77583 FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

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

Taxpayer Impact Statement

This statement presents the estimated annual property tax bill for a median-valued homestead in Iowa Colony (\$416,981) and compares it under the current revenue rate and the proposed tax rate options.

Tax Rate Scenario	Tax Rate per \$100 Valuation	Estimated Annual Tax Bill	Difference from Current Year
Current FY 2024-25	\$0.519209	\$2,165.00	-
No-New Revenue Rate	\$0.481864	\$2,009.28	-155.72
Proposed Rate FY 2025-26	\$0.519209	\$2,165.00	No change



Adopted Budget

A physical copy is available at City Hall and online at <https://www.iowacolonytx.gov/>

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS & ANNOUNCEMENTS

Reserved for formal presentations and proclamations.

1. Presentation of Fourth of July sponsorship awards.
- [2.](#) Proclamation- Emergency Management 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.

COUNCIL COMMENTS

STAFF REPORTS

- [3.](#) Building Official/Fire Marshal Monthly Report
- [4.](#) Public Works Department Monthly Report
- [5.](#) Police Department Monthly Report
- [6.](#) Municipal Court Monthly Report
- [7.](#) City Engineer's Monthly Report
- [8.](#) Finance Department Monthly Reports
- [9.](#) Technology Department Monthly Report
- [10.](#) Water/Wastewater Utility Monthly Report

EXECUTIVE SESSION

Executive session in accordance with 551.071 and 551.087 of the Texas Gov't Code to deliberate and consult with attorney on the following:

11. Discussion on Economic Development opportunities.

POST EXECUTIVE SESSION

ITEMS FOR CONSIDERATION

12. Presentation of the proposed budget for fiscal year 2026-27.
13. Consideration and possible action to propose a tax rate by a record vote.
14. Consideration and possible action to set the dates and times of public hearings on budget and tax rate and meetings to adopt them.
15. Consideration and possible action on a Resolution accepting the Fourth of July donations.
- [16.](#) Consideration and possible action on a Resolution approving the Crime Control plan and budget of the Iowa Colony Crime Control and Prevention District for fiscal year 2026-27.
- [17.](#) Consideration and possible action to adopt a Resolution denying SiEnergy Gas, LLC's Statement of Intent to Increase Rates within the City.
- [18.](#) Consideration and possible action to approve an agreement between the City of Iowa Colony and Brazoria County Municipal Utility District No. 55 for the installation and use of a generator to provide temporary and permanent standby power for the Phase 1 Permanent Wastewater Treatment Plant.
19. Consideration and possible action to appoint a Chair to the Iowa Colony Development Authority and Tax Increment Reinvestment Zone No. 2 Boards.
- [20.](#) Consideration and possible action to approve a Conveyance Agreement between the City of Iowa Colony and Brazoria County Municipal Utility District No. 87 for the conveyance of the wastewater treatment plant and Lift Stations No. 1 and No. 2.

CONSENT AGENDA

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

- [21.](#) Consider approval of the May 18, 2026 City Council worksession minutes.
- [22.](#) Consider approval of the May 18, 2026 City Council meeting minutes.
23. Consider approval of the June 15, 2026 City Council worksession minutes.
24. Consider approval of the June 15, 2026 City Council meeting minutes.

25. Consider approval of the July 8, 2026 City Council workession minutes.
26. Consider approval of the July 8, 2026 City Council meeting minutes.
- [27.](#) Consider acceptance of the Quarterly Investment Report.
- [28.](#) Consider approval of the Ellwood Section 7 Preliminary Plat.
- [29.](#) Consider approval of the Ellwood Detention Reserve H Preliminary Plat.
- [30.](#) Consider approval of the Bullard Parkway Phase 3 Street Dedication Final Plat.
- [31.](#) Consider final acceptance of Brazoria County Municipal Utility District 53 Water System Expansion.
- [32.](#) Consider final acceptance of Bullard Parkway Phase III Drainage and Paving Facilities.
- [33.](#) Consider final acceptance of Bullard Parkway Street Dedication Phase I - Water, Drainage and Paving Facilities.
- [34.](#) Consider final acceptance of Caldwell Crossing Section 1 - Water, Sanitary Sewer, Drainage and Paving Facilities.
- [35.](#) Consider final acceptance of Caldwell Crossing Section 2 - Water, Sanitary Sewer, Drainage and Paving Facilities.
- [36.](#) Consider acceptance of Meridiana Section 35B - Water Distribution, Wastewater Collection, Storm Water and Paving Facilities into the One-Year Maintenance Period.
- [37.](#) Consider approval of a request for an extension of the preliminary plat approval for Wynserra Section 4.
- [38.](#) Consider approval to ratify the Addendum to Ordinance No. 2024-11, previously approved by the City Council, and to formally incorporate the Addendum into Ordinance No. 2024-11.

ADJOURNMENT

I, Kayleen Rosser, hereby certify that the above notice of meeting of the Iowa Colony City Council was posted pursuant to the Texas Open Meeting Act (Chapter 551 of the Texas Government Code) on August 11, 2026.




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: _____



WHEREAS, emergencies and disasters, both natural and human-caused, can occur at any time, often without warning, posing serious threats to life, property, the environment, and the overall well-being of our community; and

WHEREAS, the City of Iowa Colony recognizes the vital role that emergency managers, first responders, regional partners, and public safety personnel play in preparing for, responding to, and recovering from natural and human-caused disasters; and

WHEREAS, emergency management professionals work year-round to build and maintain the capabilities necessary to safeguard the lives and property of Iowa Colony residents through coordinated planning, training, exercises, and public outreach; and

WHEREAS, these efforts support the core mission areas of prevention, mitigation, preparedness, response, and recovery; and

WHEREAS, emergency managers serve with dedication, professionalism, and compassion, often behind the scenes, responding to emergencies, supporting disaster recovery, and helping our community become more resilient in the face of challenges; and

WHEREAS, the City of Iowa Colony stands alongside our state and national partners in recognizing and honoring the tireless work and dedication of emergency management professionals; and

WHEREAS, the City of Iowa Colony encourages all residents to learn more about emergency preparedness and to take simple steps toward making themselves, their families, and our community more resilient in the face of any hazard.

NOW, THEREFORE, I, Wil Kennedy, Mayor of Iowa Colony, Texas, do hereby proclaim August as National Emergency Management Awareness Month in the City of Iowa Colony and encourage all residents to recognize the importance of emergency preparedness and community resilience.

Witness whereof, I have hereunto set my hand and have caused the Official Seal of the City of Iowa Colony to be affixed this 17th Day of August, 2026.

Wil Kennedy
Mayor, City of Iowa Colony, Texas



IOWA COLONY FIRE MARSHAL'S OFFICE

Item 3.

3144 Meridiana Parkway
Iowa Colony, TX 77583

Albert Cantu, CFM

Office Phone: (346) 395-4551
Email: acantu@iowacolonytx.gov

Cell Phone: (346) 278-9218
Website: iowacolonytx.gov

August 11, 2026

Mayor and Council,

See July 2026, monthly report for Building Department, Code Enforcement/Animal Control, Community Development, and Fire Marshal Offices below.

Community Development

Inspections conducted by Safe Built-

Building Inspections-	315
Electrical Inspections-	267
Plumbing Inspections-	406
Mechanical Inspections-	<u>102</u>
Total-	1090

Total Paid to Safe Built for July 2026, for a total of 1090 Inspections- \$27,250.00

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

July 2026 Plan Reviews- 80

Building- 1	Commercial Buildout- 1	Electrical- 1	New Residential- 74	New Addition-2	Swimming Pool- 1
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July 2025 Plan Reviews- 107

Building-4	Commercial Buildout- 0	Electrical- 7	New Addition- 2	New Residential- 92	Planning & Zoning- 0
Residential-Remodel- 0	Swimming Pool- 2				

Permits Issued

2025- 180

Engineer Projects- 26	Other Permits- 70	New Home Permits- 84
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2026- 154

Engineer Projects- 13	Other Permits- 80	New Home Permits- 61
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Fees Collected

2025- \$533,585.24

Engineer Projects- \$114,153.40	Other Permit Fees- \$37,192.72	New Home Permit Fees- \$382,239.12
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2026- \$495,448.99

Engineer Projects- \$31,347.99	Other Permit Fees- \$151,387.56	New Home Permit Fees- \$312,713.44
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Animal Control- 27 Calls for service

14- Animal at Large	1- Deceased Animals	5- Alligator	1- Animal Nuisance	6- Loose Livestock
1-Taken to SPCA 13- Returned to Owner	Properly disposed of	Captured and released	Handled by ACO	Handled by ACO

Code Compliance- 78 Calls for service

Tall Grass and Weeds- 5	Junked Vehicles- 1	Debris and Unsanitary Conditions- 6	Noise Complaint-1	Rubbish/Trash- 4
Sign Removal- 59	Violation Notices- 2	Notice of Compliance Letters- 0		

Fire Marshal

Inspected and observed the Fireworks used for the Annual Fourth fest. One incident occurred with a wild mortar round that fired towards the crowd. No injuries or damage occurred.

Thanks,

Albert Cantu

Albert Cantu, CFM

Safety Meeting	Description	Complete
Public Works	DV158 Right of Way mowing safety	Complete
Public Works	watch video for Cybersecurity Awareness	Complete
Public Works	watch video for Artificial Intelligence	Complete
Public Works	take exam for Cybersecurity Awareness	Complete
Public Works	take exam for Artificial intelligence	Complete
DEBRIS REMOVAL	Description	Complete
Iowa Colony(48) & Bullard	collect bags & wood boards from right of way	Complete
8805 CR 79	tree removal from ditch	Complete
Street SIGNAGE	Description	Complete
Meridiana overpass (eastside north bound on ramp)	report tx-dot sign down for repairs	in progress
Palo Verde @ Agave Point st	have signs on order	in progress
MOWING/TREE TRIMMING	Description	Complete
Iowa Colony & Davenport to Davenport & Sophie Mary	mow ditch line (slope mower)	Complete
Iowa Colony & Davenport to Davenport & Sophie Mary	mow right of way	Complete
Davenport & Sophie Mary north bound (200ft)	mow ditch line (slope mower)	Complete
Davenport & Sophie Mary north bound (200ft)	mow right of way	Complete
Davenport & Sophie Mary to Davenport & Discovery	mow ditch line (slope mower)	Complete
Davenport & Sophie Mary to Davenport & Discovery	mow right of way	Complete
Davenport & Discovery to Hwy 288 east on ramp	mow ditch line (slope mower)	Complete
Davenport & Discovery to Hwy 288 east on ramp	mow right of way	Complete
Davenport & Discovery south bound westside of road	mow right of way	Complete
Cedar Rapids & Hwy 288 westside on ramp & road median	mow ditch line (slope mower)	Complete
Cedar Rapids & Pursley to Cedar Rapids & Iowa Colony	mow right of way	Complete
Cedar Rapid & Iowa Colony to Cedar Rapids & Karsten	mow right of way	Complete
Cedar Rapids & Karsten west bound to city limits	mow right of way	Complete
Dubuque & Magnolia bend Dr to Dubuque & Pursley	mow ditch line (slope mower)	Complete
Ames & Duke east bound to dead end	mow ditch line (slope mower)	Complete
Davenport & Iowa Colony to Davenport & Pursley	mow right of way	Complete
Pursley & Davenport to Pursley & Dubuque	mow right of way	Complete
Iowa Colony & Oak to Iowa Colony & Bullard	mow right of way	Complete
Iowa Colony & Bullard road median	mow right of way	Complete
Iowa Colony & Hwy 288 median	mow right of way	Complete
Iowa Colony & CR 78 to Iowa Colony & Cedar Rapids	mow right of way	Complete
Iowa Colony & Cedar Rapids to Iowa Colony & Meridiana	mow right of way	Complete
Iowa Colony & Davenport to Iowa Colony & Dubuque	mow right of way	Complete
Pursley & Dubuque to Pursley & Brister	mow right of way	Complete
Dubuque & Iowa Colony to Dubuque & Pursley	mow right of way	Complete
Iowa Colony & Oak west bound (200ft)	mow right of way	Complete
Public Works Building	mow entire property	Complete
City Property (1arce)	mow entire property	Complete
Meridiana overpass	mow embankment/ right of way	Complete
Meridiana overpass off / on ramps	mow right of way	Complete
City Property (1arce)	weedeat inside water tower / road & trees	Complete
Cedar Rapids & Hwy 288 to Cedar Rapids & Karsten	mow right of way	Complete
Cedar Rapids & Karsten to Cedar Rapids & Ruth	mow right of way	Complete

Cedar Rapids & Karsten to Cedar Rapids & Ruth	mow ditch line (slope mower)		Complete
Cedar Rapids & Ruth to Cedar Rapids & City limits	mow right of way		Complete
Cedar Rapids & Sterling Lakes Dr. (south bound)	mow right of way		Complete
Iowa Colony & CR 78 to Iowa Colony & Bullard (road medians(3)	mow right of way (road median)		Complete
CR 62 & Valley Vista Dr. to CR 62 & Ames	mow right of way		Complete
CR 62 & Ames west bound to city limit sign	mow right of way		Complete
CR 78 & Iowa Colony to CR 78 & CR 79	mow right of way		Complete
Iowa Colony & Cedar Rapids to Iowa Colony & Meridiana	mow ditch line (slope mower)		Complete
CR 62 & Valley Vista Dr. to CR 62 & Ames	mow ditch line (slope mower)		Complete
West fork chocolate bayou bridge (Meridian)	mow embankment/ right of way (slope mower)		Complete
Iowa Colony & Dubuque to Dubuque & Pursley	mow right of way		Complete
Dubuque & Pursley to Pursley & Brister	mow right of way		Complete
Pursley & Brister to Brister & Iowa Colony	mow right of way		Complete
Iowa Colony & Brister to Iowa Colony & Dubuque	mow right of way		Complete
Iowa Colony & Dubuque to Iowa Colony & Davenport	mow right of way		Complete
Davenport & Iowa Colony (north bound westside of stadium)	mow right of way		Complete
2322 - 2814 Meridiana (vacant property)	mow vacant property		Complete
Davenport & Iowa Colony (east bound)	mow right of way (slope mower)		Complete
Cedar Rapids & CR 79 to CR 79 & Bullard	mow ditch line (slope mower)		Complete
Cedar Rapids & CR 79 to CR 79 & Bullard	mow right of way		Complete
Pursley & Cedar Rapids & Pursley & Bullard	mow right of way		Complete
Pursley & Cedar Rapids & Pursley & Bullard	mow ditch line (slope mower)		Complete
Iowa Colony & Meridiana to Iowa Colony & CR 78	mow right of way		Complete
Iowa Colony & CR 78 to Iowa Colony & Hwy 288	mow right of way		Complete
Pursley & CR 380 to CR 380 & CR 79	mow right of way		Complete
Pursley & CR 380 (east bound to dead end)	mow right of way		Complete
Pursley & CR 380 (east bound to dead end)	mow right of way (slope mower)		Complete
Meridiana overpass off / on ramps	mow embankment		Complete
Davenport overpass off / on ramps	mow embankment		Complete
ROAD REPAIRS	Description		Complete
Cedar Rapids & Hwy 288 on ramp to Cedar Rapids & Karsten	fill road potholes		Complete
Cedar Rapids & Beaming Sun Ln to Cedar Rapids & Praise Iris Ln	fill road potholes		Complete
Cabot Trl & Cartier	concrete repair		Complete
4111 Kinsey	report streetlight malfunction	#767938	Complete
Meridiana & Hwy 288 to Meridiana & Pursley	survey concrete that need repair		Complete
3703 Patterson Dr.	survey concrete that need repair	surveyed entire community	Complete
Cedar Rapids(cr 57)	assist Aidco with road survey for repairs / rebuild		Complete
Iowa Colony(48) & Bullard to Iowa Colony(48) & Oak	fill road potholes		Complete
Iowa Colony(48) & Oak to City limit sign	fill road potholes		Complete
Ames & cr 62 to Ames & CR 382	fill road potholes		Complete
Bayberry & Cedar Rapids(57) to Cedar Rapids(57) & Hwy 288 off ramp	fill road potholes		Complete
Bayberry & Cedar Rapids(57) to Cedar Rapids(57) & Bateman Blvd	survey & mark road for repairs		Complete
City Property (43 acre)	fill entrance with caliche/ pea gravel		Complete
Dubuque & Pursley to Pursley & Brister	fill road potholes		Complete
Brister & Pursley to Brister & Iowa Colony	fill road potholes		Complete
Brister & Iowa Colony to Iowa Colony & Dubuque	fill road potholes		Complete
CR 62 & Valley Vista Dr. to CR 62 & Ames	fill road potholes		Complete
CR 62 & Ames to Ames & Davenport	fill road potholes		Complete
8713 CR 79	new culverts		in progress
Iowa Colony & Bullard to Iowa Colony & Oak	fill road potholes		Complete
Miscellaneous Works	Description		Complete
Public Works	repair zero-turn axle seal		Complete
Public Works	collect water from HEB for 4th		Complete
Public Works	collect awards for 4th sponsors		Complete

Freedon Field	assist Alvin isd with trash clean up		Complete
Public Works	replace blades on Boom mower / grease arm		Complete
Public Works	replace chain on 24" saw		Complete
Public Works	repair a/c filter compartment		Complete
City Hall (I.T. Director's office)	remove dry erase board		Complete
City Hall (H.R. Director's office)	install dry erase board		Complete
City Hall (Council Chambers)	remove chairs from council chambers / place tables in Council Chambers		Complete
City Hall (2nd floor hallway sink)	unclog sink		Complete
City Hall (1st floor P.D. restroom)	repaired toilet in men's restroom		Complete
City Hall (2nd floor breakroom sink)	unclog sink		Complete
Public Works	repair rear tire (slope mower)		Complete
Public Works	clean air filter / check fluids (tractor for batwing)		Complete
City Hall (Gate repair)	fix chain on gate		Complete
City Hall (Building)	Power wash the building		Complete
City Hall (Landscaping)	replace plants		Complete



IOWA COLONY POLICE DEPARTMENT

Item 5.

3144 Meridiana Pkwy
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

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

Monthly Report July 2026

Offense	June 2026	July 2026
Burglary	4	3
Theft	4	4
Robbery	0	0
Total Index Crimes Reported	8	7
Reports Taken		
Misdemeanor	33	32
Felony	8	16
Charges Filed/Arrests		
Misdemeanor	24	16
Felony	2	3
Outside Agency Warrant Arrest	3	1
Traffic Enforcement		
Number of Violations	682	554
Crash Investigations		
Minor Crashes	13	15
Major Crashes	4	1
Fatality Crashes	0	0
Calls for Service		
Alarms	26	32
Assist Other Agency	40	39
Disturbance	7	15
Other	272	269
Security Checks	667	686
Suspicious Activity/Persons	28	45

Significant Events

- July 4 – Officers were dispatched to the 1200 block of Emerald Stone Dr in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- July 10 – Officers conducted a traffic stop in the area of SH 288/CR 60. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- July 11 – Officers conducted a traffic stop in the area of SH 288/CR 62. During the traffic stop illegal narcotics were found in the vehicle. An arrest was made and a report was generated.



IOWA COLONY POLICE DEPARTMENT

Item 5.

3144 Meridiana Pkwy
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

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

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- July 14 – Officers were dispatched to the 10400 block of Hay Meadow Dr in reference to a burglary in progress. After checking the area, a suspect was located. An arrest was made and a report was generated.
 - July 15 – Officers were dispatched to the 9400 block of Emerald Lakes Dr in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
 - July 15 – Officers conducted a traffic stop in the area of SH 288/Meridiana Pkwy. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
 - July 17 – Officers were dispatched to the 1800 block of Opal Peach Dr in reference to threats. An arrest was made and a report was generated.
 - July 19 – Officers were dispatched to the 4100 block of Balboa Dr in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
 - July 21 – Officers were dispatched to the 4800 block of Franklin Way in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
 - July 21 – Officers conducted a traffic stop in the area of SH 288/CR 61. During the traffic stop, drug paraphernalia was found in the vehicle. Citations were issued and the driver was released.
 - July 22 – Officers were dispatched to the 1200 block of Hollow Stone Dr in reference to threats. An arrest was made and a report was generated.
 - July 30 – Officers conducted a traffic stop in the area of Green Paradise Dr/Sterling Lakes West Dr. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
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Office of Emergency Management
July 2026

- Attended 20 Texas Division of Emergency Management Situational Awareness Weather Briefings.
- Attended four NWS Houston/Galveston Heavy Rainfall/Flooding Potential Weather Briefings.
- Monitored Tropical Storm Bertha for local impacts.
- Monitored New World Screwworm outbreak and potential local impacts.



IOWA COLONY POLICE DEPARTMENT

Item 5.

3144 Meridiana Pkwy
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

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

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- Attended Houston/Galveston PIO Network meeting.
 - Participated in bi-monthly Brazoria County Emergency Management Partners meeting.
 - Attended three day Texas Public Information Officer training course.

City of Iowa Colony
Municipal Court Council Report
From 7/1/2026 to 7/31/2026

8/5/2026 10:4

Item 6.

Violations by Type

Traffic	Penal	City Ordinance	Parking	Other	Total
245	0	1	0	3	249

Financial

State Fees	Court Costs	Fines	Tech Fund	Building Security	Consol. Sec/Tech	Total
\$19,302.74	\$28,344.11	\$9,115.60	\$34.31	\$42.01	\$1,867.75	\$58,706.52

Warrants

Issued	Served	Closed	Total
0	0	1	1

FTAs/VPTAs

FTAs	VPTAs	Total
0	0	0

Dispositions

Paid	Non-Cash Credit	Dismissed	Driver Safety	Deferred	Total
57	0	65	17	134	273

Trials & Hearings

Jury	Bench	Appeal	Total
0	0	0	0

Omni/Scofflaw/Collection

Omni	Scofflaw	Collections	Total
2	0	2	4

M E M O R A N D I U M

Date: August 4, 2026

To: Mayor Wil Kennedy
City Council Members

From: Dinh V. Ho, P.E.

RE: COIC Council Meeting – August 2026 Engineer’s Report

cc: Dr. Tarron Richardson, Kayleen Rosser, Natasha Brooks

The following is a status report of various engineering items:

1. TxDOT Overpasses:
 - Awaiting to schedule a meeting with TxDOT to discuss landscaping improvements.
2. GRANTS UPDATE
 - TDA Grant - Final documents has been submitted.
 - Resilient Communities Program
 - i. Awaiting final approval before starting design.
3. Capital Improvement Projects
 - 2023 Ames Blvd Extension
 - i. Coordinating drainage improvements with Cedar Rapids improvement.
 - ii. Adico finalizing plans for Ames Blvd. Bid in August/September.
 - Northwest WWTP 0.75 MGD
 - i. Project has been awarded. Contract is being routed for bonds and signatures.
 - Southwest WWTP 0.50 MGD
 - i. Preliminary Design Phase (100% complete).
 - ii. Construction documents 15%.
 - Elevated Storage Tank
 - i. Preliminary Design Phase (100% complete) – Survey complete.
 - ii. Design options for Elevated Storage Tank to be submitted to Council.
 - East Water Plant & Well
 - i. Preliminary Design Phase (100% complete)
 - ii. This project will be split in two projects. This will allow for the construction of the well to commence sooner.
 - 2025 Impact Fee Update:
 - i. Meeting was held on 8/11/26 with new members.
 - ii. CIP and Land Use Plan submitted to members.
 - iii. Next meeting scheduled in September.
 - Water and Sewer Rate Study:
 - i. Heddin Consulting is providing this services
 - ii. Progress meeting scheduled 7/16.
 - CRS Flood Insurance Program

- i. Cahoon Consulting is providing this services
- ii. Meeting scheduled for 7/14/2026

4. SUBDIVISION CONSTRUCTION PROJECT STATUS:

A. *MERIDIANA SUBDIVISION – RISE COMMUNITIES*

- Active construction projects
 - Detention Pond O & P – Hardscape – 90% Complete
 - BCMUD 55 WWTP Expansion Ph 4 – 75% complete.
 - Meridiana Section 55C – On agenda for acceptance into OYMP
 - Meridiana Section 55B – Awaiting final closeout documents.

B. *STERLING LAKES – STARWOOD*

- Active construction projects.
 - BCMUD 31 WWTP Expansion Ph IV – 99% Complete. Awaiting punch list items to be addressed. Awaiting final closeout documents.
 - BCMUD 31 Water Well 1 and 2 Rework – Waiting of close-out docs Well No.2
 - BCMUD 31 Waterplant No. 2 Phase I – 60% complete
 - Sterling Lakes Gates is complete pending Centerpoint installing a new transformer. Expected between 6-8 weeks.

C. *SIERRA VISTA - STARWOOD*

- Active construction projects - None

D. *SIERRA VISTA WEST - STARWOOD*

- Active construction projects:
 - BCMUD 53 Wastewater Treatment Plant Expansion – On agenda for acceptance into OYMP
 - Sierra Vista West Mass Grading and Detention Phase II – Awaiting punchlist
 - Sierra Vista West Ph II B Excavation and Grading – Awaiting punchlist items.
 - Sierra Vista West Section 11 – Awaiting closing documents

E. *STERLING LAKES NORTH - STARWOOD*

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

F. *CALDWELL CROSSING – DR HORTON*

- Active construction projects
 - BCMUD 87 Detention and Grading Phase 2 – Awaiting Closeout Documents
 - BCMUD 87 Water Plant No. 1 – 85% Complete. Awaiting power.
 - BCMUD 87 Water Plant No. 1 Ultimate Phase – 50% Complete.
 - BCMUD 87 Offsite 8" Force Main & Waterline – 75% utilities.
 - BCMUD 87 Lift Station No. 2 – Awaiting closeout Documents.
 - BCMUD 87 WWTP Expansion and Onsite Lift Station No. 1 – Awaiting Closeout Documents.
 - Caldwell Ranch Crossing Detention Ph IIB – Complete
 - Caldwell Crossing Section 3 – On agenda for acceptance into OYMP
 - Caldwell Crossing Section 4 – Awaiting closeout Documents.
 - Caldwell Crossing Section 5 – 70% Utilities Complete, 75% pavement complete.
 - Caldwell Crossing Section 6 – 70% Utilities Complete, 75% pavement complete.

G. CALDWELL LAKES – DR HORTON

- Active construction projects
 - BCMUD 87 Detention and Grading Ph 3 – Complete.
 - Caldwell Lakes Section 1 – 80% Utilities, 80% Paving.
 - Caldwell Lakes Section 2 – 80% Utilities, 80% Paving.
 - Caldwell Ranch Blvd Ph IIIB – 75% utilities Complete, 75%Paving Complete.
 - BCMUD 87 Detention and Mass Grading Ph IV – Awaiting punchlist items to be addressed.
 - BCMUD 87 Remote Water Well 35% Complete.

H. CREEKHAVEN – MUD 92 - STARWOOD

- Active construction projects:
 - Mass Grading and Detention Ph 1 – 80% complete
 - BCMUD 92 Water Plant No. 1 – On agenda for acceptance into OYMP.
 - BCMUD 92 WWTP No. 1- 90% complete. Awaiting punchlist items to be addressed.
 - BCMUD 92 Offsite lift station. – 85% complete. Awaiting on power.
 - Creekhaven Mass Grading Phase II – On agenda for acceptance into OYMP
 - Creekhaven Section 4 - On agenda for acceptance into OYMP
 - Creekhaven Boulevard Phase II - On agenda for acceptance into OYMP
 - Creekhaven Section 5 – On agenda for acceptance into OYMP
 - Creekhaven Section 6 – On agenda for acceptance into OYMP

I. ELLWOOD – BEAZER HOMES

- Ellwood Offsite Force main and Water Line- Awaiting closeout documents.
- BCMUD 57 Lift Station No. 3 – 85% complete. Awaiting power
- Ellwood Water Supply and Storage Closet- 80% complete.
- Ellwood Section 1B- Awaiting closeout documents
- Ellwood Detention and Mass Grading Phase II – 75%complete.
- Ellwood Karsten Boulevard Bridge – 60% complete.
- Ellwood Section 2 – Utilities 80% complete, 80% Pavement Complete.
- Ellwood Karsten Boulevard Phase III - 60% Utilities Complete.
- Ellwood Karsten Boulevard Phase II- 80% Utilities Complete, 80% Pavement Complete.

J. WYNSERRA

- WYnserra Detention and Mass Grading – 30%
- WYnserra Water Well 1, 50% complete
- WYnserra Water Well 2, 50% complete

K. OTHER CONSTRUCTION PROJECTS

- Climate Controlled Self Storage @ Meridiana – Civil 90% complete
- Primrose Montessori- Under Construction
- Crystal Center Entertainment District:
 - DRAFT AFA agreement between City and TxDOT is currently in place.
 - City is waiting an agreement and funding with BCMUD 32 to execute AFA with TxDOT.
 - TxDOT review is on hold until the AFA is signed for the frontage road.
 - Developer to provide an updated plan for the September meeting.

City of Iowa Colony
Financial Statement
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10 - General	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales and Use Taxes	80,206.73	100,393.16	(20,186.43)	647,502.73	1,205,200.00	53.73%	557,697.27
Ad Valorem Taxes	9,049.07	268,035.67	(258,986.60)	6,083,686.68	5,845,213.00	104.08%	(238,473.68)
Other Sources	347,873.39	45,788.55	302,084.84	1,476,689.82	549,500.00	268.73%	(927,189.82)
Fines and Fees	37,745.78	38,792.83	(1,047.05)	378,851.76	465,700.00	81.35%	86,848.24
Licenses and Permits	178,980.39	382,180.42	(203,200.03)	2,578,514.56	4,603,000.00	56.02%	2,024,485.44
Franchise/ROW Fees	80,868.89	37,485.00	43,383.89	567,279.70	450,000.00	126.06%	(117,279.70)
Grants	0.00	25,000.00	(25,000.00)	2,025.78	300,000.00	0.68%	297,974.22
Interest	19,079.50	12,495.00	6,584.50	100,491.00	150,000.00	66.99%	49,509.00
Revenue Totals	<u>753,803.75</u>	<u>910,170.63</u>	<u>(156,366.88)</u>	<u>11,835,042.03</u>	<u>13,568,613.00</u>	<u>87.22%</u>	<u>1,733,570.97</u>
Expense Summary							
Transfers-Out	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Personnel and Benefits	495,561.19	413,301.56	82,259.63	3,361,763.13	4,970,100.00	67.64%	1,608,336.87
Contracts and Agreements	140,135.10	213,473.76	(73,338.66)	1,857,999.63	2,646,500.00	70.21%	788,500.37
Materials and Supplies	103,004.64	66,130.88	36,873.76	464,649.07	835,500.00	55.61%	370,850.93
Specialized Services	93,473.37	367,131.32	(273,657.95)	4,529,554.90	4,398,880.86	102.97%	(130,674.04)
Investments and Debt	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Capital Outlays	1,268.38	60,678.62	(59,410.24)	48,781.68	717,631.69	6.80%	668,850.01
Expense Totals	<u>833,442.68</u>	<u>1,120,716.14</u>	<u>(287,273.46)</u>	<u>10,262,748.41</u>	<u>13,568,612.55</u>	<u>75.64%</u>	<u>3,305,864.14</u>

City of Iowa Colony
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10 - General	Transfers Out	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
	Transfers-Out	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
	Transfers Out Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

10 - General	Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
	Capital Outlays	0.00	541.67	(541.67)	0.00	6,500.00	0.00%	6,500.00
	Contracts and Agreements	17,774.13	41,579.47	(23,805.34)	334,618.60	507,500.00	65.93%	172,881.40
	Investments and Debt	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
	Materials and Supplies	40,528.59	22,728.16	17,800.43	119,823.91	264,500.00	45.30%	144,676.09
	Personnel and Benefits	107,618.91	85,662.78	21,956.13	685,955.52	1,031,700.00	66.49%	345,744.48
	Specialized Services	83,390.88	13,452.95	69,937.93	177,151.42	161,500.00	109.69%	(15,651.42)
	Administration Totals	249,312.51	163,965.03	85,347.48	1,317,549.45	1,971,700.00	66.82%	654,150.55

10 - General	Finance	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
	Contracts and Agreements	1,215.51	1,291.15	(75.64)	6,533.06	90,500.00	7.22%	83,966.94
	Materials and Supplies	253.27	2,707.25	(2,453.98)	9,186.61	32,500.00	28.27%	23,313.39
	Personnel and Benefits	47,780.34	33,278.35	14,501.99	237,128.12	407,500.00	58.19%	170,371.88
	Finance Totals	49,249.12	37,276.75	11,972.37	252,847.79	530,500.00	47.66%	277,652.21

10 - General	Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
	Contracts and Agreements	920.83	1,166.20	(245.37)	2,955.95	14,000.00	21.11%	11,044.05
	Materials and Supplies	36,162.55	16,886.70	19,275.85	197,917.49	202,700.00	97.64%	4,782.51
	Personnel and Benefits	241,577.16	188,049.75	53,527.41	1,764,036.25	2,257,500.00	78.14%	493,463.75
	Specialized Services	6,532.71	11,245.50	(4,712.79)	33,972.82	135,000.00	25.17%	101,027.18
	Police Totals	285,193.25	217,348.15	67,845.10	1,998,882.51	2,609,200.00	76.61%	610,317.49

10 - General	Animal Control	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
	Contracts and Agreements	5,636.61	1,082.90	4,553.71	33,721.61	13,000.00	259.40%	(20,721.61)
	Materials and Supplies	753.14	849.70	(96.56)	4,652.78	10,200.00	45.62%	5,547.22
	Personnel and Benefits	8,213.98	12,115.04	(3,901.06)	58,255.59	142,100.00	41.00%	83,844.41
	Specialized Services	572.83	2,832.20	(2,259.37)	5,034.80	34,000.00	14.81%	28,965.20
	Animal Control Totals	<u>15,176.56</u>	<u>16,879.84</u>	<u>(1,703.28)</u>	<u>101,664.78</u>	<u>199,300.00</u>	<u>51.01%</u>	<u>97,635.22</u>

10 - General	Emergency Management	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
	Contracts and Agreements	867.84	1,541.55	(673.71)	7,787.46	19,000.00	40.99%	11,212.54
	Materials and Supplies	0.00	999.67	(999.67)	5,552.62	62,000.00	8.96%	56,447.38
	Emergency Management Totals	<u>867.84</u>	<u>2,541.22</u>	<u>(1,673.38)</u>	<u>13,340.08</u>	<u>81,000.00</u>	<u>16.47%</u>	<u>67,659.92</u>

10 - General	Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
	Contracts and Agreements	10,189.03	8,663.20	1,525.83	61,548.79	104,000.00	59.18%	42,451.21
	Materials and Supplies	8,897.56	1,583.03	7,314.53	13,880.36	19,000.00	73.05%	5,119.64
	Personnel and Benefits	19,268.01	21,907.90	(2,639.89)	145,023.83	263,000.00	55.14%	117,976.17
	Specialized Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
	Municipal Court Totals	<u>38,354.60</u>	<u>32,154.13</u>	<u>6,200.47</u>	<u>220,452.98</u>	<u>386,000.00</u>	<u>57.11%</u>	<u>165,547.02</u>

10 - General	Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
	Contracts and Agreements	825.00	29,906.27	(29,081.27)	78,325.35	359,000.00	21.82%	280,674.65
	Materials and Supplies	10,547.06	7,831.03	2,716.03	60,331.61	94,000.00	64.18%	33,668.39
	Personnel and Benefits	39,189.00	36,110.55	3,078.45	247,536.55	434,000.00	57.04%	186,463.45
	Specialized Services	2,611.54	3,165.40	(553.86)	5,560.70	38,000.00	14.63%	32,439.30
	Public Works Totals	<u>53,172.60</u>	<u>77,013.25</u>	<u>(23,840.65)</u>	<u>391,754.21</u>	<u>925,000.00</u>	<u>42.35%</u>	<u>533,245.79</u>

10 - General		Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Parks & Recreation								
Contracts and Agreements		4,989.40	10,829.17	(5,839.77)	144,601.62	130,000.00	111.23%	(14,601.62)
Materials and Supplies		4,650.00	8,330.36	(3,680.36)	40,831.70	100,000.00	40.83%	59,168.30
Parks & Recreation Totals		9,639.40	19,159.53	(9,520.13)	185,433.32	230,000.00	80.62%	44,566.68
10 - General		Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Community Development								
Contracts and Agreements		65,361.75	83,469.10	(18,107.35)	881,015.32	1,002,000.00	87.93%	120,984.68
Materials and Supplies		145.88	2,832.20	(2,686.32)	16,559.21	34,000.00	48.70%	17,440.79
Personnel and Benefits		15,735.48	22,157.80	(6,422.32)	102,559.03	266,000.00	38.56%	163,440.97
Specialized Services		0.00	335,185.77	(335,185.77)	4,305,496.74	4,015,380.86	107.23%	(290,115.88)
Community Development Totals		81,243.11	443,644.87	(362,401.76)	5,305,630.30	5,317,380.86	99.78%	11,750.56
10 - General		Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Fire Marshal/Building Official								
Capital Outlays		1,268.38	0.00	1,268.38	5,431.68	0.00	0.00%	(5,431.68)
Contracts and Agreements		32,355.00	33,944.75	(1,589.75)	306,891.87	407,500.00	75.31%	100,608.13
Materials and Supplies		1,066.59	1,382.78	(316.19)	(4,087.22)	16,600.00	(24.62%)	20,687.22
Personnel and Benefits		16,178.31	14,019.39	2,158.92	121,268.24	168,300.00	72.05%	47,031.76
Specialized Services		365.41	1,249.50	(884.09)	2,338.42	15,000.00	15.59%	12,661.58
Fire Marshal/Building Official Totals		51,233.69	50,596.42	637.27	431,842.99	607,400.00	71.10%	175,557.01
10 - General		Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital and Planning Projects								
Capital Outlays		0.00	60,136.95	(60,136.95)	43,350.00	711,131.69	6.10%	667,781.69
Capital and Planning Projects Totals		0.00	60,136.95	(60,136.95)	43,350.00	711,131.69	6.10%	667,781.69
Expense Total		833,442.68	1,120,716.14	(287,273.46)	10,262,748.41	13,568,612.55	75.64%	3,305,864.14

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11 - Retainer	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Interest	5,386.12	0.00	5,386.12	53,498.66	60,000.00	89.16%	6,501.34
Revenue Totals	5,386.12	0.00	5,386.12	53,498.66	60,000.00	89.16%	6,501.34

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12 - Series 2022 Project	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Interest	6,534.39	0.00	6,534.39	146,425.89	190,000.00	77.07%	43,574.11
Other Sources	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Transfers-In	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	6,534.39	0.00	6,534.39	146,425.89	190,000.00	77.07%	43,574.11
Expense Summary							
Contracts and Agreements	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Materials and Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Specialized Services	0.00	0.00	0.00	0.00	6,200.00	0.00%	6,200.00
Investments and Debt	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Capital Outlays	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	0.00	0.00	0.00	6,200.00	0.00%	6,200.00

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20 - Crime Control and Prevention District	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales and Use Taxes	35,771.68	29,155.00	6,616.68	289,466.41	350,000.00	82.70%	60,533.59
Interest	1,489.31	2,082.50	(593.19)	14,891.46	25,000.00	59.57%	10,108.54
Revenue Totals	37,260.99	31,237.50	6,023.49	304,357.87	375,000.00	81.16%	70,642.13
Expense Summary							
Personnel and Benefits	8,652.44	6,830.60	1,821.84	60,943.00	83,500.00	72.99%	22,557.00
Contracts and Agreements	2,260.38	4,123.35	(1,862.97)	31,951.07	49,500.00	64.55%	17,548.93
Materials and Supplies	22,686.91	22,032.88	654.03	184,316.54	264,500.00	69.68%	80,183.46
Specialized Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Capital Outlays	6,679.28	12,495.00	(5,815.72)	116,316.54	150,000.00	77.54%	33,683.46
Expense Totals	40,279.01	45,481.83	(5,202.82)	393,527.15	547,500.00	71.88%	153,972.85

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21 - Police Seizure and Forfeiture	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Other Sources	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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30 - Debt Service (General)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Ad Valorem Taxes	1,426.84	0.00	1,426.84	1,280,465.50	1,650,177.00	77.60%	369,711.50
Interest	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	1,426.84	0.00	1,426.84	1,280,465.50	1,650,177.00	77.60%	369,711.50
Expense Summary							
Contracts and Agreements	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Investments and Debt	0.00	280,953.87	(280,953.87)	1,453,630.67	2,956,736.86	49.16%	1,503,106.19
Expense Totals	0.00	280,953.87	(280,953.87)	1,453,630.67	2,956,736.86	49.16%	1,503,106.19

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35 - Capital Improvements Plan (General)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Other Sources	0.00	25,000.00	(25,000.00)	0.00	300,000.00	0.00%	300,000.00
Grants	(420.00)	0.00	(420.00)	(63,194.00)	18,000.00	(351.08%)	81,194.00
Transfers-In	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	(420.00)	25,000.00	(25,420.00)	(63,194.00)	318,000.00	-19.87%	381,194.00
Expense Summary							
Contracts and Agreements	0.00	3,333.34	(3,333.34)	84,900.00	30,000.00	283.00%	(54,900.00)
Materials and Supplies	0.00	0.00	0.00	45,225.00	0.00	0.00%	(45,225.00)
Capital Outlays	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	3,333.34	(3,333.34)	130,125.00	30,000.00	433.75%	(100,125.00)

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36 - Public Safety Grants	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Grants	6,038.00	10,416.67	(4,378.67)	(37,441.23)	125,000.00	(29.95%)	162,441.23
Revenue Totals	6,038.00	10,416.67	(4,378.67)	(37,441.23)	125,000.00	-29.95%	162,441.23
Expense Summary							
Personnel and Benefits	26,409.94	0.00	26,409.94	153,053.03	192,000.00	79.72%	38,946.97
Contracts and Agreements	0.00	83.33	(83.33)	3,470.00	1,000.00	347.00%	(2,470.00)
Materials and Supplies	0.00	0.00	0.00	6,077.99	0.00	0.00%	(6,077.99)
Expense Totals	26,409.94	83.33	26,326.61	162,601.02	193,000.00	84.25%	30,398.98

City of Iowa Colony
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37 - Parkland	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Licenses and Permits	34,410.00	21,250.00	13,160.00	311,143.00	255,000.00	122.02%	(56,143.00)
Revenue Totals	34,410.00	21,250.00	13,160.00	311,143.00	255,000.00	122.02%	(56,143.00)

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40 - Court Technology	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines and Fees	34.31	833.33	(799.02)	906.28	10,000.00	9.06%	9,093.72
Revenue Totals	34.31	833.33	(799.02)	906.28	10,000.00	9.06%	9,093.72
Expense Summary							
Materials and Supplies	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Expense Totals	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00

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41 - Court Security	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines and Fees	42.01	1,000.00	(957.99)	1,091.20	12,000.00	9.09%	10,908.80
Revenue Totals	42.01	1,000.00	(957.99)	1,091.20	12,000.00	9.09%	10,908.80
Expense Summary							
Materials and Supplies	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Expense Totals	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00

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42 - Consolidated Security and Technology	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines and Fees	1,867.75	0.00	1,867.75	17,320.76	0.00	0.00%	(17,320.76)
Revenue Totals	1,867.75	0.00	1,867.75	17,320.76	0.00	0.00%	(17,320.76)
Expense Summary							
Materials and Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

City of Iowa Colony
 Financial Statement
 As of July 31, 2026

45 - American Rescue Plan Act (ARPA)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Grants	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Summary							
Capital Outlays	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

City of Iowa Colony
Financial Statement
As of July 31, 2026

50 - Vehicle Replacement	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Other Sources	0.00	0.00	0.00	29,025.00	0.00	0.00%	(29,025.00)
Interest	1,136.63	0.00	1,136.63	11,365.38	13,000.00	87.43%	1,634.62
Transfers-In	0.00	0.00	0.00	0.00	255,000.00	0.00%	255,000.00
Revenue Totals	1,136.63	0.00	1,136.63	40,390.38	268,000.00	15.07%	227,609.62
Expense Summary							
Materials and Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Capital Outlays	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00
Expense Totals	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00

City of Iowa Colony
Financial Statement
As of July 31, 2026

60 - Utility	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Licenses and Permits	276,616.00	170,765.00	105,851.00	1,596,957.00	2,675,000.00	59.70%	1,078,043.00
Service Accounts	926,544.61	166,600.00	759,944.61	4,086,820.02	5,186,200.00	78.80%	1,099,379.98
Franchise/ROW Fees	0.00	0.00	0.00	(26,334.00)	0.00	0.00%	26,334.00
Other Sources	0.00	0.00	0.00	35,068.60	85,000.00	41.26%	49,931.40
Interest	6,125.65	0.00	6,125.65	12,605.14	15,000.00	84.03%	2,394.86
Revenue Totals	<u>1,209,286.26</u>	<u>337,365.00</u>	<u>871,921.26</u>	<u>5,705,116.76</u>	<u>7,961,200.00</u>	<u>71.66%</u>	<u>2,256,083.24</u>
Expense Summary							
Personnel and Benefits	0.00	9,884.89	(9,884.89)	0.00	119,000.00	0.00%	119,000.00
Contracts and Agreements	809,443.61	298,647.16	510,796.45	3,020,308.79	3,611,200.00	83.64%	590,891.21
Materials and Supplies	19,826.07	31,487.40	(11,661.33)	139,137.99	378,000.00	36.81%	238,862.01
Specialized Services	293,641.07	208,777.61	84,863.46	1,543,578.97	2,516,000.00	61.35%	972,421.03
Capital Outlays	0.00	45,833.33	(45,833.33)	0.00	550,000.00	0.00%	550,000.00
Investments and Debt	0.00	27,916.67	(27,916.67)	0.00	335,000.00	0.00%	335,000.00
Expense Totals	<u>1,122,910.75</u>	<u>622,547.06</u>	<u>500,363.69</u>	<u>4,703,025.75</u>	<u>7,509,200.00</u>	<u>62.63%</u>	<u>2,806,174.25</u>

City of Iowa Colony
Financial Statement
As of July 31, 2026

61 - Utility Capital Project	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Interest	0.00	0.00	0.00	2,086.15	0.00	0.00%	(2,086.15)
Other Sources	0.00	0.00	0.00	0.00	27,600,000.00	0.00%	27,600,000.00
Transfers-In	0.00	0.00	0.00	0.00	100,000.00	0.00%	100,000.00
Revenue Totals	0.00	0.00	0.00	2,086.15	27,700,000.00	0.01%	27,697,913.85
Expense Summary							
Investments and Debt	0.00	0.00	0.00	0.00	100,000.00	0.00%	100,000.00
Transfers-Out	0.00	0.00	0.00	0.00	670,000.00	0.00%	670,000.00
Expense Totals	0.00	0.00	0.00	0.00	770,000.00	0.00%	770,000.00

City of Iowa Colony
Financial Statement
As of July 31, 2026

62 - Series 2025 Project	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Interest	124,278.21	0.00	124,278.21	699,370.67	0.00	0.00%	(699,370.67)
Other Sources	0.00	0.00	0.00	28,094,665.75	0.00	0.00%	(28,094,665.75)
Revenue Totals	124,278.21	0.00	124,278.21	28,794,036.42	0.00	0.00%	(28,794,036.42)
Expense Summary							
Contracts and Agreements	213,740.50	0.00	213,740.50	463,684.62	0.00	0.00%	(463,684.62)
Investments and Debt	0.00	0.00	0.00	819,501.39	0.00	0.00%	(819,501.39)
Expense Totals	213,740.50	0.00	213,740.50	1,283,186.01	0.00	0.00%	(1,283,186.01)

City of Iowa Colony
Financial Statement
As of July 31, 2026

63 - Northwest Regional WWTP Cost Sharing	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Interest	1,427.81	0.00	1,427.81	1,427.81	0.00	0.00%	(1,427.81)
Other Sources	11,836,003.09	0.00	11,836,003.09	12,633,943.09	0.00	0.00%	(12,633,943.09)
Revenue Totals	11,837,430.90	0.00	11,837,430.90	12,635,370.90	0.00	0.00%	(12,635,370.90)
Expense Summary							
Contracts and Agreements	14,871.00	0.00	14,871.00	672,996.00	0.00	0.00%	(672,996.00)
Expense Totals	14,871.00	0.00	14,871.00	672,996.00	0.00	0.00%	(672,996.00)

City of Iowa Colony
Financial Statement
As of July 31, 2026

70 - ICDA General Operating	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales and Use Taxes	59,017.33	0.00	59,017.33	59,017.33	0.00	0.00%	(59,017.33)
Ad Valorem Taxes	609,359.78	214,120.08	395,239.70	4,076,957.58	2,569,441.00	158.67%	(1,507,516.58)
Other Sources	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Transfers-In	0.00	0.00	0.00	479,378.40	0.00	0.00%	(479,378.40)
Revenue Totals	668,377.11	214,120.08	454,257.03	4,615,353.31	2,569,441.00	179.62%	(2,045,912.31)
Expense Summary							
Contracts and Agreements	305,300.00	2,499.99	302,800.01	1,383,494.40	35,000.00	3952.84%	(1,348,494.40)
Materials and Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Investments and Debt	0.00	149,884.08	(149,884.08)	2,427,318.46	1,798,608.95	134.96%	(628,709.51)
Expense Totals	305,300.00	152,384.07	152,915.93	3,810,812.86	1,833,608.95	207.83%	(1,977,203.91)

City of Iowa Colony
Financial Statement
As of July 31, 2026

71 - ICDA Capital Projects	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Other Sources	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Summary							
Investments and Debt	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Transfers-Out	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Contracts and Agreements	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

City of Iowa Colony
Financial Statement
As of July 31, 2026

72 - ICDA Debt Service	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Interest	0.00	0.00	0.00	49,411.07	0.00	0.00%	(49,411.07)
Other Sources	0.00	892,214.41	(892,214.41)	1,947,940.06	10,706,573.00	18.19%	8,758,632.94
Transfers-In	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	0.00	892,214.41	(892,214.41)	1,997,351.13	10,706,573.00	18.66%	8,709,221.87
Expense Summary							
Materials and Supplies	0.00	907.52	(907.52)	17,500.45	10,890.21	160.70%	(6,610.24)
Investments and Debt	0.00	844,335.03	(844,335.03)	2,739,450.06	10,132,020.34	27.04%	7,392,570.28
Transfers-Out	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	845,242.55	(845,242.55)	2,756,950.51	10,142,910.55	27.18%	7,385,960.04

City of Iowa Colony
Balance Sheet
As of July 31, 2026

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Account Type	Account Number	Description	Balance	Total
10 - General				
		Total Assets	11,239,126.12	
				11,239,126.12
		Total Liabilities	3,421,943.48	
		Total Fund Balance/Equity	7,817,182.64	
		Total Liabilities & Fund Balance		11,239,126.12
11 - Retainer				
		Total Assets	2,078,365.75	
				2,078,365.75
		Total Liabilities	1,896,989.52	
		Total Fund Balance/Equity	181,376.23	
		Total Liabilities & Fund Balance		2,078,365.75
12 - Series 2022 Project				
		Total Assets	343,451.03	
				343,451.03
		Total Liabilities	0.00	
		Total Fund Balance/Equity	343,451.03	
		Total Liabilities & Fund Balance		343,451.03

Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District				
		Total Assets	626,433.52	
				626,433.52
		Total Liabilities	4,962.79	
		Total Fund Balance/Equity	621,470.73	
		Total Liabilities & Fund Balance		626,433.52
21 - Police Seizure and Forfeiture				
		Total Assets	1,585.50	
				1,585.50
		Total Liabilities	0.00	
		Total Fund Balance/Equity	1,585.50	
		Total Liabilities & Fund Balance		1,585.50
30 - Debt Service (General)				
		Total Assets	1,046,885.92	
				1,046,885.92
		Total Liabilities	18,789.00	
		Total Fund Balance/Equity	1,028,096.92	
		Total Liabilities & Fund Balance		1,046,885.92

Account Type	Account Number	Description	Balance	Total
35 - Capital Improvements Plan (General)				
	Total Assets		(192,244.82)	
				(192,244.82)
	Total Liabilities		1,074.56	
		Total Fund Balance/Equity	(193,319.38)	
	Total Liabilities & Fund Balance			(192,244.82)
36 - Public Safety Grants				
	Total Assets		(168,398.20)	
				(168,398.20)
	Total Liabilities		6,146.71	
		Total Fund Balance/Equity	(174,544.91)	
	Total Liabilities & Fund Balance			(168,398.20)
37 - Parkland				
	Total Assets		646,067.00	
				646,067.00
	Total Liabilities		0.00	
		Total Fund Balance/Equity	646,067.00	
	Total Liabilities & Fund Balance			646,067.00

Account Type	Account Number	Description	Balance	Total
40 - Court Technology				
	Total Assets		31,428.49	
				31,428.49
	Total Liabilities		0.00	
		Total Fund Balance/Equity	31,428.49	
	Total Liabilities & Fund Balance			31,428.49
41 - Court Security				
	Total Assets		46,716.28	
				46,716.28
	Total Liabilities		0.00	
		Total Fund Balance/Equity	46,716.28	
	Total Liabilities & Fund Balance			46,716.28
42 - Consolidated Security and Technology				
	Total Assets		19,947.96	
				19,947.96
	Total Liabilities		0.00	
		Total Fund Balance/Equity	19,947.96	
	Total Liabilities & Fund Balance			19,947.96

Account Type	Account Number	Description	Balance	Total
45 - American Rescue Plan Act (ARPA)				
		Total Assets	0.00	
				0.00
		Total Liabilities	(0.01)	
		Total Fund Balance/Equity	0.01	
		Total Liabilities & Fund Balance		0.00
50 - Vehicle Replacement				
		Total Assets	137,919.88	
				137,919.88
		Total Liabilities	0.00	
		Total Fund Balance/Equity	137,919.88	
		Total Liabilities & Fund Balance		137,919.88
60 - Utility				
		Total Assets	78,404,015.62	
				78,404,015.62
		Total Liabilities	1,025,654.66	
		Total Fund Balance/Equity	77,378,360.96	
		Total Liabilities & Fund Balance		78,404,015.62

Account Type	Account Number	Description	Balance	Total
61 - Utility Capital Project				
		Total Assets	(185,926.86)	
				(185,926.86)
		Total Liabilities	5,477,195.59	
		Total Fund Balance/Equity	(5,663,122.45)	
		Total Liabilities & Fund Balance		(185,926.86)
62 - Series 2025 Project				
		Total Assets	27,510,850.41	
				27,510,850.41
		Total Liabilities	0.00	
		Total Fund Balance/Equity	27,510,850.41	
		Total Liabilities & Fund Balance		27,510,850.41
63 - Northwest Regional WWTP Cost Sharing				
		Total Assets	11,962,374.90	
				11,962,374.90
		Total Liabilities	0.00	
		Total Fund Balance/Equity	11,962,374.90	
		Total Liabilities & Fund Balance		11,962,374.90

Account Type	Account Number	Description	Balance	Total
65 - Solid Waste				
	Total Assets		0.00	
				0.00
	Total Liabilities		0.00	
		Total Fund Balance/Equity	0.00	
	Total Liabilities & Fund Balance			0.00
70 - ICDA General Operating				
	Total Assets		1,176,999.35	
				1,176,999.35
	Total Liabilities		0.16	
		Total Fund Balance/Equity	1,176,999.19	
	Total Liabilities & Fund Balance			1,176,999.35
71 - ICDA Capital Projects				
	Total Assets		447.76	
				447.76
	Total Liabilities		0.00	
		Total Fund Balance/Equity	447.76	
	Total Liabilities & Fund Balance			447.76

Account Type	Account Number	Description	Balance	Total
72 - ICDA Debt Service				
	Total Assets		2,794,153.54	
				2,794,153.54
	Total Liabilities		0.00	
		Total Fund Balance/Equity	2,794,153.54	
	Total Liabilities & Fund Balance			2,794,153.54
98 - ICDA Consolidated Cash				
	Total Assets		0.34	
				0.34
	Total Liabilities		0.34	
		Total Fund Balance/Equity	0.00	
	Total Liabilities & Fund Balance			0.34
99 - Consolidated Cash				
	Total Assets		6,703,373.87	
				6,703,373.87
	Total Liabilities		6,703,373.87	
	Total Liabilities & Fund Balance			6,703,373.87

Access Point Configuration

Configured the wireless Access Points (APs) to match the frequency used by the Police Units. This configuration helps ensure better wireless compatibility, stability, and connectivity between the police vehicles and the network. The goal is to provide a reliable connection so that video footage from the in-car cameras can be uploaded to the cloud more efficiently and with fewer interruptions.

Mersive Management

Completed the Mersive device updates, including relocating and updating the device locations, assigning each device to the appropriate group, and updating the device tags for better organization and management. The background settings were also updated to maintain a consistent and appropriate display across the devices.

Cohesity Mailbox Configuration

Reviewed the Cohesity mailbox backup configuration after identifying two inactive mailboxes that were still included in the backup process. Although the mailboxes were inactive, Cohesity continued attempting to back them up, resulting in repeated backup failures. The goal was to prevent unnecessary backup attempts for inactive mailboxes, eliminate recurring backup failures, and ensure that active mailboxes continue to be backed up successfully.

IT Audit Report for 2025 - 2026

Created IT Audit Report for the 2026–2027 fiscal/year period, it should document the current state of the City’s IT environment, security controls, systems, policies, and corrective actions. This explains Disaster Recovery Plan, Firewall Policies, Password Policies, Anti-Virus Policies, Backup Policies and Helpdesk Report

IT Helpdesk

Resolved IT helpdesk requests by troubleshooting and fixing a range of technical issues to ensure smooth daily operations.

Total number of tickets managed in JULY : 29

City of Iowa Colony

Operations Report for the meeting held on July 20th, 2026.

Management Report Summary

1. Maintenance & Repairs:

- **Wastewater Treatment Plant**

- i. WWTP#1 – Replaced cracked water line and valve on clarifier #2.
- ii. WWTP#1 – Installed new piping and ball valves for non-pot pumps #7 & #8
- iii. WWTP#1 – Installed new booster pump for wash down area on clarifier #2.
- iv. WWTP#1 – Drained aeration basin to clear obstruction from clarifier.
- v. WWTP#1 – Subcontract work to clear solids from facility.
- vi. WWTP#1 – Vactor truck work to clean headworks, chlorine basin, and clarifiers.
- vii. WWTP#2 – Vactor truck work to clean headworks.

- **Lift Station**

- i. Sterling Lakes Dr – Pulled lift pump #1 to clear out debris.
- ii. Green Paradise – Replaced bad control board and membrane screen for onsite generator.

- **Water Distribution**

- i. In City – 6 excavations to replace leaking tap lines.
- ii. 1517 Red Hills Dr – Excavation to replace inoperable fire hydrant.

- **Water Plant**

- i. WP#3 – Performed well production test on wells #1 & #2.

- **Storm Sewer Collection**

- i. Nothing to report.

- **Sanitary Sewer**

- i. 1410 Red Hills Dr – excavation to replace broken sanitary wye.
- ii. 2562 Green Jasper Dr – Raised sanitary manhole to grade.
- iii. 9447 Sky Blue – Lowered sanitary manhole to grade.
- iv. 2026 Meridiana Pkwy – Lowered sanitary manhole to grade.

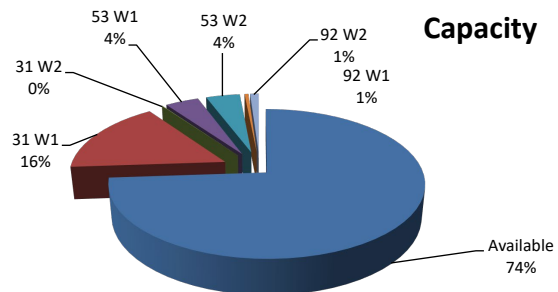
City of Iowa Colony Production Report

Item 10.

JULY 2026 PUMPAGE X 1,000 GALS												
Date	B031 Well 1	B031 Well 2	B053 Well 1	B053 Well 2	B092 Well 1	B092 Well 2	Total	Capacity	Bought	From	Sold	To
1	918	0	402	181	141	0	1,642	28.6%	189	BFB3	0	BC87
2	925	0	101	318	64	0	1,408	24.5%	277	BFB3	0	BC87
3	973	0	256	289	0	155	1,673	29.1%	277	BFB3	0	BC87
4	1,119	0	267	212	0	156	1,754	30.5%	277	BFB3	0	BC87
5	1,148	0	146	430	0	146	1,870	32.5%	278	BFB3	0	BC87
6	964	27	264	266	0	117	1,638	28.5%	163	BFB3	0	BC87
7	994	0	270	183	0	93	1,540	26.8%	209	BFB3	0	BC87
8	1,015	0	245	292	26	77	1,655	28.8%	266	BFB3	0	BC87
9	894	0	237	344	0	60	1,535	26.7%	185	BFB3	0	BC87
10	1,233	0	394	235	0	114	1,976	34.4%	185	BFB3	0	BC87
11	826	0	230	140	0	73	1,269	22.1%	185	BFB3	0	BC87
12	627	0	166	194	0	20	1,007	17.5%	185	BFB3	0	BC87
13	690	32	175	135	0	11	1,043	18.1%	111	BFB3	0	BC87
14	625	0	152	139	0	22	938	16.3%	89	BFB3	0	BC87
15	689	0	161	140	0	34	1,024	17.8%	125	BFB3	0	BC87
16	735	0	217	199	0	51	1,202	20.9%	125	BFB3	0	BC87
17	983	0	145	226	178	0	1,532	26.7%	177	BFB3	0	BC87
18	956	0	211	190	77	0	1,434	25.0%	177	BFB3	0	BC87
19	1,139	0	248	378	78	0	1,843	32.1%	177	BFB3	0	BC87
20	996	27	233	230	78	0	1,564	27.2%	167	BFB3	0	BC87
21	912	0	400	128	88	0	1,528	26.6%	153	BFB3	0	BC87
22	663	0	232	212	94	0	1,201	20.9%	63	BFB3	0	BC87
23	1,019	0	297	198	43	0	1,557	27.1%	221	BFB3	0	BC87
24	896	0	141	310	0	47	1,394	24.3%	221	BFB3	0	BC87
25	1,135	0	202	364	0	61	1,762	30.7%	221	BFB3	0	BC87
26	885	0	131	239	0	24	1,279	22.3%	221	BFB3	0	BC87
27	977	29	428	216	0	89	1,739	30.3%	129	BFB3	0	BC87
28	810	0	261	257	0	148	1,476	25.7%	167	BFB3	0	BC87
29	1,158	0	279	135	0	132	1,704	29.7%	97	BFB3	0	BC87
30	991	0	176	396	0	122	1,685	29.3%	187	BFB3	0	BC87
31	990	0	261	248	0	135	1,634	28.4%	221	BFB3	0	BC87
TOTAL:	28,885	115	7,328	7,424	867	1,887	46,506		5,725		0	

BC31 PERMIT	PERMIT TERM 2/1/26 - 1/31/27	GALLONS PUMPED	PERMIT USED	MONTHS	
325,000	x 1,000 gallons	154,609	48%	6	7
BC53 PERMIT	PERMIT TERM 11/1/25 - 10/31/26	GALLONS PUMPED	PERMIT USED	MONTHS	
210,000	x 1,000 gallons	86,547	41%	3	13
BC92 PERMIT	PERMIT TERM 7/1/26 - 6/30/27	GALLONS PUMPED	PERMIT USED	MONTHS	
30,000	x 1,000 gallons	2,754	9%	11	10

WATER WELL	PRODUCT TEST	GPM	DAILY CAPACITY
BC31 1	5/12/26	1257	1,810
BC31 2	5/12/26	621	851
BC53 1	6/1/26	548	789
BC53 2	6/1/26	592	852
BC92 1	7/8/26	498	717
BC92 2	7/8/26	505	727
TOTAL			5,747

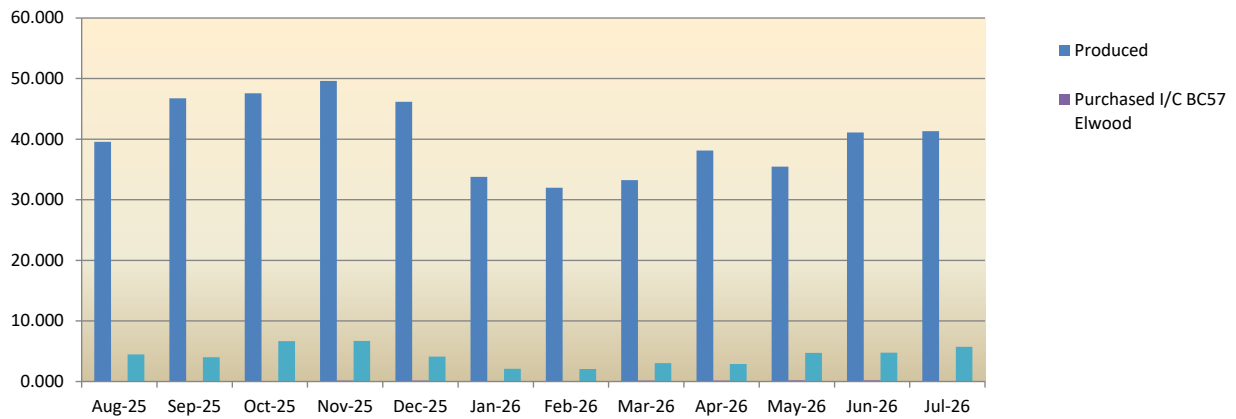


City of Iowa Colony Accountability Report

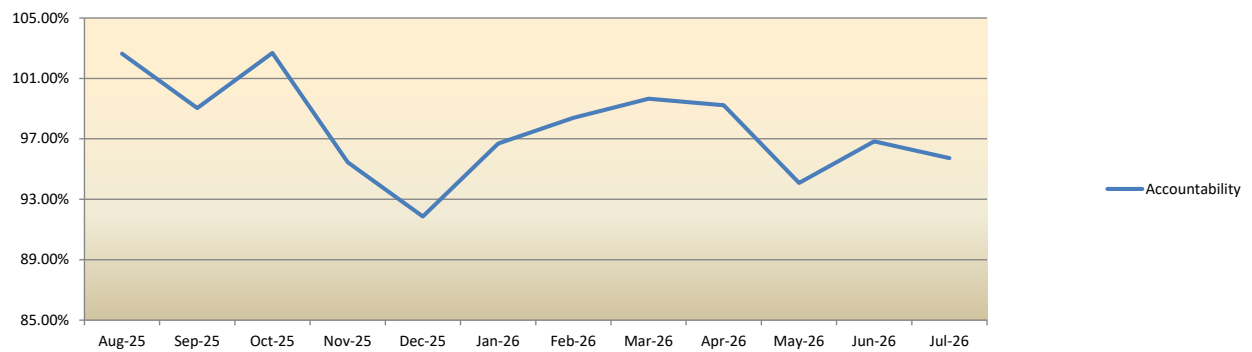
Item 10.

Billing Period	Produced	Purchased I/C BC57 Elwood	Purchased I/C BFB3	Total Supplied	Metered COIC	Unmetered	Repairs	Accountability	Four month average
07/10/25 - 08/07/25	39.579	0.000	4.459	44.038	45.027	0.172	0.000	102.64%	98.53%
08/8/25 - 09/08/25	46.759	0.000	3.998	50.757	50.142	0.126	0.000	99.04%	98.75%
09/9/25 - 10/07/25	47.578	0.058	6.669	54.305	53.969	1.633	0.162	102.69%	100.00%
10/8/25 - 11/06/25	49.610	0.162	6.711	56.483	53.748	0.163	0.000	95.45%	99.95%
11/7/25 - 12/10/25	46.184	0.148	4.106	50.438	46.167	0.166	0.000	91.86%	97.26%
12/11/25 - 01/09/26	33.788	0.106	2.086	35.980	34.596	0.193	0.000	96.69%	96.67%
01/10/26 - 02/09/26	32.005	0.074	2.072	34.151	31.394	0.366	1.841	98.39%	95.60%
02/10/26 - 03/10/26	33.258	0.162	3.022	36.442	35.921	0.396	0.000	99.66%	96.65%
03/11/26 - 04/09/26	38.129	0.165	2.894	41.188	40.821	0.049	0.000	99.23%	98.49%
04/10/26 - 05/08/26	35.473	0.207	4.718	40.398	37.832	0.060	0.116	94.08%	97.84%
05/09/26 - 06/09/26	41.096	0.185	4.752	46.033	44.128	0.065	0.380	96.83%	97.45%
06/10/26 - 07/09/26	41.309	0.136	5.725	47.170	44.941	0.040	0.173	95.73%	96.47%

Water Supply



Accountability



Wastewater Treatment Plant #1

BC31 Plant

Item 10.

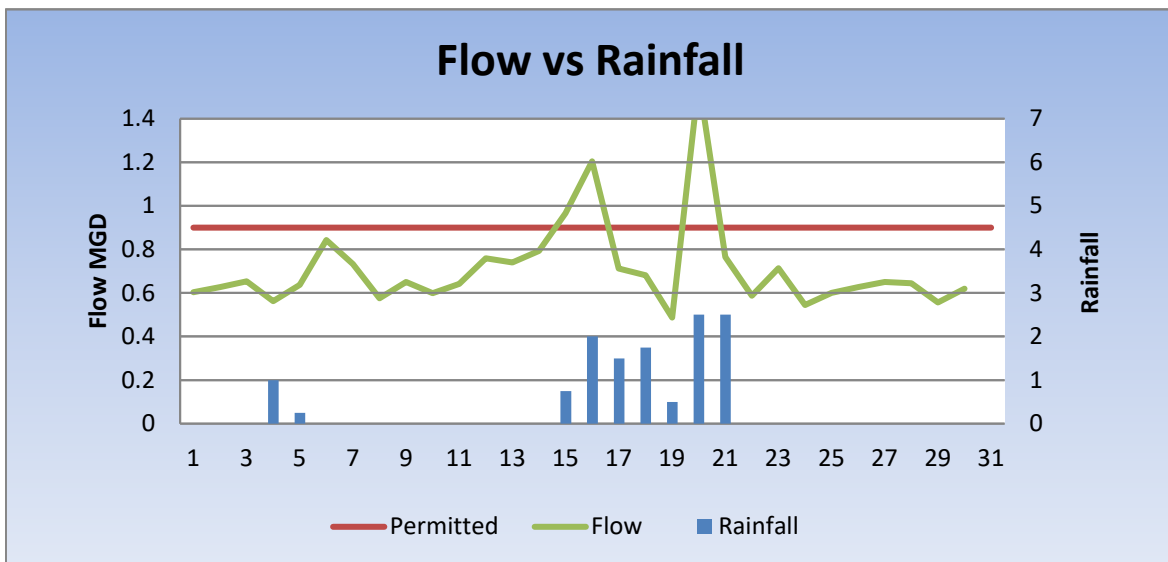
Permit # 14546-001
Expires: 7/31/2028

Design: 0.900 MGD

Utilized 79.1%

PARAMETER		UNITS	PERMIT LIMITS	Jun-26 RESULTS	EXCURSION
Dissolved Oxygen:	Min	mg / l	4.0	7.4	0
pH:	Min	S.U.	6.0	7.2	0
pH:	Max	S.U.	9.0	7.5	0
Total Suspended Solids:	Avg	lbs / day	113.0	24.8	0
Total Suspended Solids:	Avg	mg / l	15.0	4.4	0
Total Suspended Solids:	Max	mg / l	40.0	9.3	0
Ammonia:	Avg	lbs / day	23.0	8.0	0
Ammonia:	Avg	mg / l	3.0	1.4	0
Ammonia:	Max	mg / l	10.0	3.7	0
Flow:	Avg	M.G.D.	0.90	0.71	0
2-Hour Peak Flow:	Max	gpm	3.60	1.57	0
Chlorine:	Min	mg / l	1.0	1.1	0
Chlorine:	Max	mg / l	4.0	3.3	0
E.coli:	Avg	CFU/100ml	126	1.0	0
E.coli:	Max	CFU/100ml	399	1.0	0
CBOD:	Avg	lbs / day	75.0	13.8	0
CBOD:	Avg	mg / l	10.0	2.4	0
CBOD:	Max	mg / l	22.0	4.5	0

Permit Excursions:	0	Sanitary Sewer Overflows:	0
Rainfall:	12.75	SSO Gallons:	0



Wastewater Treatment Plant #2

BC53 Plant

Item 10.

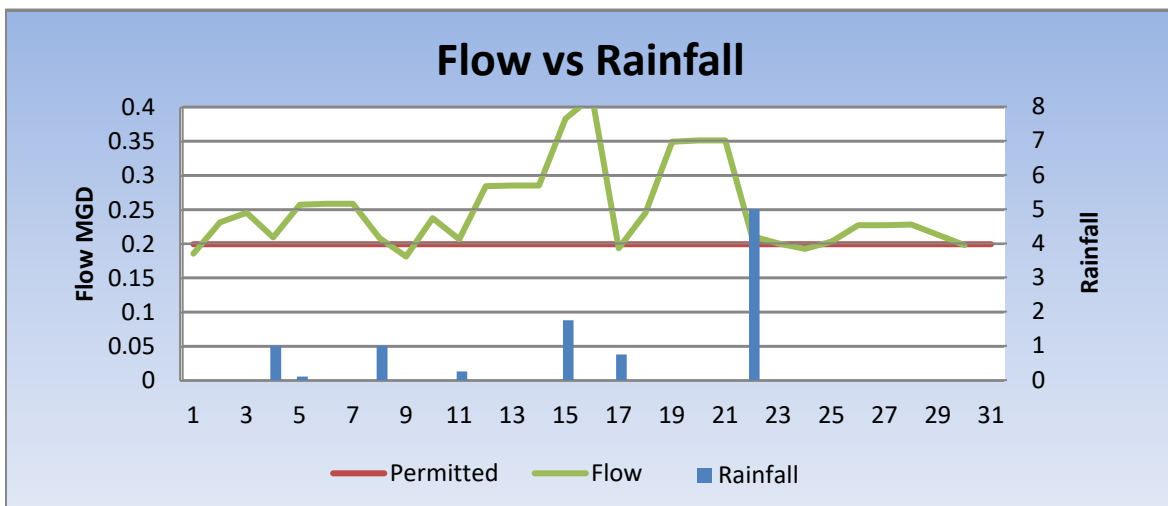
Permit # 15714-001
Expires: 7/30/2024

Design: 0.200 MGD

Utilized 126.0%

PARAMETER		UNITS	PERMIT LIMITS	Jun-26 RESULTS	EXCURSION
Dissolved Oxygen:	Min	mg / l	4.0	7.29	0
pH:	Min	S.U.	6.0	7.11	0
pH:	Max	S.U.	9.0	7.55	0
Total Suspended Solids:	Avg	lbs / day	25.0	9.80	0
Total Suspended Solids:	Avg	mg / l	15.0	5.50	0
Total Suspended Solids:	Max	mg / l	60.0	6.90	0
Ammonia:	Avg	lbs / day	5.0	0.18	0
Ammonia:	Avg	mg / l	3.0	0.10	0
Ammonia:	Max	mg / l	15.0	0.10	0
Flow:	Avg	M.G.D.	0.200	0.252	1
2-Hour Peak Flow:	Max	gpm	0.800	0.416	0
Chlorine:	Min	mg / l	1.0	1.03	0
Chlorine:	Max	mg / l	4.0	3.69	0
E.coli:	Avg	CFU/100ml	126.0	1.0	0
E.coli:	Max	CFU/100ml	399.0	2.0	0
CBOD:	Avg	lbs / day	17.0	3.60	0
CBOD:	Avg	mg / l	10.0	2.00	0
CBOD:	Max	mg / l	35.0	2.00	0

Permit Excursions:	1	Sanitary Sewer Overflows:	0
Rainfall:	0.6	SSO Gallons:	0



City of Iowa Colony Customer Billing Report

Item 10.

	July 11, 2026	June 11, 2026	May 11, 2026
Beginning Date	6/26/2026	5/27/2026	4/25/2026
Closing Date	7/27/2026	6/25/2026	5/26/2026

Collected Amount

[*use intermediate recap](#)

Penalty	\$ 10,909.03	\$ 9,109.11	\$ 12,411.88
Water	\$ 203,259.40	\$ 176,464.09	\$ 207,001.80
Sewer	\$ 115,127.95	\$ 110,287.78	\$ 115,974.17
Garbage Tax	\$ 9,582.44	\$ 10,045.65	\$ 9,708.71
Garbage Collection Fees	\$ 115,618.67	\$ 120,899.33	\$ 121,704.22
Franchise	\$ 15,579.67	\$ 14,666.04	\$ 16,272.72
Voluntary Fire	\$ 18,274.86	\$ 17,853.24	\$ 18,504.13
Grease Trap	\$ 2,154.00	\$ 2,184.33	\$ 2,193.05
Deposit	\$ 11,400.00	\$ 8,775.00	\$ 9,249.20
Transfer Fee	\$ 4,930.00	\$ 3,853.00	\$ 4,285.00
Miscellaneous	\$ 13,045.44	\$ 10,451.14	\$ 13,334.39
TOTAL COLLECTED	\$ 519,881.46	\$ 484,588.71	\$ 530,639.27
OVERPAYMENT	\$ 12,621.16	\$ 20,192.84	\$ 38,425.55
TOTAL COLLECTED	\$ 532,502.62	\$ 504,781.55	\$ 569,064.82

Billed Amounts

[*use director's report](#)

Water	\$ 230,087.40	\$ 224,663.04	\$ 203,317.71
Sewer	\$ 122,440.15	\$ 121,080.13	\$ 119,753.74
Garbage Tax	\$ 10,142.00	\$ 10,023.20	\$ 10,671.92
Garbage	\$ 122,948.70	\$ 121,508.52	\$ 129,296.23
Franchise Fee	\$ 17,570.94	\$ 17,231.60	\$ 16,102.92
Voluntary Fire	\$ 25,980.00	\$ 25,686.00	\$ 25,272.00
Grease Trap	\$ 2,546.00	\$ 2,144.00	\$ 2,144.00
Deposit	\$ 15,150.00	\$ 10,575.00	\$ 11,100.00
Transfer Fee	\$ 6,180.00	\$ 4,600.00	\$ 4,680.00
Miscellaneous	\$ 1,200.00	\$ 1,400.00	\$ 1,400.00
TOTAL BILLED	\$ 554,245.19	\$ 538,911.49	\$ 523,738.52

Aged Receivables

[*use director's report](#)

30 Days Arrears	\$ 87,047.99	\$ 87,788.78	\$ 59,412.79
60 Days Arrears	\$ 32,250.54	\$ 30,989.97	\$ 32,928.20
90 Days Arrears	\$ 15,107.88	\$ 15,092.33	\$ 8,407.68
Over 120 Days Arrears	\$ 100,223.12	\$ 93,166.51	\$ 92,204.05
Previous Month Overpymt	\$ (14,958.13)	\$ (18,443.34)	\$ (25,690.05)
Total Aged Receivables	\$ 219,671.40	\$ 208,594.25	\$ 167,262.67
Current Month Overpymt	\$ (34,553.50)	\$ (37,292.13)	\$ (39,467.84)
TOTAL LESS OVERPYMT	\$ 185,117.90	\$ 171,302.12	\$ 127,794.83
TOTAL RECEIVABLES	\$ 739,363.09	\$ 710,213.61	\$ 651,533.35

Deposit Liabilities	\$ 454,595.00	\$ 448,920.00	\$ 444,270.00
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[*use consumption report](#)

Average Usage For Meters	6,337	6,318	5,418
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City Of Iowa Colony Connection Report

Item 10.

July-26

	B031	B032	B053	B057	B087	B092	Totals
Occupied Single Family	2251	722	1278	11	272	46	4580
Vacant Single Family	30	13	22	0	4	1	70
Multi-Family	0	1	0	0	0	0	1
Commercial	7	17	4	0	2	0	30
Builder	56	49	33	48	49	88	323
Irrigation	39	41	27	1	14	7	129
Rental Meters	12	0	0	0	0	0	12
District Meters	3	0	0	0	0	0	3
TOTAL CONNECTIONS	2398	843	1364	60	341	142	5148

CITY OF IOWA COLONY
CALL LOG

Jul-26				
COIC	CITY OF IOWA COLONY (115)		Account Final	22
COIC	CITY OF IOWA COLONY (115)		Account Set Up	0
COIC	CITY OF IOWA COLONY (115)		Garbage Inquiry	1
COIC	CITY OF IOWA COLONY (115)		New Service	141
COIC	CITY OF IOWA COLONY (115)		No Water	2
COIC	CITY OF IOWA COLONY (115)		Payment Related	283
COIC	CITY OF IOWA COLONY (115)		Online Payment Issues	4
COIC	CITY OF IOWA COLONY (115)		Account Info - Change/Upload	4
COIC	CITY OF IOWA COLONY (115)		Balance Inquiry	11
COIC	CITY OF IOWA COLONY (115)		Billing - High Usage	2
COIC	CITY OF IOWA COLONY (115)		Delinquent Activity	1
COIC	CITY OF IOWA COLONY (115)		Leak	3

Iowa Colony Crime Control and Prevention District

Fiscal Year 2026/2027

Budget and Plan



Board Members

Daniel Kerr, Chair
Brenda Dillon, Secretary
Benjamin Pahl
Jeffrey Haught
Timothy Underwood
Andrew Mattiello
Robert Scherer



IOWA COLONY POLICE DEPARTMENT

Item 16.

3144 Meridiana Parkway
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

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

To: Crime Control and Prevention Board
From: Aaron I. Bell, Chief of Police
Date: May 13, 2026
Subject: Fiscal Year 2026-2027 Proposed Budget

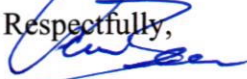
The proposed FY 2026–2027 Iowa Colony Crime Control and Prevention District (CCPD) Budget reflects the Police Department’s continued commitment to public safety, operational readiness, technological advancement, and community engagement. The proposed budget is strategically designed to support the continued growth of the City of Iowa Colony while maintaining proactive and community-oriented policing services.

The Iowa Colony Crime Control and Prevention District is funded through a one-half cent sales tax dedicated specifically to public safety initiatives and law enforcement operations. For FY 2026–2027, the District is projected to generate approximately \$375,000 in revenue. Proposed expenditures for this fiscal year encompass both the projected annual revenue and the responsible utilization of previously accumulated fund balance reserves exceeding \$500,000. This approach allows the Department to strategically invest in personnel, equipment, technology, and operational enhancements while maintaining long-term financial stability.

A significant focus of this year’s budget is personnel enhancement and operational sustainability. Funding has been allocated to support one full-time Communications Operator within the Communications Division and two full-time Sergeants within the Patrol Division. These additions are intended to strengthen supervision, improve officer safety, and enhance overall response capabilities as the City continues to grow.

The proposed budget also prioritizes directed patrol overtime, community outreach initiatives, technology upgrades, fleet maintenance, and modern law enforcement equipment. Investments in software licensing, radio services, investigative resources, and operational technology will ensure the Department remains equipped to provide efficient and reliable public safety services. Additionally, funding for professional development and specialized training will allow personnel to remain current with evolving laws, best practices, and industry standards.

Overall, the FY 2026–2027 CCPD Proposed Budget represents a balanced and forward-looking financial plan that supports the Department’s mission of protecting life and property, enhancing public trust, and preparing for the future public safety needs of the City of Iowa Colony.

Respectfully,

Aaron I. Bell
Chief of Police

Fund Balance - Beginning		368,319	468,779	609,468	710,639	710,639		710,639	680,541
		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ORIGINAL BUDGET	FY 2026 REVISED BUDGET	FY 2026 APRIL ACTUALS	FY 2026 ESTIMATED TOTALS	FY 2027 PROPOSED BUDGET
Crime Control and Prevention District Fund Revenues									
Sales and Use Taxes									
20-4112	CCPD - SALES TAX	256,274	326,410	454,167	350,000	350,000	176,883	424,518	375,000
Total Sales and Use Taxes		256,274	326,410	454,167	350,000	350,000	176,883	424,518	375,000
Interest									
20-4910	INTEREST INCOME	-	22,145	20,288	25,000	25,000	10,494	25,186	25,000
Total Interest		-	22,145	20,288	25,000	25,000	10,494	25,186	25,000
Total Crime Control and Prevention District Fund Revenues		256,274	348,555	474,455	375,000	375,000	187,377	449,704	400,000
Crime Control and Prevention District Fund Expenditures									
Personnel and Benefits									
20-20-5101	SALARIES - FULL TIME	-	27,556	91,864	50,000	50,000	30,444	52,190	225,200
20-20-5104	SALARIES - OVERTIME	2,414	6,559	3,708	10,000	-	1,075	1,842	10,000
20-20-5106	FICA EXPENSE	-	2,043	7,099	10,000	10,000	3,136	5,375	17,300
20-20-5107	TMRS EXPENSE	-	3,011	10,374	10,000	10,000	3,836	6,576	23,600
20-20-5108	HEALTH AND LIFE INSURANCE	-	6,353	17,266	10,000	10,000	1,370	2,349	93,990
20-20-5109	WORKERS' COMP	-	-	548	1,000	1,000	420	720	4,000
20-20-5110	TWC UNEMPLOYMENT INSURANCE	-	209	180	1,000	1,000	171	293	513
20-20-5115	LONGEVITY PAY	-	-	-	-	-	60	103	360
20-20-5117	CERTIFICATION/EDUCATION	-	-	1,495	-	1,500	997	1,709	11,700
Total Personnel and Benefits		2,414	45,731	132,535	92,000	83,500	41,508	71,157	386,663
Contracts and Agreements									
20-20-5206	PROFESSIONAL SERVICES	6,841	8,294	11,853	15,000	15,000	6,726	11,530	15,000
20-20-5222	INVESTIGATIONS	1,835	1,176	764	3,000	3,000	200	343	3,000
20-20-5223	PROFESSIONAL DEVELOPMENT	14,275	15,460	12,205	25,000	25,000	7,718	13,231	25,000
20-20-5230	RADIO SERVICE	5,040	5,328	5,220	6,500	6,500	-	-	8,500
Total Contracts and Agreements		28,291	30,259	30,041	49,500	49,500	14,644	25,104	51,500
Materials and Supplies									
20-20-5301	OFFICE SUPPLIES	1,303	924	1,760	5,000	5,000	385	660	5,000
20-20-5303	PUBLIC EDUCATION AND TRAINING MAT	1,148	4,320	10,499	20,000	20,000	3,621	6,208	15,000
20-20-5307	INVESTIGATION SUPPLIES	-	636	13,861	3,000	3,000	1,408	2,414	3,000
20-20-5309	UNIFORMS	-	3,630	53,491	10,000	10,000	(917)	(1,572)	10,000
20-20-5314	COMPUTER AND TECHNOLOGY EQUIPMI	17,240	24,623	2,789	10,000	10,000	4,961	8,504	10,000
20-20-5315	COMPUTER SOFTWARE/LICENSE	14,619	11,235	28,501	80,000	80,000	71,272	122,180	82,000
20-20-5316	EQUIPMENT REPAIR/PARTS	2,722	2,405	2,650	500	500	-	-	500
20-20-5317	EQUIPMENT AND OTHER RENTALS	2,376	12,876	57,192	110,000	110,000	51,708	88,642	35,000
20-20-5319	VEHICLE REPAIRS AND MAINTENANCE	4,815	-	-	-	-	-	-	25,000
20-20-5328	MINOR TOOLS/EQUIPMENT	3,847	4,648	775	25,000	25,000	-	-	25,000
20-20-5330	MISCELLANEOUS	949	916	1,000	1,000	1,000	24	41	-
Total Materials and Supplies		49,019	66,214	172,519	264,500	264,500	132,462	227,078	210,500
Specialized Services									
20-20-5415	COMMUNITY OUTREACH	-	-	-	-	-	-	-	5,000
Specialized Services		-	-	-	-	-	-	-	5,000
Capital Outlays									
20-20-5650	VEHICLES AND MACHINERY	76,090	65,662	38,188	150,000	150,000	91,271	156,464	84,000
Total Capital Outlays		76,090	65,662	38,188	150,000	150,000	91,271	156,464	84,000
Total Crime Control and Prevention District Fund Expenditures		155,814	207,866	373,283	556,000	547,500	279,885	479,802	737,663
Net Revenues over (Expenditures)		100,460	140,689	101,172	(181,000)	(172,500)	(92,508)	(30,098)	(337,663)
Fund Balance - Ending		468,779	609,468	710,639	529,639	538,139		680,541	342,878
Less - Emergency Reserve (25% Expenses)		38,953	51,966	93,321	139,000	136,875		119,951	184,416
Unencumbered Fund Balance		429,826	557,501	617,319	390,639	401,264		560,591	158,463

IOWA COLONY CRIME CONTROL AND PREVENTION DISTRICT

FY 26/27 PROPOSED BUDGET

PROGRAM AREA BY ACTIVITY

SALARIES AND BENEFITS

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

GL Code	Description	Approved FY25/26	Proposed FY26/27
20-20-5101	Salaries – Full-Time	50,000.00	225,200.00
20-20-5104	Salaries – Overtime	3,000.00	5,000.00
20-20-5106	Social Security/Medicare	3,105.00	17,300.00
20-20-5107	TMRS	6,368.00	23,600.00
20-20-5108	Health & Life Insurance	14,000.00	93,900.00
20-20-5109	Worker's Comp	165.00	4,000.00
20-20-5110	Texas Workforce Commission	120.00	513.00
20-20-5114	Benefits Admin Fees	-	-
20-20-5115	Longevity Pay	-	360.00
20-20-5517	Certification Pay	1,500.00	11,700.00

OVERTIME

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

GL Code	Description	Approved FY25/26	Proposed FY26/27
20-20-5104	Salaries - Overtime	7,000.00	5,000.00

COMMUNITY OUTREACH

The department will utilize funds for community-oriented policing. Funds will also be used to purchase public relations items for community events.

GL Code	Description	Approved FY25/26	Proposed FY26/27
20-20-5303	Public Education & Training Materials	20,000.00	15,000.00
20-20-5415	Community Outreach	-	5,000.00

TECHNOLOGY

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

GL Code	Description	Approved FY25/26	Proposed FY26/27
20-20-5314	Computer & Technology Equipment	10,000.00	10,000.00
20-20-5315	Computer Software & License	81,000.00	82,000.00
20-20-5230	Radio Service	6,500.00	8,500.00

INVESTIGATIONS

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

GL Code	Description	Approved FY25/26	Proposed FY26/27
20-20-5222	Investigations	3,000.00	3,000.00
20-20-5307	Investigation Supplies	3,000.00	3,000.00

PROFESSIONAL DEVELOPMENT

The department will utilize these funds to pay tuition, per diem, and travel-related expenses for staff to attend specialized training in various topics. These funds will also support other areas of professional development for staff.

GL Code	Description	Approved FY25/26	Proposed FY26/27
20-20-5223	Professional Development	25,000.00	25,000.00

POLICE EQUIPMENT

These funds will purchase upgrades to equipment and new equipment, as well as maintain existing equipment for police officers.

GL Code	Description	Approved FY25/26	Proposed FY26/27
20-20-5309	Uniforms	10,000.00	10,000.00
20-20-5316	Equipment Repair/Parts	500.00	500.00
20-20-5317	Equipment & Other Rentals	26,000.00	35,000.00

PROFESSIONAL SERVICES

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

GL Code	Description	Approved FY25/26	Proposed FY26/27
20-20-5206	Professional Services	15,000.00	15,000.00

POLICE OPERATIONS

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

GL Code	Description	Approved FY25/26	Proposed FY26/27
20-20-5301	Office Supplies	5,000.00	5,000.00
20-20-5328	Small Tools & Minor Equipment	25,000.00	25,000.00

VEHICLE OPERATIONS

These funds will be used to pay lease payments on previously approved fleet vehicles.

GL Code	Description	Approved FY25/26	Proposed FY26/27
20-20-5319	Vehicle Repairs & Maintenance	-	25,000.00
20-20-5650	Vehicles & Machinery	150,000.00	84,000.00

Departmental Budget Increase Request

Fiscal Year: 2026-2027

Department: Crime Control and Prevention District

	Account Name	G/L Account Number (Fund-Dept-Account)	Brief Description/Justification
1	Salaries and Benefits	20-20-51**	Increase in line items for addition of two Sergeants for the Patrol Division. Also increase for COLA and performance for existing Communications Operator.
2	Radio Service	20-20-5230	Increase in line item for additional radios for new patrol vehicles and new positions.
3	Computer Software/License	20-20-5315	Increase in line item for additional software maintenance fees.
4			
5			
6			
7			

RESOLUTION NO. _____**A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, APPROVING A CRIME CONTROL AND PREVENTION PLAN AND BUDGET; PROVIDING A SAVINGS CLAUSE AND EFFECTIVE DATE****NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:**

SECTION 1. That this Resolution is authorized by Chapter 363 of the Texas Local Government Code.

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

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

SECTION 4. That this resolution shall be effective immediately upon its passage and approval.

READ, PASSED AND ADOPTED ON AUGUST 17, 2026.

CITY OF IOWA COLONY

WIL KENNEDY, MAYOR

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS FINDING THAT SIENERGY GAS, LLC'S STATEMENT OF INTENT TO INCREASE RATES FILING WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

WHEREAS, the City of Iowa Colony, Texas ("City") is a gas utility customer of SiEnergy Gas, LLC ("SiEnergy" or "Company") within the incorporated areas served by SiEnergy, and a regulatory authority with an interest in the rates and charges of SiEnergy; and

WHEREAS, the City is a member of Cities Served by SiEnergy (such participating cities are referred to herein as "Cities"), a coalition of similarly situated cities served by SiEnergy that have joined together to efficiently and cost effectively review and respond to natural gas issues affecting rates charged by the Company; and

WHEREAS, on or about May 4, 2026, SiEnergy filed with the City a Statement of Intent to increase gas rates, seeking to increase natural gas revenues by \$4 million within the Company's incorporated areas and consolidate its operations and assets with the other members of SiEnergy Holding, LLC; and

WHEREAS, Cities has coordinated its review of SiEnergy's Statement of Intent filing and designated attorneys and consultants to resolve issues in the Company's filing; and

WHEREAS, through review of the application, Cities' consultants determined that SiEnergy's proposed rates are excessive; and

WHEREAS, Cities' members and attorneys recommend that members deny the Statement of Intent;

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

Section 1. That the rates proposed by SiEnergy to be recovered through its gas rates charged to customers located within the City limits are hereby found to be unreasonable and shall be denied.

Section 2. That the Company shall continue to charge its existing rates to customers within the City.

Section 3. That the City's reasonable rate case expenses shall be reimbursed in full by SiEnergy.

Section 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 5. That a copy of this Resolution shall be sent to SiEnergy representatives June M. Dively and Daniel Cross, SiEnergy Gas, LLC, 13215 Bee Cave Pkwy, Suite B-250, Bee Cave, Texas 78738 (junedively@sienergy.com and dancroll@sienergy.com), and to Jamie L. Mauldin at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 (jmauldin@lglawfirm.com).

PASSED AND APPROVED ON AUGUST 17, 2026.

CITY OF IOWA COLONY

City of Iowa Colony, Texas
By: Wil Kennedy, Mayor

ATTEST:

Kayleen Rosser, City Secretary



City Council Agenda Item Request Form

Item 18.

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

Date: 7/13/2026

Department Making Request: 30 - Public Works

Person Making Request: Dinh Ho, P.E.

Item Type: Agreement

Budgeted? N/A (no cost)

Cost:

If budgeted, identify account:

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Short Description:

Consideration and possible action to approve an Agreement for Generator between the City of Iowa Colony and Brazoria County Municipal Utility District No. 55 regarding the temporary and permanent standby power for the Phase 1 Permanent Wastewater Treatment Plant. The agreement requires MUD No. 55 to provide a temporary diesel

Explanation/Justification Details:

The City and Brazoria County Municipal Utility District No. 55 previously entered into a Facility Conveyance Agreement under which ownership and operation of the wastewater treatment facilities will be transferred to the City. As a condition of the conveyance, the City requires that adequate standby power be available to ensure uninterrupted wastewater treatment operations during electrical outages. The proposed Agreement for Generator establishes MUD No. 55's responsibility to provide a temporary diesel generator capable of operating the Phase 1 Permanent Wastewater Treatment Plant prior to the City's acceptance of the facility. The agreement further requires MUD No. 55 to design, permit, install, and finance a permanent natural gas powered generator that will be operational within two years of the agreement's effective date. MUD No. 55 will be responsible for all costs associated with both the temporary and permanent generators, including engineering, permitting, installation, and financing.

Approval of this agreement ensures the wastewater treatment facility will have reliable emergency backup power prior to conveyance to the City, reducing operational risk and maintaining compliance with regulatory requirements while providing a clear schedule and funding responsibility for installation of the permanent standby generator.

Staff recommendation: Approved agreement with natural gas permanent generator.

Requestor Signature:

=====

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

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the

Council Agenda.

City Secretary

AGREEMENT FOR GENERATOR

This Agreement for Generator (the “Agreement”) is made and entered into as of the 14 day of May, 2026, (the “Effective Date”) by and between **BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 55**, a conservation and reclamation district created pursuant to the authority of Article XVI, Section 59, of the Constitution of the State of Texas, and operating under the provisions of Chapter 49 and 54, Texas Water Code, as amended (“MUD 55”) and the CITY OF IOWA COLONY, TEXAS, a municipal corporation and home rule city of the State of Texas (the “City”).

RECITALS

MUD 55 leases wastewater treatment facilities, including a 0.48 MGD steel wastewater treatment plant (the “Temporary WWTP”), governed by the Equipment Lease Agreements between MUD 55 and AUC Group, LP for Phase 1 (0.16 MGD), Phase 2 (0.32 MGD) and Phase 3 (0.48 MGD) (collectively, the “Lease Agreements”). MUD 55 has exercised the lease buy-out option for Phase 2 (0.32 MGD). MUD 55 is currently constructing the Phase 1 Permanent Wastewater Treatment Plant (the “Phase 1 Permanent WWTP”), which is anticipated to be completed approximately one month following the Effective Date (the Temporary WWTP and the Permanent WWTP are referred to collectively herein as the “Wastewater Treatment Plant”).

MUD 55 currently owns a 500kW diesel generator, which is connected to the Temporary WWTP, and can be used to power the Temporary WWTP in the event of a power outage (the “Existing Generator”).

MUD 55 and the City entered into that certain Facility Conveyance Agreement, dated April 14, 2025, whereby MUD 55 will convey the Wastewater Treatment Plant to the City for ownership and operation by December 31, 2026 (the “Conveyance”).

Prior to the Conveyance, the City requires that a standby generator be put in place by MUD 55, with a permanent generator installed by MUD 55 for the Phase 1 Permanent WWTP within two years of the Execution Date of this Agreement .

MUD 55 and the City have determined that entering into this Agreement is in the best interests of MUD 55 and the City and each of MUD 55 and the City are authorized to enter into this Agreement as follows.

AGREEMENT

Section 1: Recitals Confirmed. The matters set forth above in the Recitals of this Agreement are found to be true and correct.

Section 2: Temporary Generator. MUD 55 agrees, and the City hereby acknowledges that MUD 55 will provide a diesel generator capable of powering the Phase 1 Permanent WWTP in the event of a power outage (the “Temporary Generator”).

prior to acceptance of the Phase 1 Permanent WWTP by the City. The Temporary Generator will connect to the transfer switch near the southwest corner of the Phase 1 Permanent WWTP. MUD 55 will ensure that the Temporary Generator will be available until the permanent generator is installed and operational in accordance with Section 3 below. MUD 55 will be responsible for all payments associated with the Temporary Generator.

Section 3: Permanent Generator. Upon execution of this Agreement, MUD 55 will cause the MUD 55 engineer to design and coordinate installation of a permanent ~~diesel~~ natural gas generator for the Phase 1 Permanent WWTP (the "Permanent Generator"). The Permanent Generator will connect to the transfer switch near the southwest corner of the Phase 1 Permanent WWTP. The MUD 55 engineer will be responsible for obtaining all necessary agency approvals on behalf of MUD 55. The Permanent Generator shall be installed and operational within two years of the Effective Date of this Agreement. MUD 55 shall be responsible for financing the cost of the Permanent Generator.

Section 4: Notice. Any notices or other communications (a "Notice") required to be given by one party to another by this Agreement shall be given in writing addressed to the party to be notified at the address set forth below for such party, (i) by delivering the same in person (ii) by depositing the same in the United States Mail, certified or registered, return receipt requested, postage prepaid, addressed to the party to be notified, or (iii) by depositing the same with Federal Express or another nationally recognized courier service guaranteeing "next day delivery," addressed to the party to be notified. Notice deposited in the United States mail in the manner hereinabove described shall be deemed effective from and after the date of such deposit. Notice given in any other manner shall be effective only if and when received by the party to be notified. For the purposes of notice, the addresses of the parties, until changed as provided below, shall be as follows:

The City:

City of Iowa Colony
3144 Meridiana Pkwy
Iowa Colony, Texas 77583
Attn: City Manager

MUD 55:

Brazoria County MUD No. 55
c/o Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027
Attn: Katie Sherborne

The parties shall have the right from time to time to change their respective addresses, and each shall have the right to specify as its address any other address within the United States of America by giving at least five days written notice to the other parties. If any date or any period provided in this Agreement ends on a Saturday, Sunday, or legal holiday, the applicable period for calculating the notice shall be extended to the first business day following such Saturday, Sunday or legal holiday.

Section 5: Severability. If any provision of this Agreement is held to be illegal, invalid, or unenforceable then, and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected.

Section 6. Waiver. Any failure by a party hereto to insist upon strict performance by the other party of any material provision of this Agreement shall not be deemed a waiver thereof or of any other provision hereof, and such party shall have the right at any time thereafter to insist upon strict performance of any and all of the provisions of this Agreement.

Section 7. Applicable Law and Venue. The construction and validity of this Agreement shall be governed by the laws of the State of Texas without regard to conflicts of law principles. Venue shall be in Brazoria County, Texas.

Section 8. Reservation of Rights. To the extent not inconsistent with this Agreement, each party reserves all rights, privileges, and immunities under applicable laws.

Section 9. Authority for Execution. The City hereby certifies, represents, and warrants that the execution of this Agreement is duly authorized and adopted in conformity with the City Charter and City ordinances. MUD 55 hereby certifies, represents, and warrants that the execution of this Agreement is duly authorized and adopted by the Board of Directors of MUD 55.

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement effective as of the date first written above.

The City of Iowa Colony, Texas

By: _____
Wil Kennedy, Mayor

ATTEST:

By: _____
Kayleen Rosser, City Secretary

BRAZORIA COUNTY MUNICIPAL
UTILITY DISTRICT NO. 55

By: _____
President, Board of Directors

ATTEST:

By: _____
Secretary, Board of Directors

UTILITY CONVEYANCE AND FUNCTION,
AGREEMENT

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

This Utility Conveyance, Function, and Security Agreement (the “Agreement”) is made and entered into as of the ____ day of _____, 2026 (the “Effective Date”) by and between BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 87, a conservation and reclamation district created pursuant to the authority of Article XVI, Section 59, of the Constitution of Texas, and operating under the provisions of Chapters 49 and 54, Texas Water Code, as amended (the “District”), and the CITY OF IOWA COLONY, TEXAS, a municipal corporation and home rule city of the State of Texas (the “City”)(individually, a “Party” and collectively, hereinafter referred to as the “Parties”).

RECITALS

WHEREAS, D.R. Horton-Texas, Ltd., a Texas limited partnership (the "Developer"), on behalf of the District, has constructed the wastewater treatment plant and lift station no. 1 pursuant to the contract for the Construction of the Wastewater Treatment Plant Expansion (0.25) and Onsite Lift Station Phase 1 to Serve Brazoria County Municipal Utility District No. 87, LJA Job No. 1931-8106, between the Developer on behalf of the District and 5J Services, LLC ("Contractor"), dated May, 2023 ("Construction Contract 1"), and lift station no. 2 constructed pursuant to the contract for the Construction of the Lift Station No. 2 to Serve Brazoria County Municipal Utility District No. 87, LJA Job No. 1931-8110, between the Developer on behalf of the District and Contractor, dated June, 2023 ("Construction Contract 2"), which facilities are located within the boundaries of the District, and together with any improvements, structures, plants, service pumps, electrical equipment, plant equipment, collection lines, lift stations, meters, valves, pipes, fittings, connections, meter boxes, laterals, easements, rights-of-way, licenses, operating rights and all other property therein whether real, personal or mixed, owned by the District in connection with the facilities being conveyed hereby (the "Facilities"). (Construction Contract 1 and Construction Contract 2 shall be referred to herein, collectively, as the "Contracts"); and

WHEREAS, the Facilities were designed to convey and treat wastewater to serve areas within the District's boundaries; and

WHEREAS, the City; 258 Colony Investments, Ltd.; 608 Colony Investments, Ltd.; and the Developer, entered into that certain Development Agreement, dated May 23, 2022, as amended by that certain First Amendment to Development Agreement, dated December 19, 2022, and that certain Second Amendment to Development Agreement, dated March 10, 2025 (collectively referred to herein as the “Development Agreement”); and

WHEREAS, pursuant to the Development Agreement, the City now wishes to acquire, own, operate, and maintain the Facilities.

AGREEMENT

I. Conveyance of Facilities/Reserved Capacity. For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District does hereby convey, transfer, and deliver to the City, its successors and assigns, any right, title or interest of the District in or to the Facilities.

The Facilities currently include, without limitation, the wastewater treatment plant, lift station no. 1, and lift station no. 2. The Parties acknowledge that lift station no. 3 is anticipated to be constructed in the future to serve the District. Upon completion of lift station no. 3 and final acceptance of that facility by the City, all right, title, and interest of the District in and to lift station no. 3, together with all associated warranties, contracts, and related rights, shall automatically vest in and be conveyed to the City by operation of this Agreement, without the necessity of any further act, deed, or instrument by either Party, and lift station no. 3 shall thereupon constitute part of the "Facilities" for all purposes under this Agreement. Any fee simple interests, easements, access rights, or other real property interests associated with the lift station no. 3 site shall likewise be conveyed to the City by separate instrument(s) acceptable to the Parties upon such vesting.

The District hereby reserves the full capacity of the Facilities necessary to achieve full buildout of all the land in the District.

The District hereby assigns to the City all rights with respect to the Facilities (including, without limitation, an assignment of the District's rights under the Contracts), maintenance bonds, warranties and manufacturer's warranties, owned or acquired by the District for the Facilities. Notwithstanding any provision hereof, this Agreement shall not be construed to limit or modify any indemnity obligations, or any other obligations, that Contractor, or its surety, may otherwise have under the Contracts.

The City hereby agrees by its acceptance of this conveyance to operate and maintain the Facilities in accordance with the terms of the Development Agreement.

To the extent the District owns any fee simple interests, easements, access rights, or other real property interests associated with the Facilities, including the wastewater treatment plant site, access road to the wastewater treatment plant site, and lift station sites, the Parties acknowledge such interests shall be conveyed to the City by separate instrument(s) acceptable to the Parties simultaneously with the execution of this Agreement.

I. General Provisions

a. Notice. Unless otherwise provided in this Agreement, any notice herein provided or permitted to be given, made, or accepted by any Party must be in writing and must

be given or served by depositing the same in the United States mail postpaid and registered or certified and addressed to the Party to be notified, with return receipt requested, by fax or by delivering the same to the attorney of such Party. Notice deposited in the mail in the manner hereinabove described shall be conclusively deemed to be effective from and after the expiration of three (3) days after it is so deposited. Notice given in any other manner shall be effective only if and when received by the Party to be notified. For the purposes of notice, the addresses of the Parties shall, until changed as hereinafter provided, be as shown below. The Parties shall have the right from time to time and at any time to change their respective addresses and each shall have the right to specify as its address any other address by at least fifteen (15) days written notice to the other Parties.

The District: Board of Directors
Brazoria County Municipal Utility District No. 87
c/o Coats | Rose
Attn: Laken Jenkins Kilgore
9 Greenway Plaza, Suite 1000
Houston, Texas 77046
Fax: (713) 651-0111

The City: City of Iowa Colony
Office of the City Manager
12003 Iowa Colony Blvd.
Iowa Colony, TX 77583
trichardson@iowacolonytx.gov

With copy to: City of Iowa Colony
City Secretary
12003 Iowa Colony Blvd.
Iowa Colony, TX 77583
krosser@iowacolonytx.gov

b. Amendments. This Agreement may be changed or modified only by written amendment hereto with the consent of both Parties.

c. Interpretation. Regardless of the actual drafter of this Agreement, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably and neither more strongly nor against either party.

d. Applicable Law and Venue. This Agreement is made and shall be construed in accordance with the laws of the State of Texas and venue shall lie in Brazoria County, Texas.

e. Severability. The provisions of this Agreement are severable, and if any provision or part of this Agreement or the application thereof to any person or circumstance shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons or circumstances shall not be affected thereby.

f. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

g. Execution. This Agreement shall be in force and effect from the Effective Date of this Agreement.

[SIGNATURE PAGES FOLLOW]

THE "DISTRICT":

**BRAZORIA COUNTY MUNICIPAL UTILITY
DISTRICT NO. 87**

By: _____

Name: _____

Title: _____

Date: _____

ATTEST:

Secretary, Board of Directors

THE STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2026, by _____, as _____, of the Board of Directors of Brazoria County Municipal Utility District No. 87, a political subdivision of the State of Texas, on behalf of said political subdivision.

Notary Public, State of Texas

(NOTARY SEAL)

In accordance with the Development Agreement, as defined above, the City hereby accepts this Agreement. Such City acceptance shall be in force and effect from the Effective Date of this Agreement.

THE "CITY":

CITY OF IOWA COLONY, TEXAS

By: _____

Nam: Wil Kennedy, Mayor

Date: _____

ATTEST:

Kayleen Rosser, City Secretary

THE STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2026, by _____ the Mayor of the City of Iowa Colony, Texas, on behalf of said City.

Notary Public, State of Texas

(NOTARY SEAL)

SPECIAL WARRANTY DEED

(Wastewater Treatment Plant Site and Access Road, Lift Station No. 1, and Lift Station No. 2)

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

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

THAT **BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 87**, a body politic organized and existing under the laws of the State of Texas (hereinafter designated "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration cash in hand paid by **THE CITY OF IOWA COLONY, TEXAS**, a home rule municipality in Brazoria County, Texas, acting by and through its governing body the City Council of Iowa Colony, Texas (hereinafter designated "Grantee"), whose address is 3144 Meridiana Pkwy, Iowa Colony, TX 77583, the receipt of which is hereby acknowledged, has granted, sold and conveyed, and by these presents does hereby grant, sell and convey unto Grantee, the real property located in Brazoria County, Texas described in Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property").

This Deed and conveyance is expressly made subject to all liens, encumbrances, conditions, and other exceptions appearing of record in the office of the County Clerk of Brazoria County, Texas, and applicable to such property.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantee, its successors and assigns, forever; and Grantor does hereby bind itself and its heirs and successors, to Warrant and Forever Defend all and singular the premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

[signature page follows]

EXECUTED AND EFFECTIVE as of the ____ day of _____, 2026.

GRANTOR:

**BRAZORIA COUNTY MUNICIPAL UTILITY
DISTRICT NO. 87**, a body politic organized and
existing under the laws of the State of Texas

By: _____

Name: _____

Title: _____

ATTEST:

Secretary, Board of Directors

THE STATE OF §

§

COUNTY OF _____ §

This instrument was acknowledged before me on this ____ day of _____, 2026, by _____, the _____ of Brazoria County Municipal Utility District No. 87, a body politic organized and existing under the laws of the State of Texas, on behalf of said political subdivision.

Notary Public in and for
the State of _____

(SEAL)

After recording, return to:
Laken Kilgore
Coats | Rose, P.C.
9 Greenway Plaza, Suite 1000
Houston, Texas 77046

GRANTEE:

CITY OF IOWA COLONY, TEXAS

By: _____
 Name: Wil Kennedy
 Title: Mayor

ATTEST:

 Kayleen Rosser, City Secretary

THE STATE OF §
 COUNTY OF _____ §

This instrument was acknowledged before me on this ____ day of _____, 2026, by _____, the Mayor of the City of Iowa Colony, Texas, a body politic organized and existing under the laws of the State of Texas, on behalf of said City.

 Notary Public in and for
 the State of _____

(SEAL)

EXHIBIT "A"
(the "Property")

TRACT 1 (WWTP Site and Lift Station No. 1):

Exhibit ____ Page 1 of 3 Pages

County: Brazoria
 Project: Caldwell Lakes
 Job No. 232210
 MBS No. 26-204

FIELD NOTES FOR 4.664 ACRES

Being a tract containing 4.664 acres of land, located in the H.T. & B.R.R. Company Survey, Lot 58, Abstract Number 516 in Brazoria County, Texas; said 4.664 acre tract being portions of a call 68.439 acre tract and a call 5.133 acre tract styled as Tract 1, both recorded in the name of D.R. Horton-Texas, Ltd. in File Numbers 2024016452 and 2023008017 of the Official Public Records of Brazoria County (O.P.R.B.C.), respectively; said 4.664 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS observations):

Commencing at the southeasterly corner of said 68.439 acres and being on the northerly line of County Road 57;

Thence, with the easterly line of said 68.439 acre tract, North 02 degrees 51 minutes 05 seconds West, a distance of 422.13 feet;

Thence, leaving said line, through and across aforesaid 5.133 acre tract, South 87 degrees 08 minutes 55 seconds West, a distance of 40.00 feet to the **Point of Beginning** of the herein described tract;

Thence, continuing through and across aforesaid 68.439 acre and 5.133 acre tracts, the following ten (10) courses:

- 1) South 87 degrees 08 minutes 55 seconds West, a distance of 289.47 feet;
- 2) North 22 degrees 07 minutes 24 seconds West, a distance of 124.82 feet;
- 3) North 04 degrees 19 minutes 18 seconds West, a distance of 63.93 feet;
- 4) North 12 degrees 18 minutes 35 seconds East, a distance of 45.28 feet;
- 5) North 16 degrees 10 minutes 14 seconds East, a distance of 60.00 feet;
- 6) North 11 degrees 47 minutes 51 seconds East, a distance of 75.77 feet;
- 7) North 02 degrees 11 minutes 58 seconds East, a distance of 76.67 feet;
- 8) North 02 degrees 51 minutes 05 seconds West, a distance of 257.97 feet;
- 9) North 87 degrees 08 minutes 55 seconds East, a distance of 275.00 feet;

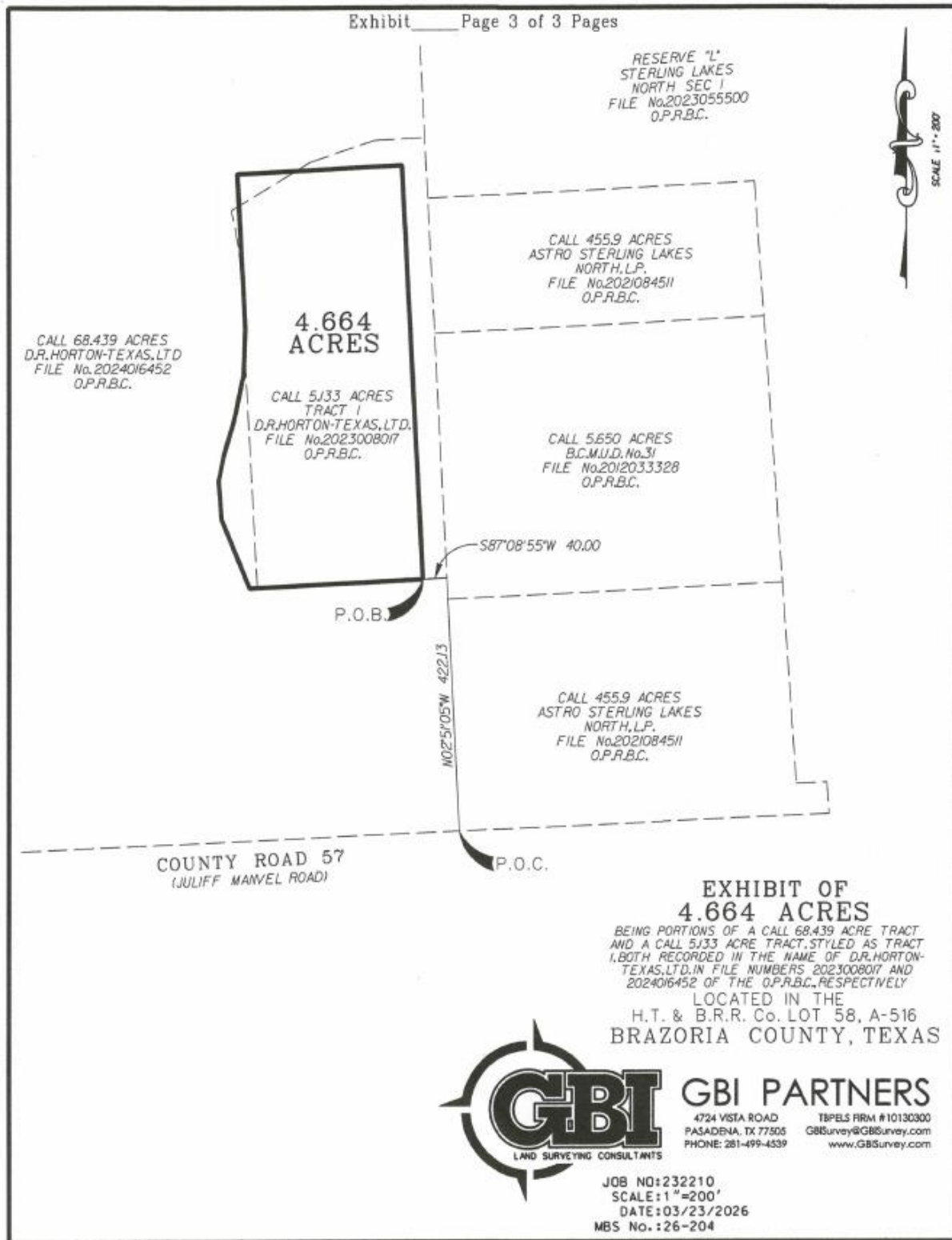
Exhibit _____ Page 2 of 3 Pages

- 10) South 02 degrees 51 minutes 05 seconds East, a distance of 689.82 feet to the **Point of Beginning** and containing 4.664 acres of land.

GBI PARTNERS
TBPELS Firm No. 10130300
Ph: 281.499.4539
March 23, 2026



JPB
3/23/2026



TRACT 2 (WWTP Access Road):

Exhibit _____ Page 1 of 3 Pages

County: Brazoria
 Project: Caldwell Lakes
 Job No. 232210
 MBS No. 26-205

FIELD NOTES FOR 0.190 ACRE

Being a tract containing 0.190 acre of land, located in the H.T. & B.R.R. Company Survey, Lot 58, Abstract Number 516 in Brazoria County, Texas; said 0.190 acre tract being a portion of a call 68.439 acre tract recorded in the name of D.R. Horton-Texas, Ltd. in File Number 2024016452 of the Official Public Records of Brazoria County (O.P.R.B.C.); said 0.190 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS observations):

Commencing at the southeasterly corner of said 68.439 acres and being on the northerly line of County Road 57;

Thence, with the easterly line of said 68.439 acre tract, North 02 degrees 51 minutes 05 seconds West, a distance of 422.13 feet;

Thence, leaving said line, through and across aforesaid 68.439 acre tract and a call 5.133 acre tract styled as Tract 1 and recorded in the name of D.R. Horton-Texas, Ltd. in File Number 2023008017 of the O.P.R.B.C., the following two (2) courses:

- 1) South 87 degrees 08 minutes 55 seconds West, a distance of 329.47 feet;
- 2) North 22 degrees 07 minutes 24 seconds West, a distance of 124.82 feet to the **Point of Beginning** of the herein described tract;

Thence, continuing through and across aforesaid 68.439 acre tract, the following six (6) courses:

- 1) North 63 degrees 19 minutes 51 seconds West, a distance of 15.05 feet;
- 2) South 75 degrees 27 minutes 41 seconds West, a distance of 113.72 feet;
- 3) 83.41 feet along the arc of a curve to the right, said curve having a radius of 270.00 feet, a central angle of 17 degrees 41 minutes 57 seconds and a chord that bears North 05 degrees 41 minutes 20 seconds West, a distance of 83.07 feet;
- 4) South 86 degrees 50 minutes 22 seconds East, a distance of 115.00 feet;
- 5) North 52 degrees 44 minutes 06 seconds East, a distance of 15.23 feet;

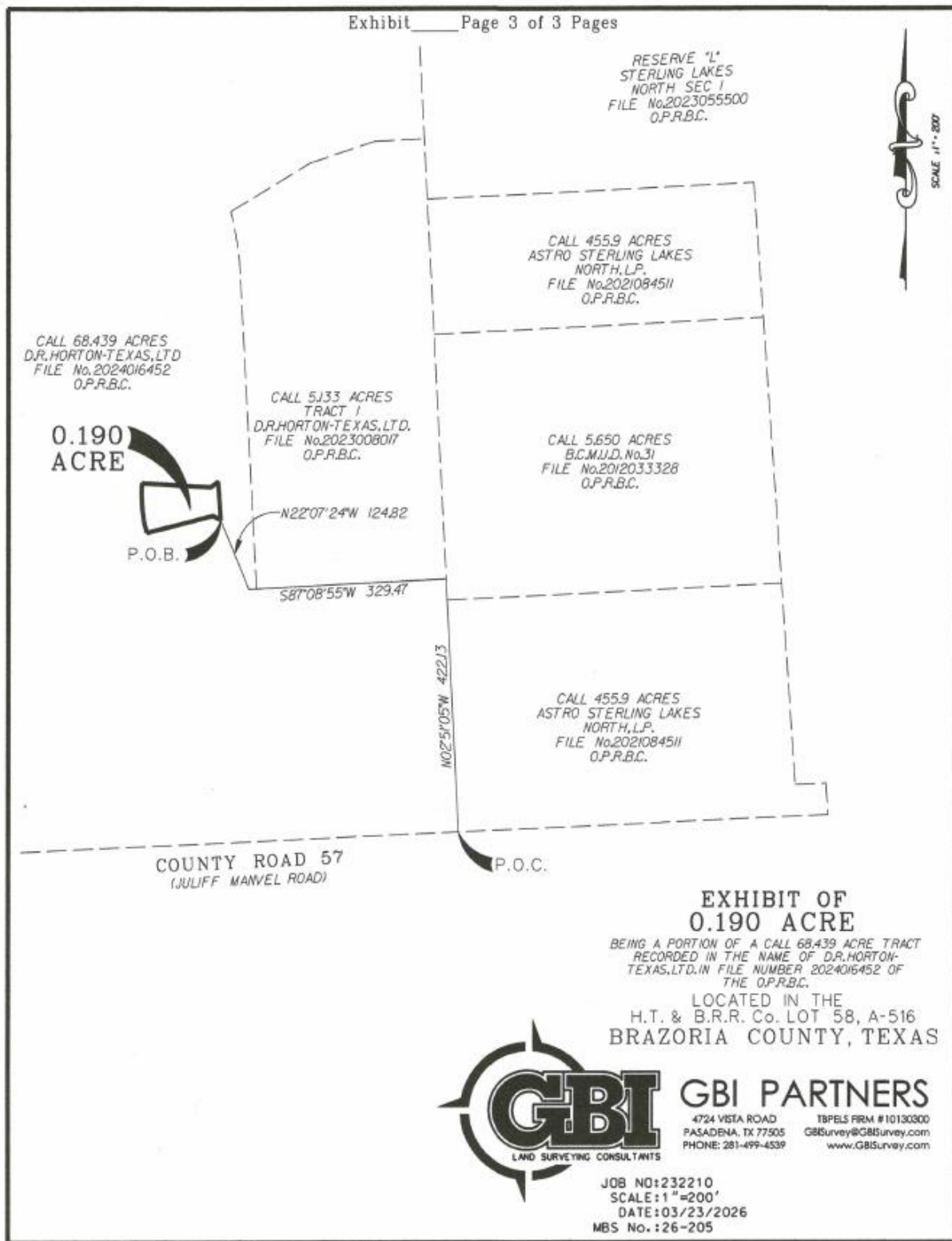
Exhibit _____ Page 2 of 3 Pages

- 6) South 04 degrees 19 minutes 18 seconds East, a distance of 63.93 feet to the **Point of Beginning** and containing 0.190 acre of land.

GBI PARTNERS
TBPELS Firm No. 10130300
Ph: 281.499.4539
March 23, 2026



Jon P. Bordovsky
3/23/2026



TRACT 3 (Lift Station No. 2):

1. Reserve “E” encompassing 0.593 acres in Caldwell Crossing Section 4, a subdivision located in Brazoria County, Texas, restricted to landscape, open space, and lift station, according to the map or plat recorded on August 25, 2025, as Document No. 2025040392 in the Official Public Records of Brazoria County, Texas.



CITY OF IOWA COLONY

CITY COUNCIL WORKSESSION MINUTES

Item 21.

**Monday, May 18, 2026
6:00 PM**

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

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

STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 18th day of May 2026, the City Council of the City of Iowa Colony, Texas, held a worksession at 6:00 P.M. at the Iowa Colony City Council Chambers, there being present and in attendance the following members to wit:

Mayor Wil Kennedy
Mayor Pro Tem Marquette Greene-Scott
Councilmember Margaret Madariaga
Councilmember Arnetta Murray
Councilmember Tim Varlack
Councilmember Kareem Boyce
Councilmember Sydney Hargroder

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

CALL TO ORDER

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

CITIZEN COMMENTS

Jennifer Steward, 4135 Champlain Way, spoke regarding on-street parking practices within the Hidden Trails section of the Meridiana subdivision. She expressed concerns about the types of vehicles being parked on the streets and noted that some vehicles are obstructing driveways.

ITEMS FOR DISCUSSION

1. Discussion regarding a proposal for a partnership opportunity to develop a community sports, recreation, and training facility.

Councilmember Boyce provided information on behalf of the developer regarding a potential partnership with Valor Training Academy. He stated that he has worked closely with the entity and requested feedback from City Council and staff regarding the proposal. He noted that Iowa Colony is a rapidly growing community with a lack of indoor sports and recreational facilities, resulting in residents traveling outside the City to participate in sports and recreational activities.

The proposed project would be a community sports training facility consisting of a modern, multi-use facility with basketball and volleyball courts, youth leagues, athletic training programs, camps, and meeting rooms. Councilmember Boyce explained that the proposal is being presented as a potential partnership. At this stage, there is no specific agreement in place, but the proposal provides an opportunity for the City and the developer to collaborate and discuss Iowa Colony's long-term goals and priorities.

Councilmember Hargroder thanked Councilmember Boyce for bringing the proposal forward. She asked about the three options presented by Valor Training Academy: **Option 1 – Public Benefit Development Partnership; Option 2 – Public-Private Partnership; and Option 3 – Market Value Purchase.** She stated that Valor Training Academy is seeking feedback from the City regarding the proposed options. Councilmember Hargroder indicated that she would be willing to consider a market value purchase and noted that long-term land lease arrangements can also be beneficial, providing the example of the City's fire station. She further stated that, as a private venture, the developer should be able to establish its own parameters.

Councilmember Madariaga asked where the proposed 10-acre site is located and inquired about access points. City Engineer Dinh Ho provided information regarding the potential access points. Councilmember Madariaga expressed hesitation regarding a long-term land lease and stated that the developer should be made aware of the challenges and potential hurdles associated with the property. She also asked whether there may be another location that would be more suitable for the proposed facility.

Mayor Pro Tem Greene-Scott asked how the property was identified for the proposed project. Councilmember Boyce explained that the cost of land is a significant challenge. Mayor Pro Tem Greene-Scott stated that a market value purchase may be the best option and expressed uncertainty regarding the other proposed partnership options. She emphasized the importance of providing a place for children and youth to participate in activities after school.

Councilmember Varlack stated that there are several challenges that would need to be addressed, particularly regarding the structure of the proposed partnership. He noted that the proposal is currently conceptual. He explained that if the City were to sell the property, the City would receive property tax revenue from the property, while a lease arrangement would allow the City to retain long-term ownership. He stated that a lease could potentially reduce the risk for both parties and requested additional information regarding the cost differential between a purchase and lease arrangement. He also asked whether there would be any legal issues or requirements that would need to be addressed.

City Manager Tarron Richardson stated that the City would need to evaluate the legal, financial, and policy considerations associated with the proposal, as well as any restrictions related to parkland. He noted that the proposal should also be evaluated in relation to the City's Parks Master Plan.

Mayor Kennedy asked about the amount of acreage located near the gun range.

City Attorney Natasha Brooks stated that the City would need to determine whether the property was originally gifted or donated to the City. She explained that if the property is considered parkland, there could be significant legal and procedural hurdles associated with using the property.

City Engineer Dinh Ho stated that the proposed site may not be the most suitable location for the facility because portions of the property are located within the floodplain and the site has limited access. He noted that the property had been planned primarily for fields rather than structures. Mr. Ho further explained that the City has conditions and terms associated with land donations. He indicated that there may be other properties that would be more suitable and accessible for the proposed development, including approximately 60 acres located near the gun range.

Councilmember Boyce thanked the council and staff on their input to provide to the developer.

ADJOURNMENT

The worksession was adjourned at 6:33 P.M.

APPROVED THIS 17th DAY OF AUGUST 2026

Item 21.

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor





CITY OF IOWA COLONY

CITY COUNCIL MEETING MINUTES

**Monday, May 18, 2026
7:00 PM**

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

Phone: 281-369-2471 •

Fax: 281-369-0005 •

www.iowacolonytx.gov

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 18th day of May 2026, the City Council of the City of Iowa Colony, Texas, held a meeting at 7:00 P.M. at the Iowa Colony City Council Chambers, there being present and in attendance the following members to wit:

Mayor Wil Kennedy
Mayor Pro Tem Marquette Greene-Scott
Councilmember Arnetta Murray
Councilmember Margaret Madariaga
Councilmember Tim Varlack
Councilmember Kareem Boyce
Councilmember Sydney Hargroder

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

CALL TO ORDER

Mayor Kennedy called the meeting to order at 7:00 P.M.

INVOCATION

Councilmember Varlack prayed aloud.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance and Texas Pledge were recited.

CITIZEN COMMENTS

Jennifer Steward – 4135 Champlain Way: Ms. Steward expressed concern regarding excessive street parking in her area. She noted that the lots in the neighborhood are smaller and not traditional in size, which can make parking difficult. When larger vehicles are parked on the street, they may obstruct or block neighboring residents' driveways. She is requesting guidance on potential solutions to help address the parking concerns in her area.

David Alcala – 1206 Sandy Shore Lane: Mr. Alcala expressed concern regarding an unusually high water bill he received in February and requested assistance in understanding the charges.

COUNCIL COMMENTS

Mayor Pro Tem Greene-Scott thanked the voters for re-electing her and expressed her excitement for what the upcoming year will bring for the City.

Councilmember Murray had no comments.

Councilmember Madariaga stated that this was her first City Council meeting and expressed her excitement about working with City staff and the Council and being part of the team. She thanked the residents for their support and for voting.

Councilmember Hargroder apologized for missing the swearing-in ceremony. She expressed her excitement and gratitude for the opportunity to serve alongside Councilmember Murray, Mayor Pro Tem Greene-Scott, and Councilmember Madariaga. She stated that she looks forward to working together for the betterment of the City.

Councilmember Kareem Boyce apologized for not being able to attend the swearing-in ceremony. He expressed that he is looking forward to serving with the returning Councilmembers and the newly elected Councilmember. He provided information regarding the Teen Advisory Committee's upcoming 3-on-3 basketball tournament scheduled for Saturday, June 12. He also noted that Alvin ISD graduation ceremonies are taking place this week and shared that his daughter will be graduating from Iowa Colony High School. Councilmember Boyce emphasized the importance of teaching children about electric scooter safety and shared an incident involving an electric scooter to highlight the need for safety awareness.

Councilmember Varlack welcomed the returning and newly elected Councilmembers. He provided information regarding the Back the Blue event and the Fourth of July celebration. He emphasized the importance of keeping the City clean and stated that residents should take pride in and care for the community in which they live.

Mayor Kennedy thanked the residents in attendance and welcomed back Councilmember Murray and Mayor Pro Tem Greene-Scott. He congratulated newly elected Councilmember Madariaga. Mayor Kennedy also recognized the Iowa Colony High School Girls Track Team for placing third at the State competition.

STAFF REPORTS

1. Building Official/Fire Marshal Monthly Report
2. Public Works Department Monthly Report
3. Police Department Monthly Report
4. Municipal Court Monthly Report
5. Engineer's Report - May 2026
6. Finance Department Monthly Reports
7. Technology Department Monthly Report
8. Water/Wastewater Utility Monthly Report

Mayor Pro Tem Greene-Scott asked City Engineer Dinh Ho for an update regarding the Crystal Center Entertainment District.

Councilmember Varlack asked for an update on the feeder road currently under construction.

Councilmember Madariaga asked about the number and value of permits issued and requested a comparison of permit activity by month and year to identify trends.

Councilmember Hargroder asked about the current condition of County Road 57 (CR 57), including short-term improvements and the timeline for long-term repairs.

EXECUTIVE SESSION- 8:10 P.M.

Executive session in accordance with 551.071, 551.072, 551.073 and 551.074 of the Texas Gov't Code to deliberate and consult with attorney on the following:

9. Discussion on Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2 applications and appointments

POST EXECUTIVE SESSION- 9:05 P.M.**ITEMS FOR CONSIDERATION**

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

No action was taken.

11. Consideration and possible action to appoint members to an Advisory Committee for the upcoming Impact Fee Study.

Motion made by Councilmember Varlack to appoint T'Liza Kiel to the Impact Fee Advisory Committee, Seconded by Councilmember Hargroder.

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

12. Consider appointment of Mayor Pro Tem.

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

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

13. Consideration and possible action on a resolution adopting a policy permitting the consideration of applications for primary depository bank services received from financial institutions that are not doing business within the municipal boundaries of the city.

Motion made by Councilmember Hargroder to approve a Resolution adopting a written policy authorizing the City of Iowa Colony to accept applications for primary depository services from eligible financial institutions not doing business within the City, Seconded by Mayor Pro Tem Greene-Scott.

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

14. Consideration and possible action regarding a petition submitted by GR-M1, LTD. requesting the annexation of approximately 7.267 acres of land into Brazoria County Municipal Utility District No. 55, and to:

1. Direct City staff to begin the annexation process.

2. Set the dates and times for the public hearings and special meetings and authorize the City Manager to reschedule those if necessary.

3. Ratify actions already taken by staff related to this annexation.

Motion made by Mayor Pro Tem Greene-Scott to approve a Resolution consenting to the annexation of approximately 7.267 acres of land into Brazoria County Municipal Utility District

No. 55; directing City staff to initiate the City's annexation process; setting the date and time the required public hearing to be held on June 15, 2026, at 7:00 P.M. in the Iowa Colony City Council Chambers, located at 3144 Meridiana Parkway, Iowa Colony, Texas 77583, and authorizing the City Manager to reschedule the public hearing or any related special meetings, if necessary; and ratifying actions previously taken by City staff related to the proposed annexation, with the understanding that the City's consent to annexation into MUD No. 55 does not constitute final approval of the property's annexation into the City, which remains subject to all applicable statutory requirements and future City Council action. , Seconded by Councilmember Murray.

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

15. Consideration and possible action on a Resolution accepting the petition from Beazer Homes and Brazoria County Municipal Utility District No. 57 consenting to the annexation by the district of approximately 5.006 acres of land located within the corporate limits of the City of Iowa Colony into Brazoria County Municipal Utility District No. 57.

Motion made by Councilmember Varlack to approve the Resolution accepting the petition from Beazer Homes and Brazoria County Municipal Utility District No. 57 consenting to the annexation of approximately 5.006 acres into the district, Seconded by Mayor Pro Tem Greene-Scott.

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

CONSENT AGENDA

Motion made by Councilmember Hargroder to approve all consent items with the exception of item No.16 and item No. 24, Seconded by Mayor Pro Tem Greene-Scott.

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

16. Consider approval of the September 30, 2025 City Council worksession minutes.

Motion made by Councilmember Hargroder that this item be deferred to next month's meeting agenda, Seconded by Councilmember Varlack.

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

17. Consider approval of the April 1, 2026 City Council meeting minutes.
18. Consider approval of the April 9, 2026 City Council meeting minutes.
19. Consider approval of Avery Lakes Section 2 Preliminary Plat.
20. Consider approval for Avery Lakes Section 3 Preliminary Plat.
21. Consider approval of Ellwood Section 6 Preliminary Plat with Conditions.
22. Consider approval of Ellwood Section 3A Final Plat.
23. Consider approval of a one-time six-month extension of approval for Caldwell Lakes Section 7 Preliminary Plat.
24. Consider Final Acceptance of Water, Sanitary, Drainage and Paving Facilities.

Motion made by Councilmember Varlack to approve final acceptance of Sterling Lakes North Section 4-Water, Sanitary, Drainage and Paving Facilities. , Seconded by Councilmember Hargroder.

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

25. Consider approval of a Resolution for the Sierra Vista West Plan of Development Amendment No. 3.

ADJOURNMENT

The meeting was adjourned at 9:13 P.M.

APPROVED THIS 17th DAY OF AUGUST 2026

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor





QUARTERLY INVESTMENT REPORT

For the Quarter Ended

June 30, 2026

**Prepared by
Valley View Consulting, L.L.C.**

The investment portfolio of the City of Iowa Colony is in compliance with the Public Funds Investment Act and the Investment Policy and Strategies.

City Manager

Chris Thomas

Finance Director

These reports were compiled using information provided by the City. No procedures were performed to test the accuracy or completeness of this information. The market values included in these reports were obtained by Valley View Consulting, L.L.C. from sources believed to be accurate and represent proprietary valuation. Due to market fluctuations these levels are not necessarily reflective of current liquidation values. Yield calculations are not determined using standard performance formulas, are not representative of total return yields and do not account for investment advisor fees.

Summary

Quarter End Results by Investment Category:

<u>Asset Type</u>	<u>March 31, 2026</u>		<u>June 30, 2026</u>		
	<u>Book Value</u>	<u>Market Value</u>	<u>Book Value</u>	<u>Market Value</u>	<u>Ave. Yield</u>
DDA/MMA/ICS	\$ 10,986,335	\$ 10,986,335	\$ 10,055,858	\$ 10,055,858	0.03%
Pools	37,868,996	37,868,996	17,575,726	17,575,726	3.74%
CDs / Securities	—	—	20,572,125	20,572,125	3.86%
Totals	\$ 48,855,331	\$ 48,855,331	\$ 48,203,709	\$ 48,203,709	3.02%

Average Yield - Current Quarter (1)

Total Portfolio	3.02%
Rolling Three Month Treasury	3.73%
Rolling Six Month Treasury	3.71%
TexPool	3.65%

Fiscal Year-to-Date Average Yield (2)

Total Portfolio	3.01%
Rolling Three Month Treasury	3.74%
Rolling Six Month Treasury	3.75%
TexPool	3.72%

Interest Earnings

Quarterly Interest Income	\$ 353,790
Year-to-date Interest Income	\$ 963,742

(1) **Average Yield - Current Quarter** - based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool, and money market balances.

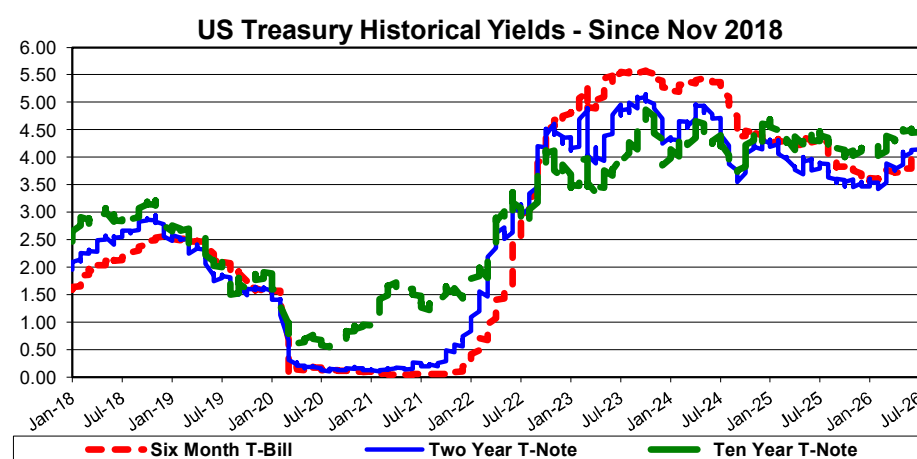
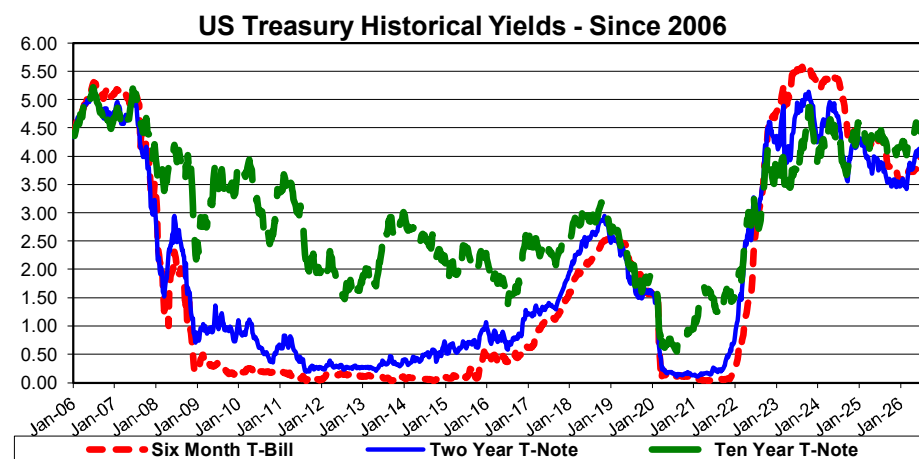
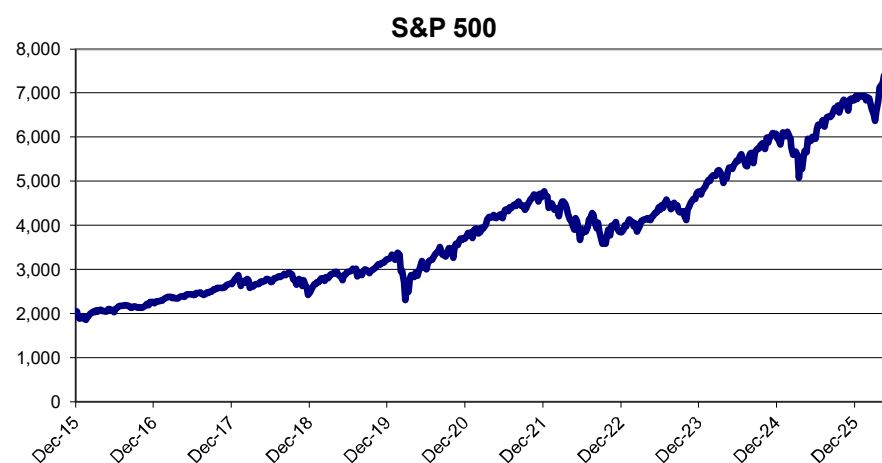
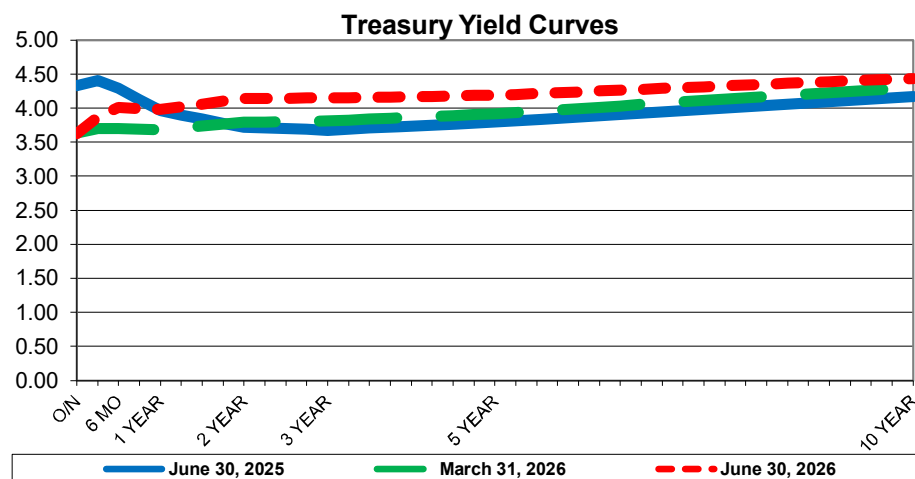
(2) **Fiscal Year-to-Date Average Yield** - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.



6/30/2026

Economic Overview

The Federal Open Market Committee's (FOMC) on June 16th and 17th, hosted by new Chairman Kevin Warsh, resulted in no change to the Fed Funds 3.50% - 3.75% target (Effective Fed Funds trade +/-3.62%). First Quarter GDP expanded by 2.1%. June Non-Farm Payroll added 57k (below the +110k expectation). The three month average decreased to +111k. The S&P 500 Stock Index retreated from 7,600 but remained +/-7,500. The positively sloped yield curve increased slightly. Crude Oil declined to +/- \$70. Inflation continues above the FOMC 2% target (Core CPI 2.9% and Core PCE +/-3.4%). The uncertain world events still influence volatility.



Investment Holdings

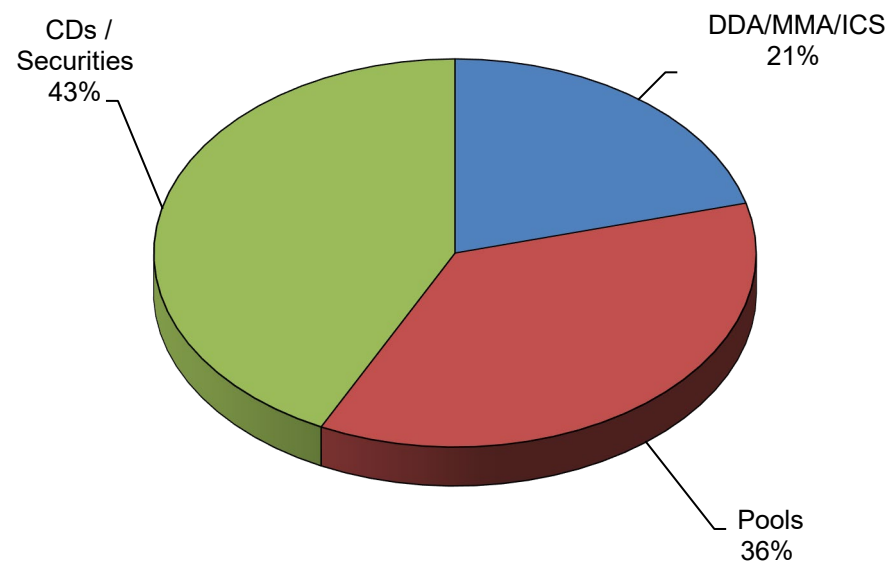
June 30, 2026

Description	Ratings	Coupon/ Discount	Maturity Date	Settlement Date	Par Value	Book Value	Market Price	Market Value	Life (days)	Yield
Central Bank DDA		0.00%	07/01/26	06/30/26	\$ 244,129	\$ 244,129	1	\$ 244,129	1	0.00%
First Liberty Bank DDA		0.00%	07/01/26	06/30/26	3,903,569	3,903,569	1	3,903,569	1	0.00%
Central Bank ICS		0.05%	07/01/26	06/30/26	5,908,160	5,908,160	1	5,908,160	1	0.05%
TexStar LGIP	AAAm	3.62%	07/01/26	06/30/26	3,740,924	3,740,924	1	3,740,924	1	3.62%
Texas CLASS LGIP	AAAm	3.77%	07/01/26	06/30/26	13,834,801	13,834,801	1	13,834,801	1	3.77%
East West Bank CD		3.75%	07/23/26	04/23/26	1,510,671	1,510,671	100	1,510,671	23	3.82%
East West Bank CD		3.79%	10/23/26	04/23/26	3,021,570	3,021,570	100	3,021,570	115	3.86%
Third Coast Bank CD		3.67%	01/25/27	04/25/26	3,018,428	3,018,428	100	3,018,428	209	3.73%
East West Bank CD		3.77%	01/25/27	04/23/26	3,021,456	3,021,456	100	3,021,456	209	3.84%
Central Nat'l Bank CD		3.85%	04/22/27	04/22/26	10,000,000	10,000,000	100	10,000,000	296	3.91%
					\$ 48,203,709	\$ 48,203,709		\$ 48,203,709	96	3.02%
									(1)	(2)

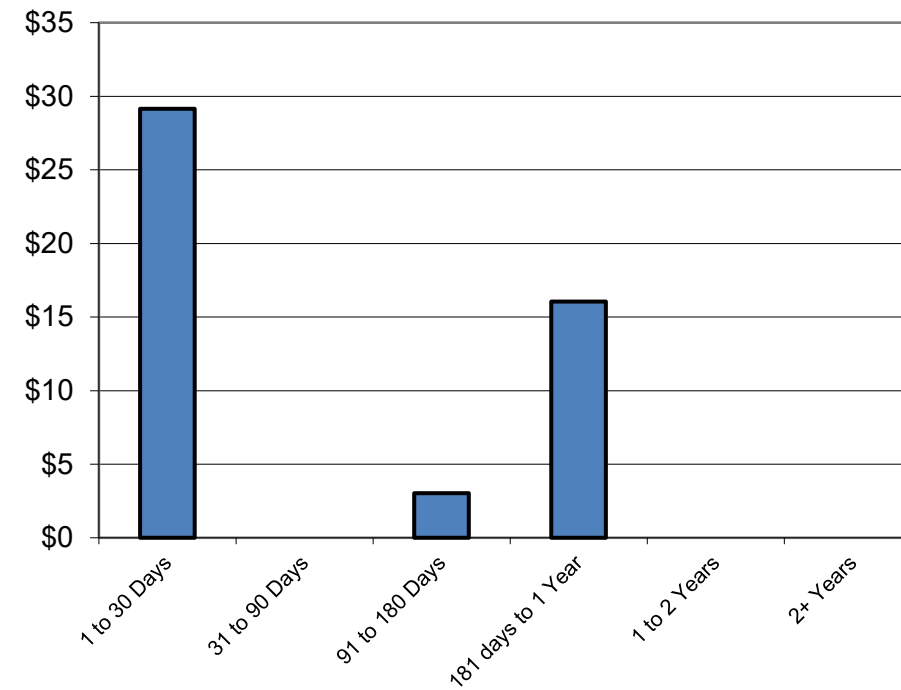
(1) Weighted average life - For purposes of calculating weighted average life, bank accounts, pools and money market funds are assumed to have an one day maturity.

(2) Weighted average yield to maturity - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank accounts, pools and money market funds.

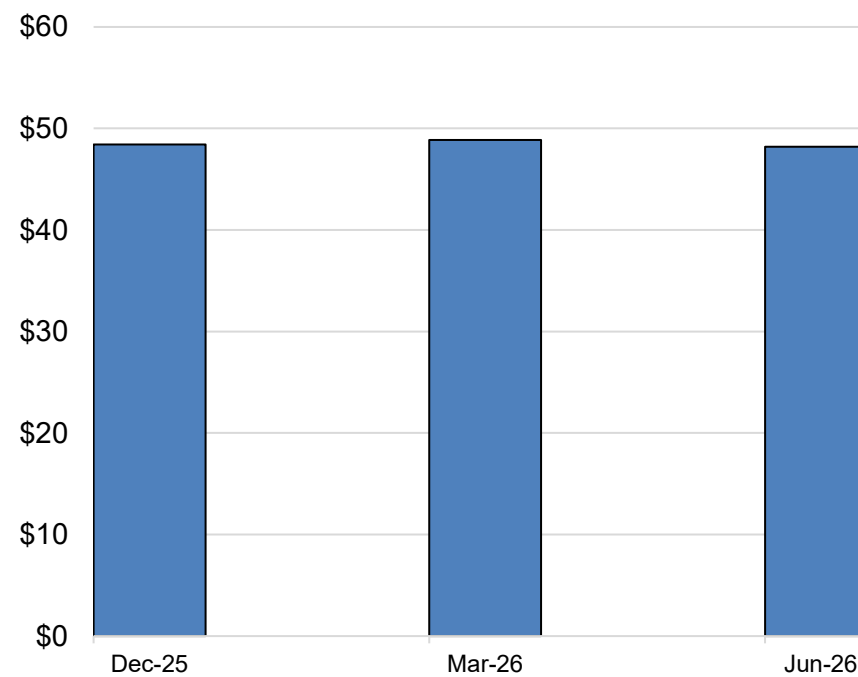
Portfolio Composition



Distribution by Maturity (Millions)

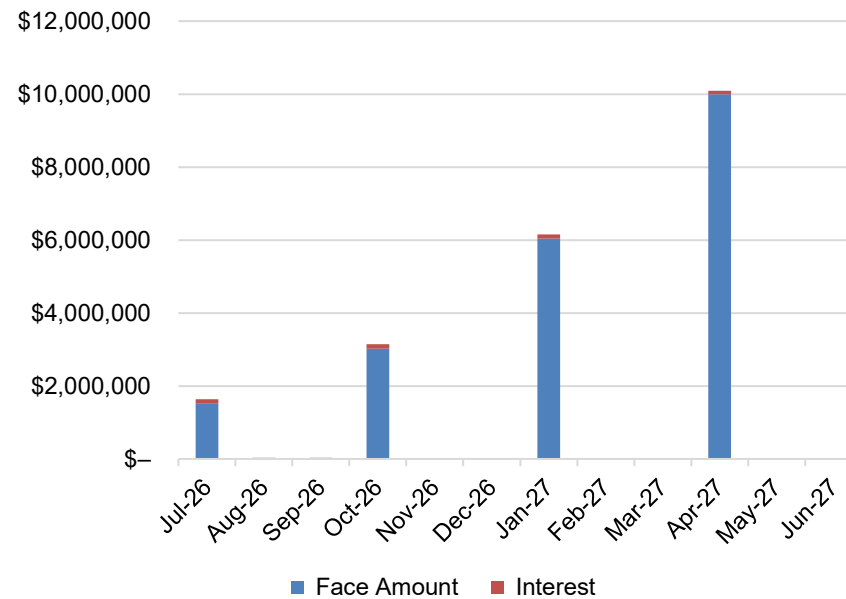


Total Portfolio (Millions)



Maturity Cash Flow - Next 12 Months

Month	Face Amount	Interest	Total
Jul-26	\$ 1,510,671	\$ 127,940	\$ 1,638,611
Aug-26	—	28,839	28,839
Sep-26	—	28,211	28,211
Oct-26	3,021,570	122,745	3,144,316
Nov-26	—	18,785	18,785
Dec-26	—	18,794	18,794
Jan-27	6,039,884	113,948	6,153,833
Feb-27	—	—	—
Mar-27	—	—	—
Apr-27	10,000,000	94,932	10,094,932
May-27	—	—	—
Jun-27	—	—	—
TOTALS	\$ 20,572,125	\$ 554,196	\$ 21,126,321



Book & Market Value Comparison

Issuer/Description	Yield	Maturity Date	Book Value 03/31/26	Increases	Decreases	Book Value 06/30/26	Market Value 03/31/26	Change in Market Value	Market Value 06/30/26
Central Bank DDA	0.00%		\$ 244,793	\$ —	\$ (663)	\$ 244,129	\$ 244,793	\$ (663)	\$ 244,129
First Liberty Bank DDA	0.00%		6,407,427	—	(2,503,858)	3,903,569	6,407,427	(2,503,858)	3,903,569
Central Bank ICS	0.05%		4,334,115	1,574,045	—	5,908,160	4,334,115	1,574,045	5,908,160
TexStar LGIP	3.62%		3,707,376	33,549	—	3,740,924	3,707,376	33,549	3,740,924
Texas CLASS LGIP	3.77%		34,161,621	—	(20,326,819)	13,834,801	34,161,621	(20,326,819)	13,834,801
East West Bank CD	3.82%	07/23/26	—	1,510,671	—	1,510,671	—	1,510,671	1,510,671
East West Bank CD	3.86%	10/23/26	—	3,021,570	—	3,021,570	—	3,021,570	3,021,570
Third Coast Bank CD	3.73%	01/25/27	—	3,018,428	—	3,018,428	—	3,018,428	3,018,428
East West Bank CD	3.84%	01/25/27	—	3,021,456	—	3,021,456	—	3,021,456	3,021,456
Central Nat'l Bank CD	3.91%	04/22/27	—	10,000,000	—	10,000,000	—	10,000,000	10,000,000
TOTAL / AVERAGE	3.02%		\$ 48,855,331	\$ 22,179,719	\$ (22,831,341)	\$ 48,203,709	\$ 48,855,331	\$ (651,622)	\$ 48,203,709



**Allocation
June 30, 2026**

Book & Market Value	Maturity Date	Total	Ames Boulevard Retainer Fund	Crime Control Fund	General Fund	Investment Fund	Project Fund Series 2022 Fund	Utility Fund	Vehicle RPLC Fund
Central Bank DDA		\$ 244,129	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 244,129	\$ —
First Liberty Bank DDA		3,903,569	—	—	2,295,485	—	1,608,084	—	—
Central Bank ICS		5,908,160	—	—	—	—	—	5,908,160	—
TexStar LGIP		3,740,924	—	484,285	—	2,887,026	—	—	369,614
Texas CLASS LGIP		13,834,801	1,674,536	—	—	—	4,868,869	7,291,396	—
East West Bank CD	07/23/26	1,510,671	—	—	—	—	—	1,510,671	—
East West Bank CD	10/23/26	3,021,570	—	—	—	—	—	3,021,570	—
Third Coast Bank CD	01/25/27	3,018,428	—	—	—	—	—	3,018,428	—
East West Bank CD	01/25/27	3,021,456	—	—	—	—	—	3,021,456	—
Central Nat'l Bank CD	04/22/27	10,000,000	—	—	—	—	—	10,000,000	—
Total		\$ 48,203,709	\$ 1,674,536	\$ 484,285	\$ 2,295,485	\$ 2,887,026	\$ 6,476,953	\$ 34,015,811	\$ 369,614

**Allocation
March 31, 2026**

Book & Market Value	Maturity Date	Total	Ames Boulevard Retainer Fund	Crime Control Fund	General Fund	Investment Fund	Project Fund Series 2022 Fund	Utility Fund	Vehicle RPLC Fund
Central Bank DDA		\$ 244,793	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 244,793	\$ —
First Liberty Bank DDA		6,407,427	—	—	4,799,343	—	1,608,084	—	—
Central Bank ICS		4,334,115	—	—	—	—	—	4,334,115	—
TexStar LGIP		3,707,376	—	479,942	—	2,861,135	—	—	366,299
Texas CLASS LGIP		34,161,621	1,658,902	—	—	—	4,823,411	27,679,308	—
Total		\$ 48,855,331	\$ 1,658,902	\$ 479,942	\$ 4,799,343	\$ 2,861,135	\$ 6,431,495	\$ 32,258,216	\$ 366,299

Wednesday, May 21, 2026

Michael Turzillo
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
mturzillo@ehra.team

Re: Ellwood Section 7 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7922
Adico, LLC Project No. 710-26-002-020

Dear Mr. Turzillo:

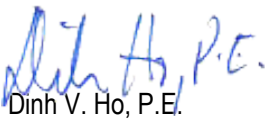
On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the Ellwood Section 7 Preliminary Plat, being +/-11.13 acres out of the W.H. Dennis Survey, A-512, City of Iowa Colony, Texas, received on or about May 18, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on May 18, 2026.

Please provide ten (10) copies of the plat to Kayleen Rosser, City Secretary, no later than Tuesday, May 26, 2026, for consideration at the June 2, 2026, Planning and Zoning Commission meeting. Upon Planning and Zoning Commission action, the plat will be placed on the agenda for the June 15, 2026, City Council meeting for consideration.

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

Sincerely,
Adico, LLC



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

Cc: Rachel Patterson
Kayleen Rosser
File: 710-26-002-020

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.4039C0120K, dated December 30, 2020, the property lies within Zone AE.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
4. B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.R. indicates Brazoria County Deed Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.A.E. indicates Emergency Access Easement.
M.H. indicates Manhole.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.C. indicates Sanitary Sewer Control.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
7. This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09 and as amended.
8. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
9. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
10. The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
11. Drainage plans to be provided prior to final plat submittal.
12. Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ellwood Section 7 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.
13. Final Plats are subject to the conditions and approval of the General Plan and adjacent plats.
14. No residential, commercial, or industrial structure, other than structures necessary to operate the Facility or Pipeline, shall be erected at or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure distribution system pipeline as defined herein.

PARKLAND TABLE

PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00 AC.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PARKWAY STREET DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD DETENTION RESERVE 'D'	1.36 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 1'	0.96 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 2'	1.69 AC.
ELLWOOD DETENTION RESERVE 'F'	0.00 AC.
ELLWOOD DETENTION RESERVE 'H'	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 1 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 2 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 3 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 4 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 5 STREET DEDICATION	0.00 AC.
ELLWOOD RECREATION RESERVE	1.77 AC.
ELLWOOD SECTION 1A (10 LOTS)	0.51 AC.
ELLWOOD SECTION 1B (82 LOTS)	0.37 AC.
ELLWOOD SECTION 1B AMENDING PLAT (0 LOTS)	0.04 AC.
ELLWOOD SECTION 2 (26 LOTS)	0.47 AC.
ELLWOOD SECTION 3A (38 LOTS)	0.42 AC.
ELLWOOD SECTION 3B (39 LOTS)	0.00 AC.
ELLWOOD SECTION 4A (67 LOTS)	0.45 AC.
ELLWOOD SECTION 4B (54 LOTS)	0.66 AC.
ELLWOOD SECTION 5 (74 LOTS)	1.52 AC.
ELLWOOD SECTION 6 (54 LOTS)	0.30 AC.
ELLWOOD SECTION 7 (47 LOTS)	0.00 AC.
TOTAL	12.18 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 491 LOTS	9.09 AC.

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

2) ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.

LAND USE TABLE

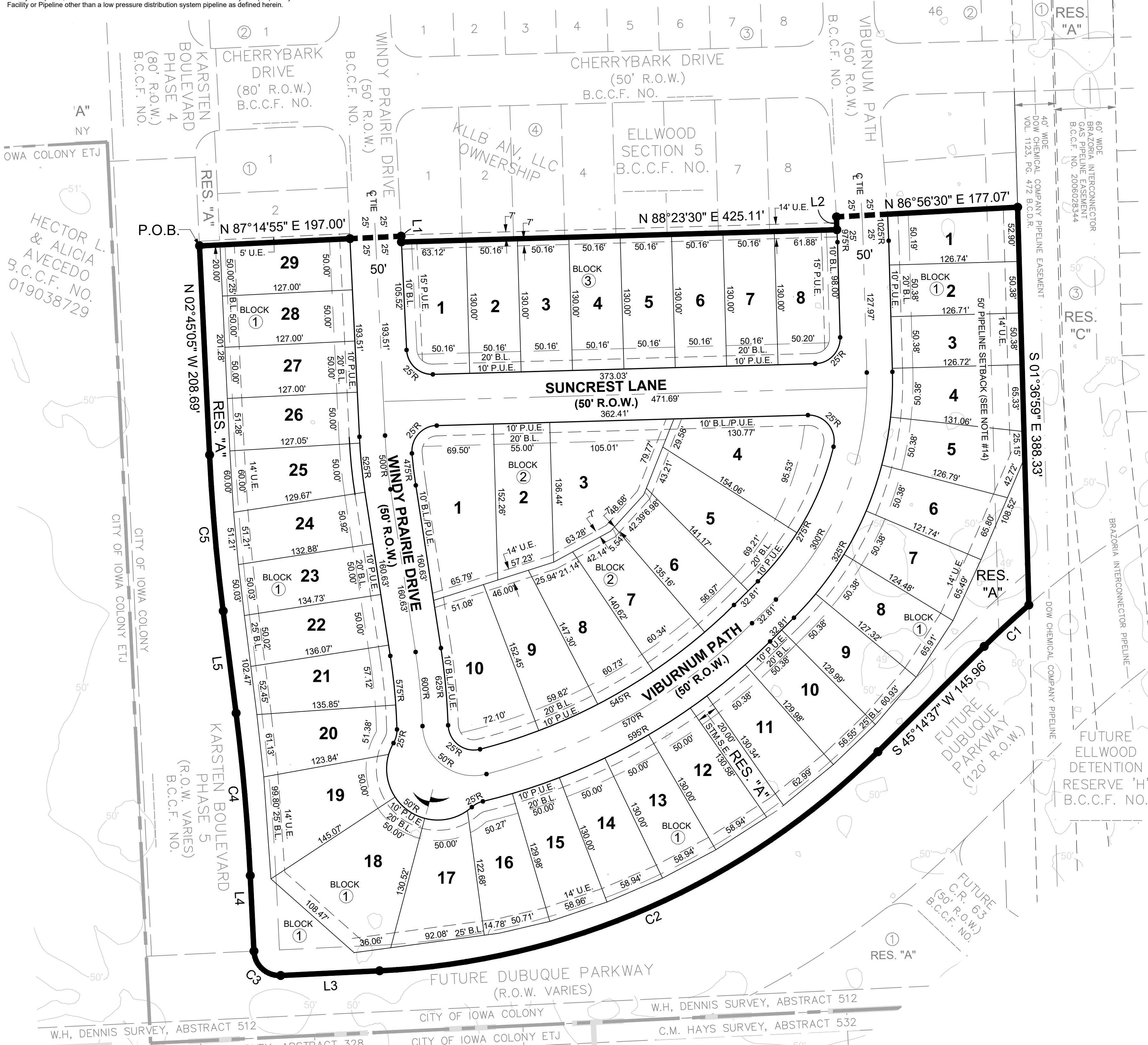
PLAT	SF - 60%	SF - 50%	COMM.	INST.	ARTERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC.
BCMD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	-	1.34 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.77 AC.	1.77 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.76 AC.	24.76 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD DETENTION RESERVE 'D'	-	-	-	-	-	15.10 AC.	15.10 AC.
ELLWOOD DETENTION RESERVE 'E' PH 1	-	-	-	-	-	15.29 AC.	15.29 AC.
ELLWOOD DETENTION RESERVE 'E' PH 2	-	-	-	-	-	14.12 AC.	14.12 AC.
ELLWOOD DETENTION RESERVE 'F'	-	-	-	0.46 AC.	-	9.55 AC.	10.01 AC.
ELLWOOD DETENTION RESERVE 'H'	-	-	-	-	-	9.33 AC.	9.33 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	-	1.58 AC.	-	1.58 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	-	2.12 AC.	0.34 AC.	2.46 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	2.82 AC.	0.03 AC.	2.85 AC.
ELLWOOD KARSTEN BLVD. PH. 4 ST. DEDICATION	-	-	-	-	2.39 AC.	0.04 AC.	2.43 AC.
ELLWOOD KARSTEN BLVD. PH. 5 ST. DEDICATION	-	-	-	-	1.56 AC.	0.09 AC.	1.65 AC.
ELLWOOD SECTION 1A	0.44 AC.	1.72 AC.	-	-	-	1.29 AC.	3.45 AC.
ELLWOOD SECTION 1B	3.89 AC.	11.35 AC.	-	-	-	7.58 AC.	22.82 AC.
ELLWOOD SECTION 1B AMENDING PLAT	-	-	-	-	-	0.04 AC.	0.04 AC.
ELLWOOD SECTION 2	-	4.82 AC.	-	-	-	3.40 AC.	8.22 AC.
ELLWOOD SECTION 3A	7.86 AC.	-	-	-	-	3.03 AC.	10.89 AC.
ELLWOOD SECTION 3B	7.92 AC.	-	-	-	-	2.08 AC.	10.00 AC.
ELLWOOD SECTION 4A	7.88 AC.	4.53 AC.	-	-	-	8.54 AC.	21.05 AC.
ELLWOOD SECTION 4B	9.89 AC.	2.12 AC.	-	-	-	0.66 AC.	12.47 AC.
ELLWOOD SECTION 5	-	15.29 AC.	-	-	-	1.95 AC.	17.24 AC.
ELLWOOD SECTION 6	-	8.90 AC.	-	-	-	4.47 AC.	13.37 AC.
ELLWOOD SECTION 7	-	10.19 AC.	-	-	-	1.00 AC.	11.19 AC.
TOTAL	37.78 AC. (15.5%)	88.92 AC. (24.1%)	9.11 AC. (3.7%)	1.52 AC. (0.6%)	12.41 AC. (5.1%)	124.46 AC. (51.0%)	244.20 AC. (100%)

1) THIS TABLE TABULATES THE LAND USES WITHIN EACH PLAT FOR ZONING PURPOSES. NOT THE PERMITTED USES WITHIN EACH LAND USE.

2) THIS TABLE INCLUDES ALL PRELIMINARY PLATS SUBMITTED AT THIS TIME.

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)
1	1	6,501.64
	2	6,383.55
	3	6,383.90
	4	7,224.22
	5	7,505.25
	6	6,978.11
	7	6,903.13
	8	7,085.76
	9	7,004.03
	10	6,861.35
	11	7,200.37
2	12	6,953.98
	13	6,953.98
	14	6,953.98
	15	6,954.31
	16	7,154.67
	17	8,020.09
	18	12,314.68
	19	8,782.68
	20	7,145.95
	21	7,240.80
	22	6,770.69
3	23	6,690.33
	24	6,695.41
	25	6,913.16
	26	6,415.96
	27	6,349.99
	28	6,349.99
	29	6,349.99
	30	11,815.45
4	1	7,939.18
	2	11,055.13
	3	11,842.53
	4	8,624.23
	5	7,352.74
	6	7,581.45
	7	7,851.43
	8	8,174.97



OWNER CONTACT INFORMATION
KLLB AIV, LLC, A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251
(786)753-8110

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 5.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV=52.00 (NAVD '88) 1991 ADJUSTMENT

LINE TABLE

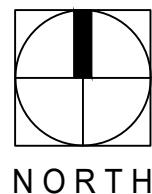
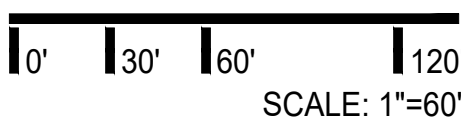
LINE	BEARING	DISTANCE
L1	S 02°45'05" E	5.66'
L2	N 01°34'47" W	12.57'
L3	S 87°18'36" W	96.65'
L4	N 02°45'05" W	73.75'
L5	N 07°13'16" W	100.54'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	43,407.94	0.99
	TOTAL	43,407.94	0.99

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	860.00'	S 47°13'34" W	59.50'	59.52'
C2	740.00'	S 66°16'36" W	531.19'	543.31'
C3	25.00'	N 47°43'15" W	35.34'	39.24'
C4	2040.00'	N 04°59'10" W	159.10'	159.14'
C5	1960.00'	N 04°59'10" W	152.86'	152.90'



Ellwood Section 7 Preliminary Plat

Being a subdivision of 11.19 acres out of the W. H. Dennis Survey, A-512, in the City of Iowa Colony, Brazoria County, Texas.

47 Lots, 3 Blocks and 1 Reserve
Owner: KLLB AIV, LLC, a Delaware Limited Liability Company

May 12, 2026



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRATEAM.COM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
221-022-07

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

Monday, May 11, 2026

Michael Turzillo
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
mturzillo@ehra.team

Re: Ellwood Detention Reserve 'H' Preliminary Plat
+/-9.33 acres out of the W.H. Dennis Survey, Abstract 512, Iowa Colony, Brazoria County, TX
Letter of Recommendation to Approve
Adico, LLC Project No. 710-26-002-024

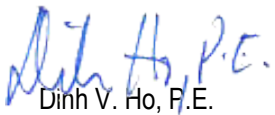
Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Ellwood Detention Reserve 'H' Preliminary Plat, being +/- 9.33 acres out of the W.H. Dennis Survey, abstract 512, Iowa Colony, Brazoria County, TX, received on or about May 6, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as submitted on May 6, 2026. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, May 26, 2026, for consideration at the June 2, 2026, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser
File: 710-26-002-024

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0120K, dated December 30, 2020, the property lies within Zone AE and Unshaded Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.A.E. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.C. indicates Sanitary Sewer Control.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
↗ indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09 and as amended.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- Drainage plans to be provided prior to final plat submittal.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ellwood Detention Reserve "H" 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.
- Final Plats are subject to the conditions and approval of the General Plan and adjacent plats.
- No residential, commercial, or industrial structure, other than structures necessary to operate the Facility or Pipeline, shall be erected at or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure distribution system pipeline as defined herein.
- All reserves will be maintained by Brazoria County M.U.D. No. 57, except as it pertains to CenterPoint utilities.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and re-vest in the dedicant, his heirs, assigns, or successors.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

- 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.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (includes 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.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other 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 the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final 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 criteria manual section 1, Introduction, Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures, time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

LINE TABLE

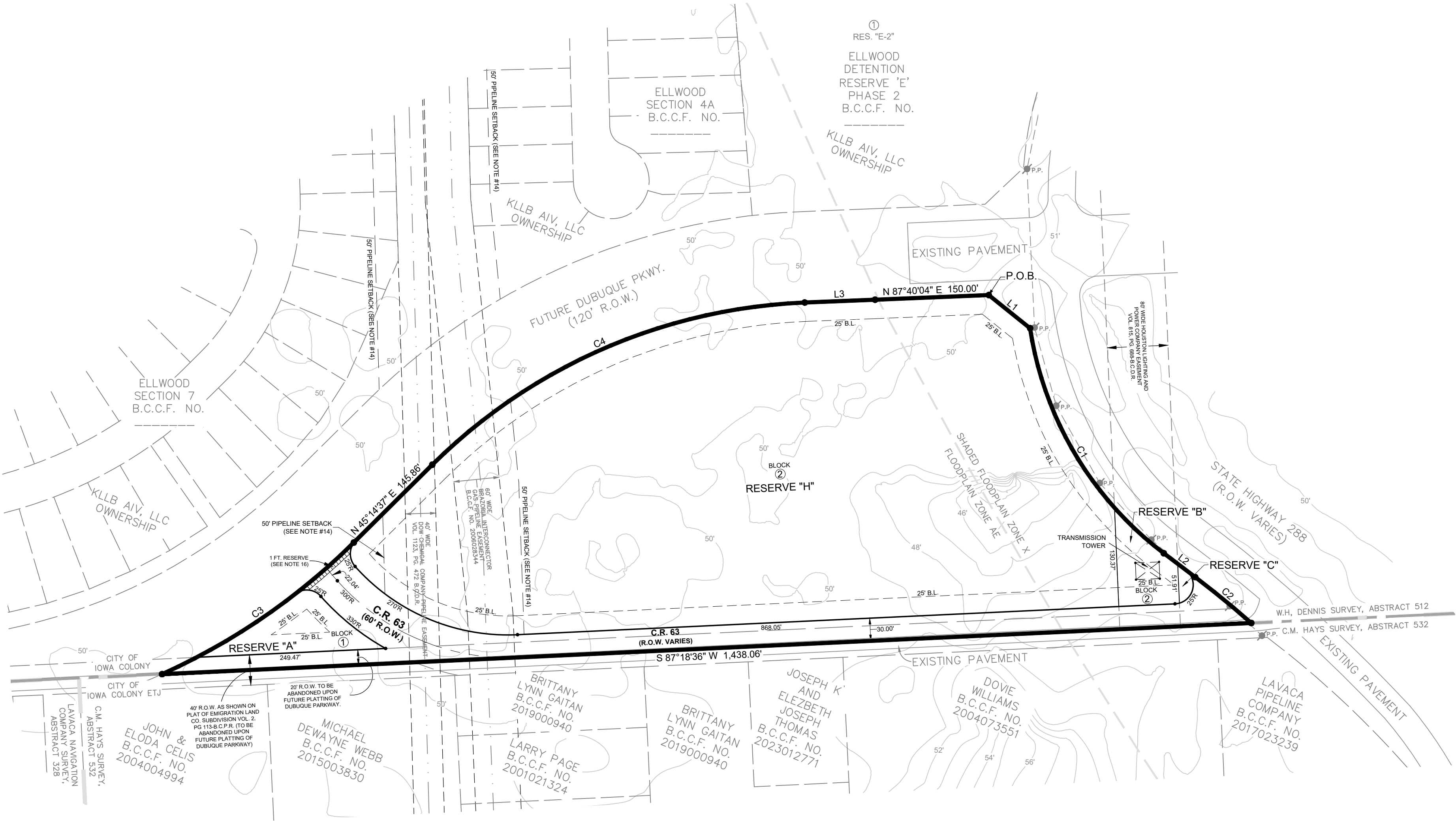
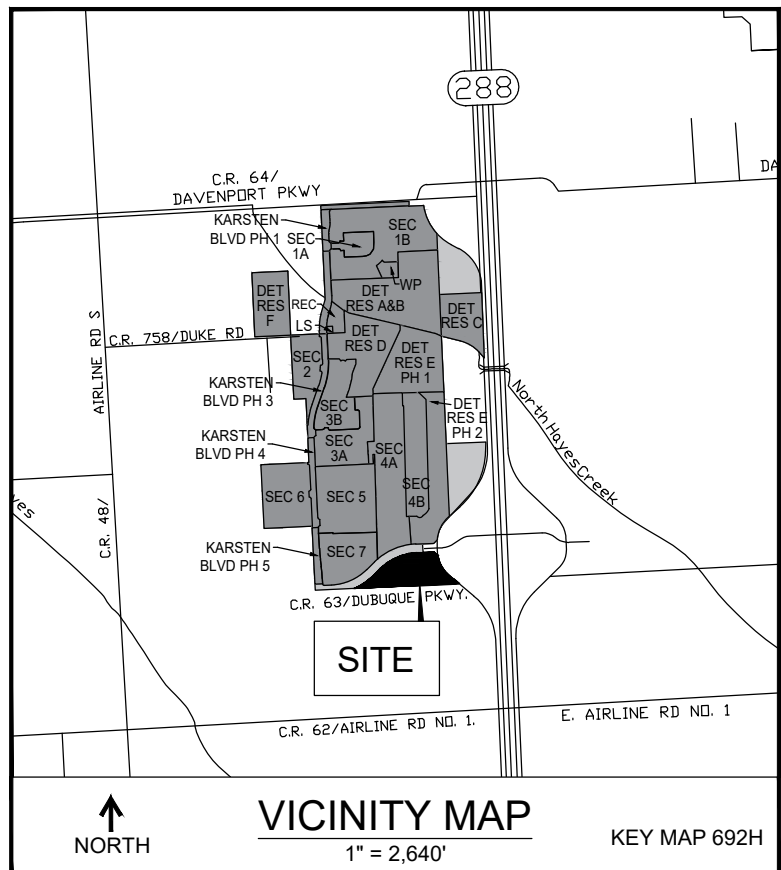
LINE	ANGLE	DISTANCE
L1	S 51°16'00" E	69.92
L2	S 52°49'14" E	52.06
L3	N 87°40'46" E	92.93

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	458.37'	354.00'	S 30°41'45" E	345.27'
C2	1273.24'	95.61'	S 50°40'10" E	95.58'
C3	880.00'	308.45'	N 55°31'36" E	306.80'
C4	740.00'	548.08'	N 66°27'41" E	535.64'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	10,141.91	0.23
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	7,092.60	0.16
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	701.89	0.02
H	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	338,146.27	7.76
	TOTAL	356,082.67	8.17



PARKLAND TABLE

PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00 AC.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PARKWAY STREET DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD DETENTION RESERVE 'D'	1.36 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 1'	0.96 AC.
ELLWOOD DETENTION RESERVE 'E' PHASE 2'	1.59 AC.
ELLWOOD DETENTION RESERVE 'F'	0.00 AC.
ELLWOOD DETENTION RESERVE 'H'	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 1 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 2 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 3 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 4 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 5 STREET DEDICATION	0.00 AC.
ELLWOOD RECREATION RESERVE	1.77 AC.
ELLWOOD SECTION 1A (10 LOTS)	0.51 AC.
ELLWOOD SECTION 1B (82 LOTS)	0.37 AC.
ELLWOOD SECTION 1B AMENDING PLAT (0 LOTS)	0.04 AC.
ELLWOOD SECTION 2 (26 LOTS)	0.47 AC.
ELLWOOD SECTION 3A (38 LOTS)	0.42 AC.
ELLWOOD SECTION 3B (39 LOTS)	0.00 AC.
ELLWOOD SECTION 4A (67 LOTS)	0.45 AC.
ELLWOOD SECTION 4B (54 LOTS)	0.66 AC.
ELLWOOD SECTION 5 (74 LOTS)	1.52 AC.
ELLWOOD SECTION 6 (54 LOTS)	0.30 AC.
ELLWOOD SECTION 7 (47 LOTS)	0.00 AC.
TOTAL	12.18 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 491 LOTS	9.09 AC.

LAND USE TABLE

PLAT	SF - 60%	SF - 50%	COMM.	INST.	ARTERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	-	1.34 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	1.77 AC.	-	1.77 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	24.76 AC.	-	24.76 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD DETENTION RESERVE 'D'	-	-	-	-	15.10 AC.	-	15.10 AC.
ELLWOOD DETENTION RESERVE 'E' PH 1	-	-	-	-	15.29 AC.	-	15.29 AC.
ELLWOOD DETENTION RESERVE 'E' PH 2'	-	-	-	-	14.12 AC.	-	14.12 AC.
ELLWOOD DETENTION RESERVE 'F'	-	-	-	0.46 AC.	9.55 AC.	-	10.01 AC.
ELLWOOD DETENTION RESERVE 'H'	-	-	-	-	9.33 AC.	-	9.33 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	1.58 AC.	-	-	1.58 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	2.12 AC.	0.34 AC.	-	2.46 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	2.82 AC.	0.03 AC.	-	2.85 AC.
ELLWOOD KARSTEN BLVD. PH. 4 ST. DEDICATION	-	-	-	2.39 AC.	0.04 AC.	-	2.43 AC.
ELLWOOD KARSTEN BLVD. PH. 5 ST. DEDICATION	-	-	-	1.56 AC.	0.09 AC.	-	1.65 AC.
ELLWOOD SECTION 1A	0.44 AC.	1.72 AC.	-	-	1.29 AC.	-	3.45 AC.
ELLWOOD SECTION 1B	3.89 AC.	11.35 AC.	-	-	7.58 AC.	-	22.82 AC.
ELLWOOD SECTION 1B AMENDING PLAT	-	-	-	-	0.04 AC.	-	0.04 AC.
ELLWOOD SECTION 2	-	4.82 AC.	-	-	3.40 AC.	-	8.22 AC.
ELLWOOD SECTION 3A	7.86 AC.	-	-	-	3.03 AC.	-	10.89 AC.
ELLWOOD SECTION 3B	7.92 AC.	-	-	-	2.08 AC.	-	10.00 AC.
ELLWOOD SECTION 4A	7.98 AC.	4.53 AC.	-	-	8.54 AC.	-	21.05 AC.
ELLWOOD SECTION 4B	9.69 AC.	2.12 AC.	-	-	0.66 AC.	-	12.47 AC.
ELLWOOD SECTION 5	-	15.29 AC.	-	-	1.95 AC.	-	17.24 AC.
ELLWOOD SECTION 6	-	8.90 AC.	-	-	4.47 AC.	-	13.37 AC.
ELLWOOD SECTION 7	-	10.19 AC.	-	-	1.00 AC.	-	11.19 AC.
TOTAL	37.78 AC. (15.5%)	68.92 AC. (24.1%)	9.11 AC. (3.7%)	1.52 AC. (0.6%)	12.41 AC. (5.1%)	124.46 AC. (51.0%)	244.20 AC. (100%)

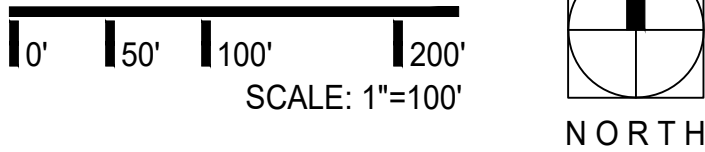
1) THIS TABLE TABULATES THE LAND USES WITHIN EACH PLAT FOR ZONING PURPOSES. NOT THE PERMITTED USES WITHIN EACH LAND USE.

2) THIS TABLE INCLUDES ALL PRELIMINARY PLATS SUBMITTED AT THIS TIME.

OWNER CONTACT INFORMATION
KLLB AIV, LLC, A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251
(786)-753-8110

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 5.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND. ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT



Ellwood Detention Reserve 'H' Preliminary Plat
Being a subdivision of 9.33 acres out of the W. H. Dennis Survey, A-512, in the City of Iowa Colony, Brazoria County, Texas.

2 Blocks and 4 Reserves
Owner: KLLB AIV, LLC, a Texas Limited Partnership

May 6, 2026



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRA.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 221-022-202
No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

Tuesday, July 28, 2026

Lacey Bell
LJA Engineering
3600 W. Sam Houston Pkwy S, Ste. 600
Houston, TX 77042
lbell@lja.com

Re: Bullard Parkway Phase 3 Street Dedication Final Plat
Letter of Recommendation to Approve
COIC Project No. 8196
Adico, LLC Project No. 710-26-002-027

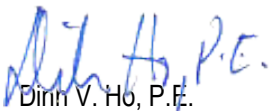
Dear Ms. Bell:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Bullard Parkway Phase 3 Street Dedication Final Plat, being +/-5.495 acres, situated in the H.T. & B.R.R. Co., Abstract No. 516 and the H.T & B.R.R. Co., Abstract no. 561, City of Iowa Colony, Brazoria County, Texas, received on or about July 28, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the final plat as resubmitted July 28, 2026. Please provide at least two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, 3144 Meridiana Pkwy., Iowa Colony, TX 77583, by no later than Wednesday, July 29, 2026, for consideration at the August 4, 2026, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Rachel Patterson
Kayleen Rosser
File: 710-26-002-027

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNEST S. LOEB, VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS, HEREINAFTER REFERRED TO AS OWNERS OF THE 5.495 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF BULLARD PARKWAY PHASE 3 STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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 ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL, UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY 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 GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION 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, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNEST S. LOEB, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2026.

D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: _____
ERNEST S. LOEB, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S. LOEB, VICE PRESIDENT OF D.R. HORTON-TEXAS, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, ABEL GALLEGOS, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

ABEL GALLEGOS, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 150373



I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION WAS PREPARED FROM AN ACTUAL SURVEY OF THE PARENT TRACT PROPERTY, MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE OF THE PERIMETER BOUNDARY ONLY WILL BE MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "GBI PARTNERS" UNLESS OTHERWISE NOTED AT THE TIME OF RECORDATION AND THE PLAT CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF NAD 1983, SOUTH CENTRAL ZONE. (SEE NOTE 7)

JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405



DAVID HURST, CHAIRMAN
PLANNING & ZONING COMMISSION MEMBER

ROBERT WALL
PLANNING & ZONING COMMISSION MEMBER

LES HOSEY
PLANNING & ZONING COMMISSION MEMBER

DEMOND WOODS
PLANNING & ZONING COMMISSION MEMBER

BRENDA DILLON
PLANNING & ZONING COMMISSION MEMBER

TERRY HAYES
PLANNING & ZONING COMMISSION MEMBER

PLANNING & ZONING COMMISSION MEMBER

DATE

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

DISTRICT SUPERINTENDENT OR DESIGNEE (SIGNATURE/PRINT NAME)

DISTRICT ENGINEER (SIGNATURE/PRINT NAME)

THE SIGNATURES ABOVE ARE EVIDENCE THAT THE DISTRICT'S BOARD OF COMMISSIONERS APPROVED THIS SUBMISSION ON THE DATE PROVIDED ABOVE BASED UPON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED THE SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THE APPROVAL OF A FINAL DRAINAGE PLAN OR REQUEST FOR VARIANCE WILL TYPICALLY EXPIRE ONE YEAR AFTER THE DATE OF BOARD APPROVAL. THE APPROVAL OF A DRAINAGE IMPACT ANALYSIS, MASTER DEVELOPMENT PLAN, OR FINAL PLAT WILL TYPICALLY EXPIRE TWO YEARS AFTER THE DATE OF APPROVAL. SEE SECTION 12 IN THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES FOR ADDITIONAL INFORMATION REGARDING THE EXPIRATION OF APPROVALS. AFTER EXPIRATION, RE-APPROVAL IS REQUIRED. PLEASE NOTE THAT DISTRICT APPROVAL DOES NOT NECESSARILY MEAN THAT ALL INFORMATION IN THE SUBMITTAL HAS BEEN CHECKED AND VERIFIED. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES" AND THIS APPROVED SUBMITTAL, THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES" SHALL PREVAIL. ANY BOARD APPROVED DEVIATIONS FROM DISTRICT CRITERIA SHALL BE ITEMIZED ON THE COVER PAGE AND OTHER APPROPRIATE SHEETS. ANY SUBMITTAL PREPARED BY A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR HAS TYPICALLY BEEN SIGNED AND SEALED BY THAT LICENSED PROFESSIONAL, THAT SIGNATURE AND SEAL CONVEYS RESPONSIBILITY AND ACCOUNTABILITY TO THAT ENGINEER OR SURVEYOR.

BDD4 REF. ID #26--000048

THE APPROVALS FOR THIS FINAL PLAT AS EVIDENCED BY THE SIGNATURES ABOVE ARE LIMITED TO THE PORTIONS OF THIS PROJECT WHICH ARE WITHIN THE JURISDICTION OF BRAZORIA DRAINAGE DISTRICT NO. 4

BRAZORIA DRAINAGE DISTRICT 4 NOTES:

- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
- MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICTS APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTH-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
- THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- ANY FUTURE DEVELOPMENT OF THIS PROPERTY MUST BE IN CONFORMANCE WITH THE DISTRICTS RULES, REGULATIONS & GUIDELINES.
- THE DISTRICTS APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS, AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICTS DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
- DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITY, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
- ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICTS DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
- AN AS-BUILT CERTIFICATE AND RPLS STAMPED AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
- ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE REQUEST FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

BRAZORIA DRAINAGE DISTRICT NO. 5 NOTES:

- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF TWO (2) FEET ABOVE ABOVE THE BASE FLOOD ELEVATION (BFE) OR TWO (2) FEET ABOVE NATURAL GRADE, WHICHEVER IS GREATER.
- WITHIN MASTER PLANNED COMMUNITIES, SLAB ELEVATIONS (FINISHED FLOOR) MAY BE A MINIMUM OF ONE (1) FOOT ABOVE NATURAL GRADE PROVIDED THE SLAB ELEVATIONS REMAIN A MINIMUM OF TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION (BFE).
- 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, WITH THE EXCEPTION OF _____ 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.
- 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 PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
- LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 46.5 PERCENT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT, IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- DEDICATED 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.
- DEDICATED INGRESS/EGRESS ACCESSSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
- PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007--08).
- PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- PIPELINES, UTILITY LINES AND OTHER 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.
- 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 CRITERIA MANUAL SECTION 1, INTRODUCTION; SUB-SECTION 1.5 PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT #5 RESOLUTION 2011--1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

LEE WALDEN, P.E. DATE
PRESIDENT

KERRY OSBURN
VICE PRESIDENT DATE

BRANDON MIDDLETON DATE
SECRETARY/TREASURER

DINH HO, P.E. DATE
DISTRICT ENGINEER

BDD5 REF. ID# 702--26--002--028

NOTE: PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM HERE SHOWN. CONTINUOUS AND REASONABLE FIELD WORK IS EXPECTED.

BEING A TRACT CONTAINING 5.495 ACRES OF LAND, LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, LOT 58, ABSTRACT NUMBER 516, AND THE H.T. & B.R.R. COMPANY SURVEY, LOT 68, ABSTRACT NUMBER 561, IN BRAZORIA COUNTY, TEXAS; SAID 5.495 ACRE TRACT BEING A PORTION OF A RECOGNIZED 60-FOET WIDE RIGHT-OF-WAY (R.O.W.) KNOWN AS COUNTY ROAD 81 (BULLARD ROAD), ALL OF A CALL 0.871 ACRE TRACT, ALL OF A CALL 0.498 ACRE TRACT AND ALL OF A CALL 0.478 ACRE TRACT, ALL RECORDED IN THE NAME OF BRAZORIA COUNTY, TEXAS IN FILE NUMBERS 2026005380, 2026004131 AND 2026044481 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY (O.P.R.B.C.), RESPECTIVELY, A PORTION OF A CALL 3.132 ACRE TRACT STYLED AS TRACT 2 AND RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD. IN FILE NUMBER 2023008017 OF THE O.P.R.B.C. AND A PORTION OF A CALL 306.158 ACRE TRACT STYLED AS PARCEL 3 AND RECORDED IN THE NAME OF 608 COLONY INVESTMENTS, LTD. IN FILE NUMBER 2023040989 OF THE O.P.R.B.C.; SAID 5.495 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, AS DERIVED FROM GPS OBSERVATIONS):

BEGINNING AT THE NORTHWESTERLY CORNER OF RESERVE 'A', STERLING LAKES NORTH SEC. 6, A SUBDIVISION RECORDED IN FILE NUMBER 2024015890 OF THE O.P.R.B.C. AND THE SOUTHEASTERLY CORNER OF SAID 0.478 ACRE TRACT;

THENCE, WITH THE SOUTHERLY LINES OF SAID 0.478 ACRE TRACT AND 0.871 ACRE TRACT AND THROUGH AND ACROSS SAID 3.132 ACRE TRACT AND SAID 306.158 ACRE TRACT THE FOLLOWING THIRTEEN (13) COURSES:

- SOUTH 86 DEGREES 48 MINUTES 27 SECONDS WEST, A DISTANCE OF 421.86 FEET;
- 1)22.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1940.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 19 SECONDS AND A CHORD THAT BEARS SOUTH 84 DEGREES 59 MINUTES 47 SECONDS WEST, A DISTANCE OF 122.62 FEET;
- 3)SOUTH 83 DEGREES 11 MINUTES 08 SECONDS WEST, A DISTANCE OF 410.29 FEET;
- 4)139.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2060.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 53 MINUTES 23 SECONDS AND A CHORD THAT BEARS SOUTH 85 DEGREES 07 MINUTES 49 SECONDS WEST, A DISTANCE OF 139.82 FEET;
- 5)SOUTH 87 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 743.52 FEET;
- 6)47.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD THAT BEARS SOUTH 42 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 42.43 FEET;
- 7)SOUTH 87 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 60.00 FEET;
- 8)47.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD THAT BEARS NORTH 47 DEGREES 55 MINUTES 29 SECONDS WEST, A DISTANCE OF 42.43 FEET;
- 9)NORTH 02 DEGREES 55 MINUTES 29 SECONDS WEST, A DISTANCE OF 120.00 FEET;
- 10)47.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD THAT BEARS NORTH 42 DEGREES 04 MINUTES 31 SECONDS EAST, A DISTANCE OF 42.43 FEET;
- 11)NORTH 87 DEGREES 04 MINUTES 31 SECONDS EAST, A DISTANCE OF 60.00 FEET;
- 12)47.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD THAT BEARS SOUTH 47 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 42.43 FEET;
- 13)NORTH 87 DEGREES 04 MINUTES 31 SECONDS EAST, AT A DISTANCE OF 517.12 FEET PASS THE NORTHWESTERLY CORNER OF SAID 0.498 ACRE TRACT AND CONTINUING WITH THE NORTHERLY LINE OF SAID 0.498 ACRE TRACT, IN ALL, A DISTANCE OF 743.52 FEET;

THENCE, CONTINUING WITH SAID NORTHERLY LINE, THE FOLLOWING FOUR (4) COURSES:

- 1)131.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1940.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 53 MINUTES 23 SECONDS AND A CHORD THAT BEARS NORTH 85 DEGREES 07 MINUTES 49 SECONDS EAST, A DISTANCE OF 131.68 FEET;
- 2)NORTH 83 DEGREES 11 MINUTES 08 SECONDS EAST, A DISTANCE OF 410.29 FEET;
- 3)130.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2060.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 19 SECONDS AND A CHORD THAT BEARS NORTH 84 DEGREES 59 MINUTES 47 SECONDS EAST, A DISTANCE OF 130.20 FEET;
- 4)NORTH 86 DEGREES 48 MINUTES 27 SECONDS EAST, A DISTANCE OF 422.53 FEET TO THE NORTHWESTERLY TERMINUS OF BULLARD PARKWAY (120-FOET WIDE);

THENCE, WITH THE WESTERLY TERMINUS OF SAID BULLARD PARKWAY, THE FOLLOWING TWO (2) COURSES:

- 1)SOUTH 02 DEGREES 54 MINUTES 25 SECONDS EAST, A DISTANCE OF 40.39 FEET;
- SOUTH 02 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 79.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.495 ACRES OF LAND.

FINAL PLAT OF BULLARD PARKWAY PHASE 3 STREET DEDICATION

A SUBDIVISION OF 5.495 ACRES OF LAND SITUATED IN THE
H.T. & B.R.R. CO. SURVEY LOT 58, ABSTRACT 516 AND THE H.T. & B.R.R. CO.
LOT 68, ABSTRACT 561, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

JUNE 11, 2026

JOB NO. 1931--8128C

OWNER:

D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP

ERNEST S. LOEB, VICE PRESIDENT

6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407

PH: 281--566--2100

SURVEYOR:

ENGINEER:



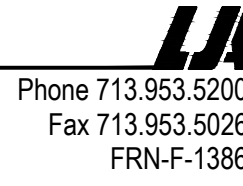
GBI PARTNERS

4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539

TBPELS FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

LJA Engineering, Inc.

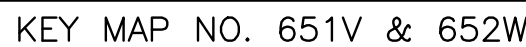
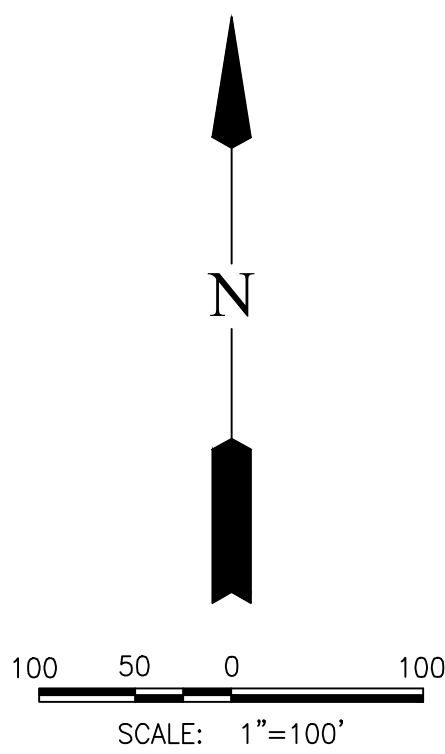
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449



Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 6405

ABEL GALLEGOS, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 150373



- SHEET 2 OF

Tuesday, August 4, 2026

Mayor Wil Kennedy
City Council
City of Iowa Colony
3144 Meridiana Pkwy.
Iowa Colony, TX 77553

Re: Brazoria County Municipal Utility District No. 53 Water System Expansion
Recommendation for Final Acceptance
City of Iowa Colony Project No. 1979
Adico, LLC Project No. 16007-4-423

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC reviewed the request for Final Acceptance of Brazoria County Municipal Utility District No. 53 Water System Expansion.

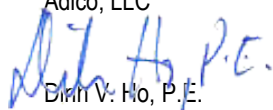
City Council approved the project into the One Year Maintenance Period on April 14, 2025. Adico attended a final acceptance inspection on April 29, 2026, with all outstanding punch list items completed as of June 9, 2026. Therefore, Adico, LLC recommends Final Acceptance of Facilities, effective August 17, 2026, subject to City Council approval.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, the following items are included:

1. Letter of Recommendation for Placement into the One Year Maintenance Period
2. Engineer of Record Certification Letter
3. Maintenance Bond
4. As-Builts (cover only)

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Dr. Tarron Richardson
File: 16007-4-423

Thursday, April 3, 2025

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

Re: Brazoria County Municipal Utility District No. 53 Water System Expansion
Recommendation for Acceptance into One-Year Maintenance Period
City of Iowa Colony Project No. 1979
Adico, LLC Project No. 16007-4-423

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Brazoria County Municipal Utility District No. 53 Water System Expansion. The final inspection was completed on October 28, 2024, with all outstanding punch list items addressed on January 6, 2025.

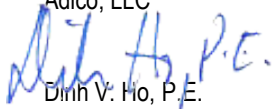
Based on our review of the closeout documents provided, Adico, LLC recommends Brazoria County Municipal Utility District No. 53 Water System Expansion into the One-Year Maintenance Period. The maintenance period shall be effective April 14, 2025, if approved by City Council.

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

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

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

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-423

CERTIFICATION OF INFRASTRUCTURE FOR:

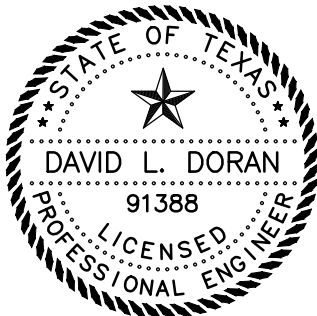
Brazoria County MUD No. 53 Water System Expansion

(Project Name)

I, David Leonard Doran,

(Name of Licensed Engineer)

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

Engineer's Seal

TBPLES Firm Registration No. F-22671
January 14, 2025

A handwritten signature in blue ink that reads "David L. Doran".

*Engineer's Signature*Elevation Land Solutions*Licensed Engineering Firm Name*9709 Lakeside Blvd. Suite 200*Address*The Woodlands, TX 77381*City, State and Zip Code*(832) 823-2200*Phone No.*

Bond No. PRF9415159

MAINTENANCE BOND

STATE OF TEXAS

Contract Date 1/12/2023COUNTY OF BRAZORIADate Bond Executed 1/12/2023PRINCIPAL Gilleland Smith Construction, Inc.SURETY Colonial American Casualty and Surety Company

OWNER Brazoria County Municipal Utility District No. 53

PENAL SUM OF BOND (in words and figures) **One Million Six Hundred Forty-Eight****Thousand Seven Hundred Five Dollars and Zero Cents (\$1,648,705.00)**, being 100 percent of the Contract Price.

CONTRACT for Construction of Brazoria County Municipal Utility District No. 53 Water System Expansion for Brazoria County Municipal Utility District No. 53, Brazoria County, Texas (the "Contract").

KNOW ALL PERSONS BY THESE PRESENTS, that we, Principal and Surety above named, are held and firmly bound unto Owner, its successors and assigns, in the penal sum of the amount stated above, for the payment of which sum well and truly to be made, we bind ourselves and our respective heirs, executors, administrators, officers, directors, shareholders, partners, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal entered into that certain Contract with Owner, which Contract is expressly incorporated herein for all purposes.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH, that if Principal well and truly repair any and all defects in the work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work covered by the Contract, including any guaranty or warranty required under the Contract, then this obligation is void; otherwise it is to remain in full force and effect. Should the Principal fail to well and truly repair any and all defects in the work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work as required by the Contract in all its terms, the Surety will be liable for all damages, losses, expenses and liabilities that the Owner may suffer in consequence thereof.

The parties intend this maintenance bond to be a common law bond to be constructed in accordance with Texas law.

Surety hereby agrees, for value received, that no change, extension of time, alteration or addition to the terms of the Contract or to work performed under the Contract, or to the plans, specifications or drawings accompanying the Contract, will in any way affect its obligations on this Bond and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work to be performed thereunder.

*****This is a One Year Maintenance Obligation*****

MB - 1 of 3

Maintenance Bond FINAL

JUNE 1, 2018

The bound parties have executed this instrument pursuant to authority of their respective governing body, to be effective on the same date of the Contract.

Gilleland Smith Construction, Inc.

PRINCIPAL

By [Signature]

Name Damon P. Gilleland

Title President

Address 19840 FM 1093, Suite 10

Richmond, TX 77407

ATTEST

By [Signature]

Name Wade H. Smith

Title Secretary

(SEAL)

Colonial American Casualty and Surety Company

SURETY

By [Signature]

Name Gloria M. Villa

Title Attorney-in-Fact

ATTEST

By [Signature]

Name Kourtney Reece

Title Account Manager

(SEAL)

Physical Address:

2000 W. Sam Houston Parkway, S., Suite 900
Houston, TX 77042

Mailing Address:

2000 W. Sam Houston Parkway, S., Suite 900
Houston, TX 77042

Telephone: 713-787-5937

Local Recording Agent Personal Identification Number:

1615998

Agency Name: Marsh & McLennan Agency, LLC

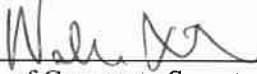
Agency Address 2500 City West Blvd., Ste. 2400, Houston, TX 77042

Agency Telephone 713-780-6100

Surety must attach its original Power of Attorney to this Bond.

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, Wade H. Smith, certify that I am the secretary of the corporation named as Principal in the Bond; that Damon P. Gilleland, who signed the Bond on behalf of Principal, was then President of the corporation; that I know his or her signature, and his or her signature is genuine; and that the Bond was duly signed for and on behalf of the corporation by authority of its governing body.

 (Corporate Seal)
Signature of Corporate Secretary

ATTACH POWER OF ATTORNEY

**ZURICH AMERICAN INSURANCE COMPANY
 COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
 FIDELITY AND DEPOSIT COMPANY OF MARYLAND
 POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **Robert D. Murray, Vice President**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint Beverly A. IRELAND, Gloria M. VILLA, Kurt A. RISK, Francine HAY, Roxanne G. BRUNE, Sharon CAVANAUGH, Sharen GROPPPELL, Kourtney REECE of Houston, Texas, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 18th day of October, A.D. 2022.



ATTEST:
 ZURICH AMERICAN INSURANCE COMPANY
 COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
 FIDELITY AND DEPOSIT COMPANY OF MARYLAND



By: Robert D. Murray
 Vice President



By: Dawn E. Brown
 Secretary

**State of Maryland
 County of Baltimore**

On this 18th day of October, A.D. 2022, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.





Constance A. Dunn, Notary Public
 My Commission Expires: July 9, 2023

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 12th day of January 2023.



MJ Pethick

By: Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
Ph: 800-626-4577

If your jurisdiction allows for electronic reporting of surety claims, please submit to:
reportsfclaims@zurichna.com

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790



Fidelity and Deposit Companies

Home Office: 3910 Keswick Road Baltimore, MD 21211

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call the Fidelity and Deposit Company of Maryland, Colonial American Casualty and Surety Company, and/or Zurich American Insurance Company's toll-free telephone number for information or to make a complaint at:

1-800-654-5155

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

1-800-252-3439

You may write the Texas Department of Insurance:

**P.O. Box 149104
Austin, TX 78714-9104
FAX # (512) 475-1771**

PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning the premium or about a claim, you should first contact Fidelity and Deposit Company of Maryland or Colonial American Casualty and Surety Company. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become a part or condition of the attached document.

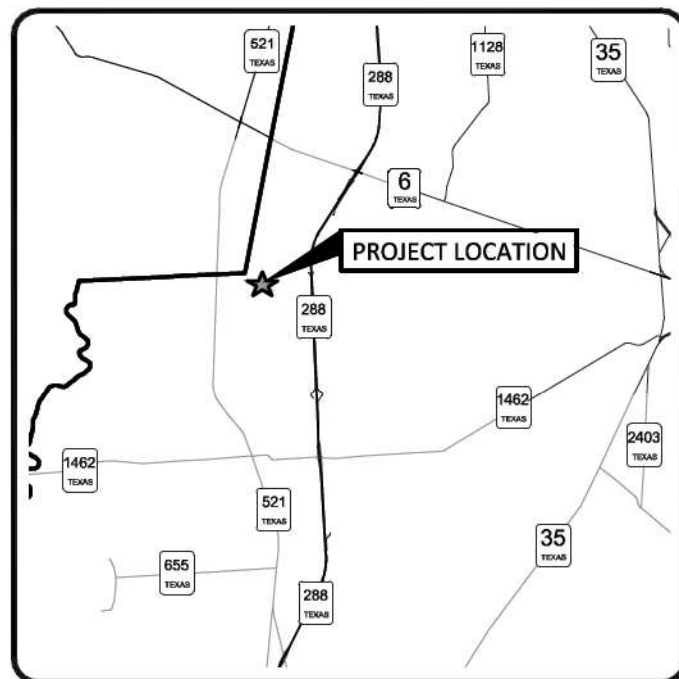
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 53 WATER SYSTEM EXPANSION

DEVELOPER INFORMATION:

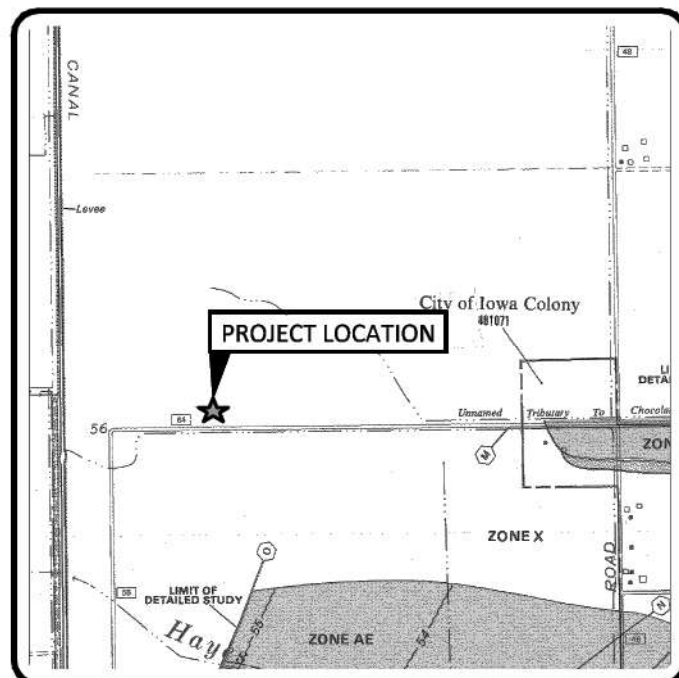
BRAZORIA COUNTY MUD 53
C/O: ALLEN, BOONE, HUMPHRIES, ROBINSON, LLP
3200 SOUTHWEST FREEWAY, SUITE 2600
HOUSTON, TEXAS 77027
CONTACT: TIMOTHY AUSTIN
CONTACT PHONE: 713-860-6465

PROJECT LOCATION:

COUNTY ROAD 64 @ COUNTY ROAD 48
ROSHARON, TEXAS 77583



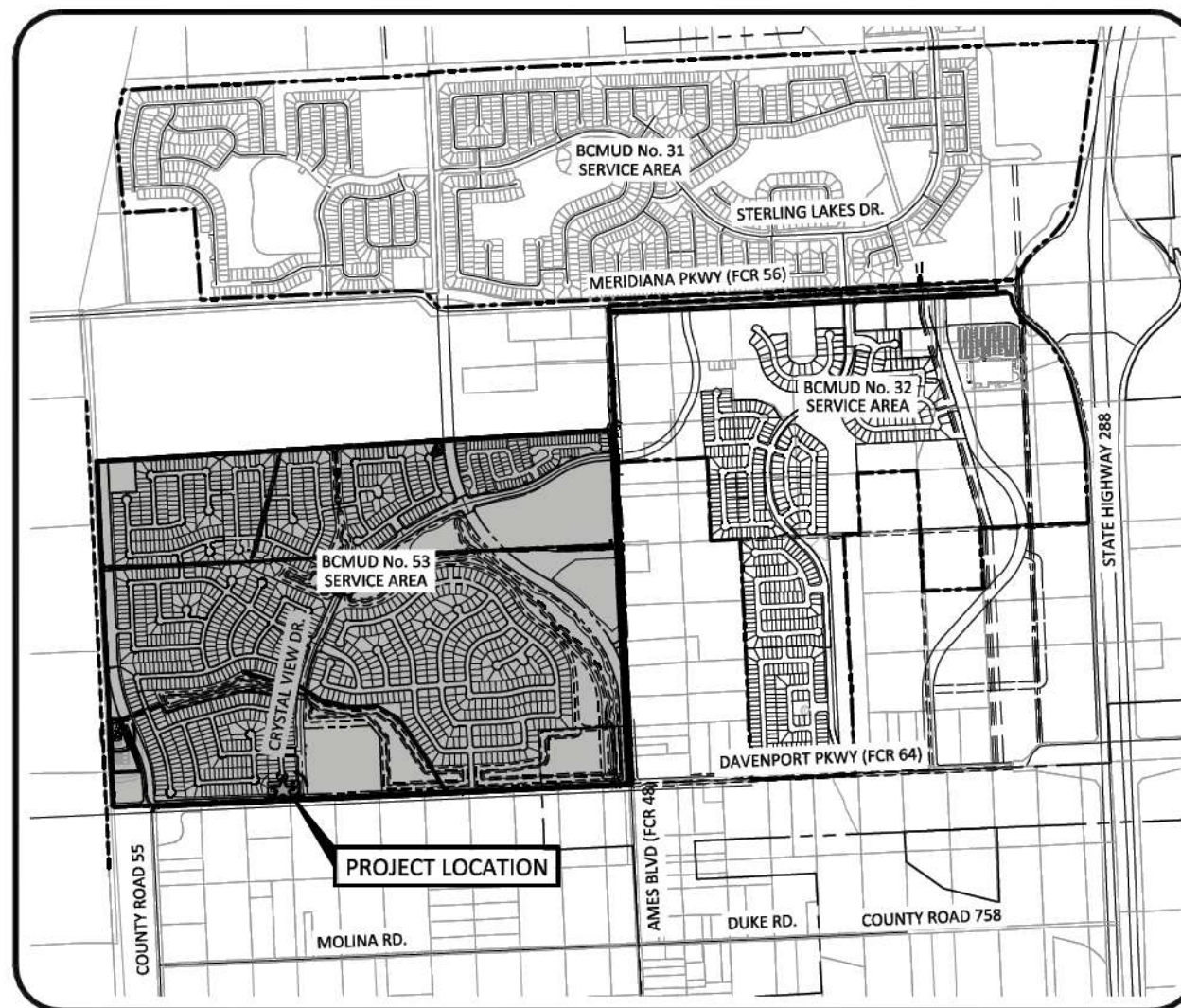
LOCATION MAP
NTS



FLOOD PLAIN MAP

0 2000 4000
SCALE: 1" = 2000'-0" (24"x36")
1" = 4000'-0" (11"x17" 8.5"x11")

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP COMMUNITY
PANEL No. 48039C0115H DATED: 06/05/1989
THIS TRACT LIES WITHIN ZONE "X", AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN
THE BASE FLOOD ELEVATION IS: 55.00'±



VICINITY MAP

BRAZORIA COUNTY, TEXAS
KEY MAP: 691 Q

NOTES:

- CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY C/O ADICO, LLC (DINH V. HO, P.E. @ 832-895-1093 OR dinh@adico-llc.com & inspections@adico-llc.com) AND BRAZORIA COUNTY ENGINEER - construction@brazoria-county.com 48 HOURS BEFORE COMMENCING WORK.
- DRAINAGE AND DETENTION ANALYSIS FOR SIERRA VISTA WEST AMENDMENT NO. 1" PREPARED BY JONES & CARTER, INC. DATED DECEMBER 2018. APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 ON DECEMBER 20, 2018 AND CITY OF IOWA COLONY ON DECEMBER 18, 2018.

SHEET INDEX

SHEET No.	SHEET NAME
01	COVERSHEET
02	SERVICE AREA
03	SITE PLAN
04	GRADING & DRAINAGE PLAN
05	WATER PLANT PLAN
06	WATER WELL PLAN & DETAILS
07	GROUND STORAGE TANK PLAN
08	GROUND STORAGE TANK DETAILS
09	EXISTING BOOSTER PUMP BUILDING MODIFICATIONS
10	HYDROPNEUMATIC TANK PLAN & DETAILS
11	WATER PLANT DETAILS 1
12	WATER PLANT DETAILS 2
13	WATER PLANT DETAILS 3
14	CONTROL SCHEMATIC
15	ELECTRICAL SITE PLAN
16	ELECTRICAL ONE LINE
17	ELECTRICAL DETAILS 1
18	ELECTRICAL DETAILS 2
19	ELECTRICAL ABBREVIATIONS & LEGENDS
20	STORM WATER POLLUTION PREVENTION PLAN
21	STORM WATER POLLUTION PREVENTION DETAILS
22	GENERAL NOTES

CITY OF IOWA COLONY

DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

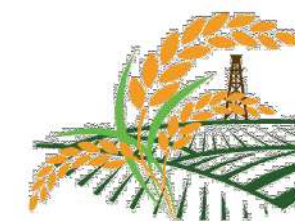
THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.

Michael Byrum-Bratsen
MICHAEL BYRUM-BRATSEN, MAYOR

11042022
DATE

Dan J. P. E.
DAN J. P. E., CITY ENGINEER

11042022
DATE



CITY OF
IOWA
COLONY

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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

LEE WALDEN, P.E.
PRESIDENT

DATE

KERRY L. OSBURN
VICE PRESIDENT

DATE

MARK ROLLER
SECRETARY/TREASURER

DATE

JARROD D. ADEN P.E., C.F.M.
DISTRICT ENGINEER

DATE

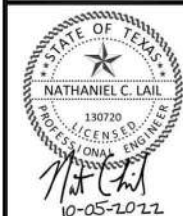
NOTE: PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM DATE HERE SHOWN. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED.

BCDD 5 I.D. # B190012

REVISION	DATE
Item 31.	2
ISSUE FOR	
HPT CABINET	9/29/22

WATERENGINEERS, INC.
Water & Wastewater Treatment Consultants
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No. 2066
17230 HUFFMEISTER ROAD
CYPRESS, TEXAS 77429
TEL: 281-373-0500
FAX: 281-373-1113
THIS DRAWING CONTAINS CONFIDENTIAL, PROPRIETARY INFORMATION AND MAY NOT BE TRANSFERRED, REPRODUCED, OR USED TO CONSTRUCT ANY PROJECT OTHER THAN THAT FOR WHICH IT WAS ISSUED WITHOUT PRIOR PERMISSION FROM WATERENGINEERS, INC.

**BRAZORIA COUNTY
MUNICIPAL UTILITY DISTRICT 53
WATER SYSTEM EXPANSION**
COUNTY ROAD 64 @ COUNTY ROAD 48
ROSHARON, TEXAS 77583



SHEET NAME:

COVERSHEET

DRAWN BY: JLW

CHECKED BY: NCL

PROJ. No.: 5824-22203

DATE: 10/05/2022

SHEET No.:

01 of 122

Tuesday, August 4, 2026

Mayor Wil Kennedy
City Council
City of Iowa Colony
3144 Meridiana Pkwy.
Iowa Colony, TX 77553

Re: Bullard Parkway Phase III – Drainage and Paving Facilities
Recommendation for Final Acceptance of Facilities
City of Iowa Colony Project No. 3967
Adico, LLC Project No. 16007-4-509

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC reviewed the request for Final Acceptance of Bullard Parkway Phase III –Drainage and Paving Facilities.

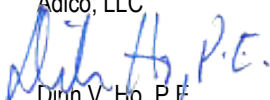
City Council approved the project into the One Year Maintenance Period on September 9, 2024. Adico attended a final acceptance inspection on January 15, 2026, with all outstanding punch list items completed as of June 9, 2026. Therefore, Adico, LLC recommends Final Acceptance of Facilities, effective August 17, 2026, subject to City Council approval.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, the following items are included:

1. Letter of Recommendation for Placement into the One Year Maintenance Period
2. Engineer of Record Certification Letter
3. Maintenance Bond
4. As-Builts (cover only)

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Dr. Tarron Richardson
File: 16007-4-509

Tuesday, September 3, 2024

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

Re: Bullard Parkway Phase III – Drainage and Paving Facilities
Recommendation for Conditional Approval into One-Year Maintenance Period
City of Iowa Colony Project No. 3967
Adico, LLC Project No. 16007-4-509

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Bullard Parkway Phase III - Drainage and Paving Facilities. The final inspection was completed on August 15, 2024, with all outstanding punch list items addressed on August 15, 2024.

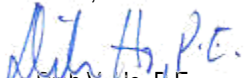
Based on our review of the closeout documents provided, Adico, LLC recommends approval of Bullard Parkway Phase III - Drainage and Paving Facilities into the One-Year Maintenance Period. The approval is subject to project approval by Brazoria County Commissioner's Court. The maintenance period shall be effective the date the project is approved by Brazoria County Commissioner's Court, if approved by City Council. The Engineer of Record shall provide approval from Commissioner's Court.

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

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

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-509

CERTIFICATION OF INFRASTRUCTURE FOR:

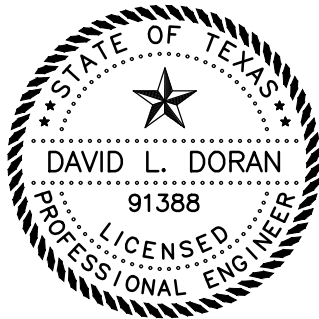
Bullard Parkway Phase III

(Project Name)

I, David Leonard Doran,

(Name of Licensed Engineer)

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

Engineer's Seal

TBPELS Firm Registration No. F-22671
August 15, 2024

A handwritten signature in blue ink that reads "David L. Doran".

*Engineer's Signature*Elevation Land Solutions*Licensed Engineering Firm Name*9709 Lakeside Blvd. Suite 200*Address*The Woodlands, TX 77381*City, State and Zip Code*(832) 823-2200*Phone No.*

BONDNO. GS24800134

THE STATE OF TEXAS
COUNTY OF BRAZORIA

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Rodriguez Construction Group, LLC and Astro Sterling Lakes North, LP, whose (street address/phone) is 2647 Jo Ann Street, Stafford, TX 77477 281-808-5882, hereinafter called the Principal, and (surety) The Gray Casualty & Surety Company, a Corporation existing under and by virtue of the laws of the State of LA, and authorized to do an indemnifying business in the State of Texas, and whose principal office is located at (street address/phone) P.O. Box 6202, Metairie, LA 70009-6202, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought within said State is (name/office) The Gray Casualty & Surety Company, and whose (street address/phone) P.O. Box 6202, Metairie, LA 70009-6202,

hereinafter called the Surety; are held and firmly bound unto L.M. Matt Sebesta, Jr. County Judge of Brazoria County, Texas or his successors in office, in the full sum of One Hundred Fifty Four Thousand Six Hundred Fifty Nine Dollars and 55/100 Dollars (\$ 154,659.55) current, lawful money of the United States of America, to be paid to said L.M. Matt Sebesta, Jr., County Judge of Brazoria County, Texas, or his successors in office, to which payment well and truly to be made and done, we, the undersigned, bind ourselves and each of us, our heirs, executors, administrators, successors, assigns and legal representatives, jointly and severally, by these presents.

WHEREAS, the said Principal is the owner of the following Subdivision(s):

Bullard Parkway Phase 3 located in
Brazoria County, Texas; and

WHEREAS, the Commissioners Court of Brazoria County, Texas, has promulgated certain rules, regulations and requirements relating to Subdivisions in Brazoria County, Texas, as more specifically set out in "Brazoria County Regulations of Subdivisions" as amended; same being made a part hereof for all purposes, as though fully set out herein; wherein it is provided, among other things, that the owner of a Subdivision will construct the roads, streets, bridges and drainage in the right-of-way depicted on the plat thereof, in accordance with the specifications set out therein, and maintain such roads, streets, bridges and drainage in the right-of-way until such time as said roads, streets, bridges and drainage in the right-of-way have been approved by the County Engineer and accepted for maintenance by the Commissioners Court of Brazoria County, Texas (or in the case of subdivisions, streets or roads designated as

private in the plat approved by the County Engineer and accepted by the Homeowners Association).

It is further stipulated and understood that the approval of the map or plat of the above named Subdivision(s) is conditioned upon and subject to the strict compliance by the Principal herein with the aforesaid specifications, and that the terms of said specifications, including all deletions, additions, changes or modifications of any kind or character, constitute a contract between the County of Brazoria and Principal; and it is understood by the Principal that the approval of said map or plat of the above Subdivision(s) was obtained only by the undertaking of the Principal to so comply with the said regulations and specifications within a reasonable time, as set by the Commissioners Court of Brazoria County, Texas, and that without such undertaking such approval would have not been granted.

NOW THE CONDITION OF THIS OBLIGATION IS SUCH, that if the above bounded Principal, his, her, their, or its heirs, executors, administrators, successors, assigns, and legal representatives, and each and every one of them to do in all things well and truly observe, perform, fulfill, keep and comply with all and singular the rules, regulations, requirements and specifications above referred to, including any deletions, additions, changes or modifications of any kind or character, in the construction and maintenance of all roads, streets, bridges and drainage in the right-of-way in the above named Subdivision(s) and that upon approval of the construction of said roads, streets, bridges and drainage in the right-of-way by the County Engineer, and upon the approval of such maintenance by the County Engineer, and upon acceptance of such roads, streets, bridges and drainage in the right-of-way by the Commissioners Court of Brazoria County, Texas, then this obligation to be void and of no force and effect.

The Principal and Surety hereon each agree, bind and obligate themselves to pay L.M. Matt Sebesta, Jr., County Judge of Brazoria County, State of Texas, or his successors in office, for the use and benefit of Brazoria County, all loss or damages to it occasioned by reason of the failure of the Principal to comply strictly with each and every provision contained in the rules, regulations, requirements and specifications above referred to relating to the construction and maintenance of roads, streets, bridges and drainage in the right-of-way in the above named Subdivision(s), and further agree, bind and obligate themselves to defend, save and keep harmless the County of Brazoria from any and all damages, expenses, and claims of every kind and character which the County of Brazoria may suffer, directly or indirectly, as a result of the Principal's failure to comply with the rules, regulations and specifications relating to the construction and maintenance of the roads, streets, bridges and drainage in the right-of-way in the above named Subdivision(s).

The word Principal when used herein means, Principal or Principals whether an individual, individuals, partnership, corporation, or other legal entity having the capacity to contract. The words Roads, Streets, Bridges and Drainage in the right-of-way used herein mean each and every road, street, bridge and drainage in the right-of-way in said Subdivision(s). The word Maintenance as used herein means all needful, necessary and proper care and repair from completion of the roads or streets and approval thereof by the County Engineer until acceptance of the roads and streets by the Commissioners Court. The word Surety when used herein means Surety or Sureties, and it is understood by the parties that any and all liabilities of any kind or character assumed or imposed upon the Principal by the terms hereof extends in full force and vigor to each and every Surety jointly and severally.

In the event of suit hereunder, such suit shall be brought in Brazoria County, Texas. EXECUTED this 20th day of August, 2024.

ATTEST:

Joanne Rodriguez
Name: Joanne Rodriguez

Title: Secretary

Principal: Rodriguez Construction Group, LLC and Astro Sterling Lakes North, LP

By: RTB
Roy Rodriguez President

By: BS
Name: Brian Smith
Title: Authorized Signer



Surety: The Gray Casualty & Surety Company

By: J. Neal
Name: Jillian O'Neal

Title: Attorney-in-Fact

(Surety to Attach Power of Attorney)



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

GENERAL POWER OF ATTORNEY

Bond Number: GS24800134

Principal: Rodriguez Construction Group, LLC and Astro Sterling Lakes North, LP

Obligee: L.M. Matt Sebesta, Jr.

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: Jillian O'Neal

on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of

\$25,000,000.00.

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

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

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

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 28th day of October, 2021.



By:

Michael T. Gray

Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske

Cullen S. Piske
President
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 28th day of October, 2021, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



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

Leigh Anne Henican

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

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 20th day of August, 2024.

Mark S. Manguno

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 20th day of August, 2024.

Leigh Anne Henican





The Gray Insurance Company
The Gray Casualty & Surety Company

Statutory Complaint Notice

To obtain information or to make a complaint:

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

You may also write to the Surety at:

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

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

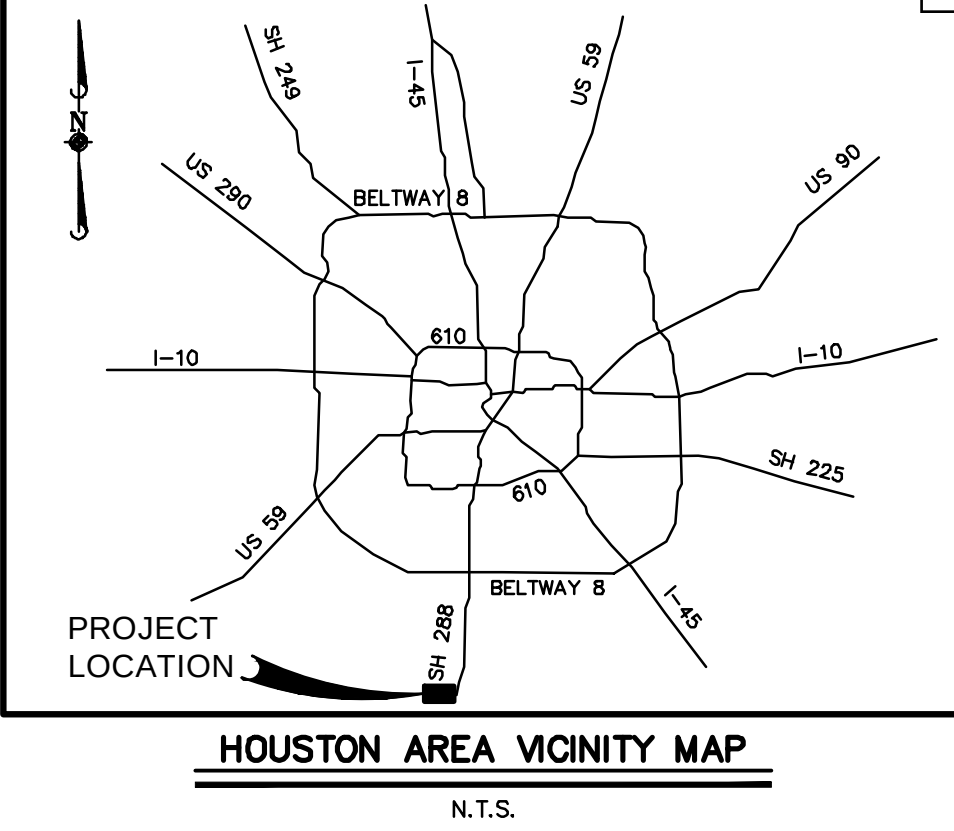
P.O. Box 149104
Austin, TX 78714-9104
Fax: 512-475-1771

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

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

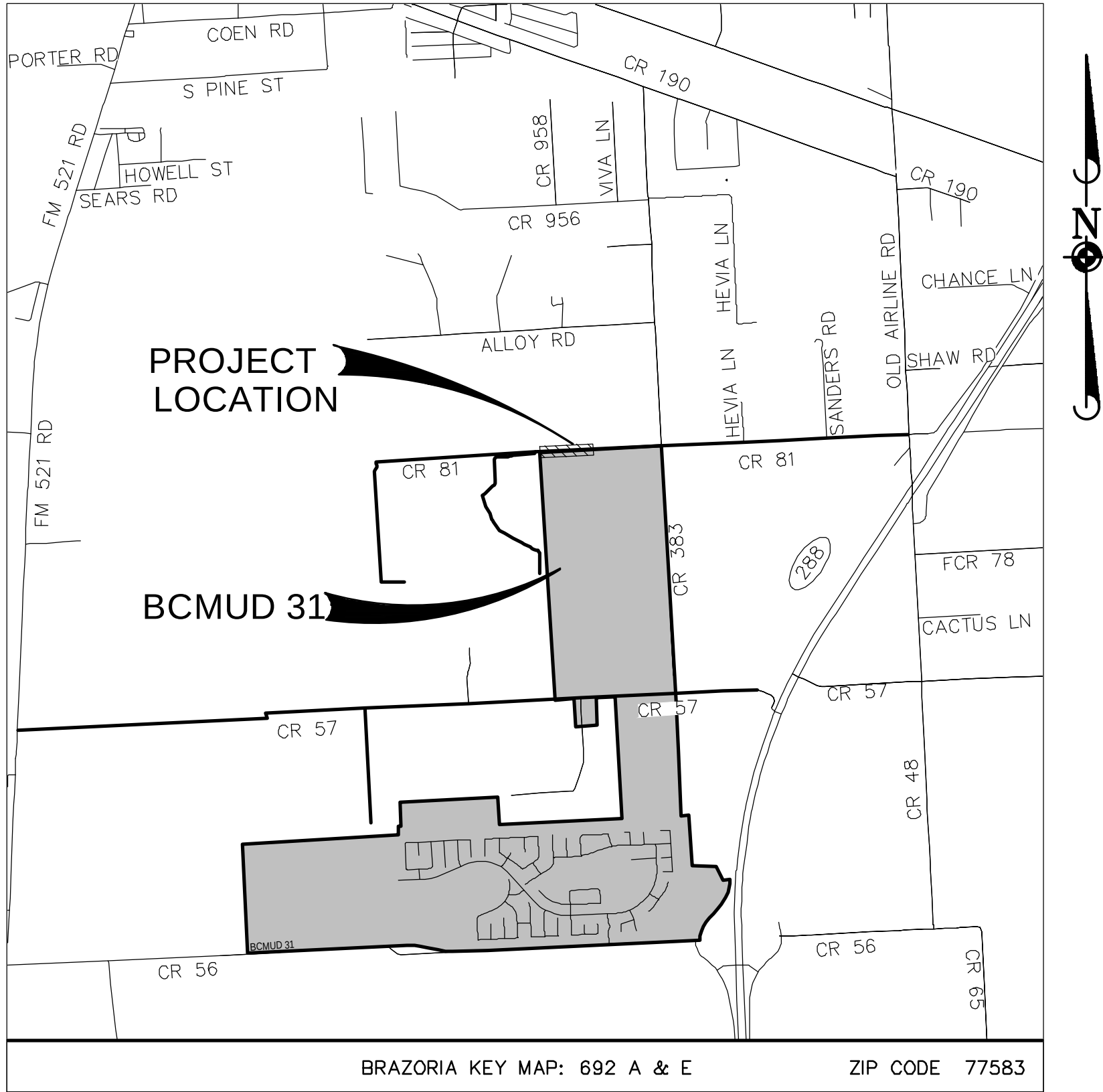
DEVELOPER:
ASTRO STERLING LAKES NORTH, L.P.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713)783-6702

CONSTRUCTION OF DRAINAGE AND PAVING FACILITIES FOR
BULLARD PARKWAY - PH III
BRAZORIA COUNTY, TX
BRAZORIA COUNTY, TX M.U.D. NO.31
PROJECT NO. 610.002.028.00



INDEX OF SHEETS

Sheet Number	Sheet Title
1	TITLE SHEET
2	GENERAL NOTES
3	PROJECT OVERALL
4	DRAINAGE OVERALL & CALCULATIONS
5	GRADING OVERALL
6	STORM WATER POLLUTION PREVENTION PLAN
7	TRAFFIC SIGNAGE & PAVEMENT MARKINGS
8	BULLARD PARKWAY (STA 0+00 TO 4+50)
9	BULLARD PARKWAY (STA 4+50 TO 9+00)
10	BULLARD PARKWAY (STA 9+00 TO 13+50)
11	BULLARD PARKWAY (STA 13+50 TO 18+00)
12	STORM WATER POLLUTION PREVENTION PLAN DETAILS - 1
13	STORM WATER POLLUTION PREVENTION PLAN DETAILS - 2
14	STORM DETAILS - 1
15	STORM DETAILS - 2
16	STORM DETAILS - 3
17	STORM DETAILS - 4
18	PAVING DETAILS - 1
19	PAVING DETAILS - 2
20	PAVING DETAILS - 3
21	PAVING DETAILS - 4
22	CROSSWALK DETAILS



ISSUED FOR CONSTRUCTION
Issue Date - 04/17/2024

BENCHMARKS:

SOURCE BENCHMARK:

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

TEMPORARY BENCHMARK:

T.B.M. "A" BEING A 5/8" IRON ROAD WITH CAP SET ON THE EAST SIDE OF COUNTY ROAD 383, LOCATED APPROXIMATELY 0.4 MILES NORTH OF THE INTERSECTION OF COUNTY ROAD 57 AND COUNTY ROAD 383.

ELEVATION = 55.05 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:

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

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

BRAZORIA COUNTY ENGINEERING DEPARTMENT
REVIEWED FOR CONSTRUCTION:

MATT HANIS, P.E., COUNTY ENGINEER DATE 4/16/24

KAREN MCKINNON, P.E., ASSISTANT COUNTY ENGINEER DATE 4/16/24

DATE	REVISION	APP.
5/10/2024	IRRIGATION SLEEVES ADDED	

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671

RECORD DRAWING
08/14/2024
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

TITLE SHEET

ENGINEER'S SEAL
DE H. NGUYEN
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200
1/31/2024

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

ROBERT HEMMINGGER, CITY MANAGER DATE 2/5/2024
DINH HO, P.E., CITY ENGINEER DATE 02052024

CITY OF IOWA COLONY

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

Tuesday, August 4, 2026

Mayor Wil Kennedy
City Council
City of Iowa Colony
3144 Meridiana Pkwy.
Iowa Colony, TX 77553

Re: Bullard Parkway Street Dedication Phase I – Water, Drainage Facilities & Paving and Appurtenances
Brazoria County Municipal Utility District No. 87
Recommendation for Final Acceptance of Facilities
City of Iowa Colony Project No. 4936
Adico, LLC Project No. 16007-4-545

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC reviewed the request for Final Acceptance of Bullard Parkway Street Dedication Phase I – Water, Drainage Facilities & Paving and Appurtenances.

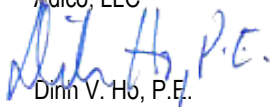
City Council approved the project into the One Year Maintenance Period on November 18, 2024. Adico attended a final acceptance inspection on November 17, 2025, with all outstanding punch list items completed as of July 15, 2026. Therefore, Adico, LLC recommends Final Acceptance of Facilities, effective August 17, 2026, subject to City Council approval.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, the following items are included:

1. Letter of Recommendation for Placement into the One Year Maintenance Period
2. Engineer of Record Certification Letter
3. Maintenance Bond
4. As-Builts (cover only)

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Dr. Tarron Richardson
File: 16007-4-545

Thursday, October 31, 2024

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

Re: Bullard Parkway Street Dedication Phase I – Water, Drainage Facilities & Paving and Appurtenances
Brazoria County Municipal Utility District No. 87
Recommendation for Acceptance into One Year Maintenance Period
City of Iowa Colony Project No. 4936
Adico, LLC Project No. 16007-4-545

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed the final inspection for Bullard Parkway Street Dedication Phase I – Water, Drainage Facilities & Paving and Appurtenances. The final inspection was held September 27, 2024, and all punch list items completed on or about October 25, 2024.

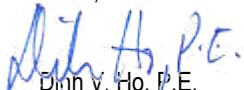
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Bullard Parkway Street Dedication Phase I – Water, Drainage Facilities & Paving and Appurtenances into the One-Year Maintenance Period. The maintenance period shall be effective November 11, 2024, if approved by city council.

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

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

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-545

CERTIFICATION OF INFRASTRUCTURE FOR:

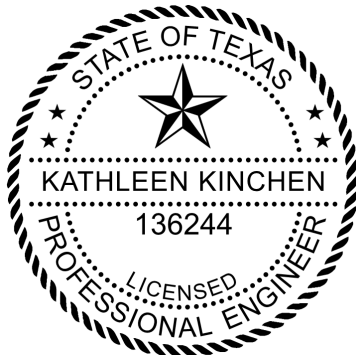
Bullard Parkway Phase 1

(Project Name)

I, Kathleen Kinchen,

(Name of Licensed Engineer)

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

Engineer's SealKathleen Kinchen*Engineer's Signature*LJA Engineering, Inc.*Licensed Engineering Firm Name*1904 W. Grand Parkway N, Suite 100*Address*Katy, TX 77449*City, State and Zip Code*713-358-8816*Phone No.*

CITY OF IOWA COLONY MAINTENANCE BOND

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

a. Bond Number: 61BSBJC7814

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

c. Surety:

Name: Hartford Casualty Insurance Company

State Where Surety is Incorporated: Connecticut

d. Obligee(s): Brazoria County Municipal Utility District No. 87; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

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

e. Contract: The Contract described as follows:

Date: _____

Parties: Principal and Brazoria County Municipal Utility District No. 87

Subdivision involved: Bullard Parkway Phase 1

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

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

f. Bond Amount: \$ 246,166.30

g. Maintenance Period:

Starting Date of Maintenance Period: One (1) Year

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

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

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

DATED: October 17, 2024

SURETY: Hartford Casualty Insurance Company PRINCIPAL: Dimas Bros. Construction, L.L.C.

By: [Signature]
Signature

Rebecca Garza
Print or Type Signer's Name

Attorney-In-Fact
Signer's Title

By: [Signature]
Signature

Iron Dimas
Print or Type Signer's Name

Vice President
Signer's Title

ATTACH POWER OF ATTORNEY

POWER OF ATTORNEY

THE HARTFORD

BOND, T-11

One Hartford Pl

Hartford, Connecticut 06183

Bond.Claims@thehartford.com

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

Item 33.

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: BOWEN MICLETTE & BRITT INS AGY LLC

Agency Code: 61-615323

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

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

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

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

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



Shelby Wiggins

Shelby Wiggins, Assistant Secretary

Joelle L. LaPierre

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

ss. Lake Mary

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



Jessica Ciccone

Jessica Ciccone
My Commission HH 122280
Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of October 17, 2024

Signed and sealed in Lake Mary, Florida.



Keith D. Dozois

Keith D. Dozois, Assistant Vice President

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CONSTRUCTION PLANS FOR WATER, DRAINAGE FACILITIES & PAVING AND APPURTENANCES

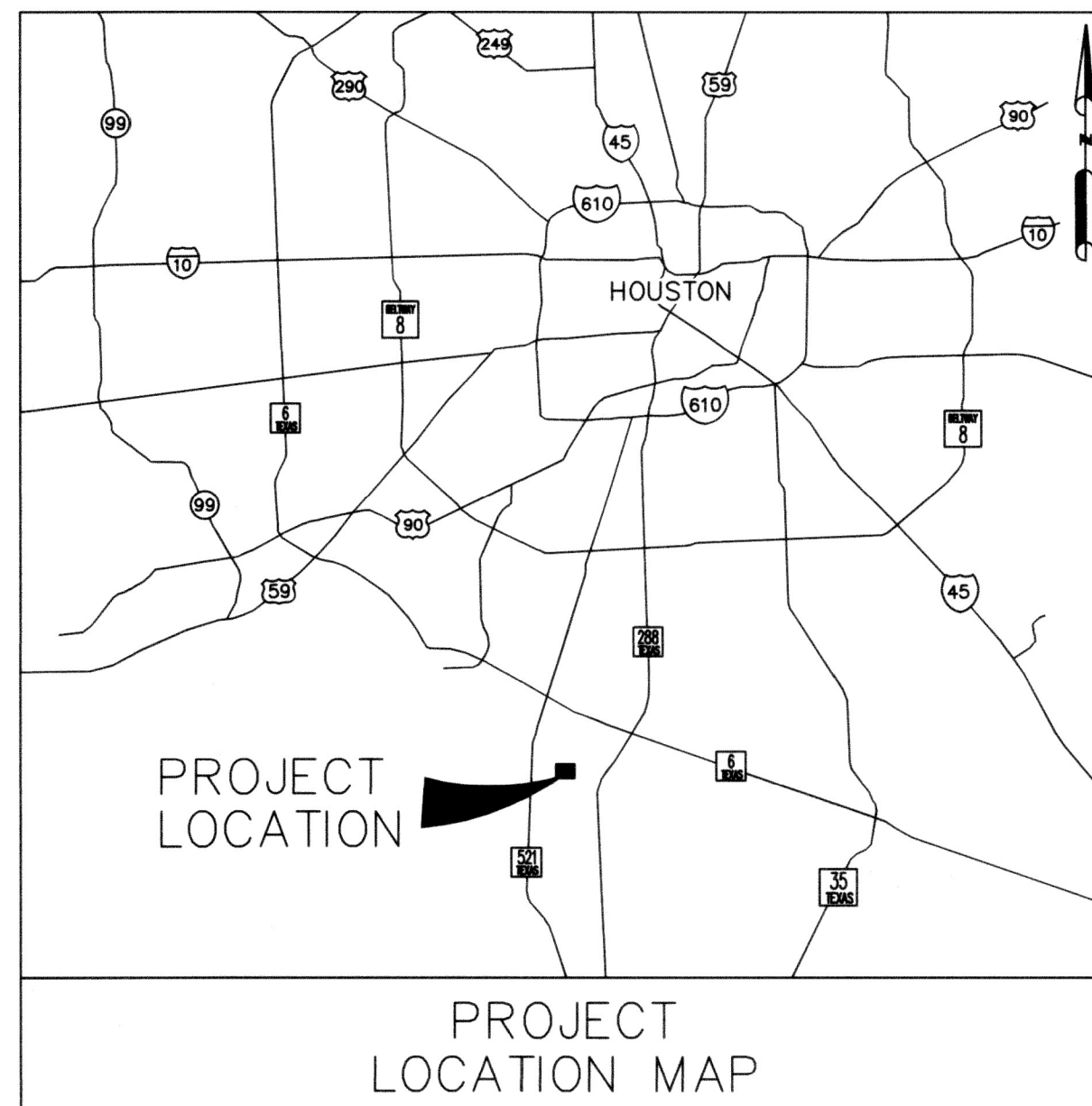
TO SERVE BULLARD PARKWAY STREET DEDICATION PHASE I BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 87 CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

JOB NO. 1931-8114A (WS&D)
1931-8114B (PAVING)

DATE: May 19, 2023

NOTES

- THESE PLANS WERE PREPARED TO MEET OR EXCEED CITY OF IOWA COLONY AND BRAZORIA DRAINAGE DISTRICT NO. 5 DESIGN STANDARDS AS CURRENTLY AMENDED.
- CONSTRUCTION WILL BE MONITORED BY A PROFESSIONAL ENGINEER TO INSURE COMPLIANCE WITH THE CONSTRUCTION PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE FOLLOWING ENTITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION
CITY OF IOWA COLONY ENGINEERING DEPARTMENT c/o ADICO, LLC (832) 895-1093 (DINH@ADICO-LLC.COM)
OR (INSPECTIONS@ADICO-LLC.COM)
- ONLY AUTHORIZED INDIVIDUALS FROM EITHER THE TESTING COMPANY OR A REPRESENTATIVE OF LJA ENGINEERING, INC. HAVE THE AUTHORITY TO ADD WATER TO A CONCRETE TRUCK
- CONTRACTOR SHALL CONTACT ANY PERTINENT UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION OR CONSTRUCTION IN THE VICINITY OF THEIR EASEMENTS AND/OR RIGHT-OF-WAYS
- THE OPENING AND CLOSING OF ALL VALVES ON EXISTING WATER LINES MUST BE PERFORMED EXCLUSIVELY BY THE DISTRICT OPERATOR
- THE DISTRICT OPERATOR MUST PERFORM ALL WATER LINE BACTERIOLOGICAL TESTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE DISTRICT
- PRIOR TO CONSTRUCTION OF THIS FACILITY WITHIN OR BY THE DISTRICT, THE DISTRICT OR THE ENGINEER WILL GIVE A WRITTEN NOTICE BY REGISTERED OR CERTIFIED MAIL TO THE CITY ENGINEER OF THE CITY OF IOWA COLONY STATING THE DATE SUCH CONSTRUCTION WILL COMMENCE.



Notify Brazoria Drainage District No. 5 at least forty-eight (48) hours before placing any concrete for drainage structures. Failure to properly coordinate an on-site inspection before concrete is poured will cause portions of the concrete to be broken out at the applicant's expense in order to prove to the DISTRICT'S inspector that construction complies with DISTRICT Rules, Regulations & Guidelines.

Commissioner's signature for final approval:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

<i>Lee Walden</i> Lee Walden, P.E. President	7/3/23 Date	<i>Kerry Osburn</i> Kerry Osburn Vice President	7/3/23 Date
<i>Brandon Middleton</i> Brandon Middleton Secretary/Treasurer	7/3/23 Date	<i>Nazar Sabti</i> Nazar Sabti, P.E. District Engineer	7/3/23 Date

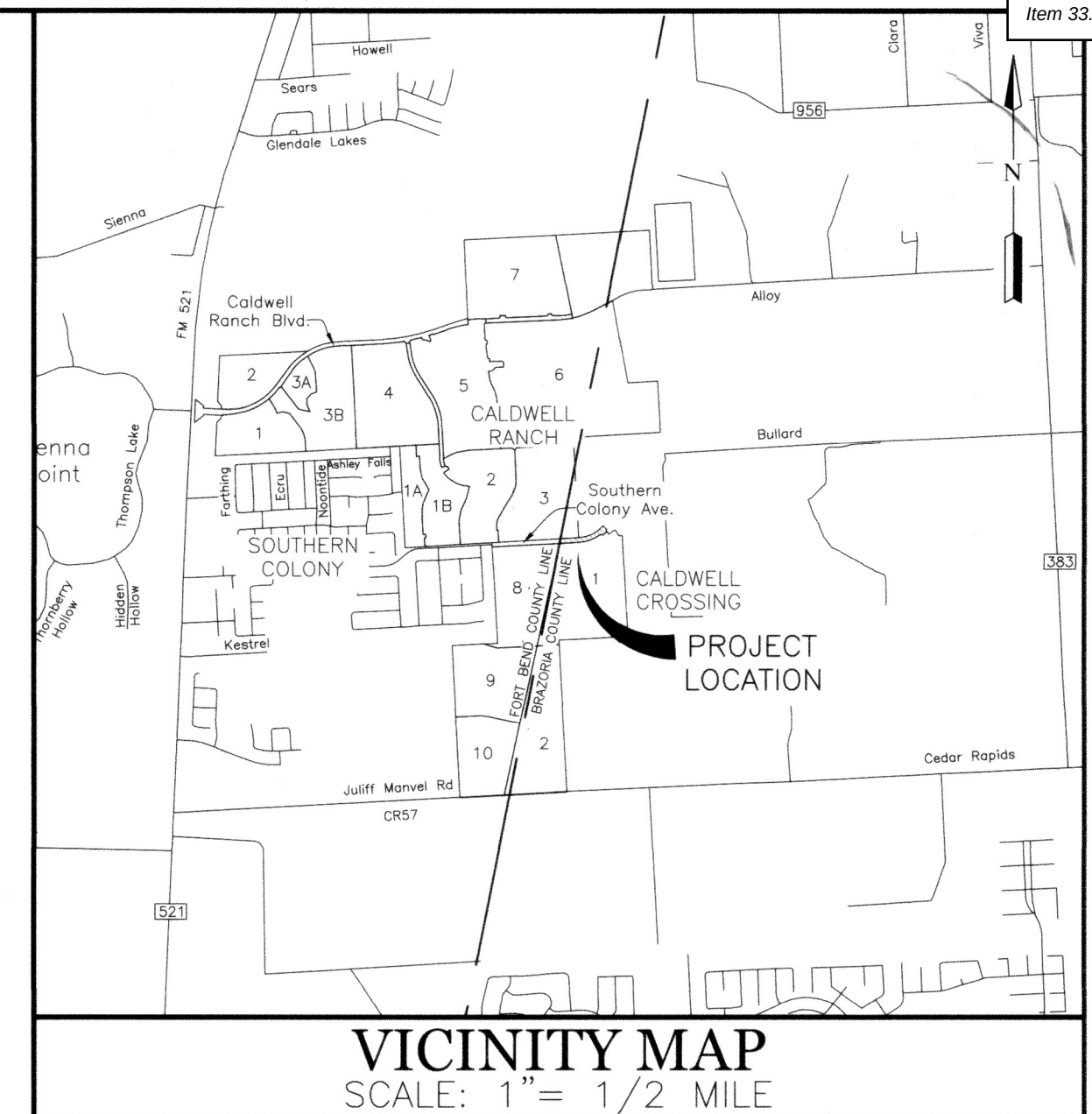
Note: Project field startup will start within 365 calendar days from date here shown.
Continuous and reasonable field site work is expected. 10/17/2024
BDD5 Ref. ID #: B230011

The signatures above are evidence of approval only for the portion of the proposed project that are within the jurisdiction of Brazoria Drainage District No. 5



APPROVED FOR CONSTRUCTION

BY S.P. DATE 10/16/2023



BRAZORIA COUNTY
KEY MAP NO. 691C&D

SHEET INDEX

- COVER SHEET
- GENERAL CONSTRUCTION NOTES
- FINAL PLAT SHEET 1 OF 2
- FINAL PLAT SHEET 2 OF 2
- WATER AND SANITARY SEWER LAYOUT
- PAVING AND DRAINAGE LAYOUT
- DRAINAGE AREA MAP
- 5 YR & 100 YR DRAINAGE CALCULATIONS
- EXTREME EVENT SHEET FLOW & PONDING LAYOUT
- EROSION CONTROL PLAN LAYOUT
- GRADING PLAN LAYOUT
- TRAFFIC CONTROL PLAN SIGNAGE AND STREET LIGHT LAYOUT

PLAN & PROFILE

- BULLARD PARKWAY
- OUTFALL A & OUTFALL B & SANDY CORAL LANE

DETAILS

- WATER LINE DETAILS SHEET 1
- WATER LINE DETAILS SHEET 2
- SANITARY SEWER DETAILS SHEET 1
- SANITARY SEWER DETAILS SHEET 2
- SANITARY SEWER DETAILS SHEET 3
- STORM SEWER DETAILS SHEET 1
- STORM SEWER DETAILS SHEET 2
- STORM SEWER DETAILS SHEET 3
- STORM SEWER DETAILS SHEET 4
- PAVING DETAILS SHEET 1
- PAVING DETAILS SHEET 2
- PAVING DETAILS SHEET 3
- PAVING DETAILS SHEET 4
- STORM WATER POLLUTION PREVENTION DETAILS SHEET 1
- STORM WATER POLLUTION PREVENTION DETAILS SHEET 2
- BDD4 STANDARD DETAILS SHEET 1
- BDD4 STANDARD DETAILS SHEET 2
- BDD4 STANDARD DETAILS SHEET 3



OWNER / DEVELOPER:
608 COLONY INVESTMENTS, LTD.
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
PHONE: (281) 566-2100

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (IN HOUSTON)
(NEW STATEWIDE NUMBER OUTSIDE HOUSTON)
1-800-545-6005

I HEREBY CERTIFY THAT THESE RECORD DRAWINGS SUBSTANTIALLY REPRESENT THE CONSTRUCTED CONDITION. THE PLANS WERE PREPARED AND THE CONSTRUCTION WAS PERFORMED IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

Kathleen Kinchen
KATHLEEN KINCEN, P.E. 136244
10/17/2024
DATE

WS&D RECORD DRAWING

I HEREBY CERTIFY THAT THIS DRAWING REFLECTS THE IMPROVEMENTS CONSTRUCTED AS TO SIZE, LOCATION, AND GRADE; AND THAT THE CONSTRUCTION WAS IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

CONTRACTOR: Dimas Bros. DATE: 10/17/2024
TITLE: Supt. *[Signature]*

PAVING RECORD DRAWING

I HEREBY CERTIFY THAT THIS DRAWING REFLECTS THE IMPROVEMENTS CONSTRUCTED AS TO SIZE, LOCATION, AND GRADE; AND THAT THE CONSTRUCTION WAS IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

CONTRACTOR: Dimas Bros. DATE: 10/17/2024
TITLE: Supt. *[Signature]*

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

Tuesday, August 4, 2026

Mayor Wil Kennedy
City Council
City of Iowa Colony
3114 Meridiana Pkwy.
Iowa Colony, TX 77553

Re: Caldwell Crossing Section 1 – Water, Sanitary Sewer, Drainage and Paving Facilities
Brazoria County Municipal Utility District No. 87
Recommendation for Final Acceptance of Facilities
City of Iowa Colony Project No. 3642
Adico, LLC Project No. 16007-4-500

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC reviewed the request for Final Acceptance of Caldwell Crossing Section 1 – Water, Sanitary Sewer, Drainage and Paving Facilities.

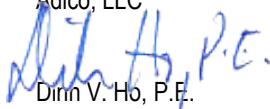
City Council approved the project into the One Year Maintenance Period on October 14, 2024. Adico attended a final acceptance inspection on October 23, 2025, with all outstanding punch list items completed as of July 15, 2026. Therefore, Adico, LLC recommends Final Acceptance of Facilities, effective August 17, 2026, subject to City Council approval.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, the following items are included:

1. Letter of Recommendation for Placement into the One Year Maintenance Period
2. Engineer of Record Certification Letter
3. Maintenance Bond
4. As-Builts (cover only)

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Dr. Tarron Richardson
File: 16007-4-500

Monday, September 30, 2024

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

Re: Caldwell Crossing Section 1 – Water, Sanitary Sewer, Drainage and Paving Facilities
Brazoria County Municipal Utility District No. 87
Recommendation for Acceptance into One Year Maintenance Period
City of Iowa Colony Project No. 3642
Adico, LLC Project No. 16007-4-500

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of Caldwell Crossing Section 1 – Water, Sanitary Sewer, Storm Water and Paving Facilities. The final inspection was held September 27, 2024, and all punch list items completed on or about September 30, 2024.

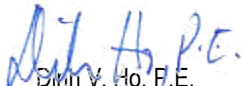
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Caldwell Crossing Section 1 – Water, Sanitary Sewer, Storm Water and Paving Facilities into the One-Year Maintenance Period. The maintenance period shall be effective October 7, 2024, if approved by city council.

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

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

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-500

CERTIFICATION OF INFRASTRUCTURE FOR:

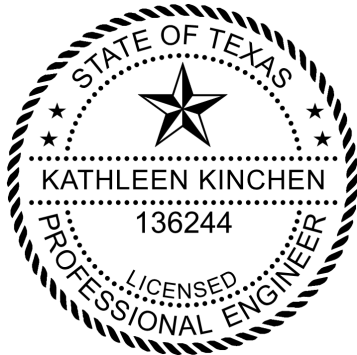
Caldwell Crossing Section 1

(Project Name)

I, Kathleen Kinchen,

(Name of Licensed Engineer)

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

Engineer's SealKathleen Kinchen*Engineer's Signature*LJA Engineering, Inc.*Licensed Engineering Firm Name*1904 W. Grand Parkway N, Suite 100*Address*Katy, TX 77449*City, State and Zip Code*713-358-8816*Phone No.*

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

a. Bond Number: 61BSBJC7812

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

c. Surety:

Name: Hartford Casualty Insurance Company

State Where Surety is Incorporated: Connecticut

d. Obligee(s): Brazoria County Municipal Utility District No. 87; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

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

e. Contract: The Contract described as follows:

Date: _____

Parties: Principal and Brazoria County Municipal Utility District No. 87

Subdivision involved: Caldwell Crossing Section 1

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

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

f. Bond Amount: \$ 1,791,077.12

g. Maintenance Period:

Starting Date of Maintenance Period: _____

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

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

- h. Covered Defect: Any defect in the work or materials provided or required to be provided by Contractor under the Contract, provided that such defect develops during or before the Maintenance Period, and provided that such defect is caused by defective or inferior materials or workmanship.
2. Principal has entered into the Contract.
3. Principal, as Principal, and Surety, a corporation duly licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Obligee, in the penal sum of the Bond Amount, and we hereby bind ourselves and our heirs, executors, administrators, and assigns, jointly and severally, to the payment of such Bond Amount.
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5. However, any suit under this bond must be commenced no later than one year after the expiration date of the Maintenance Period.
6. If there is more than Obligee under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obligees.

DATED: September 19, 2024

SURETY: Hartford Casualty Insurance Company

PRINCIPAL: Dimas Bros. Construction, L.L.C.

By: [Signature]
Signature

By: [Signature]
Signature

Rebecca Garza
Print or Type Signer's Name

Tom Dimas
Print or Type Signer's Name

Attorney-In-Fact
Signer's Title

Vice President
Signer's Title

ATTACH POWER OF ATTORNEY

POWER OF ATTORNEY

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Shelby Wiggins, Assistant Secretary

Joelle L. LaPierre

Joelle L. LaPierre, Assistant Vice President

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COUNTY OF SEMINOLE

ss. Lake Mary

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Jessica Ciccone

Jessica Ciccone
My Commission HH 122280
Expires June 20, 2025

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Keith D. Dozois

Keith D. Dozois, Assistant Vice President

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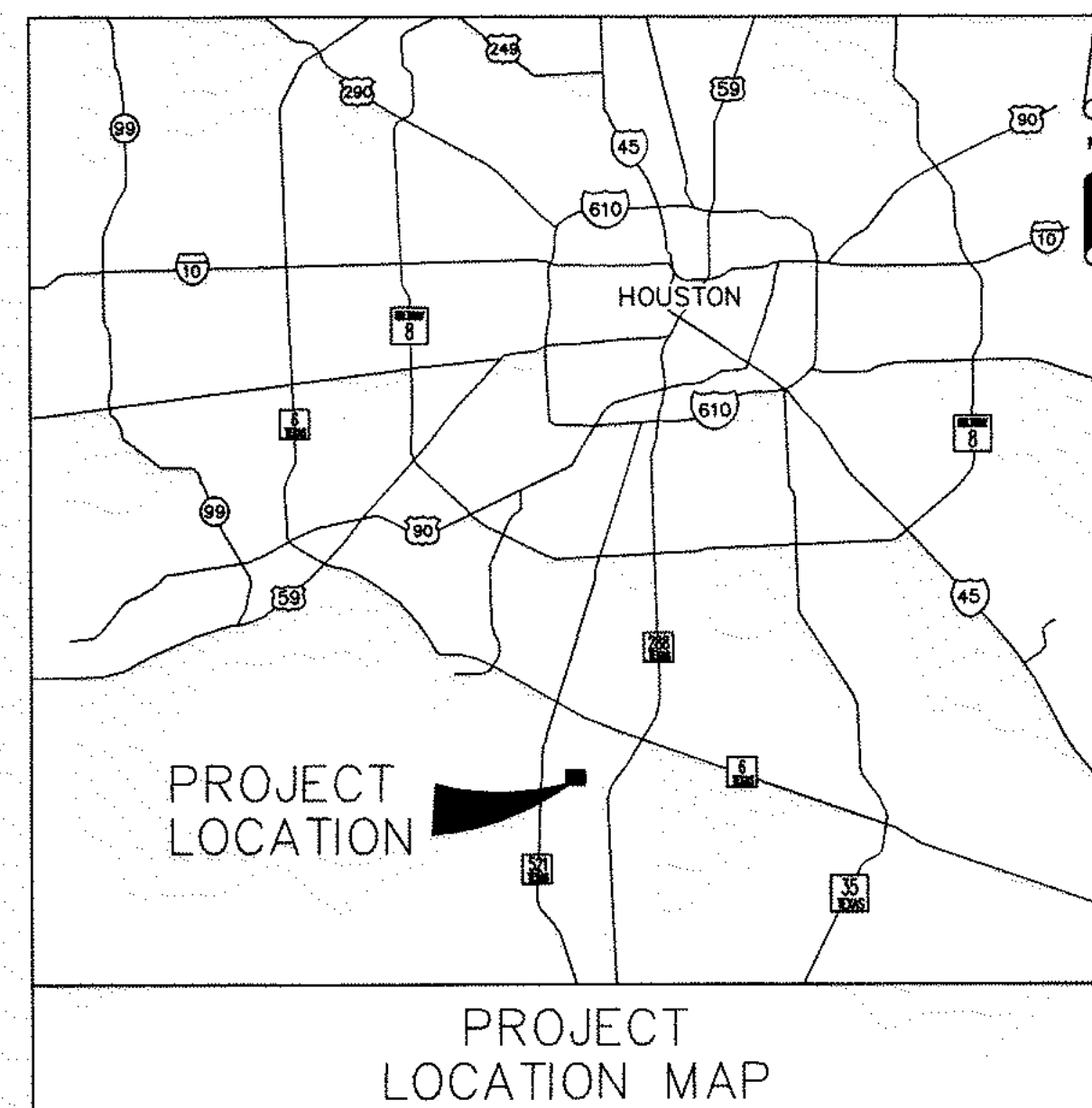
CALDWELL CROSSING SECTION 1 BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 87 CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

JOB NO. 1931-8151A (WS&D)
1931-8151B (PAVING)

DATE: September 19, 2023

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- THE DISTRICT OPERATOR MUST PERFORM ALL WATER LINE BACTERIOLOGICAL TESTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE DISTRICT
- PRIOR TO CONSTRUCTION OF THIS FACILITY WITHIN OR BY THE DISTRICT, THE DISTRICT OR THE ENGINEER WILL GIVE A WRITTEN NOTICE BY REGISTERED OR CERTIFIED MAIL TO THE CITY ENGINEER OF THE CITY OF IOWA COLONY STATING THE DATE SUCH CONSTRUCTION WILL COMMENCE.



Notify Brazoria Drainage District No. 5 at least forty-eight (48) hours before placing any concrete for drainage structures. Failure to properly coordinate an on-site inspection before concrete is poured will cause portions of the concrete to be broken out at the applicant's expense in order to prove to the DISTRICT'S inspector that construction complies with DISTRICT Rules, Regulations & Guidelines.

Commissioner's signature for final approval:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

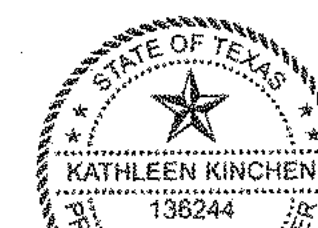
Lee Walden, P.E. 10/2/23 Kerry Osburn 10/2/23
President Vice President

Brandon Middleton 10/2/23 Nazar Sabry, P.E. 10/2/23
Secretary/Treasurer District Engineer

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

BDD5 Ref. ID #: B230013

The signatures above are evidence of approval only for the portion of the proposed project that are within the jurisdiction of Brazoria Drainage District No. 5



APPROVED FOR CONSTRUCTION

BY S.P. DATE 10/24/2023

OWNER / DEVELOPER:
608 COLONY INVESTMENTS, LTD.
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
PHONE: (281) 566-2100

Kathleen Kinchen
KATHLEEN KINCEN, P.E. 136244

04/16/2024
DATE

WS&D RECORD DRAWING

I HEREBY CERTIFY THAT THIS DRAWING REFLECTS THE IMPROVEMENTS CONSTRUCTED AS TO SIZE, LOCATION, AND GRADE; AND THAT THE CONSTRUCTION WAS IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

CONTRACTOR: Dimas Bros. DATE: 9-20-2024

TITLE: General Supt.

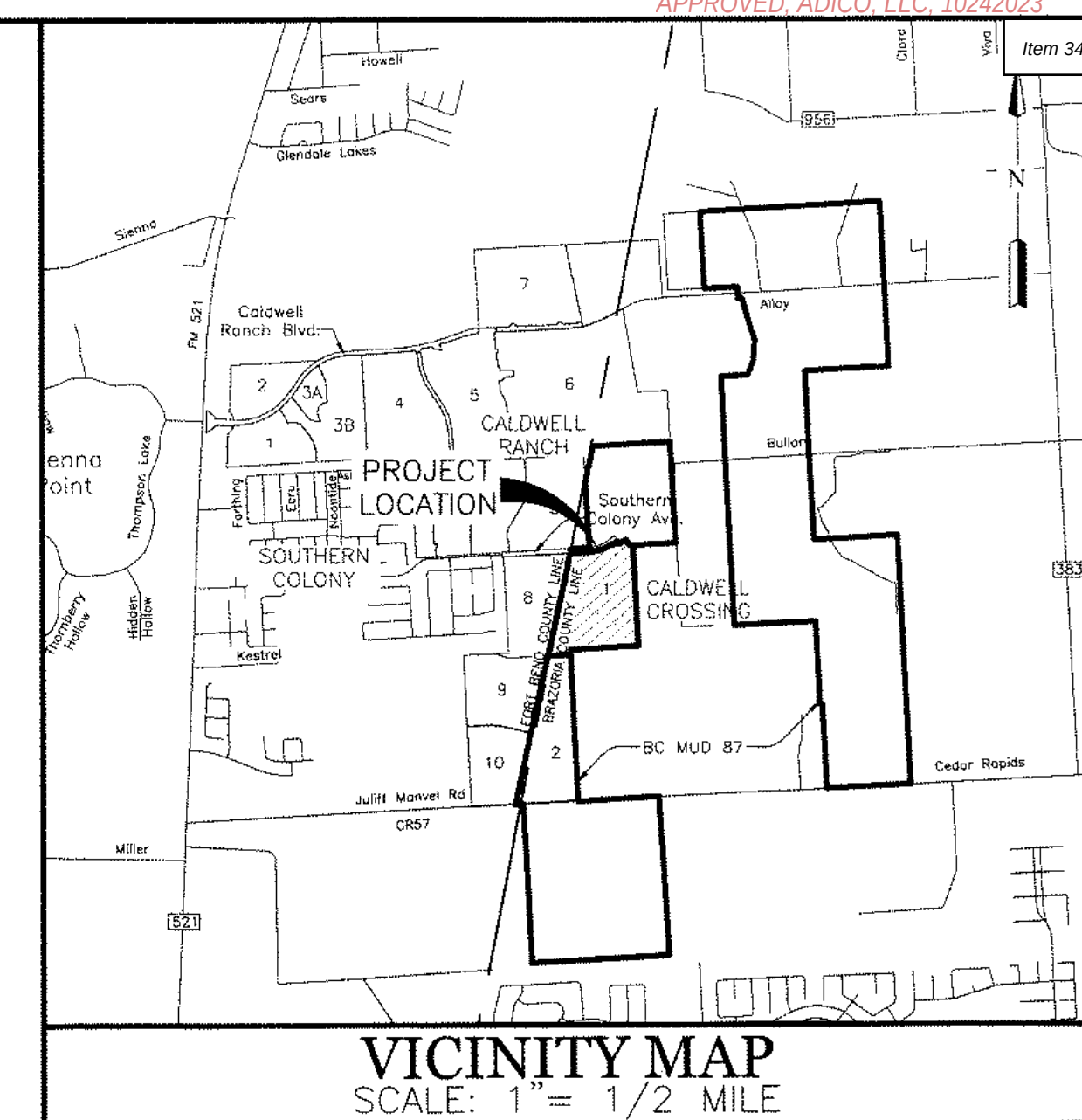
PAVING RECORD DRAWING

I HEREBY CERTIFY THAT THIS DRAWING REFLECTS THE IMPROVEMENTS CONSTRUCTED AS TO SIZE, LOCATION, AND GRADE; AND THAT THE CONSTRUCTION WAS IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

CONTRACTOR: Dimas Bros. DATE: 9-20-2024

TITLE: General Supt.

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (IN HOUSTON)
(NEW STATEWIDE NUMBER OUTSIDE HOUSTON)
1-800-545-6005



BRAZORIA COUNTY
KEY MAP NO. 651 Y&Z, 691C&D

SHEET INDEX

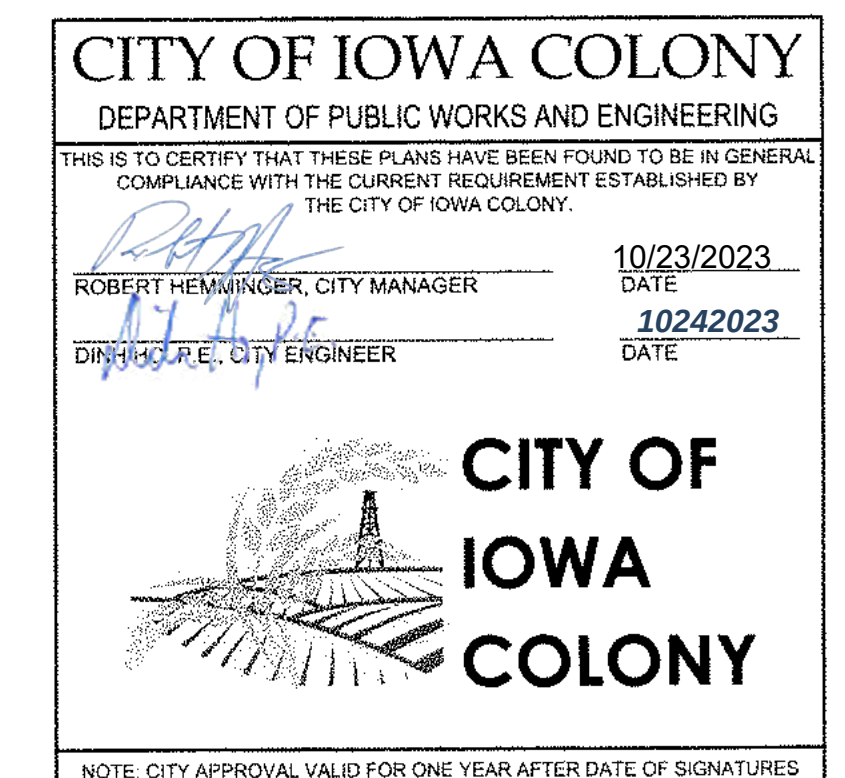
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- GENERAL CONSTRUCTION NOTES
- 3A. FINAL PLAT SHEET 1 OF 3
- 3B. FINAL PLAT SHEET 2 OF 3
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11. GRADING PLAN LAYOUT
12. TRAFFIC CONTROL PLAN SIGNAGE AND STREET LIGHT LAYOUT

PLAN & PROFILE

13. HUGHES CROSSING & CRETE ISLAND WAY
14. MAUI DRIVE & SANTORINI DRIVE
15. NATIVE REEF WAY & BARBADOS DRIVE
16. TROPICAL BREEZE WAY
17. ISLAND GROVE DRIVE
18. SANDY CORAL LANE STA. 0+00 TO 8+00
19. SANDY CORAL LANE STA. 8+00 TO END
20. OUTFALL A & OUTFALL B

DETAILS

21. WATER LINE DETAILS SHEET 1
22. WATER LINE DETAILS SHEET 2
23. SANITARY SEWER DETAILS SHEET 1
24. SANITARY SEWER DETAILS SHEET 2
25. SANITARY SEWER DETAILS SHEET 3
26. STORM SEWER DETAILS SHEET 1
27. STORM SEWER DETAILS SHEET 2
28. STORM SEWER DETAILS SHEET 3
29. STORM SEWER DETAILS SHEET 4
30. PAVING DETAILS SHEET 1
31. PAVING DETAILS SHEET 2
32. PAVING DETAILS SHEET 3
33. PAVING DETAILS SHEET 4
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35. STORM WATER POLLUTION PREVENTION DETAILS SHEET 2
36. BDD4 STANDARD DETAILS SHEET 1
37. BDD4 STANDARD DETAILS SHEET 2
38. BDD4 STANDARD DETAILS SHEET 3



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

Tuesday, August 4, 2026

Mayor Wil Kennedy
City Council
City of Iowa Colony
3144 Meridiana Pkwy.
Iowa Colony, TX 77553

Re: Caldwell Crossing Section 2 – Water, Sanitary Sewer, Drainage and Paving Facilities
Brazoria County Municipal Utility District No. 87
Recommendation for Final Acceptance of Facilities
City of Iowa Colony Project No. 3441
Adico, LLC Project No. 16007-4-489

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC reviewed the request for Final Acceptance of Caldwell Crossing Section 1 – Water, Sanitary Sewer, Drainage and Paving Facilities.

City Council approved the project into the One Year Maintenance Period on September 9, 2024. Adico attended a final acceptance inspection on September 19, 2025, with all outstanding punch list items completed as of July 15, 2026. Therefore, Adico, LLC recommends Final Acceptance of Facilities, effective August 17, 2026, subject to City Council approval.

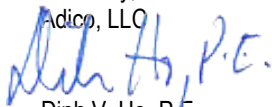
In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, the following items are included:

1. Letter of Recommendation for Placement into the One Year Maintenance Period
2. Engineer of Record Certification Letter
3. Maintenance Bond
4. As-Builts (cover only)

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

Sincerely,

Adico, LLC



Dinh V. Ho, P.E.

TBPE Firm No. 16423

Cc: Kayleen Rosser
Dr. Tarron Richardson
File: 16007-4-489

Tuesday, September 3, 2024

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

Re: Caldwell Crossing Section 2 – Water, Sanitary Sewer, Drainage and Paving Facilities
Brazoria County Municipal Utility District No. 87
Recommendation for Acceptance into One Year Maintenance Period
City of Iowa Colony Project No. 3441
Adico, LLC Project No. 16007-4-489

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of Caldwell Crossing Section 2 – Water, Sanitary Sewer, Storm Water and Paving Facilities. The final inspection was held August 19, 2024, and all punch list items completed on or about August 27, 2024.

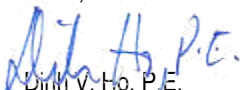
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Caldwell Crossing Section 2 – Water, Sanitary Sewer, Storm Water and Paving Facilities into the One-Year Maintenance Period. The maintenance period shall be effective September 9, 2024, if approved by city council.

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

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

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-489

CERTIFICATION OF INFRASTRUCTURE FOR:

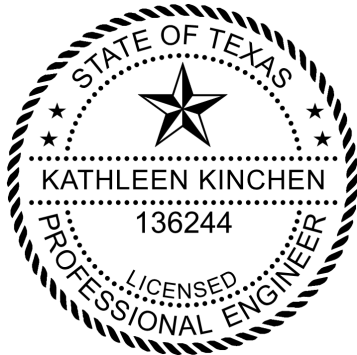
Caldwell Crossing Section 2

(Project Name)

I, Kathleen Kinchen,

(Name of Licensed Engineer)

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

Engineer's SealKathleen Kinchen*Engineer's Signature*LJA Engineering, Inc.*Licensed Engineering Firm Name*1904 W. Grand Parkway N, Suite 100*Address*Katy, TX 77449*City, State and Zip Code*713-358-8816*Phone No.*

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

- a. Bond Number: 61BCSJF6002
- b. Principal: Dimas Bros. Construction, L.L.C.
- c. Surety:
Name: Hartford Fire Insurance Company
State Where Surety is Incorporated: Connecticut
- d. Obligee(s): Brazoria County Municipal Utility District No. 87; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

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

- e. Contract: The Contract described as follows:

Date: _____
Parties: Principal and Brazoria County Municipal Utility District No. 87
Subdivision involved: Caldwell Crossing Section 2

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): WATER, SANITARY SEWER, DRAINAGE FACILITIES & PAVING

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

- f. Bond Amount: \$ 1,751,949.70
- g. Maintenance Period:

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

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

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

2. Principal has entered into the Contract.

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

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

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

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

DATED: August 28, 2024

SURETY: Hartford Fire Insurance Company

By: _____

Signature

Rebecca Garza

Print or Type Signer's Name

Attorney-In-Fact

Signer's Title

PRINCIPAL: Dimas Bros. Construction, L.L.C.

By: _____

Signature

Juan Dimas

Print or Type Signer's Name

Vice President

Signer's Title

ATTACH POWER OF ATTORNEY

POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD

BOND, T-11

One Hartford Plaza

Hartford, Connecticut 06155

Bond.Claims@thehartford.com

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

Item 35.

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: BOWEN MICLETTE & BRITT INS AGY LLC

Agency Code: 61-615323

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

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

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

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

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



Shelby Wiggins

Shelby Wiggins, Assistant Secretary

Joelle L. LaPierre

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

ss. Lake Mary

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



Jessica Ciccone

Jessica Ciccone
My Commission HH 122280
Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of August 28, 2024.

Signed and sealed in Lake Mary, Florida.



Keith D. Dozois

Keith D. Dozois, Assistant Vice President

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your Agent.

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

1-800-451-6944

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

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104

Austin, TX 78714-9104

Fax: (512) 490-1007

Web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

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

ATTACH THIS NOTICE TO YOUR POLICY:

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

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede comunicarse con su Agente.

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

1-800-451-6944

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

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:

P.O. Box 149104

Austin, TX 78714-9104

Fax: (512) 490-1007

Sitio web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

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

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

CONSTRUCTION PLANS FOR
WATER, SANITARY SEWER, DRAINAGE
FACILITIES &
PAVING AND APPURTENANCES
TO SERVE

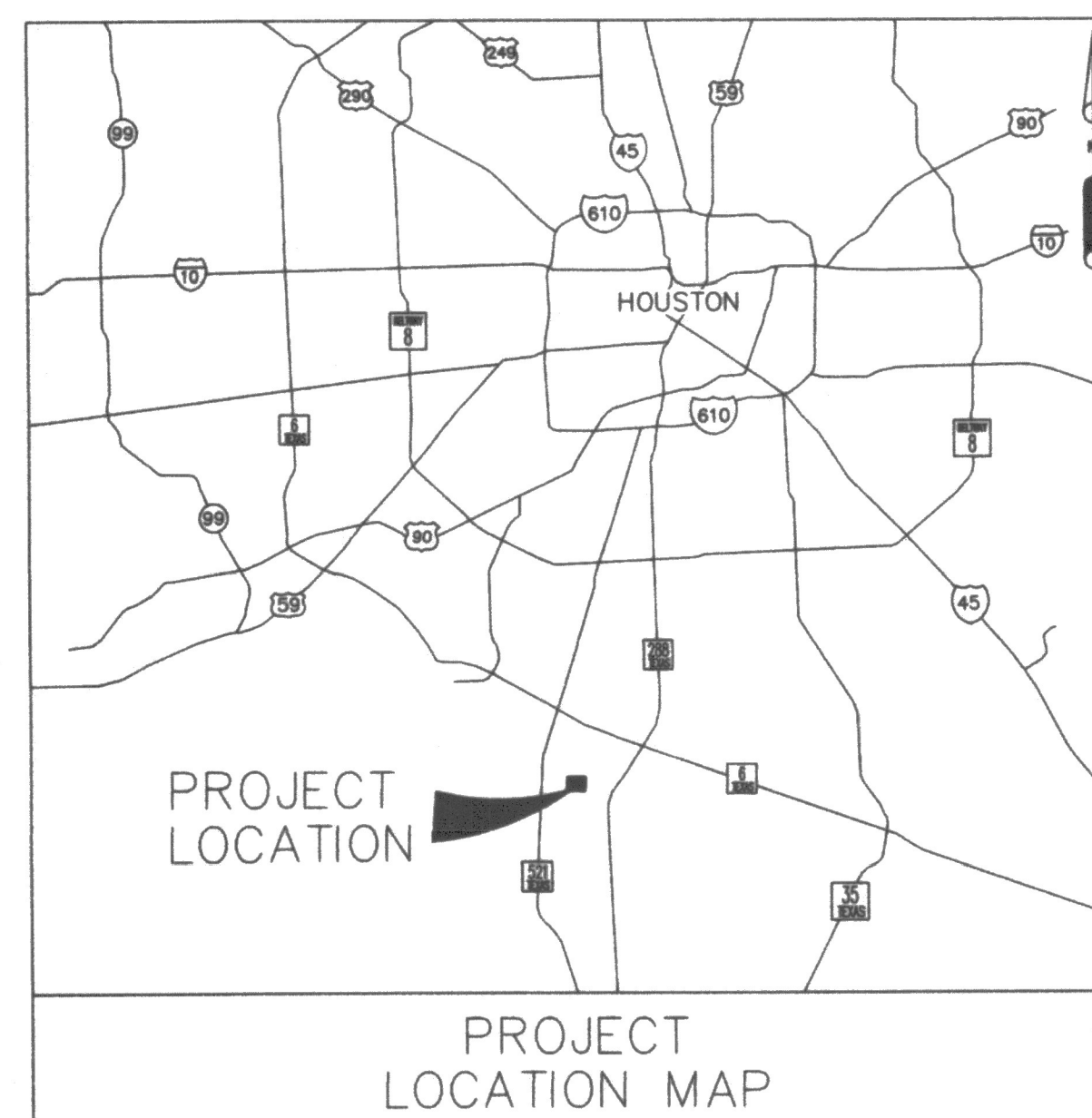
CALDWELL CROSSING SECTION 2
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 87
CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

JOB NO. 1931-8152A (WS&D)
1931-8152B (PAVING)

DATE: September 19, 2023

NOTES

1. THESE PLANS WERE PREPARED TO MEET OR EXCEED CITY OF IOWA COLONY AND BRAZORIA DRAINAGE DISTRICT NO. 5 DESIGN STANDARDS AS CURRENTLY AMENDED.
2. CONSTRUCTION WILL BE MONITORED BY A PROFESSIONAL ENGINEER TO INSURE COMPLIANCE WITH THE CONSTRUCTION PLANS AND SPECIFICATIONS.
3. CONTRACTOR SHALL NOTIFY THE FOLLOWING ENTITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION
CITY OF IOWA COLONY ENGINEERING DEPARTMENT c/o ADICO, LLC (832) 895-1093 (DINH@ADICO-LLC.COM)
OR (INSPECTIONS@ADICO-LLC.COM)
4. ONLY AUTHORIZED INDIVIDUALS FROM EITHER THE TESTING COMPANY OR A REPRESENTATIVE OF LJA ENGINEERING, INC. HAVE THE AUTHORITY TO ADD WATER TO A CONCRETE TRUCK
5. CONTRACTOR SHALL CONTACT ANY PERTINENT UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION OR CONSTRUCTION IN THE VICINITY OF THEIR EASEMENTS AND/OR RIGHT-OF-WAYS
6. THE OPENING AND CLOSING OF ALL VALVES ON EXISTING WATER LINES MUST BE PERFORMED EXCLUSIVELY BY THE DISTRICT OPERATOR
7. THE DISTRICT OPERATOR MUST PERFORM ALL WATER LINE BACTERIOLOGICAL TESTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE DISTRICT
8. PRIOR TO CONSTRUCTION OF THIS FACILITY WITHIN OR BY THE DISTRICT, THE DISTRICT OR THE ENGINEER WILL GIVE A WRITTEN NOTICE BY REGISTERED OR CERTIFIED MAIL TO THE CITY ENGINEER OF THE CITY OF IOWA COLONY STATING THE DATE SUCH CONSTRUCTION WILL COMMENCE.



Notify Brazoria Drainage District No. 5 at least forty-eight (48) hours before placing any concrete for drainage structures. Failure to properly coordinate an on-site inspection before concrete is poured will cause portions of the concrete to be broken out at the applicant's expense in order to prove to the DISTRICT'S inspector that construction complies with DISTRICT Rules, Regulations & Guidelines.

Commissioner's signature for final approval:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

Lee Walden, P.E. 10/2/23 Kerry Osburn 10/2/23
President Vice President
Brandon Middleton 10/2/23 Nazar Saba, P.E. 10/2/23
Secretary/Treasurer District Engineer

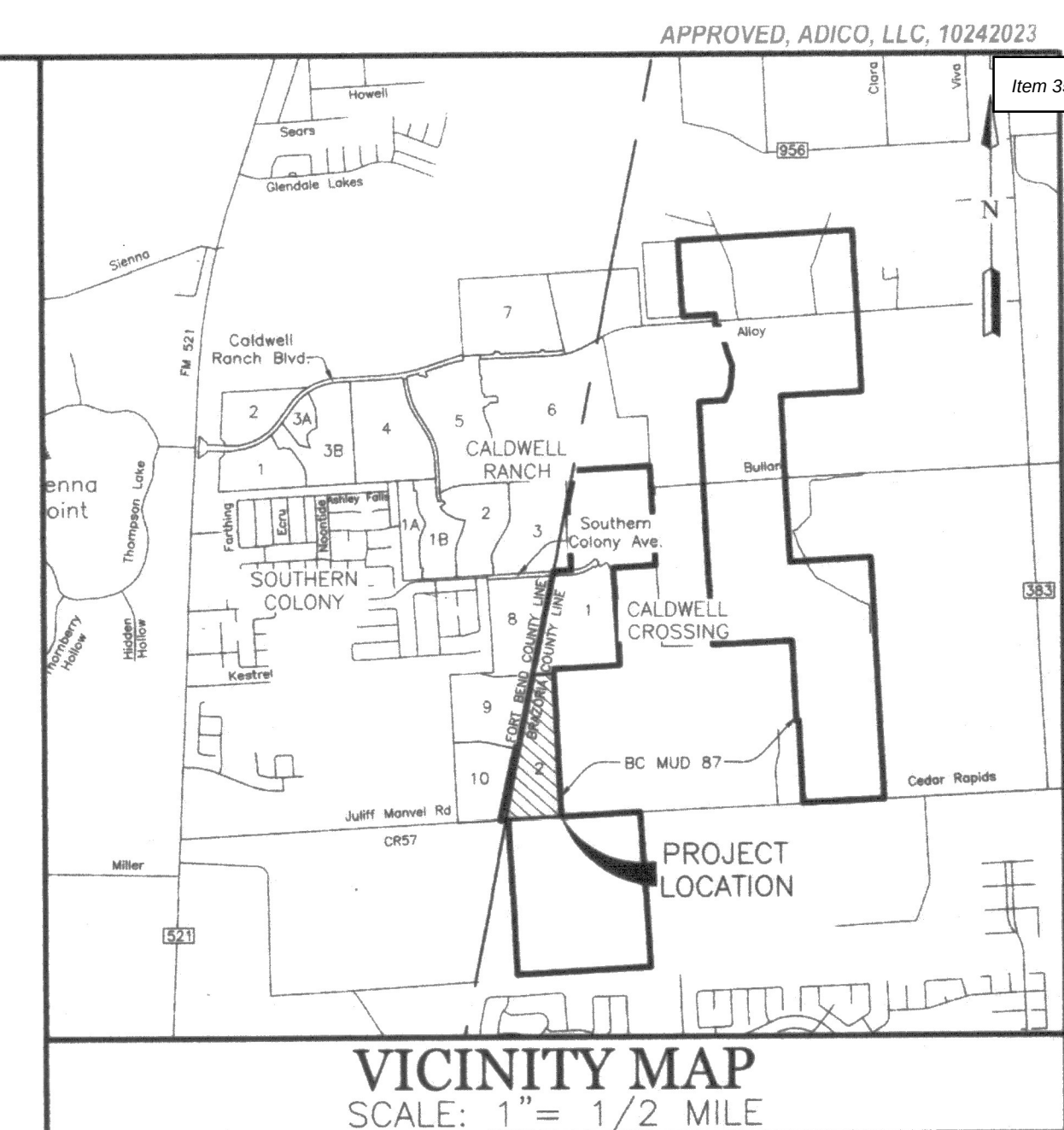
Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BDD5 Ref. ID #: B230012

The signatures above are evidence of approval only for the portion of the proposed project that are within the jurisdiction of Brazoria Drainage District No. 5



APPROVED FOR CONSTRUCTION
BY S.P. DATE 10/24/2023



SHEET INDEX

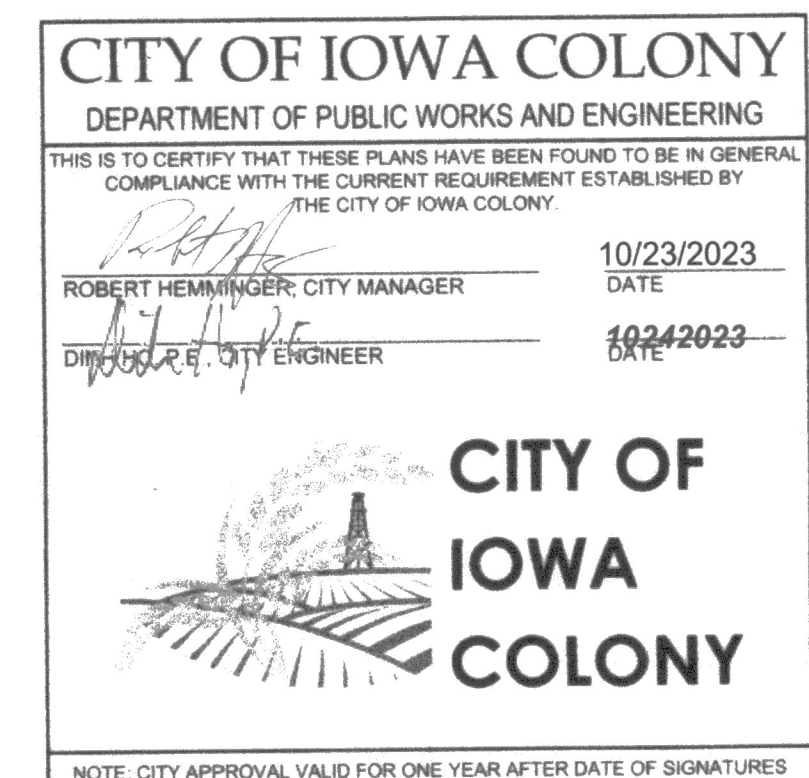
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14. YALPON DRIVE & MYSTIC ISLAND WAY
15. GUAVA WAY & BREEZY ISLAND WAY
16. SEA BREEZE WAY & SAILBOAT WAY
17. STAR GRASS LANE
18. BAYBERRY DRIVE
19. CORAL REEF LANE & PALM TREE LANE
20. OUTFALL A & OUTFALL B & OUTFALL C
21. 12 - INCH SANITARY SEWER

DETAILS

22. WATER LINE DETAILS SHEET 1
23. WATER LINE DETAILS SHEET 2
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39. BDD4 STANDARD DETAILS SHEET 3



OWNER / DEVELOPER:
608 COLONY INVESTMENTS, LTD.
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
PHONE: (281) 566-2100

I HEREBY CERTIFY THAT THESE RECORD DRAWINGS SUBSTANTIALLY REPRESENT THE CONSTRUCTED CONDITION. THE PLANS WERE PREPARED AND THE CONSTRUCTION WAS PERFORMED IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

KATHLEEN KINCHEN, P.E. 136244
ABEL GALLEGOS, P.E. 150373
DATE 8/15/24

WS&D RECORD DRAWING

I HEREBY CERTIFY THAT THIS DRAWING REFLECTS THE IMPROVEMENTS CONSTRUCTED AS TO SIZE, LOCATION, AND GRADE; AND THAT THE CONSTRUCTION WAS IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

CONTRACTOR: DIMAS BRIS DATE: 8/15/24
TITLE: S.U.P.T. Paul Hulse

PAVING RECORD DRAWING

I HEREBY CERTIFY THAT THIS DRAWING REFLECTS THE IMPROVEMENTS CONSTRUCTED AS TO SIZE, LOCATION, AND GRADE; AND THAT THE CONSTRUCTION WAS IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

CONTRACTOR: DIMAS BRIS DATE: 8/15/24
TITLE: S.U.P.T. Paul Hulse

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (IN HOUSTON)
(NEW STATEWIDE NUMBER OUTSIDE HOUSTON)
1-800-545-6005

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

Tuesday, August 4, 2026

Mayor Wil Kennedy
City Council
City of Iowa Colony
3144 Meridiana Pkwy.
Iowa Colony, TX 77553

Re: Meridiana Section 35B – Water Distribution, Wastewater Collection, Storm Water and Paving Facilities
Brazoria County Municipal Utility District No. 55
Recommendation for Acceptance into One Year Maintenance Period
City of Iowa Colony Project No. 7973
Adico, LLC Project No. 710-26-004-011

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed the final inspection for Meridiana Section 35B– Water Distribution, Wastewater Collection, Storm Water and Paving Facilities. The final inspection was held July 22, 2026, with all punch list items completed on or about July 30, 2025.

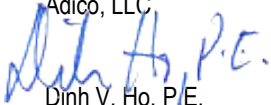
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Meridiana Section 35B – Water Distribution, Wastewater Collection, Storm Water and Paving Facilities into the One-Year Maintenance Period. The maintenance period shall be effective August 17, 2026, if approved by city council.

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

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

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Dr. Tarron Richardson
File: 710-26-004-011

CERTIFICATION OF INFRASTRUCTURE FOR:

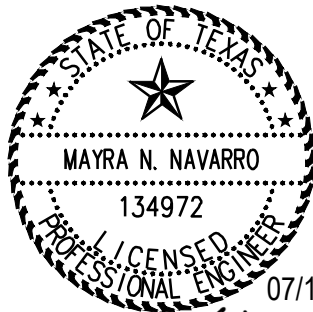
Meridiana, Section Thirty Five - B

(Project Name)

I, Mayra N. Navarro, P.E

(Name of Licensed Engineer)

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

Engineer's Seal

A handwritten signature in black ink, appearing to read "Mayra N.", is written over the bottom right portion of the Engineer's Seal.

A handwritten signature in black ink, appearing to read "Mayra N.", is written above a horizontal line.

Engineer's Signature

EHRA

Licensed Engineering Firm Name

10011 Meadowglen Lane

Address

Houston, Texas 77042

City, State and Zip Code

713-784-4500

Phone No.

**CITY OF IOWA COLONY
MAINTENANCE BOND**

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

a. Bond Number: 108468852

b. Principal: Northtex Construction, LLC

c. Surety:

Name: Travelers Casualty and Surety Company of America

State Where Surety is Incorporated: Connecticut

d. Obligee(s): Brazoria County Municipal Utility District No. 55 and the City of Iowa Colony; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

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

e. Contract: The Contract described as follows:

Date: _____

Parties: Principal and the City of Iowa Colony

Subdivision involved: Meridiana Section Thirty Five-B

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.):
Water Distribution, Wastewater Collection, Storm Water Facilities and Paving to serve Meridiana Section Thirty Five-B

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

f. Bond Amount: \$605,874.87

g. Maintenance Period:

Starting Date of Maintenance Period: _____

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

Ending Date of Maintenance Period: two years after the Starting Date

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

2. Principal has entered into the Contract.

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

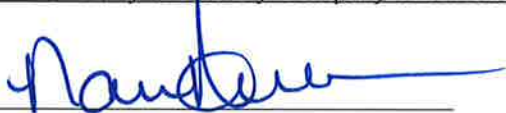
4. The condition of this obligation is that if the Principal shall remedy without cost to the Oblige any Covered Defect, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.

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

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

DATED: April 8, 2026

SURETY:
Travelers Casualty and Surety Company of America

By: 

Signature

Namesia Anderson

Print or Type Signer's Name

Attorney-In-Fact

Signer's Title

PRINCIPAL:
Northtex Construction, LLC

By: 

Signature

Ruben Garcia

Print or Type Signer's Name

President

Signer's Title

ATTACH POWER OF ATTORNEY



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

Item 36.

POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **Namesia Anderson, Joseph R Aulbert, Marc W Boots, Dylan Clark, Richard Covington, Michael Garcia, Susan Golla, Ashley Koletar, Vickie Lacy, Stephanie Moore Harold, Melanie Salinas, Ryan Varela, Dylan Young, Maria D Zuniga of Houston, Texas,** their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **16th** day of **February, 2024**.



State of Connecticut

City of Hartford ss.

By: 
Bryce Grissom, Senior Vice President

On this the **16th** day of **February, 2024**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**




Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **8th** day of **April**, **2026**




Kevin E. Hughes, Assistant Secretary

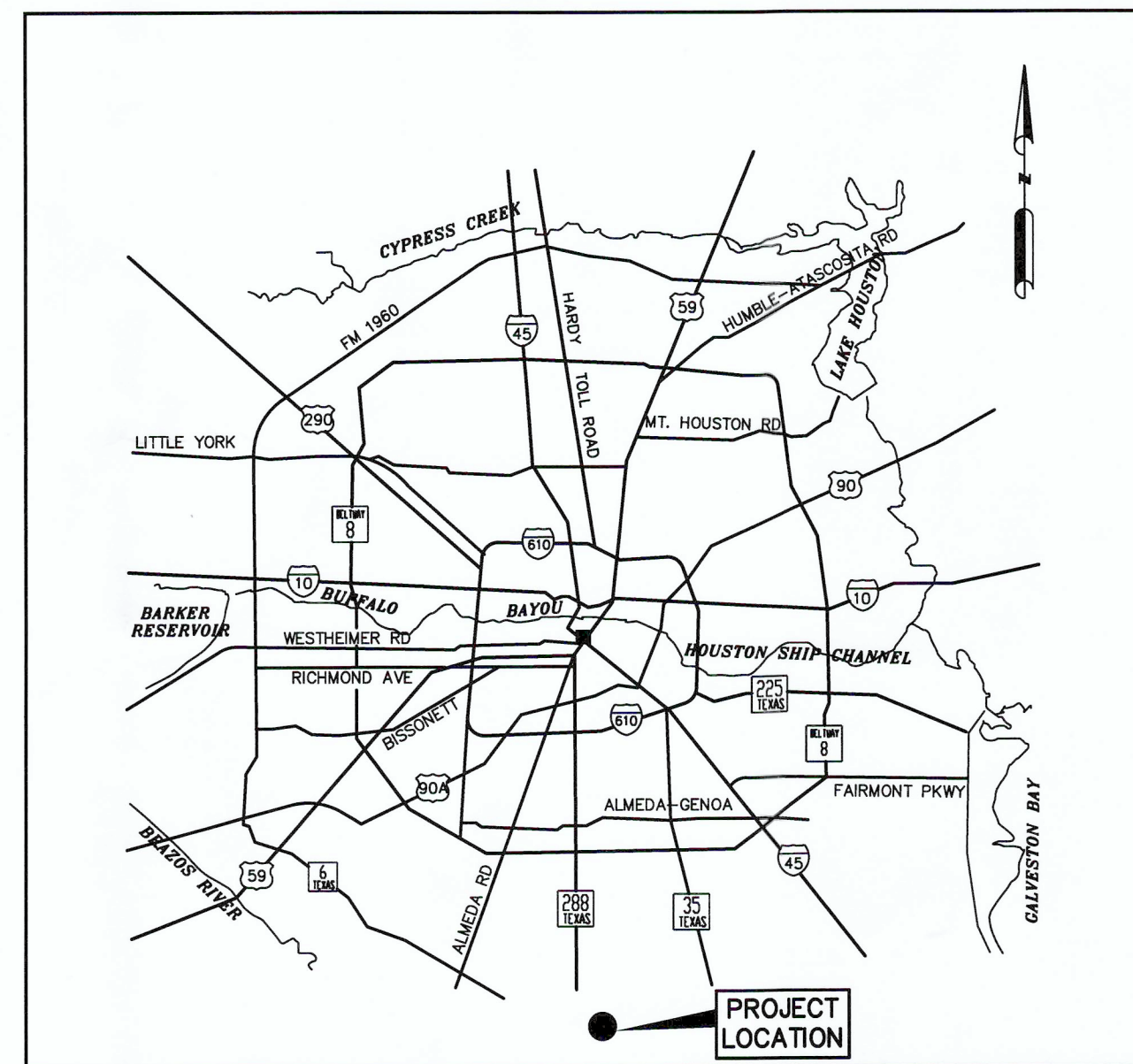
To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 55

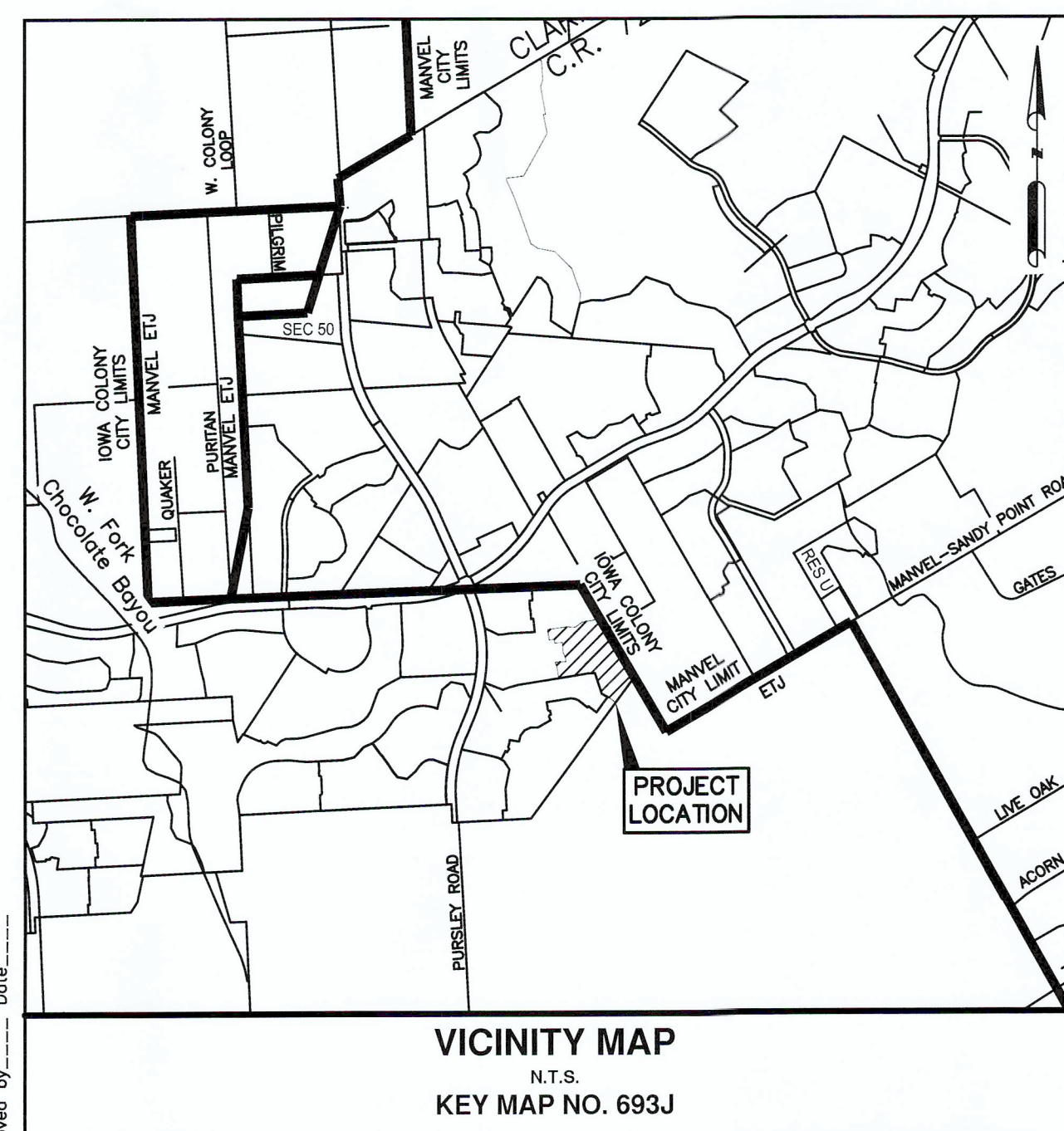
PLANS FOR CONSTRUCTION OF WATER DISTRIBUTION, WASTEWATER COLLECTION, PAVING AND STORM WATER FACILITIES TO SERVE MERIDIANA SECTION 35B IOWA COLONY, TEXAS

PRINTED
JUL 07 2026

EHRA RECORD DRAWINGS			
PRELIMINARY (UNDER REVIEW)		7-15-26	DATE
INTERNAL REVIEW	DATE	INITIALS	
☐ SURVEY			
☐ CPS			
☐ ENGINEER			
☐ FINAL		DATE	INITIALS



LOCATION MAP
N.T.S.



VICINITY MAP
N.T.S.
KEY MAP NO. 693J

Sheet List Table	
Sheet Number	Sheet Title
GENERAL	
1	COVER SHEET
2	GENERAL NOTES
LAYOUTS	
3	PAVING AND DRAINAGE LAYOUT
4	STORM SEWER CALCULATIONS LAYOUT
5	WATER DISTRIBUTION, WASTEWATER COLLECTION & SIGNAGE LAYOUT
6	STORM WATER POLLUTION PREVENTION PLAN LAYOUT
7	LOT GRADING LAYOUT
8	CROSS SECTIONS
PLAN AND PROFILES	
9	PALO VERDE DRIVE 0+00 TO 5+50
10	PALO VERDE DRIVE & MOJAVE COURT STA 5+50 TO END
11	SAGE HILLS DRIVE 0+00 TO END
12	SW WATER LINE STA 0+00 TO END & NORTH WATERLINE STA 0+00 TO END
DETAILS	
13	WATER LINE DETAILS (SHEET 1 OF 2)
14	WATER LINE DETAILS (SHEET 2 OF 2)
15	SANITARY SEWER DETAILS (SHEET 1 OF 3)
16	SANITARY SEWER DETAILS (SHEET 2 OF 3)
17	SANITARY SEWER DETAILS (SHEET 3 OF 3)
18	STORM SEWER DETAILS (SHEET 1 OF 4)
19	STORM SEWER DETAILS (SHEET 2 OF 4)
20	STORM SEWER DETAILS (SHEET 3 OF 4)
21	STORM SEWER DETAILS (SHEET 4 OF 4)
22	PAVING DETAILS (SHEET 1 OF 4)
23	PAVING DETAILS (SHEET 2 OF 4)
24	PAVING DETAILS (SHEET 3 OF 4)
25	PAVING DETAILS (SHEET 4 OF 4)
26	STORM WATER POLLUTION PREVENTION PLAN DETAILS (SHEET 1 OF 2)
27	STORM WATER POLLUTION PREVENTION PLAN DETAILS (SHEET 2 OF 2)
28	TXDOT TRAFFIC CONTROL DETAILS
29	PAVING MARKING DETAIL

March 2025



CALL BEFORE YOU DIG!
TEXAS ONE CALL PARTICIPANTS REQUEST
48 HOURS NOTICE BEFORE YOU DIG, DRILL,
OR BLAST - STOP CALL
Texas One Call System
1-800-344-8377
(713)223-4567 (IN HOUSTON)



ENGINEERING THE FUTURE
SINCE 1936

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

JOB NO. 081-011-35-02



CITY OF IOWA COLONY



CITY OF IOWA COLONY	
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING	
THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.	
	4/14/2025
ROBERT HEMMINGER, CITY MANAGER	DATE
	4/14/2025
DINH HO, P.E., CITY ENGINEER	DATE
CITY OF IOWA COLONY	
NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES	

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

COIC Project No. 6112
Adico, LLC Project No. 710-25-003a-014 P-4680

SHEET 1 OF 29 SHEETS



August 4, 2026

City of Iowa Colony
3144 Meridiana Parkway
Iowa Colony, Texas 77583

Re: WYNSERRA SEC 4 PRELIMINARY PLAT- EOA REQUEST

Dear Mayor and City Council Members,

We, META Planning + Design respectfully request an extension of the approval for the Wynaerra Sec 4 Preliminary Plat to allow additional time to assemble the final plat package. The preliminary plat was approved by the City of Iowa Colony Planning Commission on October 7th, 2025, and by the City of Iowa Colony City Council on October 20th, 2025. We respectfully request a six-month extension to complete the final plat package. Additionally, we acknowledge that no further extensions will be requested.

Please contact me if you need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Jacob Guerrero".

Jacob Guerrero

**ADDENDUM TO
ORDINANCE NO. 2024-11**

1. This Addendum is an integral part of the above captioned ordinance of the City of Iowa Colony, Texas.
2. The amendment to the Comprehensive Zoning Ordinance, which includes a Planned Unit Development with a Specific Use Permit for an Active Adult Rental Community, is hereby subject to the attached comments and recommendations approved by the City Council outlined in the Letter of Recommendation (LOR) from Adico Consulting Engineers, dated October 3, 2024, regarding the Cadence Creek – Caldwell 55+ Active Adult Community (Adico, LLC Project No. 16007-2B-262), as attached.
3. In the event of any conflict in terms, the more restrictive provision shall govern and control.

CITY OF IOWA COLONY, TEXAS

**_____
MARQUETTE GREENE-SCOTT, MAYOR PRO -TEM**

ATTEST:

**_____
KAYLEEN ROSSER, CITY SECRETARY**



City Council Agenda Item Request Form

Item 38.

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

Date: 10/3/2024

Department Making Request: 35 - Community Development

Person Making Request: Dinh Ho, P.E.

Item Type: Action (other)

Budgeted? Y / N / n/a Cost: 0

If budgeted, identify account:

Short Description:

Caldwell Companies submitted the Cadence Creek Plan Unit Development for the property located at 9618 Iowa Colony Blvd. on August 26, 2024.
The Planned Unit Development is proposed to develop the site to be an Age Restricted 55+ Active Adult Community.

Explanation/Justification Details:

Caldwell Companies submitted the Cadence Creek Plan Unit Development for the property located at 9618 Iowa Colony Blvd. on August 26, 2024.

The tract is comprised of approximately +/-20 acres of land, located across of Meridiana Elementary School.

The plan is to for the tract to be as an Age Restricted 55+ Active Adult Community with a mix of cottage homes and a 4-story and apartment facility.

Staff has reviewed the PUD and recommend approvals subject to the conditions as outlined in the report.

P&Z approved the Cadence Creek PUD with staff recommendations with a vote of 4-1.

Requestor Signature:

Dinh Ho, P.E.

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

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the

Council Agenda.

City Secretary

MEMORANDUM

Date: October 3, 2024
To: City Council Members
From: Dinh V. Ho, P.E.
RE: Cadence Creek PUD – Active Adult Community
 Staff's Summary and Recommendations
CC: Mayor Wil Kennedy, Robert Hemminger, Natasha Brooks, Kayleen Rosser

Caldwell Companies submitted the Cadence Creek Plan Unit Development for the property located at 9618 Iowa Colony Blvd. on August 26, 2024. The tract is comprised of approximately +/-20 acres of land, located across of Meridiana Elementary School. The plan is to for the tract to be as an Age Restricted 55+ Active Adult Community with a mix of cottage homes and a 4-story apartment facility.

Attached is the proposed application with variance requests from the current City development ordinances.

Summary:

1. ***Request to buffer the development as single family adjacent to single family and not multi-family adjacent to single-family.***

Recommendation: Staff have no objections to this request.

2. ***Request for side, rear, and front screening requirements.***

Recommendation: Staff recommend to require 6' masonry fencing along Iowa Colony Blvd. This is consistent with all SFR development.

3. ***Request to waive Neighborhood and Regional Parkland fees.***

Recommendation: Staff recommend denying this request. The Regional Park fee is for the acquisition and development of regional parks per the adopted Master Park Plan within the Iowa Colony.

Neighborhood Fees: "Private Neighborhood Parks" (Section 3.2.1.5) and can meet up to 50% of the required park land dedicated acreage. Developer shall be responsible for the balance if no public dedication.

4. ***Request for Building set back along Arterial frontage.***

Recommendation: Staff recommend setbacks to be min 25' along Iowa Colony, consistent with SFR development.

5. ***Request for Building Height to allow for 4-story variance.***

Recommendation: Staff recommend approval subject the following conditions:

1. Two sets of elevators be provided on each side of the building.
2. Backup generator to be provided onsite for emergency backup for operation of the both sets of elevators.

6. Request for Approval Building Materials

Recommendation: Staff have no objections to this request.

7. Request for variance of masonry percentage

Recommendation: Staff agrees with the proposed masonry percentage. The development will be gated, therefore visual impact will be negligible from the public roadway.

8. Request for PUD boundary variance

Recommendation: Staff have no objections to this request.

9. Request for separate access points on major thoroughfare variance.

Recommendation: Staff is recommending a 2nd point of access point based on the density of this development.

Staff recommends approval of the Cadence Creek PUD subject to the recommendations as noted above.

Planning and Zoning approved the Cadence Creek PUD with staff recommendations on October 1, 2024.

CITY OF IOWA COLONY

"Where We Make It Happen"

Item 38.

APPLICATION FOR SPECIFIC USE PERMIT FORM 'B'

APPLICATION DATE: 8/26/2024

NAME OF APPLICANT: Hayden Dobbs

THE LEGAL DESCRIPTION AND THE ADDRESS OF THE PROPERTY THAT IS SUBJECT OF THE APPLICATION FOR SPECIFIC USE:
Address: 9618 Iowa Colony Blvd, TX 77583

Being 20.00 Acres of land situated in the H.T. & B.R.R. Co. Survey, section 56, Abstract 515, Brazoria County, Texas, Being out of a called 73.94 acre tract of land recorded under volume 987, pages 519, 521, 523 and 525 of the Brazoria County Deed Record's; said 20,00 acres of land being more particularly described on the attached Metes and Bounds Description.

A DETAILED DESCRIPTION OF THE SPECIFIC USE PERMIT THAT IS PROPOSED:

Details in the attached Variance Request. In short, an active adult (55+) rental community with a mix of 1 multistory multifamily building, with single story cottages along the perimeter. This PUD would potentially include a commercial component as well.

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

THE SIGNED CONSENT OF THE OWNER OR OWNERS OF THE SUBJECT PROPERTY, IF THE APPLICANT IS NOT THE OWNER OF THE PROPERTY: This request is subject to purchase.

THE APPLICANT'S INTEREST IN THE SUBJECT PROPERTY IF THE APPLICANT IS NOT AN OWNER OF ALL OR PART OF THE PROPERTY. The applicant's company currently has the subject under contract to purchase.

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

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

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

SIGNATURE REQUIRED: 

**METES AND BOUNDS DESCRIPTION
BEING 20.00 ACRES OF LAND SITUATED IN
THE H.T. & B. R.R. CO. SURVEY, SECTION 56, ABSTRACT 515,
BRAZORIA COUNTY, TEXAS**

BEING 20.00 ACRES OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION 56, ABSTRACT 515, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 73.94 ACRE TRACT OF LAND RECORDED UNDER VOLUME (VOL.) 987, PAGES (PG.) 519, 521, 523 AND 525 OF THE BRAZORIA COUNTY DEED RECORD'S (B.C.D.R.); SAID 20.00 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a "MAG-NAIL" set marking the southeast corner of the said 73.94 acre tract, the southwest corner of a called 37.02 acre tract recorded under Brazoria County Clerk's File Number (B.C.C.F. NO.) 2018045191, the northwest corner of The Abbreviated Plat of Meridiana Elementary School as per plat recorded under B.C.C.F. NO. 2015000499 and the northeast corner of a called 40.00 acre tract recorded under B.C.C.F. NO. 2006041926, being located in the recognized Survey Line between the said H.T. & B. R.R. CO. Survey, A-515 and H.T. & B. R.R. CO. Survey, A-286 and generally located in County Road 48 (50-foot wide) as per the plat of Emigration Land Subdivision Section 56 recorded under Vol. 2, Pg. 113 of the Brazoria County Plat Record's (B.C.P.R.);

- (1) **THENCE**, South 87°22'50" West, along the south line of the said 73.94 acre tract common to said 40.00 acre tract, passing at a distance of 40.1 feet an obliterated 3/4-inch iron pipe found for reference, passing at a distance of 170.10 feet a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the northeast corner of Lot 9, Block 1 of Meridiana Section 5 Partial Replat No. 1 as per plat recorded under B.C.C.F. NO. 2016039871, and continuing in common therefrom for a total distance of 714.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a northerly corner of Lot 3, Block 1 of said Meridiana Section 5 being in the east line of Lot 16, Block 1 of Meridiana Section 6 Partial Replat No. 1 as per plat recorded under B.C.C.F. NO. 2016001689;
- (2) **THENCE**, North 02°44'45" West, along the said east line of Meridiana Section 6 for a distance of 1,219.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the northeast corner of Lot 1, Block 1 of said Meridiana Section 6, being in the north line of the said 73.94 acre tract common to a called 6.06 acre tract recorded under Vol. 261, Pg. 461 B.C.D.R.;
- (3) **THENCE**, North 87°22'50" East, along the common line of said 73.94 acre tract and said 6.06 acre tract for a distance of 714.43 feet to a "MAG-NAIL" set marking the northeast corner of the said 73.94 acre tract and the northwest corner of the aforementioned 37.02 acre tract, being located in the aforementioned common Survey Line generally located in the aforementioned County Road 48;
- (4) **THENCE**, South 02°44'45" East, along the common line of said 73.94 acre tract and said 37.02 acre tract with the said common Survey Line for a distance of 1,219.44 feet to the **POINT OF BEGINNING** and containing 20.00 acres of land. This description accompanies a Land Title Survey prepared by Edminster, Hinshaw, Russ and Associates, Inc. (24150700V-PBLT.dwg) dated July 16, 2024.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPELS No. 10092300

Robert L. Boelsche

Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10011 Meadowglen Ln.
Houston, Texas 77042
713-784-4500



Date: July 16, 2024
Job No: 241-507-00
File No: R:\2024\241-507-00\Docs\Description\Boundary\24150700V-PBLT-MB.doc

ORDINANCE NO. _2024-11_**AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS,
AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO
REZONE CERTAIN PROPERTY ON 9816 IOWA COLONY BLVD
FROM SINGLE FAMILY RESIDENTIAL TO PLANNED UNIT
DEVELOPMENT; AND CONTAINING RELATED PROVISIONS**

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

Section 1. Findings

That the City Council of the City of Iowa Colony, Texas, ("the City") makes the following findings of fact:

- a. The Owner of the premises subject to this zoning action or the Owner's duly authorized agent has timely filed with the City Secretary a request for this action, containing all necessary information.
- b. The Planning and Zoning Commission and the City Council of the City have each held a public hearing on this zoning action in compliance with the Zoning Enabling Act of the State of Texas, codified as Section 211.001, et seq., Texas Local Government Code, and the Zoning Ordinance.
- c. More than fifteen (15) days before the date of each of those hearings, public notice thereof was published once in the Alvin Sun, a newspaper of general circulation in and the official newspaper of the City, stating the date, time, and place of each of those hearings.
- d. More than ten (10) days before the date of each of those hearings, and more than thirty (30) days prior to the passage of this ordinance, written notice of each of those hearings and of the application for this zoning action was sent to the owners of the herein described property subject to this zoning action and to all owners of property located within two hundred (200') feet of that property.
- e. At least 10 days before each of those hearings, notice of those hearings was posted on the property subject to this zoning action, in compliance with the Unified Development Code of the City.
- f. Before the City Council hearing on this zoning action, the Planning and Zoning Commission made a written recommendation to the City Council on this zoning action.
- g. After giving due regard to the nature and consideration of all adjacent uses and structures and of the nature and condition of the City as a whole, the City Council is of the opinion that this zoning action conforms to the requirements and intent of the City

and the Comprehensive Plan of the City, and that such rezoning will not constitute a nuisance or be detrimental to the public health, safety, morals, or welfare of the community.

h. The health, safety, morals, and general welfare of the people of the City will best be served by the adoption of this ordinance and the passage of this ordinance.

i. All requirements of law concerning this zoning action have been satisfied.

Section 2. Rezoning

The Comprehensive Zoning Ordinance of the City is hereby amended, and the following described real property (herein called "the premises") located within the corporate limits of the City is hereby rezoned from **Single Family Residential to Planned Unit Development**:

Being 20.00 Acres of land situated in the H.T. & B.R.R. Co. Survey, section 56, Abstract 515, Brazoria County, Texas, being out of a called 73.94-acre tract of land recorded under volume 987, pages 519, 521, 523 and 525 of the Brazoria County Deed Record's

Section 3. Ratification of Actions of Agents

The City Council of the City of Iowa Colony hereby ratifies and confirms any and all actions taken by the Mayor, Mayor Pro-Tem, City Secretary, City Attorney, City Manager, or any other officer or agent thereof, in connection with the granting of the zoning action evidenced by this ordinance, in giving the public notice of the above described hearings, in giving notice of those hearings, and in conducting those hearings.

Section 4. Zoning Map

The City Secretary shall amend the zoning map of the City of Iowa Colony to reflect this zoning action.

Section 5. Other Ordinances

This ordinance is cumulative of and in addition to all other ordinances of the City of Iowa Colony on the same subject, and all such other ordinances are hereby expressly saved from repeal. In the event any provisions of any such other ordinance conflict with or overlap the provisions of this ordinance, whichever imposes the more stringent regulation shall control, except as may be specifically stated otherwise herein. The Zoning Ordinance shall remain in full force and effect, subject to the changes herein specified.

Section 6. Severance Clause

In the event any section or provision, of whatever size, of this ordinance is found to be unconstitutional, void or inoperative by the final judgment of a court of competent jurisdiction, such defective provision, if any, is hereby declared to be severable from the

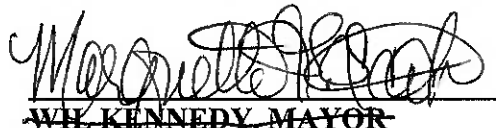
remaining sections and provisions of this ordinance and such remaining sections and provisions shall remain in full force and effect.

Section 7. Effective Date

This ordinance shall take effect and be in force from and after its passage and adoption.

READ, PASSED AND ADOPTED ON THE 14TH DAY OF OCTOBER 2024.

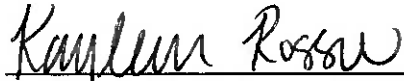
CITY OF IOWA COLONY, TEXAS



~~WIL KENNEDY, MAYOR~~

Marquette Greene-Scott,
Mayor Pro Tem

ATTEST:



KAYLEEN ROSSER, CITY SECRETARY

