



CITY OF IOWA COLONY

CITY COUNCIL MEETING

Monday, June 26, 2023
7:00 PM

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

Phone: 281-369-2471

Fax: 281-369-0005

www.iowacolonytx.gov

THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE CITY COUNCIL OF IOWA COLONY WILL HOLD A COUNCIL MEETING AT 7:00 PM ON MONDAY, JUNE 26, 2023 AT IOWA COLONY CITY HALL, 12003 IOWA COLONY BLVD., IOWA COLONY, TEXAS 77583 FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

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

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS & ANNOUNCEMENTS

Reserved for formal presentations and proclamations.

1. Presentation of a Proclamation for Juneteenth.
2. Consideration and possible action to adopt a resolution accepting the Fourth of July donations.

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.

ITEMS FOR CONSIDERATION

EXECUTIVE SESSION

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

3. Discussion on potential real estate acquisition and matters related thereto.
4. Discussion on appointments to the Planning and Zoning Commission and the Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2.

POST EXECUTIVE SESSION

COUNCIL COMMENTS

STAFF REPORTS

5. Fire Marshal/Building Official Monthly Report

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

ITEMS FOR CONSIDERATION

11. Consideration and possible action related to the purchase of real property.
12. Consideration and possible action to appoint members to the Planning and Zoning Commission.
13. Consideration and possible action to appoint members to the Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2 Board.
- [14.](#) Consideration and possible action to set the date, time, and place for the public hearing on the proposed Crime Control and Prevention District budget.
- [15.](#) Consideration and possible action to adopt an ordinance on first and final reading approving a variance to the transparency requirements in the City's Unified Development Code at 2320 Meridiana Parkway.
- [16.](#) Consideration and possible action authorizing a service agreement with Kendig Keast Collaborative for Community Planning Services under the HGACBuy Cooperative Purchasing Program.
- [17.](#) Consideration and possible action to adopt an ordinance on first and final reading authorizing the Iowa Colony Development Authority to issue its 2023 Bond Series in an amount not to exceed \$15 million.
- [18.](#) Consideration and possible action authorizing the purchase of furniture and equipment in the amount of \$289,702.11 for the Public Safety Building from the Texas Correctional Industries in accordance with the Local Government Code Chapter 497, Subchapter A, Prison Made Goods Act.
- [19.](#) Consideration and possible action approving a contract for engineering and design services with Adico Consulting Engineers for the HGAC Mitigation Method of Distribution Grant Program through the Texas General Land Office.
- [20.](#) Consideration and possible action approving a resolution committing local matching funds for the HGAC Mitigation Method of Distribution Grant Program through the Texas General Land Office.
- [21.](#) Consideration and possible action approving a proposed multifamily development in Sierra Vista, MUD 32.

CONSENT ORDINANCES – SECOND READING

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

- [22.](#) Consideration and possible action to approve an ordinance on second and final reading amending ordinance 2014-05 related to the additional homestead exemption for senior and disabled citizens.

CONSENT AGENDA

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

- [23.](#) Consider approval of the May 15, 2023 worksession minutes.

- 24. Consider approval of the May 15, 2023 city council meeting minutes.
- 25. Consider approval of the May 18, 2023 city council meeting minutes.
- 26. Consider approval of the June 12, 2023 council budget work session minutes.
- 27. Consider approval of the 2022 annual TIRZ audit report.
- 28. Consider approval of a resolution for the body-worn camera grant.
- 29. Consider approval of the Sierra Vista Section 8B1 Final Plat.
- 30. Consider approval of the Sierra Vista Center Preliminary Plat.
- 31. Consider approval of the Garza's Lots Abbreviated Plat.
- 32. Consider approval of the Sterling Lakes Retail Preliminary Plat.
- 33. Consider approval of the Hayes Creek Estates Final Plat.
- 34. Consider approval of Infrastructure approval/acceptance for Sierra Vista Section 8A-Water, Sanitary, Drainage, and Paving Facilities into one year maintenance period.

ADJOURNMENT


I, Kayleen Rosser, hereby certify that the above notice of meeting of the Iowa Colony City Council was posted pursuant to the Texas Open Meeting Act (Chapter 551 of the Texas Government Code) on June 23, 2023.



Kayleen Rosser, City Secretary



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



Kayleen Rosser, City Secretary

Date Signed: _____

Proclamation

Iowa Colony, Texas

WHEREAS, Our country is made up of people from every nation on earth, who are declared equal not only in freedom but also in justice, both of which are essential for a healthy human civilization; and

WHEREAS, Our nation was conceived on July 4th, 1776 with the Declaration of Independence, the classic statement being: "We hold these truths to be self-evident, that all men are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty and the pursuit of Happiness"; and

WHEREAS, At 2:00 p.m. on New Year's Day, January 1, 1863, using his war powers as President, Abraham Lincoln signed the Emancipation Proclamation, providing that all persons held as slaves within any State or designated part of a State "shall be then, thenceforward, and forever free;" and

WHEREAS, The Emancipation Proclamation made the permanent abolition of slavery a Union war aim and provided the legal framework for the emancipation of nearly all four million slaves as the Union armies advanced; and

WHEREAS, Hearing of the Proclamation, many slaves escaped to Union lines as the army units moved south; and

WHEREAS, On June 19, 1865, almost 2 ½ years later, Major General Gordon Granger arrived in Galveston, Texas, and announced the end of both the Civil War and slavery, with this announcement:

"The people of Texas are informed that, in accordance with a proclamation from the Executive of the United States, all slaves are free. This involves an absolute equality of personal rights and rights of property, between former masters and slaves and the connection heretofore existing between them, becomes that between employer and hired labor. The Freedmen are advised to remain at their present homes and work for wages. They are informed that they will not be allowed to collect at military posts; and they will not be supported in idleness either there or elsewhere"; and

WHEREAS, Texans began the celebration of Juneteenth in 1866, with community events such as parades, cookouts, prayer gatherings, musical performances and historical cultural readings; some communities purchased land for Juneteenth celebrations, such as Emancipation Park in Houston, Texas; and as freed families emigrated from Texas to other parts of the United States, they carried the Juneteenth celebration with them; and

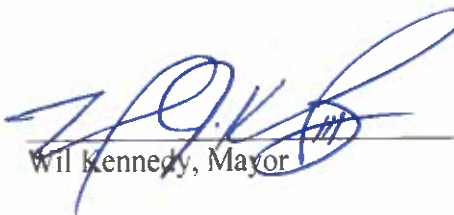
WHEREAS, Al Edwards, a freshman state representative, put forward the bill, H.B. 1016, in 1979 making Texas the first state to grant this emancipation celebration; and

WHEREAS, On January 1, 1980, Juneteenth became an official Texas state holiday; and

WHEREAS, Since then, 45 other states and the District of Columbia have also declared it an official holiday; and

NOW, THEREFORE, I, Wil Kennedy, Mayor of the City of Iowa Colony, Texas, do hereby declare June 19, 2023, as **JUNETEENTH** in the City of Iowa Colony, Texas, and urge all citizens to become more aware of the significance of this celebration in African American History and in the heritage of our nation and City.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Iowa Colony, Texas, to be affixed this 12th day of June, 2023.



Wil Kennedy, Mayor



RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS,
THANKING THE SPONSORS OF THE CITY’S INDEPENDENCE DAY
CELEBRATION AND URGING ALL PEOPLE TO PARTICIPATE**

WHEREAS, the City of Iowa Colony wishes to celebrate the birth of our nation; and

WHEREAS, fireworks displays have been a time-honored, family-oriented form of celebrating Independence Day since John Adams wrote to his wife upon signing the Declaration of Independence that Independence Day “will be celebrated, by succeeding Generations, as the great anniversary Festival,” with “Illuminations from one End of this Continent to the other from this Time forward forever more;” and

WHEREAS, the City of Iowa Colony will continue this tradition with festivities beginning at 6:00 p.m., Tuesday, July 4, 2023, at Alvin ISD Freedom Field, 10855 Iowa Colony Boulevard; and

WHEREAS, this celebration will include a fireworks display beginning at 9:15 p.m.; and

WHEREAS, several friends of Iowa Colony have generously sponsored the City’s fireworks display;

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

SECTION 1. That the City of Iowa Colony expresses its sincere gratitude for the generous contributions of the sponsors of the City’s fireworks display on July 4, 2023:

PLATINUM Sponsors:

Centerpoint Energy

GOLD Sponsors:

Adico Consulting Engineers

Land Tejas

SILVER Sponsors:

Meridiana

CrowderGulf

McLemore-Luong Architects

Si Environmental

Sterling Structures

BRONZE Sponsors:

Coats Rose, P.C.

ABHR

Ron Cox Consulting
The Muller Law Group, PLLC
EHRA
Joiner Architects
Performance Services
Texas First Bank
Manvel Insurance

SECTION 2. That the City of Iowa Colony urges all people to join together in our celebration of Independence Day on July 4, 2023.

READ, PASSED, AND APPROVED ON JUNE 26, 2023

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

ATTEST:

Kayleen Rosser, City Secretary



CITY OF IOWA COLONY

12003 Iowa Colony Blvd.
Iowa Colony Tx. 77583
Phone: 281-369-2471
Fax: 281-369-0005
www.iowacolonytx.gov

MONTHLY REPORT- May 2023

June 20, 2023

Mayor and Council,

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

Building Department

Inspections Conducted by BBG-Inspector

Building Inspections-	231
Plumbing Inspections -	429
Mechanical Inspections-	104
Electrical Inspections-	<u>207</u>
Total-	971

Inspections Conducted by In-House City

Building-	179
City Ordinance Violations-	54
Animal Control Violations-	<u>32</u>
Total-	265

Inspections paid to BBG for May 2022 total of 1106 Inspections- \$24,885.00

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

May 2023, Total Inspections 971

Total paid to BBG \$21,847.50

Building Department: A total of 97 Plan reviews for construction were conducted.

3- Building 3- Commercial Buildout 5- Electrical 82- New Residential 4- Swimming Pools

Permits Issued:

2022- 159

Other Permits- 69 New Homes- 90

2023- 129

Other Permits- 72 New Homes- 57

Permit Fees Collected:

2022- \$265,934.52

New Homes- \$194,317.00 Other Permit- \$71,617.52

2023- \$297,973.28

New Homes- \$118,283.65 Other Permit- \$179,689.63

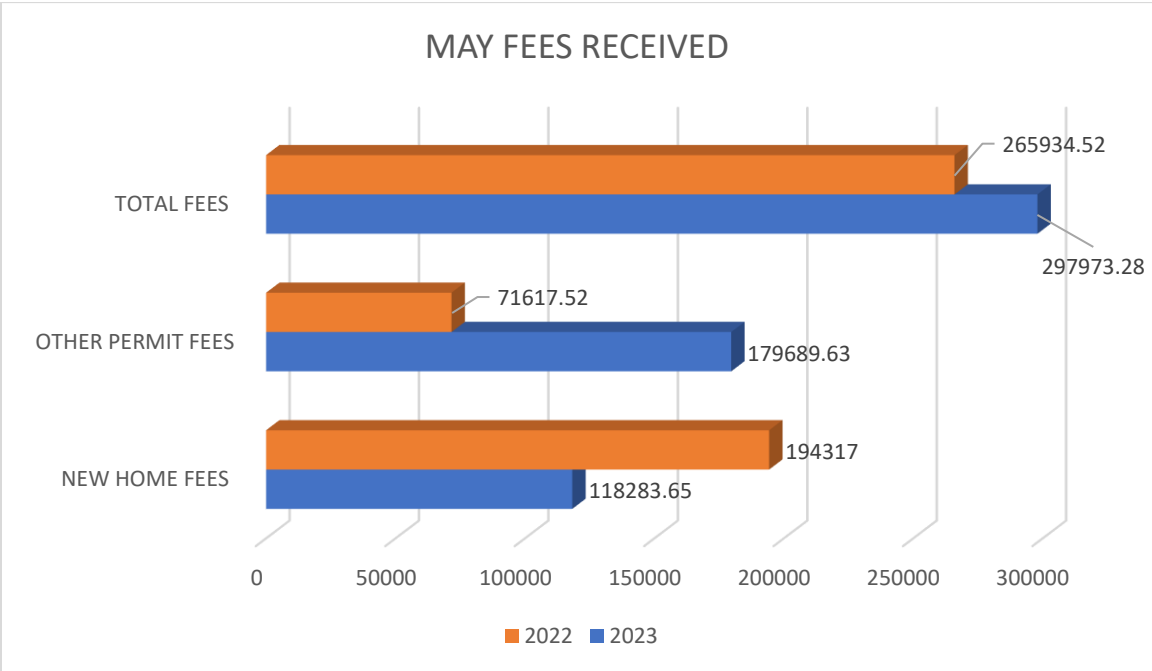
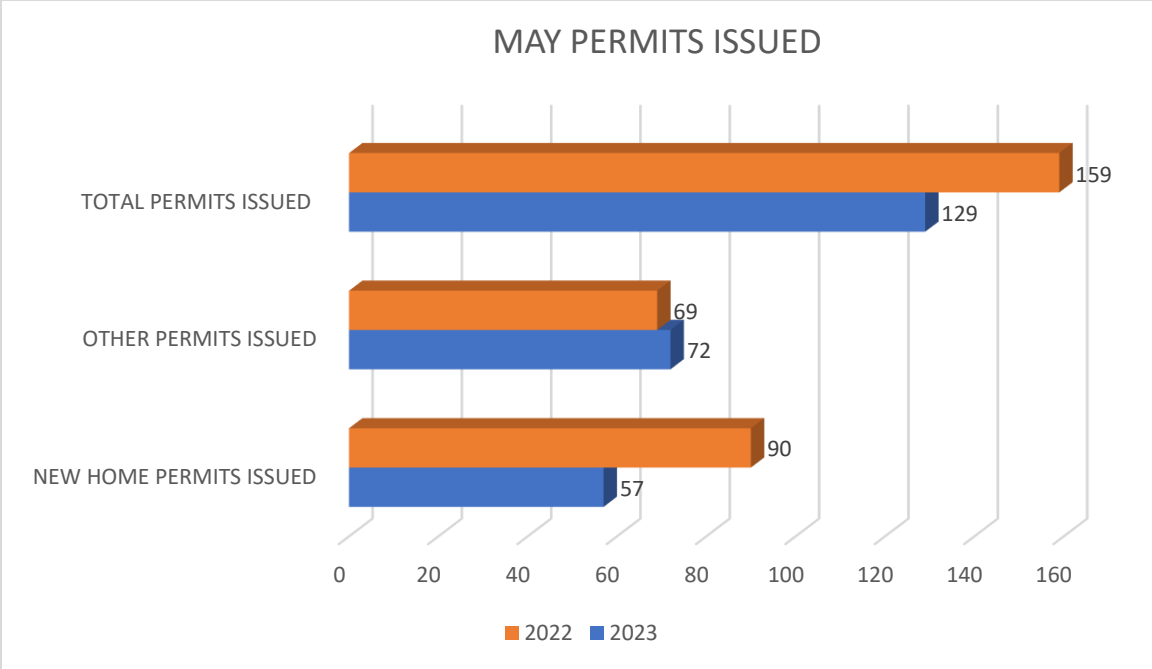
Fire Marshals Report:

Nothing to report.

Thanks,



Albert Cantu,
Fire Marshal/Building Official





IOWA COLONY CODE COMPLIANCE DEPARTMENT

12003 Iowa Colony Blvd
Iowa Colony, TX. 77583

Ruben Garcia Jr
Code Compliance Officer

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

May 2023

CODE COMPLIANCE / ANIMAL CONTROL / INSPECTIONS

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

Code Compliance/Health Inspection	54	<ul style="list-style-type: none"> • (1) Stop Work Order – No Build Permit 2944 Meridiana Pkwy • (1) High Weeds – Letter Mailed Out Certified - Pending • (1) Trash/Debris – Meridiana Welcome Center - Abated • (1) Sign Violation – Flag Sign in Poor Shape Exxon – Pending • (1) Zoning Violation – Abated • (6) Stake Sign – 23 Sign P/U – (1) Citation Issued • (20) Stake Sign /Saturday – 51 Sign P/U – 3 Flags P/U • (1) No Health Permit – SnoMonster Written Warning Given • (12) Health Inspection – Mobil Unit – KC Dawgs – New Mobil Unit – SnoMonster- New 6 Routine Restaurant Inspection / 1 Re-Inspect - PASS 3 Routine School Inspection - PASS
Animal Control	32	<ul style="list-style-type: none"> • (19) Animal at Large - 17 dog calls / 2 cat calls • (1) Animal Bite – Animal Completed Quarantine-No sign of disease • (4) ACO Patrol – Meridiana Subdv / Sterling Lakes / City Limits • (2) Animal Welfare – Puppy&Kitten in Bad Shape – Taken to Vet/Euth. • (1) Animal Concern – Advised Given • (5) Wildlife Calls – Alligator Unfounded / Snake-Relocated / Turtle-Relocated / Raccoon – Relocated • (2) Citation Issued
Inspection/Permits 179		<ul style="list-style-type: none"> • (67) Driveway/Sidewalks – 44 PASS / 23 FAIL • (87) Pre-Pour Foundations – 72 PASS / 15 FAIL • (18) Electrical T-Pole – 16 PASS / 2 FAIL • (2) Pool Stake Out – PASS • (1) Belly Steel – PASS • (2) Deck & Ditch - PASS • (1) Pool Final - FAIL • (1) Piers - PASS



IOWA COLONY POLICE DEPARTMENT

12003 Iowa Colony Blvd.
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

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

Monthly Report May 2023

Offense	April 2023	May 2023
Burglary	0	0
Theft	4	1
Robbery	0	1
Total Index Crimes Reported	4	2
Reports Taken		
Misdemeanor	19	19
Felony	4	3
Charges Filed/Arrests		
Misdemeanor	9	9
Felony	1	2
Outside Agency Warrant Arrest	0	1
Traffic Enforcement		
Citations	412	384
Crash Investigations		
Minor Crashes	8	10
Major Crashes	4	3
Fatality Crashes	0	0
Calls for Service		
Alarms	36	35
Assist Other Agency	28	31
Disturbance	18	20
Other	152	139
Security Checks	532	513
Suspicious Activity/Persons	21	27

Significant Events

- May 5 – Officers were dispatched to the area of Iowa Colony Blvd/SH 6 in reference to a major crash. One driver was arrested for DWI.
- May 7 – Officers were dispatched to the 9700 block of Faulkner Trail for a disturbance. Two arrests were made.
- May 9 – Officers were dispatched to the 9800 block of Garnet Grove Dr for a disturbance. An arrest warrant was later obtained for one person.
- May 11 – Officers were dispatched to the 1400 block of Paradise Found Dr regarding a robbery. Three arrest warrants were obtained during the investigation.
- May 14 – Officers were dispatched to the 9400 block of Grand Spark Dr regarding a disturbance. One arrest was made.



IOWA COLONY POLICE DEPARTMENT

Item 6.

12003 Iowa Colony Blvd.
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

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

-
- May 16 – Officers were dispatched to the 1900 block of Garnet Breeze Dr regarding a disturbance. One arrest was made.
 - May 23 – Officers were flagged down at 7-Eleven regarding a theft. A report was generated.
 - May 26 – Officers were dispatched to the 9900 block of Bezeled Circle regarding a disturbance. An arrest was made.
 - May 27 – Officers observed a minor crash in the area of Ames Blvd/Sterling Lakes Dr. One driver was arrested for DWI.

City of Iowa Colony
Municipal Court Council Report
From 5/1/2023 to 5/31/2023

6/7/2023 10:1

Item 7.

Violations by Type

Traffic	Penal	City Ordinance	Parking	Other	Total
484	0	6	0	0	490

Financial

State Fees	Court Costs	Fines	Tech Fund	Building Security	Total
\$25,694.01	\$12,010.61	\$24,452.00	\$1,090.68	\$1,336.08	\$64,583.38

Warrants

Issued	Served	Closed	Total
0	0	0	0

FTAs/VPTAs

FTAs	VPTAs	Total
0	0	0

Dispositions

Paid	Non-Cash Credit	Dismissed	Driver Safety	Deferred	Total
89	0	79	54	180	402

Trials & Hearings

Jury	Bench	Appeal	Total
0	0	0	0

Omni/Scofflaw/Collection

Omni	Scofflaw	Collections	Total
0	0	0	0

NO.	LOCATION	DESCRIPTION	NOTES	STATUS	DATE COMPLETED
A Street SIGNAGE					
1	Iowa colony @ meridiana pkwy	School zone sign		Done	5/17/2023
2	Bullard pkwy @288 service rd	sign down		Done	5/17/2023
3	Pursely blvd. @ bayou Ln	install new sign		Done	5/3/2023
4	Iowa colony @ meridiana pkwy	School Zone Sign		Done	5/20/2023
5	Ames @ Meridiana Pkwy	Led Stop sign		Done	5/23/2023
6	Ames @ Meridiana Pkwy	install new Stop sign		Done	5/25/2023
7	Iowa colony @ meridiana pkwy	turn off school zone sign		Done	5/30/2023
8	Iowa colony @ meridiana pkwy	turn off school zone sign		Done	5/30/2023
9	Iowa colony @ meridiana pkwy	turn off school zone sign		Done	5/30/2023
10	Iowa colony @ meridiana pkwy	turn off school zone sign		Done	5/30/2023
11	Meridiana pkwy @ Pursely blvd	turn off school zone sign		Done	5/30/2023
B. DEBRIS REMOVAL					
1	Duquque Pkwy	remove bricks in a ditch		Done	5/3/2023
2	Iowa Colony Pkwy(n)of City hall	Tire pick up		Done	5/10/2023
C. MOWING/TREE TRIMMING					
1	CR 79	Tree down		Done	5/14/2023
2	CR 79	Tree down		Done	5/16/2023
3	CR 79	Tree pick up		Done	5/17/2023
4	City of Iowa Colony	Grass cutting		Done	5/24/2023
5	Meridiana Pkwy @ 288	Mow grass at the overpass		Done	5/23/2023
6	Iowa Colony Tx	Mowing Grass in the city limits		Done	5/28/2023
7	Iowa Colony Tx	Mowing Grass in the city limits		Done	5/29/2023
8	Iowa Colony Tx	Pick up trash		Done	5/30/2023
D. STREET REPAIRS					
1	Iowa Colony Pkwy @ HWY6	fill Pothole		Done	5/2/2023
2	Iowa Colony Pkwy @ HWY6	fill Pothole		Done	5/2/2023
3	Iowa Colony Pkwy @ HWY6	fill Pothole		Done	5/2/2023
4	Iowa Colony Pkwy @ HWY6	fill Pothole		Done	5/2/2023
5	Iowa Colony Pkwy @ HWY6	fill Pothole		Done	5/2/2023
6	Iowa Colony Pkwy @ HWY6	fill Pothole		Done	5/2/2023
7	Iowa Colony Pkwy @ HWY6	fill Pothole		Done	5/2/2023
8	Iowa Colony Pkwy @ HWY6	fill Pothole		Done	5/2/2023
9	Hooper Dr @ Iowa Colony Blvd	water not draining		Done	5/19/2023
Ditch Drainage issue					
1	Purserly Dr	clean trees out of ditch		Done	9-May
2	Purserly Dr	clean trees out of ditch		Done	9-May
3	Purserly Dr	clean trees out of ditch		Done	9-May
4	Iowa Colony	clean trees out of ditch		Done	9-May
5	CR 64 @ rose mary st	add new culverts		Done	18-May
Parks					
1	City Park	Cut Grass		Done	4/1/2023
2	4th Of July	Ice order		Done	5/30/2023
3	City Park	Cut Grass		Done	5/30/2023
4	City Park	Trash pick up		Done	5/30/2023
Miscellaneous Works					
1	Dolce Lane@Bach St	Street light out		Done	5/30/2023

MEMORANDIUM

Date: June 19, 2023
 To: Wil Kennedy
 City Council Members
 From: Dinh V. Ho, P.E.
 RE: COIC Council Meeting – June 2023 Engineer's Report
 cc: Robert Hemminger, Kayleen Rosser

The following is a status report of various engineering items:

1. TxDOT Overpasses:
 - Staff has a standing monthly construction meeting with TxDOT for updates.
 - Traffic Updates:
 - i. Road Closure at Dubuque and SH 288. This will continue until the overpass is completed.
 - ii. Iowa Colony Blvd. – NB & SB U-Turns for detours Traffic Control Plan
 - iii. TxDOT to notify City when message boards are up.
 - iv. Contractor to install Speed Limit change to 55 MPH starting on 4/16/2023.

2. ROADWAY IMPROVEMENTS
 - Brazoria County has started construction to overlay asphalt roadway in Precinct 2 areas through BC Interlocal Agreement.

3. GRANTS UPDATE
 - TWBD- FIF GRANT – Master Drainage Plan
 - i. TWDB requested additional information from FINAL DRAFT report. A FINAL report is scheduled to be resubmitted 5/25/2023.

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

4. Capital Improvement Projects
 - 2021 Waterline Extension
 - i. Construction Documents plans are complete.
 - ii. City Attorney is reviewing the Contract Documents prior to advertising.

5. CONSTRUCTION PROJECT STATUS:
 - A. *MERIDIANA SUBDIVISION – RISE COMMUNITIES*
 - Active construction projects
 - BCMUD 55 Water Plant Exp No. 1 – 80% complete.

 - B. *STERLING LAKES – LAND TEJAS*
 - Active construction projects.
 - BCMUD 31 WWTP Expansion Ph IV – 99% complete. Awaiting punch list items to be addressed. Awaiting final closeout documents.
 - BC MUD 31 Water Well 1 and 2 Rework

C. *SIERRA VISTA - LAND TEJAS*

- Active construction projects
 - Meridiana Parkway Traffic Signal
 - Control box for Karsten Blvd and Meridiana Pkwy intersection to be relocated.
 - Final walkthrough.. awaiting punch list
 - Sierra Vista Section 8A – Complete on agenda for acceptance.

D. *SIERRA VISTA WEST - LAND TEJAS*

- Active construction projects:
 - Sierra Vista West Mass Grading and Detention Phase II – Awaiting final walk.
 - BCMUD 53 Lift Station No. 2 – 95% complete. Awaiting permanent power.
 - Sierra Vista West Ph II B Excavation and Grading – 95% complete.
 - Davenport Pkwy Ph 1 – 100% Complete, awaiting punch list items
 - BCMUD 53 Water Plant Expansion – 45% complete.
 - Ames Blvd. Phase 2 – Utilities 90% complete. Paving 30% complete.
 - SVW Civil Site – Amenity Center – Utilities 70% complete.

E. *STERLING LAKES NORTH*

- Active construction projects:
 - Sterling Lakes North Detention Basin – 95% complete.
 - Sterling Lakes North Sec 1 – 90% of underground complete. Paving 15% Completed
 - Sterling Lakes North Sec 2 – 15% Utilities
 - Sterling Lakes North Sec 3 – Contractor Mobilized
 - Sterling Lakes North Ph 1 C&G – Done
 - Sterling Lakes North Lift Station – 80% complete.
 - Sterling Lakes North Drive water line only – 90% complete.
 - Sterling Lakes North Mass Grading Only – 75% complete.

F. *CALDWELL CROSSING*

- Active construction projects
 - BCMUD 87 Clearing and Grubbing – 90% complete.
 - BCMUD 87 Detention and Grading – 30% complete.
 - BCMUD 87 Water Plant No. 1 – Contractor Mobilized

G. *OTHER CONSTRUCTION PROJECTS*

- AISD H.S. No. 4 – Awaiting LS approval, awaiting power.
- Davenport/Discovery Drive: Awaiting traffic signal and completion of punch list.
- Nichols Mock Elementary School – Awaiting final walk.
- Sierra Vista Plaza – 90% of utilities complete. Awaiting of final walk.
- Iowa Colony WSD No. 3 Fire and EMS – 95% complete. Awaiting of final walk.
- Riverstone Montessori – 2820 Mer Pkwy – 75% complete.
- AISD JHS – 85% utilities complete.
- Future Explorers Academy – 90% of utilities and paving complete.

6. OTHER ITEMS:
A. N/A

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Assets				
	10-1000	Cash / Due From Consolidated Cash	6,872,355.02	
	10-1002	Retainer Account	0.00	
	10-1003	First State Bank - Manvel	150,135.93	
	10-1004	Petty Cash	300.00	
	10-1005	Texas Advantage - CD	6,133.33	
	10-1006	TexStar CD	112,092.32	
	10-1007	Veritex - CD 5471	93,762.18	
	10-1008	Veritex - CD 7818	160,384.00	
	10-1009	Texas First Bank - TWDB	0.00	
	10-1100	Accounts Receivable	0.00	
	10-1110	Due from IRS	0.00	
	10-1111	Sales Tax Receivable	88,294.00	
	10-1112	Allowance for Fines Receivable	(1,140,442.04)	
	10-1113	Fines Receivable	1,200,465.00	
	10-1114	Property Taxes Receivable	35,005.00	
	10-1115	Property Tax Receivable - P & I	12,771.00	
	10-1302	Due from Retainer Fund	101,689.00	
	10-1303	Due from Project Fund Series 2022	(1,303,353.38)	
	Total Assets		<u>6,389,591.36</u>	
				<u><u>6,389,591.36</u></u>

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Liabilities				
	10-2000	Due To Consolidated Cash / Accounts Payable	(65,524.14)	
	10-2001	Accounts Payable at Year End	(11,528.93)	
	10-2101	Due to Other Funds - CCPD	256,987.00	
	10-2200	Wages Payable	16,688.99	
	10-2201	Employee Dental Insurance	1,540.85	
	10-2202	Employee Vision Insurance	0.00	
	10-2203	Federal Tax Payable	5,015.00	
	10-2204	Social Security/Medicare Payable	0.00	
	10-2205	TMRS Payable	4,322.15	
	10-2206	Texas Workforce Commission Payable	(2,609.10)	
	10-2207	Health & Life Insurance Payable	(30,938.44)	
	10-2208	Child Support Payable	(1,256.04)	
	10-2209	457(b) Payable	0.00	
	10-2300	State Fees	54,219.92	
	10-2301	Collections	0.00	
	10-2302	Bond Liability Account	0.00	
	10-2303	Refunds Payable	0.00	
	10-2304	Credit Card Fee	3,651.12	
	10-2305	Deferred Revenues - Fines	60,023.00	
	10-2400	Road Damage Deposit	0.00	
	10-2405	Deferred Inflows-Prop taxes	47,629.00	
	10-2410	Bond 1 - Series 2020	0.00	
	10-2500	American Rescue Plan Fund	0.00	
	10-2501	Baseball Field Reserve	6,901.00	
	10-2502	Baymark Pipeline LLC	0.00	
	10-2503	Baymark Pipeline LLC: Baymark P - Engr/Inspctn/Legal	0.00	
	10-2504	Cherry Crushed Concrete	0.00	
	10-2505	DR Horton/MUD 87	0.00	
	10-2506	Early Plat - Sierra V W Sec 5	0.01	
	10-2507	Early Plat SVW Crystal V Dr-Ph3	0.00	
	10-2508	Early Plat SVW Sub Sec 4	0.00	
	10-2509	Formosa/Lav Pipeline-TRC	0.00	
	10-2510	M2E3/Enterprise Pipeline	0.00	
	10-2511	Meridiana Escrow	(770.00)	
	10-2512	Old Airline Market-Axis Dev	(0.50)	

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Liabilities				
	10-2513	Sierra Vista - Land Tejas	0.00	
	10-2514	Sierra Vista West - Land Tejas	0.00	
	10-2515	South Texas NGL Pipeline, LLC	0.00	
	10-2516	South Texas NGL Pipeline, LLC: South TX NGL-Engr/Inspct/Legal	0.00	
	10-2517	Sterling Lakes - Land Tejas	0.00	
	10-2518	Capital Contribution - CR 64	1,731,000.00	
	10-2519	Earlt Platting Escrow Sec 12	0.00	
	10-2520	Early Plat Escrow - SVW Sec 6	0.00	
	10-2522	Property Delq Tax - TIF 100%	(0.30)	
	10-2523	Property Tax TIF - 100%	10,148.27	
	10-2524	Meritage Homes of Texas, LLC	0.00	
	10-2525	Corona Virus Relief Fund	0.00	
	10-2526	Public Safety Building Reserve	0.00	
	10-2527	Public Park Reserves	0.00	
	10-2528	Early Plat - Sierra VW Sec 7	0.01	
	10-2530	Early Plat - Sierra VW Sec 8	0.00	
	10-2531	Early Plat - Sierra VW Sec 9	0.00	
	10-2533	Police Training Fund	(9,554.99)	
	10-2534	Unearned Revenue (Merid Sec 58)	0.00	
	10-2535	Unearned Revenue (Merid Sec 57)	0.00	
	10-2540	Early Plat - Sierra VW Sec 10	0.00	
	10-2602	Due to Retainer Fund	(29,869.00)	
	10-2603	Due to Crime Prevention	(6,620.32)	
	10-2604	Due to CIP (Local)	0.00	
	10-2605	Due to State & Federal Grants	0.00	
	10-2606	Due to ARPA Fund	402,129.20	
	10-7001	Transfer to Vehicle Replacement	(70,000.00)	
	Total Liabilities		2,371,583.76	

Fund Balance

10-3000	Fund Balance	3,980,881.16
10-3001	Fund Balance Committed	0.00
10-3002	Fund Balance Assigned	275,000.00

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Fund Balance				
		Total Fund Balance	4,255,881.16	
		Total Revenue	7,520,829.26	
		Total Expenses	8,485,936.18	
		Current Year Increase (Decrease)	(237,873.56)	
		Fund Balance Total	4,255,881.16	
		Current Year Increase (Decrease)	(237,873.56)	
		Total Fund Balance/Equity	4,018,007.60	
		Total Liabilities & Fund Balance		6,389,591.36

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Assets				
	11-1000	Cash / Due From Consolidated Cash	0.00	
	11-1002	Retainer Account	517,122.39	
	11-1301	Due from General Fund	(151,558.00)	
	Total Assets		<u>365,564.39</u>	
				<u><u>365,564.39</u></u>

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Liabilities				
	11-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	11-2001	Accounts Payable at Year End	(4,287.50)	
	11-2010	Accounts Payable	10,422.50	
	11-2200	Wages Payable	0.00	
	11-2400	Road Damage Deposit	340,370.65	
	11-2502	Baymark Pipeline LLC	1.00	
	11-2503	Baymark Pipeline LLC: Baymark P - Engr/Inspctn/Legal	0.00	
	11-2504	Cherry Crushed Concrete	23,200.00	
	11-2505	DR Horton/MUD 87	(12,621.37)	
	11-2509	Formosa/Lav Pipeline-TRC	10,826.04	
	11-2510	M2E3/Enterprise Pipeline	(45,393.15)	
	11-2511	Meridiana Escrow	4,345.00	
	11-2512	Old Airline Market-Axis Dev	208.00	
	11-2513	Sierra Vista - Land Tejas	1,748.10	
	11-2514	Sierra Vista West - Land Tejas	24,862.65	
	11-2515	South Texas NGL Pipeline, LLC	1.00	
	11-2516	South Texas NGL Pipeline, LLC: South TX NGL-Engr/Inspct/Legal	0.00	
	11-2517	Sterling Lakes - Land Tejas	6,296.59	
	11-2521	Meritage/Rise- BCMUD 57	3,838.10	
	11-2529	Meridiana PUD Amendment	7,537.50	
	11-2536	Rally 288 West PUD	(7,292.03)	
	11-2537	Southern Star PUD	(4,118.79)	
	11-2538	PUD Hines Investments	(7,255.00)	
	11-2539	SVW Entertainment Dist PUD	4,997.11	
	11-2601	Due to General Fund	0.00	
	Total Liabilities		<u>357,686.40</u>	
Fund Balance				
	11-3000	Fund Balance	0.00	
	Total Fund Balance		<u>0.00</u>	

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	7,877.99	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	7,877.99	
		Total Fund Balance/Equity	7,877.99	
		Total Liabilities & Fund Balance		365,564.39

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
12 - Project Fund Series 2022				
Assets				
	12-1000	Cash / Due From Consolidated Cash	(915,626.25)	
	12-1010	Project Fund Series 2022	9,197,323.49	
	12-1011	Proj Fund Series 2022 - Frost Investments	3,499,323.13	
	12-1301	Due from General Fund	0.00	
	Total Assets		11,781,020.37	11,781,020.37
				11,781,020.37

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
12 - Project Fund Series 2022				
Liabilities				
	12-2000	Due To Consolidated Cash / Accounts Payable	1,467,348.86	
	12-2200	Wages Payable	0.00	
	12-2411	Project Fund Series 22 - Unearned Revenue	0.00	
	12-2601	Due to General Fund	(1,303,353.38)	
	Total Liabilities		<u>163,995.48</u>	
Fund Balance				
	12-3000	Fund Balance	<u>0.00</u>	
	Total Fund Balance		<u>0.00</u>	
		Total Revenue	0.00	
		Total Expenses	<u>1,926,724.97</u>	
		Current Year Increase (Decrease)	11,617,024.89	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	<u>11,617,024.89</u>	
		Total Fund Balance/Equity	<u>11,617,024.89</u>	
	Total Liabilities & Fund Balance			<u><u>11,781,020.37</u></u>

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District Fund				
Assets				
	20-1000	Cash / Due From Consolidated Cash	128,892.67	
	20-1301	Due from General Fund	250,366.68	
	20-1302	Sales Tax Receivable Crime Prevention District	34,888.00	
	Total Assets		<u>414,147.35</u>	<u>414,147.35</u>

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District Fund				
Liabilities				
	20-2000	Due To Consolidated Cash / Accounts Payable	2,509.99	
	Total Liabilities		<u>2,509.99</u>	
Fund Balance				
	20-3000	Fund Balance	<u>375,576.15</u>	
	Total Fund Balance		<u>375,576.15</u>	
		Total Revenue	162,642.71	
		Total Expenses	<u>119,325.06</u>	
		Current Year Increase (Decrease)	36,061.21	
		Fund Balance Total	375,576.15	
		Current Year Increase (Decrease)	<u>36,061.21</u>	
		Total Fund Balance/Equity	<u>411,637.36</u>	
	Total Liabilities & Fund Balance			<u><u>414,147.35</u></u>

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
30 - Capital Improvements Plan Fund (Debt Service)				
Assets				
	30-1000	Cash / Due From Consolidated Cash	(911,719.09)	
	30-1114	Property Taxes Receivable	996.00	
	30-1115	Property Tax Receivable - P & I	234.00	
	Total Assets		<u>(910,489.09)</u>	<u>(910,489.09)</u>

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
30 - Capital Improvements Plan Fund (Debt Service)				
Liabilities				
	30-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	30-2405	Deferred Inflows-Prop taxes	1,230.00	
	Total Liabilities		<u>1,230.00</u>	
Fund Balance				
	30-3000	Fund Balance	73,898.00	
	Total Fund Balance		<u>73,898.00</u>	
		Total Revenue	0.00	
		Total Expenses	<u>985,617.09</u>	
		Current Year Increase (Decrease)	(985,617.09)	
		Fund Balance Total	73,898.00	
		Current Year Increase (Decrease)	<u>(985,617.09)</u>	
		Total Fund Balance/Equity	<u>(911,719.09)</u>	
	Total Liabilities & Fund Balance			<u><u>(910,489.09)</u></u>

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
35 - Capital Improvements Plan Fund (Local)				
Assets				
	35-1000	Cash / Due From Consolidated Cash	(109,922.53)	
	35-1101	Grant / Funding Account	58,137.74	
	35-1301	Due from General Fund	0.00	
	Total Assets		<u>(51,784.79)</u>	<u>(51,784.79)</u>

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
35 - Capital Improvements Plan Fund (Local)				
Liabilities				
	35-2000	Due To Consolidated Cash / Accounts Payable	73,775.04	
	35-2411	TWDB Unearned Revenue	58,137.74	
	35-2526	Public Safety Building Reserve	0.00	
	35-2532	Road Works Fund	(189,610.44)	
	Total Liabilities		<u>(57,697.66)</u>	
Fund Balance				
	35-3000	Fund Balance	<u>31,621.62</u>	
	Total Fund Balance		<u>31,621.62</u>	
		Total Revenue	24,938.26	
		Total Expenses	<u>50,647.01</u>	
		Current Year Increase (Decrease)	(25,708.75)	
		Fund Balance Total	31,621.62	
		Current Year Increase (Decrease)	<u>(25,708.75)</u>	
		Total Fund Balance/Equity	<u>5,912.87</u>	
	Total Liabilities & Fund Balance			<u><u>(51,784.79)</u></u>

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
36 - Public Safety Grants				
Assets				
	36-1000	Cash / Due From Consolidated Cash	2,245.76	
	36-1301	Due from General Fund	0.00	
	Total Assets		<u>2,245.76</u>	
				<u><u>2,245.76</u></u>

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
36 - Public Safety Grants				
Liabilities				
	36-2000	Due To Consolidated Cash / Accounts Payable	33,896.10	
	36-2200	Wages Payable	0.00	
	Total Liabilities		<u>33,896.10</u>	
Fund Balance				
	36-3000	Fund Balance	<u>(9,987.34)</u>	
	Total Fund Balance		<u>(9,987.34)</u>	
		Total Revenue	1,148.10	
		Total Expenses	<u>33,941.10</u>	
		Current Year Increase (Decrease)	(21,663.00)	
		Fund Balance Total	(9,987.34)	
		Current Year Increase (Decrease)	<u>(21,663.00)</u>	
		Total Fund Balance/Equity	<u>(31,650.34)</u>	
	Total Liabilities & Fund Balance			<u><u>2,245.76</u></u>

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Assets				
	40-1000	Cash / Due From Consolidated Cash	6,964.62	
	Total Assets		<u>6,964.62</u>	<u>6,964.62</u>

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Liabilities				
	40-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	Total Liabilities		<u>0.00</u>	
Fund Balance				
	40-3000	Fund Balance	970.13	
	Total Fund Balance		<u>970.13</u>	
		Total Revenue	5,994.04	
		Total Expenses	<u>0.00</u>	
		Current Year Increase (Decrease)	5,994.49	
		Fund Balance Total	970.13	
		Current Year Increase (Decrease)	<u>5,994.49</u>	
		Total Fund Balance/Equity	<u>6,964.62</u>	
	Total Liabilities & Fund Balance			<u><u>6,964.62</u></u>

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
41 - Court Security Fund				
Assets				
	41-1000	Cash / Due From Consolidated Cash	16,556.03	
	Total Assets		<u>16,556.03</u>	<u>16,556.03</u>

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
41 - Court Security Fund				
Liabilities				
	41-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	Total Liabilities		<u>0.00</u>	
Fund Balance				
	41-3000	Fund Balance	<u>9,218.67</u>	
	Total Fund Balance		<u>9,218.67</u>	
		Total Revenue	7,337.00	
		Total Expenses	<u>0.00</u>	
		Current Year Increase (Decrease)	7,337.36	
		Fund Balance Total	9,218.67	
		Current Year Increase (Decrease)	<u>7,337.36</u>	
		Total Fund Balance/Equity	<u>16,556.03</u>	
	Total Liabilities & Fund Balance			<u><u>16,556.03</u></u>

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
45 - American Rescue Plan Act (ARPA) Fund				
Assets				
	45-1000	Cash / Due From Consolidated Cash	0.00	
	45-1101	Grant / Funding Account	498,622.00	
	45-1301	Due from General Fund	402,129.20	
	Total Assets		<u>900,751.20</u>	<u>900,751.20</u>

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
45 - American Rescue Plan Act (ARPA) Fund				
Liabilities				
	45-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	45-2200	Wages Payable	0.00	
	45-2411	Coronavirus Unearned Revenue	900,751.00	
	Total Liabilities		<u>900,751.00</u>	
Fund Balance				
	45-3000	Fund Balance	0.19	
	Total Fund Balance		<u>0.19</u>	
		Total Revenue	0.00	
		Total Expenses	<u>0.00</u>	
		Current Year Increase (Decrease)	0.01	
		Fund Balance Total	0.19	
		Current Year Increase (Decrease)	<u>0.01</u>	
		Total Fund Balance/Equity	<u>0.20</u>	
	Total Liabilities & Fund Balance			<u><u>900,751.20</u></u>

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
50 - Vehicle Replacement Fund				
Assets				
	50-1000	Cash / Due From Consolidated Cash	56,629.00	
	Total Assets		<u>56,629.00</u>	<u>56,629.00</u>

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
50 - Vehicle Replacement Fund				
Liabilities				
	50-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	Total Liabilities		<u>0.00</u>	
Fund Balance				
	50-3000	Fund Balance	0.00	
	Total Fund Balance		<u>0.00</u>	
		Total Revenue	0.00	
		Total Expenses	<u>13,371.00</u>	
		Current Year Increase (Decrease)	56,629.00	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	<u>56,629.00</u>	
		Total Fund Balance/Equity	<u>56,629.00</u>	
	Total Liabilities & Fund Balance			<u><u>56,629.00</u></u>

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Assets				
	99-1000	Cash	5,677,224.51	
	99-1210	Due From General Fund	(232,820.14)	
	99-1220	Due From Crime Prevention District Fund	2,564.99	
	99-1230	Due From Debt Service Fund	0.00	
	99-1235	Due From Capital Improvement Projects Fund	73,775.04	
	99-1240	Due From Court Technology fund	0.00	
	99-1241	Due From Court Security Fund	0.00	
	99-1245	Due From American Rescue Plan Act (ARPA) Fund	0.00	
	99-1250	Due From Vehicle Replacement Fund	0.00	
	Total Assets		<u>5,520,744.40</u>	<u>5,520,744.40</u>

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

6/22/2023

Item 10.

Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Liabilities				
	99-2000	Accounts Payable	(156,480.11)	
	99-2110	Due To General Fund	6,258,006.00	
	99-2120	Due To Crime Prevention District Fund	0.00	
	99-2130	Due To Debt Service Fund	32,228.00	
	99-2135	Due To Capital Improvement Projects Fund	0.00	
	99-2140	Due To Court Technology fund	0.00	
	99-2141	Due To Court Security Fund	0.00	
	99-2145	Due To American Rescue Plan Act (ARPA) Fund	498,622.00	
	99-2150	Due To Vehicle Replacement Fund	0.00	
	99-2200	Wages Payable	0.00	
	99-2999	Due To Other Funds	(1,111,631.49)	
	Total Liabilities		<u>5,520,744.40</u>	
		Total Revenue	0.00	
		Total Expenses	<u>0.00</u>	
		Current Year Increase (Decrease)	0.00	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	<u>0.00</u>	
		Total Fund Balance/Equity	<u>0.00</u>	
	Total Liabilities & Fund Balance			<u><u>5,520,744.40</u></u>

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

6/22/2023

Item 10.

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales Tax	555.32	35,083.33	(34,528.01)	340,730.21	421,000.00	80.93%	80,269.79
Property Tax	42,086.85	402,141.67	(360,054.82)	4,846,296.67	4,825,700.00	100.43%	(20,596.67)
Miscellaneous	368,978.10	26,258.33	342,719.77	420,950.47	315,100.00	133.59%	(105,850.47)
Fines & Forfeitures	36,813.50	22,108.33	14,705.17	190,948.43	265,300.00	71.97%	74,351.57
License & Permits	298,688.28	199,708.31	98,979.97	1,361,690.14	2,396,500.00	56.82%	1,034,809.86
Business & Franchise	6,043.96	16,666.66	(10,622.70)	251,826.75	200,000.00	125.91%	(51,826.75)
Grant Income	0.00	0.00	0.00	108,386.59	0.00	0.00%	(108,386.59)
Revenue Totals	<u>753,166.01</u>	<u>701,966.63</u>	<u>51,199.38</u>	<u>7,520,829.26</u>	<u>8,423,600.00</u>	<u>89.28%</u>	<u>902,770.74</u>
Expense Summary							
Personnel Services	179,057.29	198,210.05	(19,152.76)	1,382,102.71	2,378,520.00	58.11%	996,417.29
Professional/Contract Services	195,695.19	134,327.77	61,367.42	1,295,705.49	1,610,600.00	80.45%	314,894.51
Materials & Supplies	21,886.23	30,772.23	(8,886.00)	234,407.01	370,600.00	63.25%	136,192.99
Services	2,722.56	209,916.64	(207,194.08)	2,505,968.70	2,519,000.00	99.48%	13,031.30
Capital Outlay	5,200.00	45,833.33	(40,633.33)	3,067,752.27	550,000.00	557.77%	(2,517,752.27)
Expense Totals	<u>404,561.27</u>	<u>619,060.02</u>	<u>(214,498.75)</u>	<u>8,485,936.18</u>	<u>7,428,720.00</u>	<u>114.23%</u>	<u>(1,057,216.18)</u>

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

6/22/2023

Item 10.

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Sales Tax							
10-4109 Mixed Beverage Tax	555.32	83.33	471.99	3,749.43	1,000.00	374.94%	(2,749.43)
10-4110 City Sales Tax	0.00	35,000.00	(35,000.00)	336,980.78	420,000.00	80.23%	83,019.22
Sales Tax Totals	555.32	35,083.33	(34,528.01)	340,730.21	421,000.00	80.93%	80,269.79
Property Tax							
10-4120 Property Tax	40,272.49	202,675.00	(162,402.51)	4,830,590.44	2,432,100.00	198.62%	(2,398,490.44)
10-4121 Delinquent Property Tax	1,814.36	1,666.67	147.69	11,474.24	20,000.00	57.37%	8,525.76
10-4130 Property Tax - TIF - 70%	0.00	123,508.33	(123,508.33)	4,231.99	1,482,100.00	0.29%	1,477,868.01
10-4135 Property Tax MUD 31 - 70%	0.00	74,291.67	(74,291.67)	0.00	891,500.00	0.00%	891,500.00
Property Tax Totals	42,086.85	402,141.67	(360,054.82)	4,846,296.67	4,825,700.00	100.43%	(20,596.67)
Miscellaneous							
10-4124 Accident Reports	45.00	0.00	45.00	185.00	0.00	0.00%	(185.00)
10-4134 Intermodel Ship Container	2,952.45	250.00	2,702.45	2,952.45	3,000.00	98.42%	47.55
10-4910 Interest Income	54,980.65	8.33	54,972.32	58,946.04	100.00	58946.04%	(58,846.04)
10-4911 Other Revenue	301,000.00	26,000.00	275,000.00	318,866.98	312,000.00	102.20%	(6,866.98)
10-4912 Donations/Sponsorships	10,000.00	0.00	10,000.00	40,000.00	0.00	0.00%	(40,000.00)
Miscellaneous Totals	368,978.10	26,258.33	342,719.77	420,950.47	315,100.00	133.59%	(105,850.47)
Fines & Forfeitures							
10-4125 Arrest Fee	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
10-4701 Citations/Warrants	24,399.00	20,833.33	3,565.67	144,500.75	250,000.00	57.80%	105,499.25
10-4703 Municipal Jury Funds	27.13	25.00	2.13	149.51	300.00	49.84%	150.49
10-4704 Local Truancy Prevention	1,358.33	500.00	858.33	7,477.51	6,000.00	124.63%	(1,477.51)
10-4705 Time Payment Reimbursement	60.00	0.00	60.00	315.00	0.00	0.00%	(315.00)
10-4709 Court Costs	10,969.04	333.33	10,635.71	38,505.66	4,000.00	962.64%	(34,505.66)

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

6/22/2023

Item 10.

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Fines & Forfeitures							
Fines & Forfeitures Totals	36,813.50	22,108.33	14,705.17	190,948.43	265,300.00	71.97%	74,351.57
License & Permits							
10-4201 Building Construction Permits	99,823.98	133,333.33	(33,509.35)	562,470.17	1,600,000.00	35.15%	1,037,529.83
10-4202 Trade Fees	9,111.45	8,333.33	778.12	72,948.43	100,000.00	72.95%	27,051.57
10-4203 Reinspection Fees	1,475.00	2,500.00	(1,025.00)	6,450.00	30,000.00	21.50%	23,550.00
10-4204 Signs	0.00	125.00	(125.00)	300.00	1,500.00	20.00%	1,200.00
10-4205 Property Improvement Permits	0.00	416.67	(416.67)	1,100.75	5,000.00	22.02%	3,899.25
10-4206 Dirt Work Permits	0.00	83.33	(83.33)	750.00	1,000.00	75.00%	250.00
10-4207 Driveway Permits	0.00	125.00	(125.00)	0.00	1,500.00	0.00%	1,500.00
10-4210 Culvert Permit	0.00	41.67	(41.67)	150.00	500.00	30.00%	350.00
10-4211 Commercial Vehicle Permit	500.00	250.00	250.00	1,250.00	3,000.00	41.67%	1,750.00
10-4212 Park Use Permit	0.00	83.33	(83.33)	700.00	1,000.00	70.00%	300.00
10-4213 Mobile Food Unit Permit	300.00	83.33	216.67	1,800.00	1,000.00	180.00%	(800.00)
10-4301 Preliminary Plat Fees	29,000.00	4,166.67	24,833.33	55,120.00	50,000.00	110.24%	(5,120.00)
10-4302 Final Plat Fees	10,230.00	2,083.33	8,146.67	44,805.00	25,000.00	179.22%	(19,805.00)
10-4303 Abbreviated Plat Fees	1,550.00	2,083.33	(533.33)	13,955.00	25,000.00	55.82%	11,045.00
10-4305 Admin Fee - Early Plat Recording	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00
10-4401 Infrastructure Plan Review Fee	27,426.58	8,333.33	19,093.25	152,920.55	100,000.00	152.92%	(52,920.55)
10-4403 Civil Site Plan Review Fee	117,271.27	29,166.67	88,104.60	442,870.24	350,000.00	126.53%	(92,870.24)
10-4501 Rezoning Fees	2,000.00	83.33	1,916.67	4,100.00	1,000.00	410.00%	(3,100.00)
10-4503 Specific Use Permit	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
License & Permits Totals	298,688.28	199,708.31	98,979.97	1,361,690.14	2,396,500.00	56.82%	1,034,809.86
Business & Franchise							
10-4601 Franchise Tax - Electric	0.00	14,583.33	(14,583.33)	233,790.74	175,000.00	133.59%	(58,790.74)

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

6/22/2023

Item 10.

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Business & Franchise							
10-4603 Telecommunication Fee - Sales	6,043.96	2,083.33	3,960.63	18,036.01	25,000.00	72.14%	6,963.99
Business & Franchise Totals	6,043.96	16,666.66	(10,622.70)	251,826.75	200,000.00	125.91%	(51,826.75)
Grant Income							
10-4803 State & Federal Grants	0.00	0.00	0.00	108,386.59	0.00	0.00%	(108,386.59)
Grant Income Totals	0.00	0.00	0.00	108,386.59	0.00	0.00%	(108,386.59)
Revenue Totals	753,166.01	701,966.63	51,199.38	7,520,829.26	8,423,600.00	89.28%	902,770.74

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

6/22/2023 1:47

Item 10.

10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	4,817.77	6,500.01	(1,682.24)	40,606.78	78,000.00	52.06%	37,393.22
Personnel Services	41,066.22	32,371.68	8,694.54	245,448.08	388,460.00	63.18%	143,011.92
Professional/Contract Services	24,999.39	20,024.99	4,974.40	243,468.54	240,300.00	101.32%	(3,168.54)
Services	1,986.27	3,466.66	(1,480.39)	72,661.86	41,600.00	174.67%	(31,061.86)
Administration Totals	<u>72,869.65</u>	<u>62,363.34</u>	<u>10,506.31</u>	<u>602,185.26</u>	<u>748,360.00</u>	<u>80.47%</u>	<u>146,174.74</u>

10 - General Fund Finance	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	133.72	1,763.89	(1,630.17)	11,462.34	21,500.00	53.31%	10,037.66
Personnel Services	8,924.67	9,352.51	(427.84)	76,336.56	112,230.00	68.02%	35,893.44
Professional/Contract Services	350.00	277.78	72.22	2,870.68	3,000.00	95.69%	129.32
Finance Totals	<u>9,408.39</u>	<u>11,394.18</u>	<u>(1,985.79)</u>	<u>90,669.58</u>	<u>136,730.00</u>	<u>66.31%</u>	<u>46,060.42</u>

10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	7,754.27	5,175.00	2,579.27	54,562.01	62,100.00	87.86%	7,537.99
Personnel Services	90,449.59	115,001.68	(24,552.09)	745,245.85	1,380,020.00	54.00%	634,774.15
Professional/Contract Services	177.09	83.33	93.76	707.51	1,000.00	70.75%	292.49
Services	520.86	6,416.67	(5,895.81)	3,810.72	77,000.00	4.95%	73,189.28
Police Totals	<u>98,901.81</u>	<u>126,676.68</u>	<u>(27,774.87)</u>	<u>804,326.09</u>	<u>1,520,120.00</u>	<u>52.91%</u>	<u>715,793.91</u>

10 - General Fund Animal Control	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	338.03	416.67	(78.64)	3,648.94	5,000.00	72.98%	1,351.06

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

6/22/2023 1:47

Item 10.

Personnel Services	5,454.44	5,818.34	(363.90)	42,456.73	69,820.00	60.81%	27,363.27
Professional/Contract Services	391.65	358.33	33.32	3,603.42	4,300.00	83.80%	696.58
Services	101.81	749.99	(648.18)	901.32	9,000.00	10.01%	8,098.68
Animal Control Totals	<u>6,285.93</u>	<u>7,343.33</u>	<u>(1,057.40)</u>	<u>50,610.41</u>	<u>88,120.00</u>	<u>57.43%</u>	<u>37,509.59</u>

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

10 - General Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	1,068.02	1,066.67	1.35	3,337.65	12,800.00	26.08%	9,462.35
Personnel Services	11,163.19	11,879.18	(715.99)	91,098.94	142,550.00	63.91%	51,451.06
Professional/Contract Services	7,110.58	7,333.33	(222.75)	55,733.19	88,000.00	63.33%	32,266.81
Municipal Court Totals	<u>19,341.79</u>	<u>20,279.18</u>	<u>(937.39)</u>	<u>150,169.78</u>	<u>243,350.00</u>	<u>61.71%</u>	<u>93,180.22</u>

10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	3,572.32	6,124.98	(2,552.66)	60,434.87	73,500.00	82.22%	13,065.13
Personnel Services	7,257.18	7,815.82	(558.64)	58,365.39	93,790.00	62.23%	35,424.61
Professional/Contract Services	9,300.00	16,833.34	(7,533.34)	67,217.81	202,000.00	33.28%	134,782.19
Services	41.81	716.66	(674.85)	334.57	8,600.00	3.89%	8,265.43
Public Works Totals	<u>20,171.31</u>	<u>31,490.80</u>	<u>(11,319.49)</u>	<u>186,352.64</u>	<u>377,890.00</u>	<u>49.31%</u>	<u>191,537.36</u>

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

6/22/2023 1:47

Item 10.

10 - General Fund Parks & Recreation	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	2,608.61	7,000.00	(4,391.39)	40,974.34	85,000.00	48.21%	44,025.66
Professional/Contract Services	4,098.50	6,500.00	(2,401.50)	41,142.76	77,000.00	53.43%	35,857.24
Parks & Recreation Totals	<u>6,707.11</u>	<u>13,500.00</u>	<u>(6,792.89)</u>	<u>82,117.10</u>	<u>162,000.00</u>	<u>50.69%</u>	<u>79,882.90</u>

10 - General Fund Community Development	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	1,416.67	(1,416.67)	14,342.63	17,000.00	84.37%	2,657.37
Personnel Services	5,018.36	5,478.34	(459.98)	41,630.11	65,740.00	63.33%	24,109.89
Professional/Contract Services	127,420.48	56,666.67	70,753.81	737,802.21	680,000.00	108.50%	(57,802.21)
Services	0.00	197,816.67	(197,816.67)	2,427,685.66	2,373,800.00	102.27%	(53,885.66)
Community Development Totals	<u>132,438.84</u>	<u>261,378.35</u>	<u>(128,939.51)</u>	<u>3,221,460.61</u>	<u>3,136,540.00</u>	<u>102.71%</u>	<u>(84,920.61)</u>

10 - General Fund Fire Marshal/Building Official	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	1,593.49	1,058.34	535.15	5,037.45	12,700.00	39.66%	7,662.55
Personnel Services	9,723.64	10,492.50	(768.86)	81,521.05	125,910.00	64.75%	44,388.95
Professional/Contract Services	21,847.50	25,583.33	(3,735.83)	143,159.37	307,000.00	46.63%	163,840.63
Services	71.81	749.99	(678.18)	574.57	9,000.00	6.38%	8,425.43
Fire Marshal/Building Official Totals	<u>33,236.44</u>	<u>37,884.16</u>	<u>(4,647.72)</u>	<u>230,292.44</u>	<u>454,610.00</u>	<u>50.66%</u>	<u>224,317.56</u>

10 - General Fund Capital and Planning Projects	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	5,200.00	45,833.33	(40,633.33)	3,067,752.27	550,000.00	557.77%	(2,517,752.27)

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

6/22/2023 1:47

Item 10.

Capital and Planning Projects Totals	5,200.00	45,833.33	(40,633.33)	3,067,752.27	550,000.00	557.77%	(2,517,752.27)
Expense Total	404,561.27	619,060.02	(214,498.75)	8,485,936.18	7,428,720.00	114.23%	(1,057,216.18)

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

6/22/2023

Item 10.

10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5101 Salaries - Full Time	31,314.30	21,521.67	9,792.63	187,988.69	258,260.00	72.79%	70,271.31
10-10-5102 Salaries - Part Time	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00
10-10-5103 Salaries - Temp	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
10-10-5106 Social Security/Medicare	2,417.90	1,646.67	771.23	13,089.97	19,760.00	66.24%	6,670.03
10-10-5107 TMRS	3,593.50	2,367.50	1,226.00	20,711.55	28,410.00	72.90%	7,698.45
10-10-5108 Health & Life Insurance	2,386.26	1,466.67	919.59	11,737.34	17,600.00	66.69%	5,862.66
10-10-5109 Worker's Comp	0.00	86.67	(86.67)	0.00	1,040.00	0.00%	1,040.00
10-10-5110 Texas Workforce Commission	0.42	15.00	(14.58)	26.99	180.00	14.99%	153.01
10-10-5111 Vehicle Allowance	553.84	600.00	(46.16)	4,707.64	7,200.00	65.38%	2,492.36
10-10-5112 457(b) Reimbursement	800.00	875.00	(75.00)	6,800.00	10,500.00	64.76%	3,700.00
10-10-5114 Benefits Admin Fees	0.00	12.50	(12.50)	25.90	150.00	17.27%	124.10
10-10-5115 Longevity Pay	0.00	30.00	(30.00)	360.00	360.00	100.00%	0.00
10-10-5201 Legal Services	1,529.00	8,333.33	(6,804.33)	99,392.34	100,000.00	99.39%	607.66
10-10-5202 Audit Services	7,400.00	2,500.00	4,900.00	44,351.00	30,000.00	147.84%	(14,351.00)
10-10-5206 Professional Services	4,686.50	2,083.33	2,603.17	37,523.45	25,000.00	150.09%	(12,523.45)
10-10-5210 Election Expenses	0.00	666.67	(666.67)	2,500.00	8,000.00	31.25%	5,500.00
10-10-5211 Bank Fees	0.00	8.33	(8.33)	5.00	100.00	5.00%	95.00
10-10-5212 Credit Card Processing Fees	0.00	208.33	(208.33)	0.00	2,500.00	0.00%	2,500.00
10-10-5213 Legal Notices Expense	877.52	641.67	235.85	3,823.31	7,700.00	49.65%	3,876.69
10-10-5215 BCAD Fee	6,173.18	2,083.33	4,089.85	22,592.98	25,000.00	90.37%	2,407.02
10-10-5217 Professional Cleaning Services	600.00	916.67	(316.67)	5,100.00	11,000.00	46.36%	5,900.00
10-10-5221 Website Administration	0.00	583.33	(583.33)	2,756.25	7,000.00	39.38%	4,243.75
10-10-5223 Training & Travel	2,817.03	1,000.00	1,817.03	19,086.21	12,000.00	159.05%	(7,086.21)
10-10-5224 Dues & Subscriptions	395.00	291.67	103.33	2,016.29	3,500.00	57.61%	1,483.71
10-10-5225 Seminars & Meetings	521.16	333.33	187.83	4,321.71	4,000.00	108.04%	(321.71)
10-10-5227 Legislative Affairs	0.00	333.33	(333.33)	0.00	4,000.00	0.00%	4,000.00

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

6/22/2023

Item 10.

10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5228 Tax Appraisal & Collection	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
10-10-5301 Office Supplies	357.04	1,166.67	(809.63)	2,697.07	14,000.00	19.26%	11,302.93
10-10-5302 Janitorial Supplies	18.61	333.33	(314.72)	929.37	4,000.00	23.23%	3,070.63
10-10-5309 Uniforms	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
10-10-5310 Postage	179.01	83.33	95.68	434.33	1,000.00	43.43%	565.67
10-10-5311 Building Repairs &	1,935.50	1,666.67	268.83	8,376.98	20,000.00	41.88%	11,623.02
10-10-5312 Recognition,	974.28	166.67	807.61	2,525.22	2,000.00	126.26%	(525.22)
10-10-5314 Computer & Technology	0.00	833.33	(833.33)	7,057.34	10,000.00	70.57%	2,942.66
10-10-5315 Computer Software/License	919.48	1,250.00	(330.52)	15,966.87	15,000.00	106.45%	(966.87)
10-10-5317 Equipment & Other Rentals	433.85	541.67	(107.82)	2,294.32	6,500.00	35.30%	4,205.68
10-10-5329 Mayor's Special Expense	0.00	125.00	(125.00)	0.00	1,500.00	0.00%	1,500.00
10-10-5330 Miscellaneous	0.00	166.67	(166.67)	325.28	2,000.00	16.26%	1,674.72
10-10-5401 Utilities - Electricity	828.80	583.33	245.47	7,402.82	7,000.00	105.75%	(402.82)
10-10-5403 Utilities - Telephone	1,073.85	1,333.33	(259.48)	8,562.57	16,000.00	53.52%	7,437.43
10-10-5404 Mobile Technology Expense	83.62	50.00	33.62	376.38	600.00	62.73%	223.62
10-10-5405 Insurance - Liability & Prop	0.00	666.67	(666.67)	43,881.09	8,000.00	548.51%	(35,881.09)
10-10-5406 Insurance - Windstorm	0.00	833.33	(833.33)	12,439.00	10,000.00	124.39%	(2,439.00)
Administration Totals	72,869.65	62,363.34	10,506.31	602,185.26	748,360.00	80.47%	146,174.74

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

6/22/2023

Item 10.

10 - General Fund Finance	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-15-5101 Salaries - Full Time	6,532.80	7,219.17	(686.37)	55,528.80	86,630.00	64.10%	31,101.20
10-15-5106 Social Security/Medicare	489.58	552.50	(62.92)	4,035.48	6,630.00	60.87%	2,594.52
10-15-5107 TMRS	738.92	794.17	(55.25)	5,828.58	9,530.00	61.16%	3,701.42
10-15-5108 Health & Life Insurance	978.75	733.33	245.42	9,865.70	8,800.00	112.11%	(1,065.70)
10-15-5109 Worker's Comp	0.00	29.17	(29.17)	0.00	350.00	0.00%	350.00
10-15-5110 Texas Workforce Commission	0.00	7.50	(7.50)	9.00	90.00	10.00%	81.00
10-15-5114 Benefits Admin Fees	0.00	6.67	(6.67)	25.90	80.00	32.38%	54.10
10-15-5115 Longevity Pay	0.00	10.00	(10.00)	120.00	120.00	100.00%	0.00
10-15-5117 Certificate/Education Pay	184.62	0.00	184.62	923.10	0.00	0.00%	(923.10)
10-15-5223 Training & Travel	350.00	236.11	113.89	2,790.68	2,500.00	111.63%	(290.68)
10-15-5224 Dues & Subscriptions	0.00	41.67	(41.67)	80.00	500.00	16.00%	420.00
10-15-5301 Office Supplies	133.72	166.67	(32.95)	859.71	2,000.00	42.99%	1,140.29
10-15-5309 Uniforms	0.00	25.00	(25.00)	0.00	300.00	0.00%	300.00
10-15-5310 Postage	0.00	83.33	(83.33)	281.13	1,000.00	28.11%	718.87
10-15-5314 Computer & Technology	0.00	155.56	(155.56)	259.00	2,200.00	11.77%	1,941.00
10-15-5315 Computer Software/License	0.00	1,333.33	(1,333.33)	10,062.50	16,000.00	62.89%	5,937.50
Finance Totals	<u>9,408.39</u>	<u>11,394.18</u>	<u>(1,985.79)</u>	<u>90,669.58</u>	<u>136,730.00</u>	<u>66.31%</u>	<u>46,060.42</u>

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

6/22/2023

Item 10.

10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-20-5101 Salaries - Full Time	66,061.38	80,724.17	(14,662.79)	535,812.68	968,690.00	55.31%	432,877.32
10-20-5104 Salaries - Overtime	488.57	2,514.17	(2,025.60)	20,189.79	30,170.00	66.92%	9,980.21
10-20-5106 Social Security/Medicare	5,034.61	6,175.83	(1,141.22)	42,589.89	74,110.00	57.47%	31,520.11
10-20-5107 TMRS	7,529.89	8,880.00	(1,350.11)	59,160.60	106,560.00	55.52%	47,399.40
10-20-5108 Health & Life Insurance	9,431.27	10,266.67	(835.40)	70,487.22	123,200.00	57.21%	52,712.78
10-20-5109 Worker's Comp	0.00	4,216.67	(4,216.67)	0.00	50,600.00	0.00%	50,600.00
10-20-5110 Texas Workforce Commission	0.00	105.00	(105.00)	125.92	1,260.00	9.99%	1,134.08
10-20-5114 Benefits Admin Fees	0.00	84.17	(84.17)	144.30	1,010.00	14.29%	865.70
10-20-5115 Longevity Pay	0.00	85.00	(85.00)	1,020.00	1,020.00	100.00%	0.00
10-20-5117 Certificate Pay	1,903.87	1,950.00	(46.13)	15,715.45	23,400.00	67.16%	7,684.55
10-20-5223 Training & Travel	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5231 Recruiting & Hiring Expense	177.09	83.33	93.76	707.51	1,000.00	70.75%	292.49
10-20-5301 Office Supplies	0.00	250.00	(250.00)	667.19	3,000.00	22.24%	2,332.81
10-20-5309 Uniforms	591.90	666.67	(74.77)	6,482.06	8,000.00	81.03%	1,517.94
10-20-5310 Postage	0.00	8.33	(8.33)	147.51	100.00	147.51%	(47.51)
10-20-5311 Building Repairs &	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
10-20-5313 Fuel Expense	0.00	3,333.33	(3,333.33)	21,542.79	40,000.00	53.86%	18,457.21
10-20-5319 Vehicle Repairs & Maintenance	7,162.37	833.33	6,329.04	25,272.59	10,000.00	252.73%	(15,272.59)
10-20-5330 Miscellaneous	0.00	41.67	(41.67)	449.87	500.00	89.97%	50.13
10-20-5404 Mobile Technology Expense	520.86	500.00	20.86	3,810.72	6,000.00	63.51%	2,189.28
10-20-5405 Insurance - Liability & Prop	0.00	666.67	(666.67)	0.00	8,000.00	0.00%	8,000.00
10-20-5407 Insurance - Vehicles	0.00	583.33	(583.33)	0.00	7,000.00	0.00%	7,000.00
10-20-5410 Vehicle Replacement Fund	0.00	4,666.67	(4,666.67)	0.00	56,000.00	0.00%	56,000.00
Police Totals	98,901.81	126,676.68	(27,774.87)	804,326.09	1,520,120.00	52.91%	715,793.91

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

6/22/2023

Item 10.

10 - General Fund Animal Control	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-21-5101 Salaries - Full Time	3,560.00	3,934.17	(374.17)	30,260.00	47,210.00	64.10%	16,950.00
10-21-5104 Salaries - Overtime	467.25	145.00	322.25	884.44	1,740.00	50.83%	855.56
10-21-5106 Social Security/Medicare	301.10	301.67	(0.57)	2,335.88	3,620.00	64.53%	1,284.12
10-21-5107 TMRS	443.00	433.33	9.67	3,217.42	5,200.00	61.87%	1,982.58
10-21-5108 Health & Life Insurance	683.09	733.33	(50.24)	5,604.09	8,800.00	63.68%	3,195.91
10-21-5109 Worker's Comp	0.00	246.67	(246.67)	0.00	2,960.00	0.00%	2,960.00
10-21-5110 Texas Workforce Commission	0.00	7.50	(7.50)	9.00	90.00	10.00%	81.00
10-21-5114 Benefits Admin Fees	0.00	6.67	(6.67)	25.90	80.00	32.38%	54.10
10-21-5115 Longevity Pay	0.00	10.00	(10.00)	120.00	120.00	100.00%	0.00
10-21-5223 Training & Travel	0.00	208.33	(208.33)	2,495.24	2,500.00	99.81%	4.76
10-21-5224 Dues & Subscriptions	0.00	25.00	(25.00)	300.00	300.00	100.00%	0.00
10-21-5229 Contractual Services	391.65	125.00	266.65	808.18	1,500.00	53.88%	691.82
10-21-5301 Office Supplies	91.30	25.00	66.30	175.57	300.00	58.52%	124.43
10-21-5309 Uniforms	0.00	41.67	(41.67)	406.95	500.00	81.39%	93.05
10-21-5310 Postage	17.52	16.67	0.85	42.98	200.00	21.49%	157.02
10-21-5313 Fuel Expense	0.00	208.33	(208.33)	1,851.17	2,500.00	74.05%	648.83
10-21-5319 Vehicle Repairs & Maintenance	149.13	83.33	65.80	842.76	1,000.00	84.28%	157.24
10-21-5328 Small Tools & Minor	80.08	41.67	38.41	329.51	500.00	65.90%	170.49
10-21-5404 Mobile Technology Expense	101.81	83.33	18.48	901.32	1,000.00	90.13%	98.68
10-21-5407 Insurance - Vehicles	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-21-5410 Vehicle Replacement Fund	0.00	583.33	(583.33)	0.00	7,000.00	0.00%	7,000.00
Animal Control Totals	6,285.93	7,343.33	(1,057.40)	50,610.41	88,120.00	57.43%	37,509.59

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

6/22/2023

Item 10.

10 - General Fund Emergency Management	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-22-5214 Advertising/Printing Expense	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
10-22-5223 Training & Travel	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-22-5229 Contractual Services	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
10-22-5301 Office Supplies	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
10-22-5315 Computer Software/License	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
Emergency Management Totals	0.00	916.67	(916.67)	0.00	11,000.00	0.00%	11,000.00

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

6/22/2023

Item 10.

10 - General Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-25-5101 Salaries - Full Time	7,761.60	8,444.17	(682.57)	65,973.60	101,330.00	65.11%	35,356.40
10-25-5104 Salaries - Overtime	340.24	115.83	224.41	500.36	1,390.00	36.00%	889.64
10-25-5106 Social Security/Medicare	620.04	646.67	(26.63)	5,096.50	7,760.00	65.68%	2,663.50
10-25-5107 TMRS	910.49	929.17	(18.68)	7,001.82	11,150.00	62.80%	4,148.18
10-25-5108 Health & Life Insurance	1,355.44	1,466.67	(111.23)	10,933.82	17,600.00	62.12%	6,666.18
10-25-5109 Worker's Comp	0.00	34.17	(34.17)	0.00	410.00	0.00%	410.00
10-25-5110 Texas Workforce Commission	0.00	15.00	(15.00)	17.99	180.00	9.99%	162.01
10-25-5114 Benefits Admin Fees	0.00	12.50	(12.50)	51.80	150.00	34.53%	98.20
10-25-5115 Longevity Pay	0.00	15.00	(15.00)	180.00	180.00	100.00%	0.00
10-25-5117 Certificate Pay	175.38	200.00	(24.62)	1,343.05	2,400.00	55.96%	1,056.95
10-25-5203 Attorney/Prosecutor Fees	5,212.50	5,000.00	212.50	36,087.50	60,000.00	60.15%	23,912.50
10-25-5209 Judge Fees	1,837.50	2,083.33	(245.83)	18,707.84	25,000.00	74.83%	6,292.16
10-25-5220 Interpreter Services	60.58	125.00	(64.42)	452.85	1,500.00	30.19%	1,047.15
10-25-5223 Training & Travel	0.00	125.00	(125.00)	485.00	1,500.00	32.33%	1,015.00
10-25-5301 Office Supplies	68.02	291.67	(223.65)	1,772.15	3,500.00	50.63%	1,727.85
10-25-5308 Jury Trial Expense	1,000.00	145.83	854.17	1,102.00	1,750.00	62.97%	648.00
10-25-5309 Uniforms	0.00	66.67	(66.67)	82.47	800.00	10.31%	717.53
10-25-5310 Postage	0.00	62.50	(62.50)	381.03	750.00	50.80%	368.97
10-25-5315 Computer Software/License	0.00	500.00	(500.00)	0.00	6,000.00	0.00%	6,000.00
Municipal Court Totals	19,341.79	20,279.18	(937.39)	150,169.78	243,350.00	61.71%	93,180.22

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

6/22/2023

Item 10.

10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-30-5101 Salaries - Full Time	4,972.48	5,360.83	(388.35)	41,659.68	64,330.00	64.76%	22,670.32
10-30-5104 Salaries - Overtime	591.24	295.83	295.41	3,251.82	3,550.00	91.60%	298.18
10-30-5106 Social Security/Medicare	420.32	410.83	9.49	3,402.53	4,930.00	69.02%	1,527.47
10-30-5107 TMRS	612.01	590.00	22.01	4,633.32	7,080.00	65.44%	2,446.68
10-30-5108 Health & Life Insurance	661.13	733.33	(72.20)	5,289.05	8,800.00	60.10%	3,510.95
10-30-5109 Worker's Comp	0.00	400.83	(400.83)	0.00	4,810.00	0.00%	4,810.00
10-30-5110 Texas Workforce Commission	0.00	7.50	(7.50)	8.99	90.00	9.99%	81.01
10-30-5114 Benefits Admin Fees	0.00	6.67	(6.67)	0.00	80.00	0.00%	80.00
10-30-5115 Longevity Pay	0.00	10.00	(10.00)	120.00	120.00	100.00%	0.00
10-30-5219 Roads, Bridges & Drainage	0.00	10,416.67	(10,416.67)	10,360.00	125,000.00	8.29%	114,640.00
10-30-5223 Training & Travel	0.00	166.67	(166.67)	1,657.81	2,000.00	82.89%	342.19
10-30-5229 Contractual Services	9,300.00	6,250.00	3,050.00	55,200.00	75,000.00	73.60%	19,800.00
10-30-5301 Office Supplies	0.00	333.33	(333.33)	691.62	4,000.00	17.29%	3,308.38
10-30-5309 Uniforms	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-30-5313 Fuel Expense	0.00	333.33	(333.33)	1,434.23	4,000.00	35.86%	2,565.77
10-30-5317 Equipment & Other Rentals	0.00	1,000.00	(1,000.00)	26,144.60	12,000.00	217.87%	(14,144.60)
10-30-5319 Vehicle Repairs & Maintenance	40.00	208.33	(168.33)	295.34	2,500.00	11.81%	2,204.66
10-30-5321 Public Works Maintenance	2,944.13	2,083.33	860.80	16,688.50	25,000.00	66.75%	8,311.50
10-30-5322 Special Road Work	0.00	833.33	(833.33)	8,000.00	10,000.00	80.00%	2,000.00
10-30-5328 Small Tools & Minor	533.24	416.67	116.57	632.16	5,000.00	12.64%	4,367.84
10-30-5331 Signs & Postings	54.95	833.33	(778.38)	6,548.42	10,000.00	65.48%	3,451.58
10-30-5404 Mobile Technology Expense	41.81	50.00	(8.19)	334.57	600.00	55.76%	265.43
10-30-5407 Insurance - Vehicles	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-30-5410 Vehicle Replacement Fund	0.00	583.33	(583.33)	0.00	7,000.00	0.00%	7,000.00
Public Works Totals	20,171.31	31,490.80	(11,319.49)	186,352.64	377,890.00	49.31%	191,537.36

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

6/22/2023

Item 10.

10 - General Fund Parks & Recreation	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-32-5229 Contractual Services	4,098.50	6,500.00	(2,401.50)	41,142.76	77,000.00	53.43%	35,857.24
10-32-5301 Office Supplies	1,260.82	166.67	1,094.15	2,106.78	2,000.00	105.34%	(106.78)
10-32-5309 Uniforms	554.79	83.33	471.46	554.79	1,000.00	55.48%	445.21
10-32-5317 Equipment & Other Rentals	0.00	500.00	(500.00)	0.00	6,000.00	0.00%	6,000.00
10-32-5324 Park Maintenance	400.00	6,166.67	(5,766.67)	37,919.77	75,000.00	50.56%	37,080.23
10-32-5331 Signs & Postings	393.00	83.33	309.67	393.00	1,000.00	39.30%	607.00
Parks & Recreation Totals	6,707.11	13,500.00	(6,792.89)	82,117.10	162,000.00	50.69%	79,882.90

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

6/22/2023

Item 10.

10 - General Fund Community Development	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-35-5101 Salaries - Full Time	3,560.00	3,836.67	(276.67)	30,073.40	46,040.00	65.32%	15,966.60
10-35-5104 Salaries - Overtime	116.81	141.67	(24.86)	405.96	1,700.00	23.88%	1,294.04
10-35-5106 Social Security/Medicare	275.97	294.17	(18.20)	2,307.59	3,530.00	65.37%	1,222.41
10-35-5107 TMRS	404.45	422.50	(18.05)	3,161.67	5,070.00	62.36%	1,908.33
10-35-5108 Health & Life Insurance	661.13	733.33	(72.20)	5,406.58	8,800.00	61.44%	3,393.42
10-35-5109 Worker's Comp	0.00	15.83	(15.83)	0.00	190.00	0.00%	190.00
10-35-5110 Texas Workforce Commission	0.00	7.50	(7.50)	9.01	90.00	10.01%	80.99
10-35-5114 Benefits Admin Fees	0.00	6.67	(6.67)	25.90	80.00	32.38%	54.10
10-35-5115 Longevity Pay	0.00	20.00	(20.00)	240.00	240.00	100.00%	0.00
10-35-5206 Professional Services	0.00	4,166.67	(4,166.67)	0.00	50,000.00	0.00%	50,000.00
10-35-5208 Engineering Services	7,459.09	6,250.00	1,209.09	161,399.14	75,000.00	215.20%	(86,399.14)
10-35-5232 Early Plat - Admin Fee	0.00	6,666.67	(6,666.67)	0.00	80,000.00	0.00%	80,000.00
10-35-5233 Eng Svc: Permits/Inspections	69,917.05	25,000.00	44,917.05	358,304.72	300,000.00	119.43%	(58,304.72)
10-35-5234 Eng Svc: Plan Review	15,820.34	8,333.33	7,487.01	124,074.35	100,000.00	124.07%	(24,074.35)
10-35-5235 Eng Svc: Platting	34,224.00	6,250.00	27,974.00	94,024.00	75,000.00	125.37%	(19,024.00)
10-35-5301 Office Supplies	0.00	125.00	(125.00)	342.63	1,500.00	22.84%	1,157.37
10-35-5309 Uniforms	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
10-35-5315 Computer Software/License	0.00	1,250.00	(1,250.00)	14,000.00	15,000.00	93.33%	1,000.00
10-35-5411 TIF Fund/MUD 31 Payable	0.00	197,816.67	(197,816.67)	2,427,685.66	2,373,800.00	102.27%	(53,885.66)
Community Development Totals	132,438.84	261,378.35	(128,939.51)	3,221,460.61	3,136,540.00	102.71%	(84,920.61)

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

6/22/2023

Item 10.

10 - General Fund Fire Marshal/Building Official	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-36-5101 Salaries - Full Time	7,307.20	7,876.67	(569.47)	61,842.40	94,520.00	65.43%	32,677.60
10-36-5106 Social Security/Medicare	526.50	603.33	(76.83)	4,480.10	7,240.00	61.88%	2,759.90
10-36-5107 TMRS	803.80	866.67	(62.87)	6,380.44	10,400.00	61.35%	4,019.56
10-36-5108 Health & Life Insurance	1,086.14	733.33	352.81	8,689.12	8,800.00	98.74%	110.88
10-36-5109 Worker's Comp	0.00	388.33	(388.33)	0.00	4,660.00	0.00%	4,660.00
10-36-5110 Texas Workforce Commission	0.00	7.50	(7.50)	8.99	90.00	9.99%	81.01
10-36-5114 Benefits Admin Fees	0.00	6.67	(6.67)	0.00	80.00	0.00%	80.00
10-36-5115 Longevity Pay	0.00	10.00	(10.00)	120.00	120.00	100.00%	0.00
10-36-5207 Building Inspector	21,847.50	25,000.00	(3,152.50)	137,267.50	300,000.00	45.76%	162,732.50
10-36-5223 Training & Travel	0.00	333.33	(333.33)	3,870.06	4,000.00	96.75%	129.94
10-36-5224 Dues & Subscriptions	0.00	250.00	(250.00)	2,021.81	3,000.00	67.39%	978.19
10-36-5301 Office Supplies	55.99	125.00	(69.01)	259.99	1,500.00	17.33%	1,240.01
10-36-5303 Public Education & Training	967.50	166.67	800.83	967.50	2,000.00	48.38%	1,032.50
10-36-5307 Investigation Supplies	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-36-5309 Uniforms	0.00	125.00	(125.00)	802.86	1,500.00	53.52%	697.14
10-36-5310 Postage	0.00	16.67	(16.67)	0.00	200.00	0.00%	200.00
10-36-5313 Fuel Expense	0.00	250.00	(250.00)	1,614.35	3,000.00	53.81%	1,385.65
10-36-5319 Vehicle Repairs & Maintenance	570.00	125.00	445.00	1,392.75	1,500.00	92.85%	107.25
10-36-5328 Small Tools & Minor	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
10-36-5404 Mobile Technology Expense	71.81	83.33	(11.52)	574.57	1,000.00	57.46%	425.43
10-36-5407 Insurance - Vehicles	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-36-5410 Vehicle Replacement Fund	0.00	583.33	(583.33)	0.00	7,000.00	0.00%	7,000.00
Fire Marshal/Building Official Totals	33,236.44	37,884.16	(4,647.72)	230,292.44	454,610.00	50.66%	224,317.56

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

6/22/2023

Item 10.

10 - General Fund Capital and Planning Projects	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-90-5610 Land Purchase and	5,200.00	12,500.00	(7,300.00)	17,000.00	150,000.00	11.33%	133,000.00
10-90-5620 Building Purchase,	0.00	0.00	0.00	3,028,828.37	0.00	0.00%	(3,028,828.37
10-90-5620 Building Purchase,	0.00	12,500.00	(12,500.00)	21,923.90	150,000.00	14.62%	128,076.10
10-90-5630 Furniture & Equipment	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00
10-90-5660 Contingency/Reserves	0.00	12,500.00	(12,500.00)	0.00	150,000.00	0.00%	150,000.00
Capital and Planning Projects Totals	5,200.00	45,833.33	(40,633.33)	3,067,752.27	550,000.00	557.77%	(2,517,752.27
Expense Totals	404,561.27	619,060.02	(214,498.75)	8,485,936.18	7,428,720.00	114.23%	(1,057,216.18

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

6/22/2023

Item 10.

12 - Project Fund Series 2022	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Expense Summary							
Professional/Contract Services	24,486.77	0.00	24,486.77	1,909,235.38	0.00	0.00%	(1,909,235.38)
Materials & Supplies	0.00	0.00	0.00	17,489.59	0.00	0.00%	(17,489.59)
Expense Totals	<u>24,486.77</u>	<u>0.00</u>	<u>24,486.77</u>	<u>1,926,724.97</u>	<u>0.00</u>	<u>0.00%</u>	<u>(1,926,724.97)</u>

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

6/22/2023 1:48

Item 10.

12 - Project Fund Series 2022 Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	0.00	0.00	17,489.59	0.00	0.00%	(17,489.59)
Professional/Contract Services	24,486.77	0.00	24,486.77	1,909,235.38	0.00	0.00%	(1,909,235.38)
Administration Totals	<u>24,486.77</u>	<u>0.00</u>	<u>24,486.77</u>	<u>1,926,724.97</u>	<u>0.00</u>	<u>0.00%</u>	<u>(1,926,724.97)</u>
Expense Total	<u>24,486.77</u>	<u>0.00</u>	<u>24,486.77</u>	<u>1,926,724.97</u>	<u>0.00</u>	<u>0.00%</u>	<u>(1,926,724.97)</u>

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

6/22/2023

Item 10.

12 - Project Fund Series 2022 Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
12-10-5206 Professional Services	15,075.00	0.00	15,075.00	33,500.00	0.00	0.00%	(33,500.00)
12-10-5208 Engineering Services	1,530.52	0.00	1,530.52	4,566.30	0.00	0.00%	(4,566.30)
12-10-5229 Contractual Services	7,881.25	0.00	7,881.25	1,871,169.08	0.00	0.00%	(1,871,169.08)
12-10-5314 Computer & Technology Administration Totals	0.00	0.00	0.00	17,489.59	0.00	0.00%	(17,489.59)
Administration Totals	24,486.77	0.00	24,486.77	1,926,724.97	0.00	0.00%	(1,926,724.97)
Expense Totals	24,486.77	0.00	24,486.77	1,926,724.97	0.00	0.00%	(1,926,724.97)

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

6/22/2023

Item 10.

20 - Crime Control and Prevention District Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales Tax	23,095.17	0.00	23,095.17	162,642.71	0.00	0.00%	(162,642.71)
Revenue Totals	<u>23,095.17</u>	<u>0.00</u>	<u>23,095.17</u>	<u>162,642.71</u>	<u>0.00</u>	<u>0.00%</u>	<u>(162,642.71)</u>
Expense Summary							
Personnel Services	0.00	1,416.67	(1,416.67)	1,523.33	17,000.00	8.96%	15,476.67
Professional/Contract Services	38.70	3,466.66	(3,427.96)	20,647.22	41,600.00	49.63%	20,952.78
Materials & Supplies	5,109.36	6,366.65	(1,257.29)	30,377.49	76,400.00	39.76%	46,022.51
Capital Outlay	0.00	27,083.33	(27,083.33)	66,777.02	325,000.00	20.55%	258,222.98
Expense Totals	<u>5,148.06</u>	<u>38,333.31</u>	<u>(33,185.25)</u>	<u>119,325.06</u>	<u>460,000.00</u>	<u>25.94%</u>	<u>340,674.94</u>

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

6/22/2023

Item 10.

20 - Crime Control and Prevention District Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Sales Tax							
20-4112 CCPD - Sales Tax	23,095.17	0.00	23,095.17	162,642.71	0.00	0.00%	(162,642.71)
Sales Tax Totals	23,095.17	0.00	23,095.17	162,642.71	0.00	0.00%	(162,642.71)
Revenue Totals	23,095.17	0.00	23,095.17	162,642.71	0.00	0.00%	(162,642.71)

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

6/22/2023 1:48

Item 10.

20 - Crime Control and Prevention Dist Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	27,083.33	(27,083.33)	66,777.02	325,000.00	20.55%	258,222.98
Materials & Supplies	5,109.36	6,366.65	(1,257.29)	30,377.49	76,400.00	39.76%	46,022.51
Personnel Services	0.00	1,416.67	(1,416.67)	1,523.33	17,000.00	8.96%	15,476.67
Professional/Contract Services	38.70	3,466.66	(3,427.96)	20,647.22	41,600.00	49.63%	20,952.78
Police Totals	<u>5,148.06</u>	<u>38,333.31</u>	<u>(33,185.25)</u>	<u>119,325.06</u>	<u>460,000.00</u>	<u>25.94%</u>	<u>340,674.94</u>
Expense Total	<u>5,148.06</u>	<u>38,333.31</u>	<u>(33,185.25)</u>	<u>119,325.06</u>	<u>460,000.00</u>	<u>25.94%</u>	<u>340,674.94</u>

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

6/22/2023

Item 10.

20 - Crime Control and Prevention Dist Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
20-20-5104 Salaries - Overtime	0.00	1,416.67	(1,416.67)	1,523.33	17,000.00	8.96%	15,476.67
20-20-5206 Professional Services	38.70	833.33	(794.63)	6,673.73	10,000.00	66.74%	3,326.27
20-20-5214 Advertising/Printing Expense	0.00	625.00	(625.00)	300.06	7,500.00	4.00%	7,199.94
20-20-5222 Investigations	0.00	333.33	(333.33)	858.41	4,000.00	21.46%	3,141.59
20-20-5223 Training & Travel	0.00	1,250.00	(1,250.00)	7,775.02	15,000.00	51.83%	7,224.98
20-20-5230 Radio Service	0.00	425.00	(425.00)	5,040.00	5,100.00	98.82%	60.00
20-20-5301 Office Supplies	107.96	208.33	(100.37)	904.79	2,500.00	36.19%	1,595.21
20-20-5303 Public Education & Training	0.00	333.33	(333.33)	0.00	4,000.00	0.00%	4,000.00
20-20-5307 Investigation Supplies	0.00	333.33	(333.33)	0.00	4,000.00	0.00%	4,000.00
20-20-5314 Computer & Technology	1,676.71	2,083.33	(406.62)	13,875.40	25,000.00	55.50%	11,124.60
20-20-5315 Computer Software/License	125.00	1,333.33	(1,208.33)	3,421.60	16,000.00	21.39%	12,578.40
20-20-5316 Equipment Repair/Parts	0.00	416.67	(416.67)	2,721.94	5,000.00	54.44%	2,278.06
20-20-5317 Equipment & Other Rentals	0.00	333.33	(333.33)	2,375.85	4,000.00	59.40%	1,624.15
20-20-5319 Vehicle Repairs & Maintenance	3,134.69	325.00	2,809.69	4,751.46	3,900.00	121.83%	(851.46)
20-20-5328 Small Tools & Minor	0.00	916.67	(916.67)	1,749.02	11,000.00	15.90%	9,250.98
20-20-5330 Miscellaneous	65.00	83.33	(18.33)	577.43	1,000.00	57.74%	422.57
20-20-5630 Furniture & Equipment	0.00	20,833.33	(20,833.33)	0.00	250,000.00	0.00%	250,000.00
20-20-5650 Vehicles & Machinery	0.00	6,250.00	(6,250.00)	66,777.02	75,000.00	89.04%	8,222.98
Police Totals	5,148.06	38,333.31	(33,185.25)	119,325.06	460,000.00	25.94%	340,674.94
Expense Totals	5,148.06	38,333.31	(33,185.25)	119,325.06	460,000.00	25.94%	340,674.94

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

6/22/2023

Item 10.

30 - Capital Improvements Plan Fund (Debt Service)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Expense Summary							
Debt Service	0.00	82,134.75	(82,134.75)	985,617.09	985,617.00	100.00%	(0.09)
Expense Totals	0.00	82,134.75	(82,134.75)	985,617.09	985,617.00	100.00%	(0.09)

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

6/22/2023 1:48

Item 10.

30 - Capital Improvements Plan Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Debt Service	0.00	82,134.75	(82,134.75)	985,617.09	985,617.00	100.00%	(0.09)
Administration Totals	0.00	82,134.75	(82,134.75)	985,617.09	985,617.00	100.00%	(0.09)
Expense Total	0.00	82,134.75	(82,134.75)	985,617.09	985,617.00	100.00%	(0.09)

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

6/22/2023

Item 10.

30 - Capital Improvements Plan Fund (Administration)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
30-10-5501 Debt Principal	0.00	6,250.00	(6,250.00)	440,000.00	75,000.00	586.67%	(365,000.00)
30-10-5502 Bond Principal	0.00	30,416.67	(30,416.67)	0.00	365,000.00	0.00%	365,000.00
30-10-5511 Interest on Bonds	0.00	43,598.08	(43,598.08)	195,052.09	523,177.00	37.28%	328,124.91
30-10-5513 Interest on Debt	0.00	1,870.00	(1,870.00)	350,565.00	22,440.00	1562.23%	(328,125.00)
Administration Totals	<u>0.00</u>	<u>82,134.75</u>	<u>(82,134.75)</u>	<u>985,617.09</u>	<u>985,617.00</u>	<u>100.00%</u>	<u>(0.09)</u>
Expense Totals	<u>0.00</u>	<u>82,134.75</u>	<u>(82,134.75)</u>	<u>985,617.09</u>	<u>985,617.00</u>	<u>100.00%</u>	<u>(0.09)</u>

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

6/22/2023

Item 10.

35 - Capital Improvements Plan Fund (Local)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Miscellaneous	0.00	0.00	0.00	24,938.26	0.00	0.00%	(24,938.26)
Revenue Totals	0.00	0.00	0.00	24,938.26	0.00	0.00%	(24,938.26)
Expense Summary							
Professional/Contract Services	0.00	0.00	0.00	25,708.75	0.00	0.00%	(25,708.75)
Not Categorized	0.00	0.00	0.00	24,938.26	0.00	0.00%	(24,938.26)
Expense Totals	0.00	0.00	0.00	50,647.01	0.00	0.00%	(50,647.01)

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

6/22/2023

Item 10.

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

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

6/22/2023 1:48

Item 10.

35 - Capital Improvements Plan Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Not Categorized	0.00	0.00	0.00	24,938.26	0.00	0.00%	(24,938.26)
Professional/Contract Services	0.00	0.00	0.00	25,708.75	0.00	0.00%	(25,708.75)
Administration Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>50,647.01</u>	<u>0.00</u>	<u>0.00%</u>	<u>(50,647.01)</u>
Expense Total	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>50,647.01</u>	<u>0.00</u>	<u>0.00%</u>	<u>(50,647.01)</u>

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

6/22/2023

Item 10.

35 - Capital Improvements Plan Fund (Administration)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
35-10-5208 Engineering Services	0.00	0.00	0.00	25,708.75	0.00	0.00%	(25,708.75)
35-10-5239 TWDB Share of Expenditures	0.00	0.00	0.00	24,938.26	0.00	0.00%	(24,938.26)
Administration Totals	0.00	0.00	0.00	50,647.01	0.00	0.00%	(50,647.01)
Expense Totals	0.00	0.00	0.00	50,647.01	0.00	0.00%	(50,647.01)

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

6/22/2023

Item 10.

36 - Public Safety Grants	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Grant Income	0.00	0.00	0.00	1,148.10	0.00	0.00%	(1,148.10)
Revenue Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,148.10</u>	<u>0.00</u>	<u>0.00%</u>	<u>(1,148.10)</u>
Expense Summary							
Professional/Contract Services	180.00	0.00	180.00	225.00	0.00	0.00%	(225.00)
Materials & Supplies	33,716.10	0.00	33,716.10	33,716.10	0.00	0.00%	(33,716.10)
Expense Totals	<u>33,896.10</u>	<u>0.00</u>	<u>33,896.10</u>	<u>33,941.10</u>	<u>0.00</u>	<u>0.00%</u>	<u>(33,941.10)</u>

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

6/22/2023

Item 10.

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

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

6/22/2023 1:48

Item 10.

36 - Public Safety Grants State & Federal Grants	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	33,716.10	0.00	33,716.10	33,716.10	0.00	0.00%	(33,716.10)
Professional/Contract Services	180.00	0.00	180.00	225.00	0.00	0.00%	(225.00)
State & Federal Grants Totals	<u>33,896.10</u>	<u>0.00</u>	<u>33,896.10</u>	<u>33,941.10</u>	<u>0.00</u>	<u>0.00%</u>	<u>(33,941.10)</u>
Expense Total	<u><u>33,896.10</u></u>	<u><u>0.00</u></u>	<u><u>33,896.10</u></u>	<u><u>33,941.10</u></u>	<u><u>0.00</u></u>	<u><u>0.00%</u></u>	<u><u>(33,941.10)</u></u>

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

6/22/2023

Item 10.

36 - Public Safety Grants State & Federal Grants	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
36-20-5223 Training & Travel	180.00	0.00	180.00	225.00	0.00	0.00%	(225.00)
36-20-5328 Bullet Resis. Shield -	33,716.10	0.00	33,716.10	33,716.10	0.00	0.00%	(33,716.10)
State & Federal Grants Totals	<u>33,896.10</u>	<u>0.00</u>	<u>33,896.10</u>	<u>33,941.10</u>	<u>0.00</u>	<u>0.00%</u>	<u>(33,941.10)</u>
Expense Totals	<u><u>33,896.10</u></u>	<u><u>0.00</u></u>	<u><u>33,896.10</u></u>	<u><u>33,941.10</u></u>	<u><u>0.00</u></u>	<u><u>0.00%</u></u>	<u><u>(33,941.10)</u></u>

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

6/22/2023

Item 10.

40 - Court Technology Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	1,086.68	0.00	1,086.68	5,994.04	0.00	0.00%	(5,994.04)
Revenue Totals	<u>1,086.68</u>	<u>0.00</u>	<u>1,086.68</u>	<u>5,994.04</u>	<u>0.00</u>	<u>0.00%</u>	<u>(5,994.04)</u>

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

6/22/2023

Item 10.

40 - Court Technology Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Fines & Forfeitures							
40-4707 Court Technology Fee	1,086.68	0.00	1,086.68	5,994.04	0.00	0.00%	(5,994.04)
Fines & Forfeitures Totals	1,086.68	0.00	1,086.68	5,994.04	0.00	0.00%	(5,994.04)
Revenue Totals	1,086.68	0.00	1,086.68	5,994.04	0.00	0.00%	(5,994.04)

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

6/22/2023

Item 10.

41 - Court Security Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	1,331.18	0.00	1,331.18	7,337.00	0.00	0.00%	(7,337.00)
Revenue Totals	<u>1,331.18</u>	<u>0.00</u>	<u>1,331.18</u>	<u>7,337.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>(7,337.00)</u>

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

6/22/2023

Item 10.

41 - Court Security Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Fines & Forfeitures							
41-4708 Court Security Fee	1,331.18	0.00	1,331.18	7,337.00	0.00	0.00%	(7,337.00)
Fines & Forfeitures Totals	1,331.18	0.00	1,331.18	7,337.00	0.00	0.00%	(7,337.00)
Revenue Totals	1,331.18	0.00	1,331.18	7,337.00	0.00	0.00%	(7,337.00)

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

6/22/2023

Item 10.

50 - Vehicle Replacement Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Expense Summary							
Capital Outlay	0.00	0.00	0.00	13,371.00	0.00	0.00%	(13,371.00)
Expense Totals	0.00	0.00	0.00	13,371.00	0.00	0.00%	(13,371.00)

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

6/22/2023 1:48

Item 10.

50 - Vehicle Replacement Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	0.00	0.00	13,371.00	0.00	0.00%	(13,371.00)
Administration Totals	0.00	0.00	0.00	13,371.00	0.00	0.00%	(13,371.00)
Expense Total	0.00	0.00	0.00	13,371.00	0.00	0.00%	(13,371.00)

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

6/22/2023

Item 10.

50 - Vehicle Replacement Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
50-10-5650 Vehicles & Machinery	0.00	0.00	0.00	13,371.00	0.00	0.00%	(13,371.00)
Administration Totals	0.00	0.00	0.00	13,371.00	0.00	0.00%	(13,371.00)
Expense Totals	0.00	0.00	0.00	13,371.00	0.00	0.00%	(13,371.00)

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

COMMUNICATIONS DIVISION

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

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

OVERTIME

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

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

COMMUNITY RELATIONS

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

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

TECHNOLOGY

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

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

INVESTIGATIONS

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

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

TRAINING

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

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

PATROL EQUIPMENT

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

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

PROFESSIONAL SERVICES

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

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

ONE-TIME PROJECTS

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

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

*One-time expenditures from the fund balance.
 Fund Balance September 30, 2022 - \$368,320.00
 Proposed Expenditures this budget - \$108,000.00
 Remaining Balance - \$260,320.00

Staff Report

Agenda Date: June 26, 2023
Agenda Item: Variance Request 2320 Meridiana

Project Description: Variances to regulations of the Unified Development Code pertaining to Master UDC Section 3.5.3.12- Storefront Code; Transparency.

Zoning Designation: Commercial

Building Official: Albert Cantu

SUMMARY

This request was made by Marcel Meijer for a variance to Master UDC Section 3.5.3.12 (b)-Storefront Code, Transparency. The ordinance cited above requires that "each exterior wall of a commercial/retail/office building facing a public street must contain 65% transparent material to allow visual penetration of at least three (3) feet into the building. This site is located at the SE corner of Meridiana Parkway and Crystal View Drive. New construction of a retail center.



VICINITY MAP
KEY MAP NO. 402-J

- Section 3.5.3.12. Storefronts Sub-section (b) Transparency

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

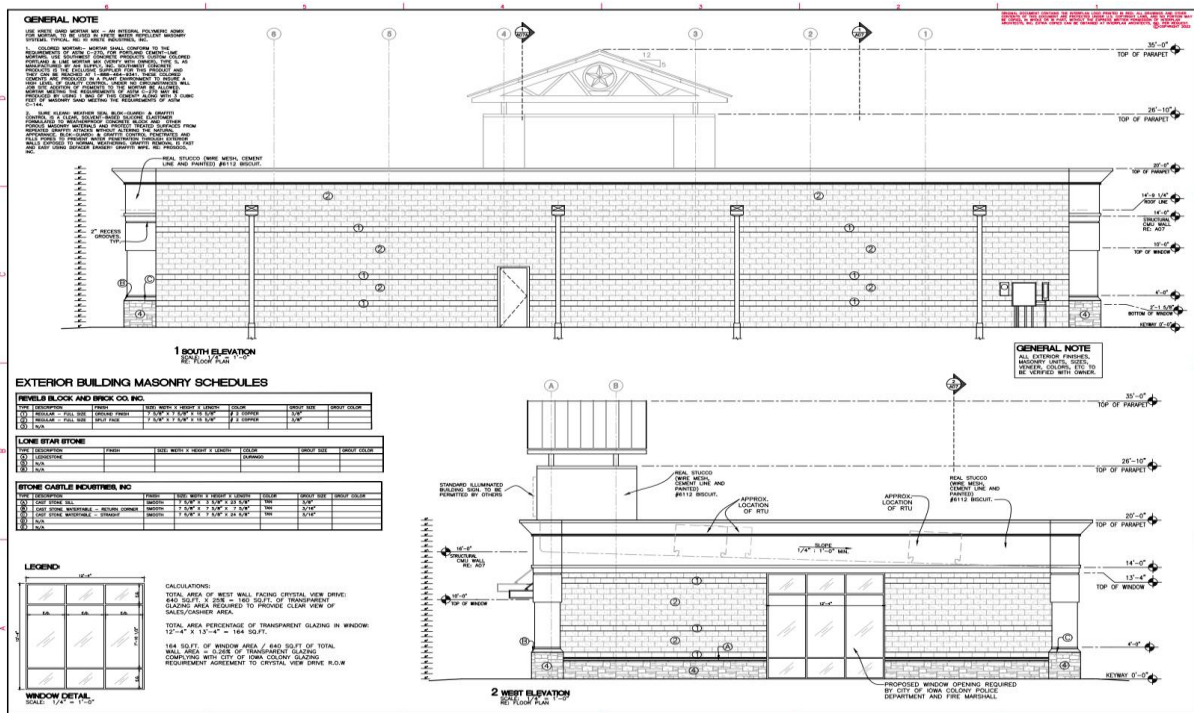
Variance Request:

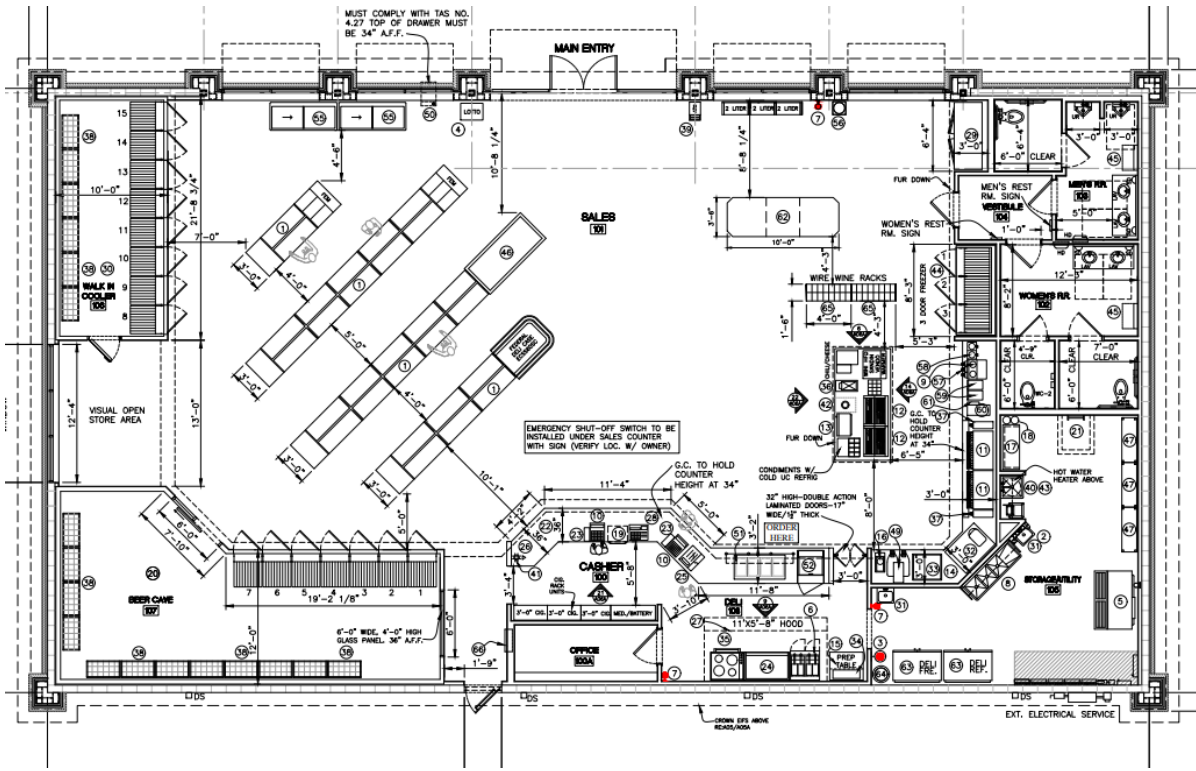
Master UDC Section 3.5.3.12 (b)- Storefront Code; Transparency

The architectural floor plan does not allow for glazing walls on the East or the Westside of the building, as they enclose the walk in cooler and public restrooms. Please refer to the floor plan attached for reference.

Additionally, kindly consider that the use of this facility requires a level of security and privacy for all interior sales inventory, such as but not limited to, ATM Cash Unit, Lotto Tickets, Carton Cigarettes, Alcoholic Beverages and Cashier Safe.

This project is located at the corner of Meridiana and Crystal View Drive, the project complies with the North elevation facing Meridiana Parkway but not the West elevation facing Crystal View Drive.





RECOMMENDATION

On Tuesday June 6, 2023, this variance was taken in front of the Planning and Zoning (P&Z) Commission. During the meeting it was shown to the commission that this project did not meet the Unified Development Code Section 3.5.3.12. Storefronts Sub-section (b) Transparency. Due to the timeframe and the delay of this project, the P&Z Commission allowed city staff to work with the property owner and designer to come up with a design that would come close to meeting the intent of the UDC. We met with the designer of the project via phone and requested a minimum of 25% transparency with view to the point of sale. The designer made the adjustments as requested. City staff recommends that we allow this project to move forward with the transparency as designed on the Westside of the building facing Cystal View.

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

Sincerely,

Albert Cantu, Building Official/Fire Marshal

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS
GRANTING A WAIVER AND VARIANCE TO CERTAIN
TRANSPARENCY REQUIREMENTS AT 2320 MERIDIANA PARKWAY
FOR PROJECT STAR STOP #131; WITH RELATED PROVISIONS**

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

1. Findings of Fact

- a. The Planning and Zoning Commission has met regarding this variance and authorized city staff to work with the property owner and designer to come up with a design that would come close to meeting the criteria of the Unified Development Code. City staff has provided a written report to the City Council concerning this variance.
- b. The City Council has determined that a waiver or variance should be granted as herein provided, because the criteria in Section 1.3.4.3 of the Unified Development Code have been satisfied.
- c. All requirements of law concerning this ordinance and the waiver and variance herein granted have been satisfied.

2. Legal Requirements

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

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

3. Background

The City has received an application for a variance from the above provision for project Star Stop #131, structure to be located at 2320 Meridiana Parkway at Crystal View Drive. The background is more fully stated in the Staff Report attached hereto and incorporated herein in full.

4. Grant of Waiver and Variance

Accordingly, the City Council hereby grants a waiver and variance to the requirements of Sections 3.5.3.12(b) of the Uniform Development Code concerning transparency for the proposed structure at 2320 Meridiana Parkway at Crystal View Drive; provided, however, that this variance is granted:

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

5. Savings Clause

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

6. Severance Clause

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

7. Effective Date

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

PASSED AND APPROVED ON FIRST READING ON JUNE 26, 2023.

CITY OF IOWA COLONY, TEXAS

By: _____
WIL KENNEDY, MAYOR

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY

Iowa Colony/Ordinances/Variances/2320 Meridiana Parkway

APPLICATION
AND
STAFF REPORT

ATTACHMENTS TO ORDINANCE GRANTING
VARIANCE TO CERTAIN PROVISIONS OF
UNIFIED DEVELOPMENT CODE FOR
2320 MERIDIANA PARKWAY

**UNIFIED DEVELOPMENT CODE
IOWA COLONY, TEXAS
SCOPE OF SERVICES**

I. INTRODUCTION

Overview

Over the years, the City has adopted a series of individual ordinances to address certain land development and land use issues. These ordinances include, but are not limited to the following:

- *Unified Development Code;*
- *Zoning Ordinance;*
- *Subdivision Ordinance;*
- *Ordinance 2016-19, Sign Regulations;*
- *Ordinance 2021-16, Regulations of Mobile Food Units; and*
- *Ordinance 2021-13, Businesses in Mobile Units.*

Since these ordinances were produced independent of one another, increasingly, the administration of these ordinances commonly become more problematic and troublesome for development applicants, City staff, Zoning Board of Adjustment (Board), Planning Commission (Commission) and City Council (Council). Issues typically arise as to substantive errors, oversights, conflicts, and inconsistencies both within and across the ordinances. In turn, these cause difficulty in decision making, delayed processes and approvals, and unnecessary frustration.

Under the auspices of the H-GACBuy procurement program, through which the City of Iowa Colony is an end user and Kendig Keast Collaborative (KKC) is a pre-qualified firm for *Community Planning Services*, KKC will provide professional planning services in an effort to resolve these issues by providing an update to the Unified Development Code (UDC) that integrates all of the separate ordinances that are the subject of this proposal. Furthermore, with the city's 2020 adoption of a Comprehensive Plan, the above listed ordinances do not reflect the community-supported directions of the plan. With consolidation of the UDC, they will be updated to be in lockstep with the city's policies and goals.

Scope of Services

As a continuation of the city's efforts to implement the Comprehensive Plan and to effectively process and manage quality development, the following scope of services is to build on the work completed to date for the preparation of a well-coordinated set of development regulations that resolve the issues regularly encountered, and takes the next step to provide the criteria, standards, and requirements necessary for the Commission, Mayor and Council, and city staff to work with applicants to further the City's economic development.

II. CORE PROJECT SERVICES

PHASE ONE: PROJECT ORIENTATION

1.1 *Project Orientation/Kick-Off*

KKC staff and the City Manager and City Engineer, along with other invited staff, will hold a project orientation teleconference immediately following notice to proceed to supplement our understanding of the project. This understanding will be reinforced through meetings held with the Planning Commission, Zoning Board of Adjustment and City Council during this and subsequent phases of the project.

Following the teleconference, KKC will develop a schedule of deliverables, meetings, and teleconferences; communication and coordination protocol; and a contact database. We will also make arrangements for the transmittal of needed documents, maps, and data from the city to KKC.

Meeting(s):

- Project orientation teleconference

Deliverable(s):

- Project schedule

1.2 *Joint City Council / Planning & Zoning Commission Meeting*

KKC team members will conduct an introductory meeting with the City Council and the Planning & Zoning Commission to overview the project approach and schedule, summarize the key findings of the stakeholder interviews, and to initiate dialog as to the key planning and regulatory issues to be addressed in the UDC. Each meeting will be approached as an opportunity to receive input and feedback and at the same time, to educate the Council and the Commission and train them on the use of the UDC in their respective roles.

Meeting(s):

- Introductory meeting with the City Council and Planning & Zoning Commission.

Deliverable(s):

- Introductory presentation

1.4 *Field Reconnaissance*

Acquire and review all existing conditions data, information, and mapping from the City, including that collected by and developed through the Comprehensive Plan process.

Observe built applications of the zoning and subdivision ordinances, particularly demonstrations of community resilience and other best practices applications, through self-guided field reconnaissance and/or a staff-lead tour with the City staff.

Develop a photographic inventory to capture development types, forms, and patterns and those that reflect the policies of the Comprehensive Plan.

Meeting(s):

- Self- or Staff-Guided City Tour

Deliverable(s):

- None for this task.

Timeline for PHASE ONE: One Month

PHASE TWO: CODE DIAGNOSIS

2.1 Review of Plan Documents, Ordinances and Other Identified Resources

Comprehensively review all applicable plans, studies, and other local and regional documents, (e.g., 2020 Comprehensive Plan, 2020 Unified Development Code, Subdivision Ordinance Amendments, etc.) and review all development-related regulations (including any disparate ordinances not including those identified above) and identify those that may be integrated or referenced in the Consolidated UDC.

Meeting(s):

- None for this task.

Deliverable(s):

- None for this task.

2.2 Annotated Outline

An annotated outline will be an initial deliverable to set out how the Consolidated UDC will be organized and structured to be more intuitive and easier to administer, navigate, and use. Changes to the order or structure of chapters, articles and sections within the individual ordinances may occur during the project in response to information developed as the project progresses. Such changes may require an amendment if they materially add to the content of the UDC (e.g., unforeseen inclusion of additional ordinances, technical manuals, or design guidelines) or constitute a substantive change.

2.3 Code Audit

Develop a comprehensive review and summary of gaps and deficiencies of the existing relevant regulations to incorporate, at a minimum:

- Concerns and comments from the Council, Commission, Board and staff;
- Concurrency with the Comprehensive Plan (2020) and its policies and directions;
- Compliance with federal and state statutes and case law;
- Cohesiveness and consistency;
- Enforceability;
- Workability for staff and the general public;
- Strategic approaches for addressing key project issues;
- Relevant plan initiatives and the means for implementing them; and
- Recommendations about the proposed UDC organization and content.

Meeting(s):

- Teleconference to review the Annotated Outline and Code Audit with City Staff

Deliverable(s):

- Annotated Outline
- Code Audit

Timeline for PHASE TWO: Two Months

PHASE THREE: ITERATIVE DRAFTING

3.1 Create Online UDC

KKC will complete the drafting and revision work through the enCodePlus web interface. This will allow for an online forum for review of the code, as well as for comments to be posted by city staff and responded to by KKC as the process unfolds. Upon adoption, the Consolidated UDC will be integrated with the Code of Ordinances, and dynamically linked to the online zoning map.

EnCodePlus, LLC is an exclusive partner of Municode, meaning that the UDC may be developed in a more friendly and robust web-based format that will accomplish the city's objectives of creating a code that is more accessible, simpler to use and easier to understand. The benefits of enCodePlus include:

- Custom branding and design unique to Iowa Colony;
- In-line tables and graphics and a more sophisticated layout;
- Custom designed site navigation;
- Indexing of related regulations within and separate from the UDC;
- Presentation in an eReader format;
- Quick table view;
- Auto-notification of published amendments;
- Hover-over, pop-up definitions;
- Hyperlinked cross references (internal and external);
- MS Word and PDF exports;
- Guaranteed uptime; and
- Mobile device access.

3.2 Draft Consolidated UDC Modules

The UDC will be drafted, presented, and discussed in two (or more) modules. The "modules" approach helps to facilitate discussion with the staff, Planning Commission, Board and Council in an iterative fashion. The content of the modules will be outlined in the Annotated Outline.

KKC will conduct the necessary research and draft the regulations, subject to review and comment by the city. KKC will rely on the city to review the proposed regulations when submitted in draft form and, for the City Attorney to ensure that the proposed code complies with the legal requirements in Texas.

KKC will develop language for the Consolidated UDC based on the accepted Annotated Outline, input received through the Commission, Board and Council meetings, and through close coordination with the City Manager and City Engineer. All deliverables will be provided to the City Manager who will be responsible for distributing them to the Commission, Board and Council. The City Manager will be responsible for regularly reporting to other committees and boards, as applicable, on the status of the project and providing a forum to receive their input. Substantive input received from any boards or

committees must be provided to KKC in written form using the online editing or commenting function of enCodePlus.

KKC will refine the draft modules based on the feedback received from Commission, Board and Council as each module is completed and reviewed. The refined modules will be assembled into a consolidated draft, which will be in a public hearing format inclusive of tables, graphics, illustrations, and a glossary of acronyms and definitions.

The City Engineer will be responsible for coordinating and compiling in a consolidated manner all review comments on and requested/suggested revisions to each deliverable, beyond the comments provided directly to KKC personnel during project meetings.

Meeting(s):

- Interim teleconferences with the City Manager and City Engineer will be held as-needed during the drafting process to discuss regulatory strategies, relationships to existing standards and procedures, and other administrative matters, as necessary.
- The meetings held for each module will include a joint meeting with Commission, Board and Council to discuss the respective module in an open public meeting format.

Deliverable(s):

- Draft modules of the Consolidated UDC with relevant tables and graphics, delivered to the City Manager and City Engineer for their review and the review and comment of the Commission, Board and Council.
- Revised draft modules assembled into a public hearing draft. KKC will provide one round of revisions for each draft module following review and receipt of comments and suggested revisions by the City Manager and City Engineer, and through the overview of the Commission, Board and Council. The City Engineer will be responsible for consolidating all comments and having them posted in enCodePlus.

3.3 *UDC Illustration*

Modify “stock” graphics and create custom graphics to illustrate the regulations. In the online format, organize all graphics in a library file tree format and link each graphic to the applicable sections of the code.

Meeting(s):

- Teleconferences with staff

Deliverable(s):

- Embedded code graphics

3.4 *Create GIS Online Zoning Map*

The zoning map will be updated to reflect all amendments since it was last updated in 2009. Each Planned Unit Development (PUD) and Development Agreement will be linked to each parcel within their respective boundaries. The map will tie into the Brazoria Council Central Appraisal District (updated in

real-time or quarterly) to display the related parcel information on the map. The map will be plotted quarterly for presentation in City Hall. Other features will include:

- A district summary to display the uses and dimensional standards of each zoning district and parcel; and
- A land use lookup to query land uses to identify the applicable districts and locations within the city limits.

3.5 Site Development Design Standards Update

Foreseeably, there may be overlaps, inconsistencies or even conflicts between the updated zoning ordinance standards and the site development standards in the UDC. If updates are warranted, we will draft and illustrate standards that will “live” within the Consolidated UDC. The work product will include new and/or updated text and graphics, and presentation of the draft standards to the Commission and Council. This work may include some or all of the following activities and outputs:

- A critique of the existing site development design standards in the context of recent design outcomes.
- Speaking with staff and the Commission and Council about clarity of the standards and their ease of use.
- Reorganizing/reformatting the existing design standards to make them more user-friendly.
- Updating definitions and terminology for greater clarity and consistency.
- Adding graphics to simplify concepts and improve understanding.
- Creating flow diagrams to better illustrate the design review/approval process.
- Adding additional site/location-specific design standards for common development situations and scenarios.
- Adding more location-specific design standards for targeted districts.

Timeline for PHASE THREE: Four Months

PHASE FOUR: ADOPTION

4.1 Consolidated Draft UDC

Produce the Consolidated UDC as a public hearing draft, which will represent substantial completion of KKC’s work on the project. Create a presentation that summarizes the key changes to the existing ordinances.

Meeting(s):

- None for this task.

Deliverable(s):

- KKC will submit a public hearing draft of the Consolidated UDC inclusive of all tables, graphics, and definitions in an online format for public review and comment, as well as in MS Word and Adobe PDF formats.
- Public hearing PowerPoint presentation.

4.2 *Planning Commission Public Hearing*

- Present the public hearing draft of the Consolidated UDC to the Planning Commission for their final review, report, and recommendation to the Council.

Meeting(s):

- Planning Commission public hearing.

Deliverable(s):

- Public hearing draft of the Consolidated UDC

4.3 *Public Hearing Draft*

Create the public hearing draft based on the input received and direction provided by the Planning Commission.

4.4 *City Council Public Hearing*

Attend a City Council public hearing to present the Consolidated UDC, at which time it will be considered for adoption.

Meeting(s):

- City Council public hearing.

Deliverable(s):

- Final draft UDC inclusive of tables, graphics, illustrations, and definitions provided in the following formats:
 - Electronic files in MS Word and Adobe PDF; and
 - Online interactive integrated within the Code of Ordinances and dynamically linked to the online zoning map.

Timeline for PHASE FOUR: Two Months

ADD-ALTERNATE PHASE FIVE: ON CALL SERVICES

5.1 *On-Call Services*

Refer to Attachment 1 at the end of this document.

ADD-ALTERNATE PHASE SIX: IMPLEMENTATION ASSISTANCE

6.1 *Development Handbook Update (Optional)*

The Development Handbook would include updated or new applications, flow diagrams, development schedule and new and expanded checklists. The new handbook would be created in electronic form and integrated into the online UDC.

6.2 Adoption Follow Up (Optional)

Upon adoption and first year administration of the new UDC, KKC will provide consultant assistance, as follows:

- 6.2.1 *Assemble Staff Notes* (included). During the initial term of administration, staff of different City departments will likely make note of wording or dimensional changes or other provisional adjustments as record for consideration of amendments. KKC would assemble these notes, developed by City staff in a written and consistent form, evaluate them as to warranted amendments, and then draft a recommended amendments memorandum as outlined below.
- 6.2.2 *Performance Audit* (included). An audit would be conducted to validate the success of the UDC in achieving certain performance measures, including the gain in efficiency in processing applications toward approval and the quality of development procedures and outcomes. The results of the audit would be included in the recommended amendments memorandum.
- 6.2.3 *Recommended Amendments Memorandum* (included). After pulling the staff notes together and analyzing them for any conflicts or inconsistencies, KKC would draft a memorandum outlining the recommended amendments, together with required changes elsewhere in the UDC to ensure their integrity. This memorandum would be presented to the Planning Commission and City Council, as needed, which would provide technical guidance for drafting the amendments.
- 6.2.4 *Draft Amendments* (by quote, based on findings of the previous tasks). Based on the above memorandum, KKC would draft the warranted amendments in legislative format for staff review. Upon confirmation of the amendments, City staff would present them to the Planning Commission and City Council for recommendation and adoption, respectively. KKC would be available to present the amendments on an Add-Alternate basis. Once adopted, the amendments would be approved and published, with an archive created of the former ordinance.
- 6.2.5 *Codification Health Check*. To ensure that the UDC has been amended and codified properly, a health check would be conducted by enCodePlus. The check would review the format and language of amendments, their consistency with state and federal law, correct numbering, history notes, the effective date, and whether the ordinances are footnoted and hyperlinked within the document.
- 6.2.6 *enCodePlus Enhancements* (by quote). The city may opt to request custom enhancements to the software to meet certain demands of city users, such as use and history reporting or additional features. These would be on a case-by-case basis.
- 6.2.7 *Five-Year Update* (by quote). To maintain the integrity of the UDC and to keep it current with legal and regulatory changes and the latest trends, and to amend it as necessary, KKC would perform a comprehensive assessment and conduct warranted updates.

PROJECT BUDGET

The budget reflected below corresponds to the above four-phase scope of services to develop and facilitate the process to consolidate the zoning, sign, and subdivision regulations into the UDC. The cost for the basic services outlined above is \$115,710, which includes the 1.5% HGACBuy fee.

There are three add alternates including:

- Development Handbook (\$18,000)
- Adoption Follow Up Services (\$25,000)
- On-Call Services (Refer to Rate Schedule in Attachment A)

IOWA COUNTY, TEXAS CONSOLIDATED UNIFIED DEVELOPMENT CODE				
Key Personnel	Principal	Project Manager	Senior Associate	TOTAL
Title				
Scope Tasks				
Phase 1. Project Orientation				
Project Orientation / Kick-Off				\$1,200
Joint CC / P&Z Meeting				\$1,900
Field Reconnaissance				\$450
Subtotal	\$1,400	\$1,125	\$1,050	\$3,575
<i>Direct Expenses</i>				\$2,773
TOTAL FOR PHASE 1				\$6,348
Phase 2. Code Diagnosis				
Review of Plan Documents & Ordinances				\$3,000
Annotated Outline				\$700
Code Audit				\$7,050
Subtotal	\$1,800	\$4,750	\$4,200	\$10,750
<i>Direct Expenses</i>				\$0
TOTAL FOR PHASE 2				\$10,750
Phase 3. Iterative Drafting				
Web-Based Platform		No cost		\$0
Draft Consolidated UDC Modules				\$33,500
UDC Illustration				\$8,700
Create Online Zoning Map				\$7,500
Site Development Design Standards Update				\$12,800
Subtotal	\$15,000	\$22,000	\$18,000	\$62,500
<i>Direct Expenses</i>				\$5,190
TOTAL FOR PHASE 3				\$67,690
Phase 4. Adoption				
Consolidated Draft UDC				\$9,400
Planning Commission Public Hearing				\$2,500
Public Hearing Draft				\$6,300
City Council Public Hearing				\$2,500
Subtotal	\$4,000	\$8,000	\$8,700	\$20,700
<i>Direct Expenses</i>				\$4,715
TOTAL FOR PHASE 4				\$25,415
TOTAL For All Phases				\$110,200
H-GACBuy 1.5% Fee				\$5,510
TOTAL Contract Amount				\$115,710
Add Alternates				
Development Handbook Update				\$ 18,000
Adoption Follow-Up				\$ 25,000

ATTACHMENT 1

ON-CALL PROFESSIONAL SERVICES AGREEMENT

MADE AND ENTERED INTO by and between Kendig Keast Collaborative (hereinafter referred to as "Consultant") and the City of Iowa Colony, TX (hereinafter referred to as "Client").

WHEREAS, Client desires to engage the services of Consultant to complete professional services on an on-call or work order authorization basis; and

WHEREAS, Consultant desires to render certain services on an on-call hourly rate or work order authorization basis and has the experience and staff to perform these services;

NOW, THEREFORE, be it resolved by Client and Consultant, that:

Section 1. Services. Client hereby agrees to engage Consultant and Consultant hereby agrees to perform professional services for Client.

Such services, whether by general or work order authorization, will involve the Consultant's special capabilities as a multi-disciplinary community planning consultancy and experienced advisor to local government clients throughout the United States.

Such services will include general authorization on an hourly rate basis in accordance with **Exhibit A, Rate Schedule**, for work activities that are brief and sporadic or ongoing and of a general support nature. This includes meetings/calls with staff, review of applications for zoning and subdivision compliance, preparing staff reports, presentations to elected and appointed officials, and other similar tasks.

Section 2. Client's Responsibilities. Client agrees to provide Consultant with all pertinent data and other information that are necessary to the performance of services.

Section 3. Standard of Care and Warranty. Consultant agrees that its services will be performed with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions and circumstances.

Section 4. Time of Performance. The Consultant shall be engaged for the above described services in an ongoing capacity unless notified otherwise of the Client's intent to discontinue the professional services arrangement, in accordance with Section 12, Termination. The Client shall consider and act on all project work items submitted by the Consultant, which require review, comments or approval by the Client, within a reasonable period of time so as to enable the Consultant to complete the work on schedule.

Section 5. Compensation. The Client shall compensate the Consultant for the professional services performed under this Agreement as follows:

- a) General authorization shall be compensated on an hourly rate basis, adjusted annually, and in accordance with the rate schedule as denoted in **Exhibit A, Rate Schedule**. Following any annual adjustments, the Consultant shall provide the Client an updated Rate Schedule. The hourly rates are "loaded" meaning they are inclusive of direct labor, overhead, fringe benefits, and profit.

- b) Work order authorizations shall be compensated on the basis of actual costs incurred by the Consultant within a not-to-exceed amount authorized by the Client in the work order. Upon request, the Consultant will provide an estimate of costs for work order services, which shall not be exceeded without further written authorization from the Client. The amount may be modified pursuant to Section 18, Amendments, in the event of a change in the Scope of Services, delays encountered by the Client and/or Consultant during the performance of services, or an increase or decrease in the complexity or character of the work.
- c) For both general and work order authorizations, reimbursement of direct expenses, such as supplies, reproduction, postage/shipping, subsistence and similar work-related expenses shall be on the basis of actual cost plus 10 percent. Reimbursement of mileage expense shall be at the prevailing Federal rate.

Section 6. Payment. Payment shall be made by the Client on a monthly basis upon its receipt of a statement from the Consultant of its authorized expenditures to perform the required work. Each request for payment shall include a brief progress report describing the services performed and work completed during the report period.

Section 7. Notices. To ensure efficiency of administration, communications between Client and Consultant shall generally be between the following:

Consultant	Client
Bret Keast, AICP CEO Kendig Keast Collaborative 77 Sugar Creek Center Blvd, Suite 600 Sugar Land, Texas 77478 281.242.2960 bret@kendigkeast.com	Robert Hemminger City Manager 12003 Iowa Colony Blvd Iowa Colony, TX 77583 City Hall – 281.369.2471 Direct 346.395.4559 rhemminger@iowacolonytx.gov

Substantive oral communications shall be confirmed in writing.

Section 8. Confidentiality. Consultant shall maintain as confidential and not disclose to others without the prior written consent of Client all information obtained from the Client, not otherwise previously known to Consultant, or in the public domain.

Section 9. Insurance. Consultant agrees to purchase and maintain at its own expense worker’s compensation insurance, employer liability insurance, general liability insurance, and automobile liability insurance. Consultant shall maintain this insurance in force, if available, after completion of services under this Agreement until the expiration of any applicable statutes of limitations.

Section 10. Independent Contractor. Consultant is and will perform services as an independent contractor and as such shall maintain complete control over and be responsible for all of its operations and personnel. This Agreement shall not be deemed to create any form of business organization between the parties.

Section 11. Disputes. In an effort to resolve any conflicts that may arise during the course of the project or following the completion of the project, Client and Consultant agree that all disputes between

them arising out of or relating to this Agreement shall be submitted to nonbinding mediation unless the parties mutually agree otherwise. If a dispute arises relating to the performance of the services covered by this Agreement that is not settled by mediation, and legal or other costs are incurred, the prevailing party shall be entitled to recover all reasonable costs incurred in the defense of the claim, including staff time at current billing rates, court costs, attorney’s fees, and other claim-related expenses.

Section 12. Termination. This Agreement may be terminated by either party upon seven (7) days written notice. In the event of termination, Consultant shall be paid for all services performed prior to the termination notice date.

Section 13. No Waiver. The failure of a party to enforce strictly any provision of this Agreement shall not be deemed to act as a waiver of any provision, including the provision not so enforced.

Section 14. Choice of Law and Venue. This Agreement is deemed to be made under and shall be construed according to the laws of the State of South Carolina. Venue shall be in Greenville County.

Section 15. Successors and Assignments. Client and Consultant each binds itself and its successors, executors, administrators, and assigns to the other party of this Agreement and to the successors, executors, administrators, and assigns of such other party, in respect to all covenants of this Agreement.

Section 16. Severability. The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision were omitted.

Section 17. Entire Agreement. This Agreement, including all attachments hereunder, constitutes the entire agreement between the parties hereto and it supersedes all prior or contemporaneous agreements, whether oral or written, or inconsistency between this Agreement and any other contract documents. No agreement hereafter made between the parties shall be binding on either party unless reduced to writing and signed by an authorized officer of the party sought to be bound as provided for in Section 18.

Section 18. Amendments. All modification to this Agreement shall be made in writing and approved by both Client and Consultant.

Section 19. Effective Date. The effective date of this Agreement is the date of signature and execution by the Client.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in two counterparts (each of which is an original) by their duly authorized representatives.

Consultant:

Client:

Signature

Signature

Bret C. Keast, AICP

Robert Hemminger

Name

Name

CEO

City Manager

Title

June 21, 2023

Date

Kendig Keast Collaborative
77 Sugar Creek Center Blvd, Suite 600
Sugar Land, Texas 77478

Address

Title

June 21, 2023

Date

City of Iowa Colony
12003 Iowa Colony Blvd
Iowa Colony, TX 77583

Address

EXHIBIT A
RATE SCHEDULE

Direct Labor Rates (Average Hourly Rate for Personnel Classification)

CEO (Bret Keast, AICP) (if needed)	\$200.00
Code Practice Leader (Brian Mabry, AICP)	\$165.00
Advanced Associate (Ashley Woolsey)	\$140.00
Business Administrator	\$75.00
Graphics Associate	\$60.00

Reimbursements

Mileage (Federal rate)	Actual mileage cost
Direct Expenses (Supplies, Reproduction, Subsistence, etc.)	Actual cost + 10%

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE ISSUANCE OF BONDS BY THE IOWA COLONY DEVELOPMENT AUTHORITY; AND CONTAINING VARIOUS PROVISIONS RELATED TO THE FOREGOING SUBJECT

WHEREAS, by City of Iowa Colony Ordinance No. 2010-2, adopted March 15, 2010, the City of Iowa Colony, Texas (the “City”) created Reinvestment Zone Number Two, City of Iowa Colony, Texas (the “Zone”) for the purposes of development within the City; and

WHEREAS, by City Ordinance No. 2010-4, adopted June 21, 2010, the City approved the Project Plan and Reinvestment Zone Financing Plan for the development of the Zone (the “Project and Financing Plan”), as amended by City Ordinance No. 2016-21, adopted August 22, 2016, and by City Ordinance No. O-2020-16, adopted June 15, 2020; and

WHEREAS, by Resolution No. R2010-R-3 adopted on March 15, 2010, the City authorized the creation of the Iowa Colony Development Authority (the “Authority”), a local government corporation, pursuant to Subchapter D of Chapter 431, Texas Transportation Code, to aid, assist and act on behalf of the City in the performance of the City’s governmental functions with respect to promoting, developing, encouraging and maintaining housing, employment, commerce and economic development within the Zone; and

WHEREAS, The City, the Zone, and the Authority entered into an agreement dated February 21, 2011, as amended and restated on August 22, 2016, as amended by Amendment No. 1 dated May 1, 2022 (the “Tri-Party Agreement”), pursuant to which the Authority would have authority to administer the Zone; make recommendations to the Zone Board and the City with respect to the development of the Zone; perform and engage in activities relating to the acquisition, development and sale of land and other properties; engage in development and redevelopment activities; construct and improve infrastructure in the Zone; enter into development agreements

with developers/builders in the Zone; subject to City approval, issue, sell or deliver its bonds, notes, or other obligations; and perform the other activities provided in the Tri-Party Agreement; and

WHEREAS, the Tri-Party Agreement provides that the Authority may not issue bonds without approval by the City; and

WHEREAS, in order to implement the Project and Financing Plan and fulfill the purposes for which it was created, the Authority requests the City’s approval for the Authority to issue its series 2023 bonds in an amount not to exceed \$15,000,000; and

WHEREAS, the City desires to grant the Authority such right and power to issue bonds as described herein;

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

SECTION 1. That the findings contained in the preamble of this Ordinance are declared to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. That the City hereby approves and authorizes the Authority to issue its bonds payable from and secured by the revenues to be paid by the City and the Zone pursuant to the Tri-Party Agreement (the “Tri-Party Agreement Revenues”), in an aggregate principal amount not to exceed FIFTEEN MILLION DOLLARS (\$15,000,000).

SECTION 3. That the City shall have no obligation with respect to the bonds of the Authority other than to make payments of tax increments to the Authority pursuant to the Tri-Party Agreement. The bonds of the Authority shall contain on their face a statement that the City is not obligated to make payments on the bonds from taxes or other moneys of the City other than the Tri-Party Agreement Revenues pursuant to the terms of the Tri-Party Agreement.

SECTION 4. That the Mayor and the staff of the City are hereby authorized to provide to the Authority such information and documents, and the Mayor and staff of the City are authorized to execute necessary certificates and provide necessary financial information with respect to the City, the tax increment fund created by the City for the Zone, and other financial information of the City with respect to the Zone, as may be required or requested by the Authority to offer and sell the bonds approved herein.

SECTION 5. That the City Council officially finds, determines, recites and declares a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter thereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

SECTION 6. That this ordinance shall be effective immediately upon its passage and approval.

PASSED AND APPROVED ON THE FIRST READING ON June 26, 2023.

CITY OF IOWA COLONY, TEXAS

By: _____
WIL KENNEDY, MAYOR

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY



March 16, 2023

Ron Cox
Ron Cox Consulting
120 St Andrews
Friendswood, TX 77546

Re: Meridiana TIRZ Bond

Dear Ron,

Please accept this letter as the formal request to issues bonds for the Iowa Colony TIRZ at Meridiana. I am excited Meridiana continues to create enough taxable value that the TIRZ can issue another bond.

Based upon our preliminary analysis, the Zone has added considerable value insomuch a bond of \$12 to \$14 million is attainable and could be higher with refined analysis. There are numerous completed projects, that have either been accepted by the City, MUD or TIRZ that could be a part of this bond.

Best regards,

Matt Lawson
Rise Communities

Iowa Colony Development Authority
Tax Increment Contract Revenue Bonds, Series 2023

Item 17.

Preliminary

TY	Total Revenue*	CY	FINAL	FINAL	FINAL	FINAL	FINAL	PRELIM	Total	Cvg	Surplus Revenue	CO Pmt/ Operating Costs	Revenue Available
			2018 Bonds	2019 Bonds	2020 Bonds	2021 Bonds	2022 Bonds	2023 Bonds					
2022	2,010,102	2023	544,308	213,419	212,400	258,619	354,355		1,583,100	1.27x	427,002	300,000	127,002
2023	2,835,985	2024	542,871	216,493	210,300	319,794	347,713	585,595	2,222,765	1.28x	613,220	400,000	213,220
2024	3,075,235	2025	540,933	214,411	218,100	314,994	352,213	816,425	2,457,075	1.25x	618,160	400,000	218,160
2025	3,075,235	2026	543,495	212,240	215,728	320,044	346,463	819,550	2,457,519	1.25x	617,715	400,000	217,715
2026	3,075,235	2027	540,520	214,926	213,213	319,869	351,088	817,050	2,456,665	1.25x	618,570	400,000	218,570
2027	3,075,235	2028	542,120	212,433	215,494	319,544	346,088	823,800	2,459,478	1.25x	615,757	400,000	215,757
2028	3,075,235	2029	538,283	214,750	217,506	319,069	345,988	819,800	2,455,395	1.25x	619,840	400,000	219,840
2029	3,075,235	2030	538,858	211,850	219,319	318,444	345,688	825,050	2,459,208	1.25x	616,027	400,000	216,027
2030	3,075,235	2031	538,810	213,775	215,906	322,594	344,488	824,425	2,459,998	1.25x	615,237	400,000	215,237
2031	3,075,235	2032	538,213	215,550	217,263	317,469	347,800	823,050	2,459,344	1.25x	615,891	400,000	215,891
2032	3,075,235	2033	536,925	212,181	218,306	323,113	341,425	825,800	2,457,750	1.25x	617,485	400,000	217,485
2033	3,075,235	2034	539,888	213,666	214,106	318,519	349,731	822,675	2,458,584	1.25x	616,650	400,000	216,650
2034	3,075,235	2035	537,288	214,919	214,831	318,738	347,400	824,163	2,457,338	1.25x	617,897	400,000	217,897
2035	3,075,235	2036	538,938	215,938	210,481	318,844	349,525	825,163	2,458,888	1.25x	616,347	400,000	216,347
2036	3,075,235	2037	539,716	211,875	215,981	318,838	346,313	825,213	2,457,934	1.25x	617,300	400,000	217,300
2037	3,075,235	2038	534,916	212,731	216,256	318,575	347,519	829,194	2,459,191	1.25x	616,044	400,000	216,044
2038	3,075,235	2039	534,538	213,341	216,381	318,053	348,019	827,106	2,457,438	1.25x	617,797	400,000	217,797
2039	3,075,235	2040	538,125	213,700	211,328	317,263	348,044	828,325	2,456,784	1.25x	618,450	400,000	218,450
2040	3,075,235	2041	535,669	213,891	216,016	316,200	347,594	827,700	2,457,069	1.25x	618,166	400,000	218,166
2041	3,075,235	2042	537,381	213,913	210,547	319,631	346,375	830,700	2,458,547	1.25x	616,688	400,000	216,688
2042	3,075,235	2043	533,263	213,766	214,922	322,481	339,500	832,200	2,456,131	1.25x	619,103	400,000	219,103
2043	3,075,235	2044	533,313	213,450	214,063	320,125	342,125	837,075	2,460,150	1.25x	615,085	400,000	215,085
2044	3,075,235	2045	532,413	212,863	213,047	317,631	344,000	838,563	2,458,516	1.25x	616,719	400,000	216,719
2045	3,075,235	2046	535,444	212,000	211,875	314,650	345,125	836,575	2,455,669	1.25x	619,566	400,000	219,566
2046	2,331,218	2047	371,325	210,963	72,734	271,775	291,875	643,025	1,861,697	1.25x	469,521	400,000	69,521
2047	2,331,218	2048	370,294	214,663	70,703	269,350	289,375	647,913	1,862,297	1.25x	468,921	400,000	68,921
2048	2,331,218	2049	368,550	213,100	73,594	266,775	296,125	646,013	1,864,156	1.25x	467,062	400,000	67,062
2049	2,331,218	2050		574,888	81,250	268,975	292,125	647,325	1,864,563	1.25x	466,655	400,000	66,655
	84,844,299		15,595,300	6,725,881	5,673,714	8,753,411	9,494,073	21,349,470	67,591,849		17,252,450	11,332,000	5,920,450

Source of Funds	2018 FINAL	2019 FINAL	2020 FINAL	2021 FINAL	2022 FINAL	2023 PRELIM	Total
Par Amount	8,480,000	4,105,000	3,865,000	6,105,000	5,280,000	11,585,000	39,420,000
Premium/(Discount)	(35,618)	(26,036)	(38,669)	33,082	(21,425)	682,838	594,172
Total Sources of Funds	8,444,382	4,078,964	3,826,332	6,138,082	5,258,575	12,267,838	40,014,172

* Assumes \$625mm 8/1/23 EOY for City
County is 80% of City values
Rates as of May 4 2023 - 25 bps

Uses of Funds	2018 FINAL	2019 FINAL	2020 FINAL	2021 FINAL	2022 FINAL	2023 PRELIM	Total
Project Fund	7,394,300	3,588,242	3,350,212	5,479,084	4,605,156	10,617,129	35,034,124
Reserve Fund	547,370	219,536	216,125	320,288	348,556	838,563	2,490,437
Issuance Cost	323,460	192,068	191,403	279,585	254,872	425,107	1,666,494
Cap-I						289,508	289,508
UW Discount	179,251	79,118	68,592	59,125	49,991	97,532	533,609
Total Uses of Funds	8,444,382	4,078,964	3,826,332	6,138,082	5,258,575	12,267,838	40,014,172

All-in TIC 5.151% 3.887% 3.646% 3.123% 5.420% 5.033%

Texas Department of Criminal Justice (TDCJ)/Institutional Division (Texas Government Code, Chapter 497, Subchapter A, Section 497.023 – 497-029):

Competitive bidding is not required for items purchased from TDCJ under the Prison Made Goods Acts, except for printing. Printing requires competitive bids regardless of the dollar amount. In order to use this procedure, the following steps are to be taken:

- A written quotation is obtained from TDCJ/institutional Division (Texas Correctional Industries – TCI).
- If the quotation is within the agency’s delegation limit (see Section 2.11 General Procedures), the agency issued a purchase order directly to TDCJ-Institutional Division. Printing is a commodity and not a delegated purchase order over \$25,000.00. Note the following on the purchasing documentation, **“the award was made under the Prison Made Goods Act and is noncompetitive.”** Code as a document type 9 when a warrant must be issued or Interagency Transaction Voucher (ITV) to electronically transfer payment.
- If the quotation is beyond the agency’s delegation, an open market requisition is sent to CPA with the quotation attached. Note the following on the requisition: **“Please award to TDCJ per attached quotation.”** The CPA will issue an order.

<http://www.window.state.tx.us/procurement/pub/manual>

QUOTE # 19305

**Texas Correctional Industries
Furniture Quotes**

Quote #	Description	Total Cost
23CIC154	Modular Furniture	88,499.00
GL 120-23	DIW Furniture	76,289.11
19305	Benches	4,262.00
0607CICDO	Chairs	120,652.00
		<hr/>
		289,702.11

DISCLAIMER: This sample draft document was developed for GLO CDBG MIT Regional MOD grant projects and does not include all applicable provisions. This document has important legal consequences. Please consult with your legal counsel with respect to its completion or modification to insure that it is in compliance with any appropriate local, state and federal laws applicable.

Sample Contract

ENGINEERING/ARCHITECTURAL/SURVEYOR SERVICES

PART I AGREEMENT

THIS AGREEMENT, entered into this ____ day of _____, by and between the CITY/COUNTY OF _____, hereinafter called the "City"/"County", acting herein by _____ hereunto duly authorized, and _____ hereinafter called "Firm," acting herein by _____.

WITNESSETH THAT:

WHEREAS, the City/County of _____ desires to [implement/construct/etc.] the following: _____ [describe project] under the general direction of the Texas General Land Office Community Development Block Grant Regional Mitigation Method of Distribution (hereinafter called "GLO CDBG Regional MIT MOD") Program administered by the Texas General Land Office (GLO); and Whereas the City/County desires to engage _____ to render certain engineering/surveyor/architectural services in connection with the CDBG Regional MIT MOD Project, Contract Number _____.

NOW THEREFORE, the parties do mutually agree as follows:

1. Scope of Services

The Firm will perform the services set out in Part II, Scope of Services.

2. Time of Performance - The services of the Firm shall commence on _____. In any event, all of the services required and performed hereunder shall be completed no later than _____.

3. Local Program Liaison - For purposes of this Agreement, the [e.g. City Manager/County _____] or equivalent authorized person will serve as the Local Program Liaison and primary point of contact for the Firm. All required progress reports and communication regarding the project shall be directed to this liaison and other local personnel as appropriate.

4. Access to Records - The U.S. Department of Housing and Urban Development (HUD), Inspectors General, the Comptroller General of the United States, the Texas General Land Office (GLO), and the City/County, or any of their authorized representatives, shall have access to any documents, papers, or other records of the Firm which are pertinent to the CDBG Regional MIT

MOD award, in order to make audits, examinations, excerpts, and transcripts, and to closeout the City/County's CDBG Regional MIT MOD contract with the GLO.

5. Retention of Records - The Firm shall retain all required records for three years after the City/County makes its final payment and all pending matters are closed.
6. Compensation and Method of Payment - The maximum amount of compensation and reimbursement to be paid hereunder shall not exceed \$_____. Payment to the Firm shall be based on satisfactory completion of identified milestones in Part III - Payment Schedule of this Agreement.
7. Indemnification – The Firm shall comply with the requirements of all applicable laws, rules and regulations, and shall exonerate, indemnify, and hold harmless the City/County and its agency members from and against any and all claims, costs, suits, and damages, including attorney's fees, arising out of the Firm's performance or nonperformance of the activities, services or subject matter called for in this Agreement, and shall assume full responsibility for payments of Federal, State and local taxes on contributions imposed or required under the Social Security, worker's compensation and income tax laws.
9. Miscellaneous Provisions
 - a. This Agreement shall be construed under and accord with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in _____ County, Texas.
 - b. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Agreement.
 - c. In any case one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
 - d. If any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, costs, and necessary disbursements in addition to any other relief to which such party may be entitled.
 - e. This Agreement may be amended by mutual agreement of the parties hereto and a writing to be attached to an incorporated into this Agreement.
10. Extent of Agreement
This Agreement, which includes Parts I-V, [*and if applicable*, including the following exhibits/attachments: _] represents the entire and integrated agreement between the City/County and the Firm and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by authorized representatives of both City/County and the Firm.

IN WITNESSETH WHEREOF, the parties have executed this Agreement by causing the same to be signed on the day and year first above written.

BY: _____
(Local City/County Official)

(Printed Name)

(Title)

BY: _____
(Firm/Contractor's Authorized Representative)

(Printed Name)

(Title)

PART II

SCOPE OF SERVICES

The Firm shall render the following professional services necessary for the development of the project:
(Choose appropriate contracted services)

SCOPE OF SERVICES

1. Attend preliminary conferences with the City/County regarding the requirements of the project.
2. Determine necessity for acquisition of any additional real property/easements/right-of-ways (ROWS) for the CDBG Regional MIT MOD project and, if applicable, furnish to the City/County:
 - a. Name and address of property owners;
 - b. Legal description of parcels to be acquired; and
 - c. Map showing entire tract with designation of part to be acquired.
3. Make any necessary surveys of existing rights-of-way, topography, utilities, or other field data required for proper design of the project. Provide consultation and advice as to the necessity of the City/County providing or obtaining other services such as auger borings, core borings, soil tests, or other subsurface explorations; laboratory testing and inspecting of samples or materials; other special consultations. The Firm will review any tests required and act as the City/County's representative in connection with any such services.
4. Prepare railroad/highway permits.
5. Prepare a preliminary engineering/architectural study and report on the project in sufficient detail to indicate clearly the problems involved and the alternate solutions available to the City/County, to include preliminary layouts, sketches and cost estimates for the project, and to set forth clearly the Firm's recommendations; to be completed within _____ days of execution of this Agreement.
6. Furnish the City/County copies of the preliminary report, if applicable (additional copies will be furnished to the City/County at direct cost of reproduction).
7. Make periodic visits, no less than every 30 days during the construction period, to the construction site to observe the progress and quality of the work, to ensure that the work conforms with the approved plans and specifications, and to determine if the work is proceeding in accordance with the Agreement.
8. Furnish the City/County a written monthly status report at least seven (7) days prior to the regularly scheduled council/commissioner's court meeting until the project is closed by GLO. The format for this report is attached to this Agreement as Exhibit 1.
9. Submit detailed drawings and plans/specifications to appropriate regulatory agency(ies) and obtain clearance.
10. Prepare bid packet/contract documents/advertisement for bids. At the time the bid packet is completed, the Firm shall also furnish to the City/County an updated written Estimate of Probable Costs for the Project.
11. Make 10-day call to confirm prevailing wage decision.
12. Incorporate any and all wage rate modifications or supersedes via bid addendum (if applicable).
13. Conduct bid opening and prepare minutes.
14. Tabulate, analyze, and review bids for completeness and accuracy.
15. Accomplish construction contractor's eligibility verification through www.SAM.gov.
16. Conduct pre-construction conference and prepare copy of report/minutes.
17. Issue Notice to Proceed to construction contractor.
18. Provide in all proposed construction contracts deductive alternatives where feasible, so that should the lowest responsive base bid for construction exceed the funds available, deductive alternatives can be taken to reduce the bid price.

19. Design for access by persons with disabilities for those facilities to be used by the public in accordance with Public Law 504.
20. Use GLO-approved forms for instructions to bidders, general conditions, contract, bid bond, performance bond, and payment bond.
21. Consult with and advise the City/County during construction; issue to contractors all instructions requested by the City/County; and prepare routine change orders if required, at no charge for engineering services to the City/County when the change order is required to correct errors or omissions by the Firm; provide price analysis for change orders; process change orders approved by City/County and the Firm and submit to GLO for approval prior to execution with the construction contractor.
22. Review shop and working drawings furnished by contractors for compliance with design concept and with information given in contract documents (contractors will be responsible for dimensions to be confirmed and correlated at job site).
23. Resolve all payment requests within 14 days of receipt of signed pay request from the construction contractor.
24. Based on the Firm's on-site observations and review of the contractor's applications for payment, determine the amount owed to the contractor in such amounts; such approvals of payment to constitute a representation to the City/County, based on such observations and review, that the work has progressed to the point indicated and that the quality of work is in accordance with the plans, specifications and contract documents.
25. Recommend that a 10% retainage is withheld from all payments on construction contracts until final acceptance by the City/County and approval by GLO, unless State or local law provides otherwise.
26. Prepare Certificate of Construction Completion and Clean Lien Certificate. A Clean Lien Certificate may be prepared for each of the Prime Contractor(s) and each of the subcontractor(s).
27. Conduct interim/final inspections.
28. Revise contract drawings to show the work as actually constructed, and furnish the City/County with a set of "record drawings" plans.
29. The Firm will provide a copy of the final project record drawing(s) engineering schematic(s), as constructed using funds under this contract. These maps shall be provided in digital format containing the source map data (original vector data) and the graphic data in files on machine readable media, such as compact disc (CD), which are compatible with computer systems owned or readily available to the owner. The digital copy provided shall not include a digital representation of the engineer's seal but the accompanying documentation from the Firm shall include a signed statement of when the map was authorized, that the digital map is a true representation of the original sealed document, and that a printed version with the seal has been provided to the City/County. In addition, complete documentation as to the content and layout of the data files and the name of the software package(s) used to generate the data and maps shall be provided to the owner in written form.

SUBCONTRACTS

1. No work under this Agreement shall be subcontracted by the Firm without prior approval, in writing, from the City/County.
2. The Firm shall, prior to proceeding with the work, notify the City/County in writing of the name of any subcontractors proposed for the work, including the extent and character of the work to be done by each.
3. If any time during progress of the work, the City/County determines that any subcontractor is incompetent or undesirable, the City/County will notify the Firm who shall take reasonable and immediate steps to satisfactorily cure the problem, substitute performance, or cancel such subcontract. Subletting by subcontractors shall be subject to the same regulations. Nothing

contained in this Agreement shall create any contractual relation between any subcontractor and the City/County.

4. The Firm will include in all contracts and subcontracts in excess of \$150,000 a provision which requires compliance with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C 7401-7671q) and the Federal Water Pollution Control Act, as amended (33 U.S.C. 1251-1387). The provisions shall require reporting of violations to GLO and to the Regional Office of the Environmental Protection Agency (EPA).
5. The Firm will include in all contracts and subcontracts in excess of \$150,000 provisions or conditions which will allow for administrative, contractual or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as may be appropriate.
6. The Firm will include in all contracts and subcontracts in excess of \$10,000 provisions addressing termination for cause and for convenience by the City/County including the manner by which it will be effected and the basis for settlement..
7. The Firm will include in all contracts and subcontracts provisions requiring compliance with the following, if applicable:
 - a. Prime construction contracts in excess of \$2,000, compliance with the Davis-Bacon Act, as amended (40 U.S.C.3141-3144, 3146-3148) as supplemented by Department of Labor regulations (29 CFR part 5);
 - b. Prime construction contracts in excess of \$2,000, compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR part 3)
 - c. Contracts greater than \$10,000, the inclusion of the Equal Opportunity clause provided under 41 CFR 60-1.4(b) (Executive Order 11246);
 - d. Section 3 of the Housing and Urban Development Act of 1968;
 - e. Contracts exceeding \$100,000, compliance with the Byrd Anti-Lobbying Amendment (31 U.S.C. 1352);
 - f. For contracts in excess of \$100,000 that involve the employment of mechanics or laborers, compliance with the Contract Work Hours and Safety Standards Act (40 U.S.C. 3701–3708), including work week requirements and safety conditions for workers, as supplemented by Department of Labor regulations (29 CFR Part 5); and
8. The Firm will include in all negotiated contracts and subcontracts a provision which indicates that funds will not be awarded under this contract to any party which is debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs under Executive Order 12549 and 2 CFR Part 2424. A certification shall be provided and received from each proposed subcontractor under this contract and its principals.
9. The Firm will include in all negotiated contracts and subcontracts a provision to the effect that the City/County, GLO, the Texas Comptroller of Public Accounts, the Comptroller General of the United States, the U.S. Department of Housing and Urban Development (HUD), or any of their duly authorized representatives, shall have access to any books, documents, papers and records of the contractor which are directly pertinent to that specific contract, for the purpose of making audit, examination, excerpts, and transcriptions.
10. The Firm will include in all contracts and subcontracts a requirement that the contractor maintain all relevant project records for three (3) years after the City/County has made final payment to the contractor and all other pending matters are closed.

STANDARD OF PERFORMANCE AND DEFICIENCIES

1. All services of the Firm and its independent professional associates, consultants and subcontractors will be performed in a professional, reasonable and prudent manner in

accordance with generally accepted professional practice. The Firm represents that it has the required skills and capacity to perform work and services to be provided under this Agreement.

2. The Firm represents that services provided under this Agreement shall be performed within the limits prescribed by the City/County in a manner consistent with that level of care and skill ordinarily exercised by other professional consultants under similar circumstances.
 3. Any deficiency in Firm's work and services performed under this contract shall be subject to the provisions of applicable state and federal law. Any deficiency discovered shall be corrected upon notice from City/County and at the Firm's expense if the deficiency is due to Firm's negligence. The City/County shall notify the Firm in writing of any such deficiency and provide an opportunity for mutual investigation and resolution of the problem prior to pursuit of any judicial remedy. In any case, this provision shall in no way limit the judicial remedies available to the City/County under applicable state or federal law.
 4. The Firm agrees to and shall hold harmless the City/County, its officers, employees, and agents from all claims and liability of whatsoever kind or character due to or arising solely out of the negligent acts or omissions of the Firm, its officers, agents, employees, subcontractors, and others acting for or under the direction of the Firm doing the work herein contracted for or by or in consequence of any negligence in the performance of this Agreement, or by or on account of any omission in the performance of this Agreement.
-

**PART III -
PAYMENT SCHEDULE**

City/County shall reimburse the Firm for professional services provided upon completion of the following project milestones per the following percentages of the maximum contract amount:

Milestone	% of Contract Fee
• Approval of Preliminary Engineering Plans and Specifications by City/County.	20%
• Approval of Plans and Specifications by Regulatory Agency(ies).	30%
• Completion of bid advertisement and contract award.	20%
• Completion of construction staking.	10%
• Completion of Final Closeout Assessment and submittal of "As Builts" to City/County.	10%
• Completion of final inspection and acceptance by the City/County.	10%
Total	100%

NOTE: Percentages of payment listed here are general guidelines based on engineering services typically provided. These are negotiable, and should serve only as a guide. Payment schedule should be tied directly to the actual Scope of Work identified in Part II - Scope of Services.

SPECIAL SERVICES

Special Services shall be reimbursed under the following hourly rate schedule: (List all applicable services to include overhead charge).

Registered Surveyor	\$ _____
Survey Crew (3 members)	\$ _____
Project Engineer	\$ _____
Engineering Technician	\$ _____
Project Representative	\$ _____
Draftsman	\$ _____

The fee for all other Special Services shall not exceed a total of _____ and No/100 Dollars (\$_____). The payment for these Special Services shall be paid as a lump sum, per the following schedule:

1. The Firm shall be paid upon completion of surveying, necessary field data, and acquisition data, if applicable, the sum of _____ and No/100 Dollars (\$_____).
2. The Firm shall be reimbursed the actual costs of necessary testing based on itemized billing statements from the independent testing laboratory, plus a _____ percent (____%) overhead charge. All fees for testing shall not exceed a total of _____ and No/100 Dollars (\$_____).
3. The payment requests shall be prepared by the Firm and be accompanied by such supporting data to substantiate the amounts requested.
4. Any work performed by the Firm prior to the execution of this Agreement is at the Firm's sole risk and expense.

PART IV

TERMS AND CONDITIONS

1. Termination of Agreement for Cause. If the Firm fails to fulfill in a timely and proper manner its obligations under this Agreement, or if the Firm violates any of the covenants, conditions, agreements, or stipulations of this Agreement, the City/County shall have the right to terminate this Agreement by giving written notice to the Firm of such termination and specifying the effective date thereof, which shall be at least five days before the effective date of such termination. In the event of termination for cause, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports prepared by the Firm pursuant to this Agreement shall, at the option of the City/County, be turned over to the City / County and become the property of the City / County. In the event of termination for cause, the Firm shall be entitled to receive reasonable compensation for any necessary services actually and satisfactorily performed prior to the date of termination.

Notwithstanding the above, the Firm shall not be relieved of liability to the City/County for damages sustained by the City/County by virtue of any breach of the Agreement by the Firm, and the City/County may set-off the damages it incurred as a result of the Firm's breach of the contract from any amounts it might otherwise owe the Firm.

2. Termination for Convenience of the City/County.

City/County may at any time and for any reason terminate Contractor's services and work at City/County's convenience upon providing written notice to the Contractor specifying the extent of termination and the effective date. Upon receipt of such notice, Contractor shall, unless the notice directs otherwise, immediately discontinue the work and placing of orders for materials, facilities and supplies in connection with the performance of this Agreement.

[Parties should include the manner by which such termination will be effected and the basis for settlement or any other terms and conditions concerning payment upon such termination.]

3. Changes. The City/County may, from time to time, request changes in the services the Firm will perform under this Agreement. Such changes, including any increase or decrease in the amount of the Firm's compensation, must be agreed to by all parties and finalized through a signed, written amendment to this Agreement.
4. Resolution of Program Non-Compliance and Disallowed Costs. In the event of any dispute, claim, question, or disagreement arising from or relating to this Agreement, or the breach thereof, including determination of responsibility for any costs disallowed as a result of non-compliance with federal, state or CDBG Regional MIT MOD program requirements, the parties hereto shall use their best efforts to settle the dispute, claim, question or disagreement. To this effect, the parties shall consult and negotiate with each other in good faith within 30 days of receipt of a written notice of the dispute or invitation to negotiate, and attempt to reach a just and equitable solution satisfactory to both parties. If the matter is not resolved by negotiation within 30 days of receipt of written notice or invitation to negotiate, the parties agree first to try in good faith to settle the matter by mediation administered by the American Arbitration Association under its Commercial Mediation Procedures before resorting to arbitration, litigation, or some other dispute resolution procedure. The parties may enter into a written amendment to this Amendment and choose a mediator that is not affiliated with the American Arbitration Association. The parties shall bear the costs of such mediation equally. [*This section may also provide for the qualifications of the mediator(s), the locale of meetings, time limits, or any other item of concern to the parties.*] If the matter is not resolved through such mediation within 60 days of the initiation of that procedure, either party may proceed to file suit.

5. Personnel.
 - a. The Firm represents that he/she/it has, or will secure at its own expense, all personnel required in performing the services under this Agreement. Such personnel shall not be employees of or have any contractual relationship with the City/County.
 - b. All of the services required hereunder will be performed by the Firm or under its supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under State and Local law to perform such services.
 - c. None of the work or services covered by this Agreement shall be subcontracted without the prior written approval of the City/County. Any work or services subcontracted hereunder shall be specified by written contract or agreement and shall be subject to each provision of this Agreement.
6. Assignability. The Firm shall not assign any interest on this Agreement, and shall not transfer any interest in the same (whether by assignment or novation), without the prior written consent of the City/County thereto; Provided, however, that claims for money by the Firm from the City/County under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the City/County.
7. Reports and Information. The Firm, at such times and in such forms as the City/County may require, shall furnish the City/County such periodic reports as it may request pertaining to the work or services undertaken pursuant to this Agreement, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this Agreement.
8. Records and Audits. The Firm shall insure that the City/County maintains fiscal records and supporting documentation for all expenditures of funds made under this contract in a manner that conforms to 2 CFR 200.300-.309, 24 CFR 570.490, and this Agreement. Such records must include data on the racial, ethnic, and gender characteristics of persons who are applicants for, participants in, or beneficiaries of the funds provided under this Agreement. The Firm and the City/County shall retain such records, and any supporting documentation, for the greater of three years from closeout of the Agreement or the period required by other applicable laws and regulations.
9. Findings Confidential. All of the reports, information, data, etc., prepared or assembled by the Firm under this contract are confidential and the Firm agrees that they shall not be made available to any individual or organization without the prior written approval of the City/County.
10. Copyright. No report, maps, or other documents produced in whole or in part under this Agreement shall be the subject of an application for copyright by or on behalf of the Firm.
11. Compliance with Local Laws. The Firm shall comply with all applicable laws, ordinances and codes of the State and local governments, and the Firm shall save the City/County harmless with respect to any damages arising from any tort done in performing any of the work embraced by this Agreement.
12. Conflicts of interest.
 - a. Governing Body. No member of the governing body of the City/County and no other officer, employee, or agent of the City/County, who exercises any functions or responsibilities in

connection with administration, construction, engineering, or implementation of CDBG Regional MIT MOD award between GLO and the City / County, shall have any personal financial interest, direct or indirect, in the Firm or this Agreement; and the Firm shall take appropriate steps to assure compliance.

- b. Other Local Public Officials. No other public official, who exercises any functions or responsibilities in connection with the planning and carrying out of administration, construction, engineering or implementation of the CDBG Regional MIT MOD award between GLO and the City/County, shall have any personal financial interest, direct or indirect, in the Firm or this Agreement; and the Firm shall take appropriate steps to assure compliance.
- a. The Firm and Employees. The Firm warrants and represents that it has no conflict of interest associated with the CDBG Regional MIT MOD award between GLO and the City/County or this Agreement. The Firm further warrants and represents that it shall not acquire an interest, direct or indirect, in any geographic area that may benefit from the CDBG Regional MIT MOD award between GLO and the City/County or in any business, entity, organization or person that may benefit from the award. The Firm further agrees that it will not employ an individual with a conflict of interest as described herein.

13. Debarment and Suspension (Executive Orders 12549 and 12689)

The Firm certifies, by entering into this Agreement, that neither it nor its principals are presently debarred, suspended, or otherwise excluded from or ineligible for participation in federally-assisted programs under Executive Orders 12549 (1986) and 12689 (1989). The term "principal" for purposes of this Agreement is defined as an officer, director, owner, partner, key employee, or other person with primary management or supervisory responsibilities, or a person who has a critical influence on or substantive control over the operations of the Firm. The Firm understands that it must not make any award or permit any award (or contract) at any tier to any party which is debarred or suspended or is otherwise excluded from or ineligible for participation in Federal assistance programs under Executive Order 12549, "Debarment and Suspension."

Federal Civil Rights Compliance.

14. Equal Opportunity Clause (applicable to federally assisted construction contracts and subcontracts over \$10,000).

During the performance of this contract, the Firm agrees as follows:

- a. The Firm will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The Firm will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Firm agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
- b. The Firm will, in all solicitations or advertisements for employees placed by or on behalf of the Firm, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

- c. The Firm will not discourage or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.
 - d. The Firm will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Firm's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
 - e. The Firm will comply with all provisions of Executive Order 11246 of September 24, 1965, "Equal Employment Opportunity," and of the rules, regulations, and relevant orders of the Secretary of Labor.
 - f. The Firm will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
 - g. In the event of the Firm's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Firm may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
 - h. The Firm will include the portion of the sentence immediately preceding paragraph (a) and the provisions of paragraphs (a) through (h) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Firm will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, That in the event a Firm becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency the Firm may request the United States to enter into such litigation to protect the interests of the United States.
15. Civil Rights Act of 1964. Under Title VI of the Civil Rights Act of 1964, no person shall, on the grounds of race, color, religion, sex, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

16. Section 109 of the Housing and Community Development Act of 1974. The Firm shall comply with the provisions of Section 109 of the Housing and Community Development Act of 1974. No person in the United States shall on the ground of race, color, national origin, religion, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title.
17. Section 504 of the Rehabilitation Act of 1973, as amended. The Firm agrees that no otherwise qualified individual with disabilities shall, solely by reason of his/her disability, be denied the benefits of, or be subjected to discrimination, including discrimination in employment, under any program or activity receiving federal financial assistance.
18. Age Discrimination Act of 1975. The Firm shall comply with the Age Discrimination Act of 1975 which provides that no person in the United States shall on the basis of age be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.
19. Byrd Anti-Lobbying Amendment (31 U.S.C. 1352) (if contract greater than or equal to \$100,000) The Firm certifies that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining this contract. The Firm shall disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award.
20. Economic Opportunities for Section 3 Residents and Section 3 Business Concerns.
 - (a) The work to be performed under this Contract is subject to the requirements of section 3 of the Housing and Urban Development (HUD) Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
 - (b) The parties to this Contract agree to comply with HUD's regulations in 24 CFR part 75, which implement section 3. As evidenced by their execution of this Contract, the parties to this Contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 75 regulations.
 - (c) The Contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 75. The Contractor will not subcontract with any subcontractor where the Contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 75.
 - (d) The Contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the Contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 75 require employment opportunities to be directed, were not filled to circumvent the Contractor's obligations under 24 CFR part 75. Minimum expectations of effort to direct employment opportunities to such workers are identified in the CDBG Regional MIT MOD Project Implementation Manual.

(e) Noncompliance with HUD's regulations in 24 CFR part 75 may result in sanctions, termination of this Contract for default, and debarment or suspension from future HUD assisted contracts.

PART V
PROJECT TIME SCHEDULE
ENGINEERING/ARCHITECTURAL/SURVEYOR
PROFESSIONAL SERVICES

INSERT YOUR OWN TIME SCHEDULE

Exhibit 1.

MONTHLY STATUS REPORT

Grant Recipient: _____ Date Submitted: _____

Grant No.: _____ Reporting Period: _____

Project Status:

Date of Last Inspection: _____

Name of Inspector: _____

Inspection Description:

Projected Date of Construction Completion: _____

Amount of Last Pay Request: _____

Date of Last Pay Request: _____

Status of Last Pay Request: _____

List of Subcontractors Onsite

Name	Date Cleared by Grant Administrator
_____	_____
_____	_____
_____	_____

**This report may be e-mailed or faxed to the Grant Recipient*

RESOLUTION NO. _____**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF IOWA COLONY, TEXAS, AUTHORIZING THE REVISION OF THE LOCAL FUNDS CONTRIBUTION IN SUPPORT OF THE CITY'S APPLICATION TO THE TEXAS GENERAL LAND OFFICE (GLO) FOR COMMUNITY DEVELOPMENT BLOCK GRANT-MITIGATION (CDBG-MIT) REGIONAL METHOD OF DISTRIBUTION (MOD) PROGRAM**

WHEREAS, Hurricane Harvey (DR-4332) severely impacted the City of Iowa Colony; and

WHEREAS, the City of Iowa Colony desires to increase resilience to disasters and reduce or eliminate the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship, by lessening the impact of future disasters; and

WHEREAS, the City of Iowa Colony desires a viable community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, the City of Iowa Colony aims to Affirmatively Further Fair Housing by identifying projects that overcome or do not increase patterns of residential segregation based on race, color, religion, national origin, sex, disability, or family status; and

WHEREAS, it is necessary and in the best interests of the City of Iowa Colony to apply for funding under the Community Development Block Grant – Mitigation (CDBG-MIT) Regional Method of Distribution (MOD) Program;

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

SECTION 1. That the Community Development Block Grant – Disaster Mitigation (CDBG-MIT) Regional Method of Distribution (MOD) application local funds budget is hereby revised by City of Iowa Colony.

SECTION 2. That the project(s) detailed within the application will make Flood and Drainage Improvements at Iowa Colony Blvd and Chocolate Bayou West Fork Tributary 101-05-00, which was identified as a risk due to Hurricanes/Tropical Storms/Tropical Depressions and Riverine Flooding, thereby placing undue and certain health and safety risks on residents.

SECTION 3. That the CDBG-MIT Regional MOD distribution amount be filed for \$958,800.00.

SECTION 4. The City of Iowa Colony previously allocated a local commitment in the amount of \$80,000.00 for grant administration and environmental services of the CDBG-MIT Regional MOD project.

SECTION 5. That the City of Iowa Colony shall contribute an additional \$8,680.00 for engineering professional services of the CDBG-MIT Regional MOD Project.

SECTION 6. That the total project cost of \$1,047,480.00 will include construction, engineering, and administration services.

SECTION 7. That all funds will be used in accordance with all applicable federal, state, local and programmatic requirements including but not limited to procurement, environmental review, labor standards, real property acquisition, fair housing, and civil rights requirements.

READ, PASSED AND ADOPTED ON JUNE 26, 2023.

CITY OF IOWA COLONY, TEXAS

By: _____
WIL KENNEDY, MAYOR

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY



Hunington

Kate Good
Principal | Multifamily Development
3773 Richmond Ave, Suite 800
Houston, TX 77046

June 23, 2023

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

Dear Council Members,

Hunington Properties is pleased to present The Vic at Sierra Vista to the City of Iowa Colony. Located in Iowa Colony, Texas in the Sierra Vista master-planned community, The Vic at Sunterra is a 312-unit multifamily development. The development consists of eight three-story multifamily buildings, and a separate building that doubles as a club and leasing office.

The development features an amenity rich clubhouse, pool, BBQ area, pet park, and playground. The strong growth and demographics present in the Sierra Vista master-planned community create a market primed for multifamily development.

This letter lists the design requirements by the Iowa Colony City Hall. I have provided responses to these requirements in the bullets under each.

1. Multi-family use is limited to two separate projects with each project containing no more than 300 units.
 - Vic at Sierra Vista 1 = 244 units
 - Vic at Sierra Vista 2 = 68 units
2. No building or structure shall exceed three (3) stories or 45 feet, subject to Fire Marshal review and approval.
 - 45' is agreeable
3. There shall be no more than 22 units per net platted acre, unless parking garage is provided per the PoD.
 - Vic at Sierra Vista 1 = 21.40 units to the acre
 - Vic at Sierra Vista 2 = 19.53 units to the acre

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800 ♦ Houston, Texas 77046 ♦ 713-623-6944 ♦ hpiproperties.com



Hunington

4. All surface parking lots shall be screened from view of any adjacent public streets with a minimum of 3' berm or landscape hedge per PoD.
 - The leasing office will have parking facing the street and it will be screened with landscaping.
5. At least 50% of all required parking shall be covered parking.
 - We have 44 garages.
 - 185 covered parking spaces is not achievable.
6. All fencing shall be masonry or wrought iron. Fencing shall be subject to final approval.
 - We plan to use wrought iron fencing and gates.
7. Provide façade requirements to include masonry (as defined as brick, stone or stucco) on all first floors of building and total of 60% of the entire façade. The façade and architectural features shall be in uniform with the Sierra Vista Development.
 - Does this include the inset patios and balconies?
 - 60% plus 100% on 1st floor is not achievable.
8. A minimum of 6% of the gross area of the site shall be required as landscaping.
 - We will design to this percentage or exceed it.

Sincerely,

Kate Good

Hunington Properties, Inc.

Kate Good

Principal | Multifamily Development

EXHIBIT B
PLAN of DEVELOPMENT
Sterling Lakes at Iowa Colony
And
Sierra Vista

A. Introduction.

1. The property is comprised of 1,285.64 acres, consisting of residential and commercial uses with community facilities such as parks, lakes, trails, open space and other general public facilities.
2. This PD includes the following sections:
 - General Provisions
 - Land Uses
 - Development Regulations for Single Family Lots
 - Development Regulations for Townhouse residential, tri-plex and duplex units.
 - Development Regulations for Commercial Tracts not in the Town Center Sub-District
 - Development Regulations for Town Center
 - Parks, Recreation and Trails
 - School and Community Facility Sites
 - Landscape
 - Street Plan & Cross-Sections
 - Project Phasing
 - Architectural Entry / District Sign
 - Specific Conditions

B. General Provisions.

1. The PD approved herein must be constructed, developed, and maintained in compliance with this Agreement and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in District MU (Mixed Use District) is not contained in this Agreement, all the regulations contained in the Development Code applicable to District MU in effect on the effective date of this Agreement apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this Agreement. In the event that there are discrepancies between the text of this document and the exhibits attached, the text shall prevail.

2. The project shall be developed in accordance with the following figures that are attached to and made part of this PD:

Figure 1:	<i>Boundary Exhibit</i>
Figure 1a:	<i>Jurisdiction Map</i>
Figure 2:	<i>General Development Plan</i>
Figure 2a:	<i>Town Center Sub-District</i>
Figure 3:	<i>Landscape and Open Space Plan</i>
Figure 4:	<i>Thoroughfare Exhibit</i>
Figure 5:	<i>Street cross section for Spine Road, (divided)</i>
Figure 6:	<i>Street cross section for Spine Road, (undivided)</i>
Figure 7:	<i>Pedestrian Cross Section and Detail</i>
Figure 8:	<i>Sterling Lakes North General Plan</i>
Figure 9:	<i>Phasing Plan of Development</i>

The project is located west of State Highway 288, between County Roads 573, Alloy Road and 64, Davenport Parkway. The property is within the William Pettus Survey, H.T. & B.R.R. Company Survey No. 68, 288, and 289, Brazoria County, Texas. As shown on [Figure 1a: Jurisdiction Map](#), parts of the proposed development lie within the City Limit, and part in the extra-territorial jurisdiction of the City of Iowa Colony.

3. A homeowners' association shall be established and made legally responsible to maintain all common areas, private streets, recreation reserves and community amenities not otherwise dedicated to the public. All land and facilities dedicated to a Municipal Utility District shall be maintained by said District.
4. All future building permits shall be reviewed for conformance with this PD.
5. Access to Valley Glen Road (SH 288 frontage road) shall be limited to one public street or private non-exclusive driveway. The spacing of the intersection to Valley Glen Road shall be a minimum 1,200 feet apart and shall connect to another public street or an internal driveway network to provide mutual use, non-exclusive access to multiple users.

An additional driveway connection to Valley Glen Road may be permitted no closer than 600 feet apart with the approval of the Planning Commission upon review of a Traffic Impact Analysis, TIA, prepared specifically for the commercial use(s) proposed fronting on Valley Glen Road. The TIA shall:

- Clearly show and distinguish between all existing, proposed and future facilities on the site
- Clearly delineate and distinguish between all existing and proposed traffic improvements, including turn lanes
- Show all applicable traffic counts at all existing and proposed intersections and driveways
- Provide comparative analysis of ingress, egress and trip distribution pre and post development with and without the proposed driveway intersections on Valley Glen Road.

C. Land Uses.

1. Permitted land uses for tracts identified as Single Family Residential (SFR) on [Figure 2](#) shall be those uses permitted within District SFR of the Zoning Ordinance.
2. Permitted land uses for the Commercial tract on [Figure 2](#) shall be those uses permitted within District MU of the Zoning Ordinance. Commercial may include multi-family residential, subject to City Council approval at the time multi-family is proposed for development. Any other commercial or non-residential use may be allowed, but only if the city council exercises its discretion to grant appropriate approval for said use.
 - (a) Multi-Family use is limited to two separate projects with each project containing no more than 300 units.
 - (b) No building or structure shall exceed 3 stories or 45 feet, subject to Fire Marshall review and approval
 - (c) There shall be no more than 22 units per net platted acre. Except that if all required parking is provided within a parking garage that is screened from view of any public street, there shall be no limit on density as long as the total number of units do not exceed 300 units
 - (d) At least 50% of all required parking shall be covered parking.
 - (e) All surface parking lots shall be screened from view of any adjacent public streets with a minimum 3 foot berm or landscape hedge
 - (f) A minimum 6% of the gross area of the site shall be required as landscaping.
3. Permitted land uses for the tracts identified as "Townhouse" on [Figure 2](#) shall be townhouse residential, tri-plex and duplex units.
4. Permitted land uses for the tracts within the Town Center Sub-District shall be those uses shown in the following table. Certain land uses are permitted only when developed under specific conditions as established in the Notes section of the [Table 1.0: Permitted Uses](#).

Table 1.0 – Permitted Uses:

Land Uses Permitted	2.Towncenter	3.Townhouse	Notes
Residential Land Uses			
Dwelling, Single Family Attached	X	X	
Dwelling, Single Family Detached	X	X	
Public and Civil Land			

SIERRA VISTA and STERLING LAKES AT IOWA COLONY A CANYON GATE COMMUNITY

General Development Plan

LEGEND

	AREA TYPE SF1			AREA TYPE SF2			
	45s	50s	55s	60s	65s	70s	100s
STERLING LAKES	478	173	253	241	0	59	86
STERLING LAKES NORTH	323	183	0	365	5	0	0
SIERRA VISTA	0	368	0	184	0	32	0
TOTAL	801	724	253	790	5	91	86
TOTAL TYPE 1	1,778						
TOTAL TYPE 2				872			
TOTAL > 60' 182							
SEE NOTE 6							

	Total Section Ac.	Total Number of Lots
STERLING LAKES	348.81	1290
STERLING LAKES NORTH	238.66	876
SIERRA VISTA	209.98	584
TOTAL	797.25	2,750

- Note 1: Maximum 808 Lots
- Note 2: Maximum 955 Lots
- Note 3: Maximum 1,683 Lots
- Note 4: Sum of area type #1 lots shall not exceed 85%
- Note 5: Total of type #2 lots greater than 60' - Min. 8%
- Note 6: Total maximum 2,000 Lots in SF1 & SF2

- 3 ■ INDICATES PROPOSED DETENTION
- 4 ■ INDICATES PROPOSED CIVIC
- 5 ■ INDICATES PROPOSED COMMERCIAL
- 6 ■ INDICATES PLATTED LOTS
- 7 ■ INDICATES EXISTING LAKES/DETENTION
- 8 ■ INDICATES PRIVATE STREET
- 9 ■ INDICATES PROPOSED TOWNHOUSE
- 10 ■ INDICATES PROPOSED TOWN CENTER
- * INDICATES PROPOSED GATED ENTRY
- INDICATES PROPOSED RECREATION SITE

TOTAL SF1 & SF2 LOTS	
PLATTED/ EXISTING LOTS	1,866 LOTS
PROPOSED MAX. LOTS-SF1&SF2	934 LOTS
TOTAL MAX SF1 & SF2 LOTS	2,800 LOTS
FUTURE TH LOTS	
MAX. FUTURE TH LOTS/UNITS	345 LOTS
TOTAL MAX LOTS/UNITS	3,145 LOTS

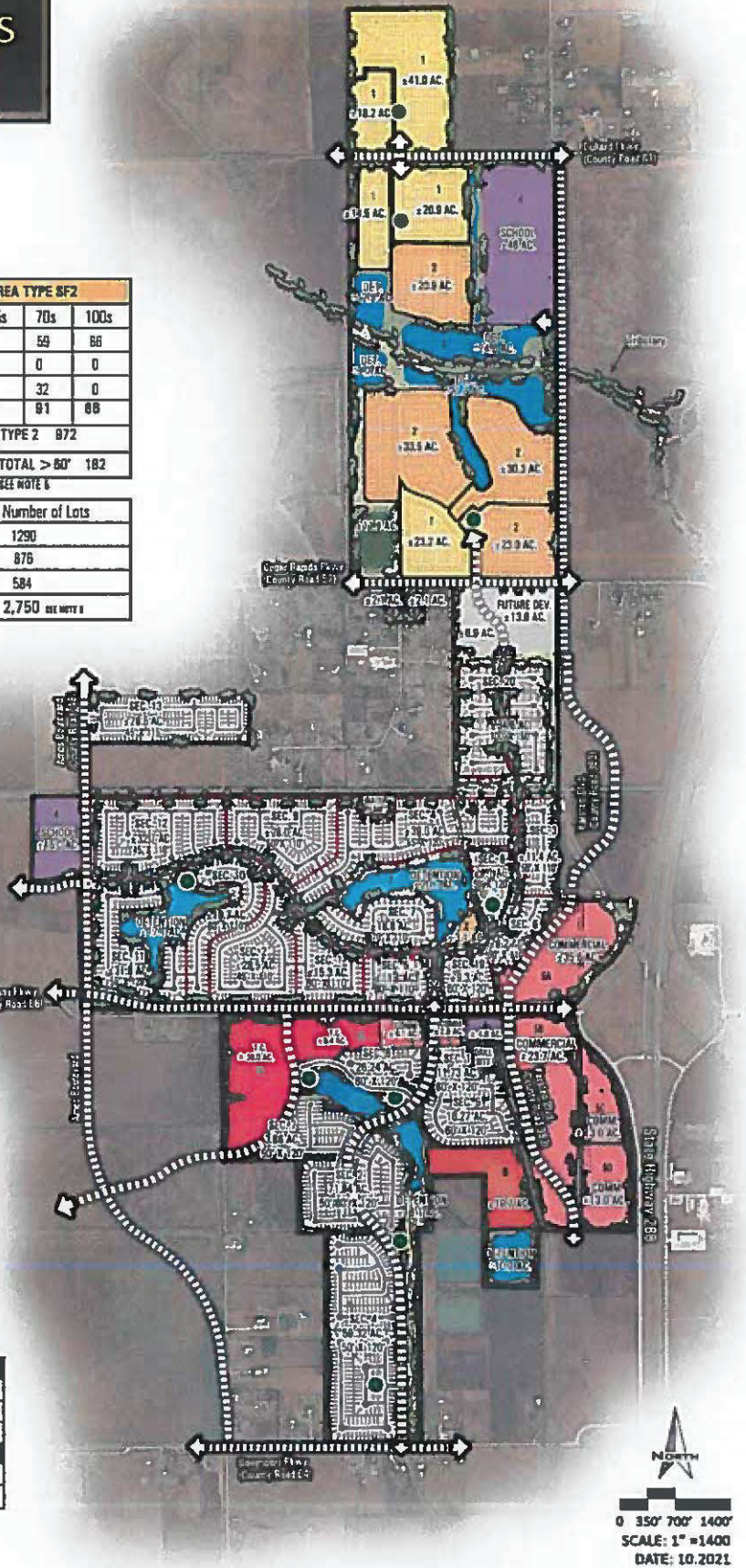


FIGURE 2

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE PLAN MAY BE COPY REPRODUCED BY ANY INDIVIDUAL OR ENTITY, AND THE REPRODUCED INFORMATION MAY BE DISTRIBUTED. THIS PLAN IS AN ADVERTISING PROMOTION AND IS NOT BEING PREPARED FOR ANY SPECIFIC PROJECT. ALL PLANS BEING PREPARED BY JONES CARTER AND SHALL BE SUBJECT TO CHANGE WITHOUT NOTICE.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, AMENDING ORDINANCE NO. 2014-05; TO ADOPT AN INCREASE IN THE AMOUNT OF THE RESIDENCE HOMESTEAD EXEMPTION FOR INDIVIDUALS SIXTY-FIVE (65) YEARS OF AGE OR OLDER, AND FOR INDIVIDUALS WHO ARE DISABLED, FROM FORTY THOUSAND DOLLARS (\$40,000.00) TO SIXTY THOUSAND DOLLARS (\$60,000.00); PROVIDING A SEVERABILITY CLAUSE, AND DECLARING AN EFFECTIVE DATE

WHEREAS, the Texas Constitution and Section 11.13 of the Texas Property Tax Code authorizes the City Council of the City of Iowa Colony, Texas, to provide for an exemption from taxation by the City of a portion of the appraised value of a residence homestead of individuals who are sixty-five (65) years of age, or older, and for individuals who are disabled; and

WHEREAS, the City Council of the City of Iowa Colony, Texas, desires to increase the amount of the residence homestead exemption for individuals who are sixty-five (65) years of age, or older, and for individuals who are disabled;

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

SECTION 1. That ORDINANCE NO. 2014-05 of the City of Iowa Colony, Texas, is hereby amended to read as follows:

“2. **Residence Homestead of Disabled Person.** The City Council of the City of Iowa Colony hereby adopts the tax exemption for disabled persons under Texas Tax Code subsections 11.13 (d and e). Accordingly, each individual who is disabled shall be entitled to an exemption from taxation by the City of Iowa Colony of \$60,000 of the appraised value of that individual’s residence homestead.

3. **Residence Homestead of Person Age 65 or Older.** The City Council of the City of Iowa Colony hereby adopts the tax exemption for persons age 65 or older under Texas Tax Code subsections 11.13 (d and e). Accordingly, each individual who is 65 or older shall be entitled to an exemption from taxation by the City of Iowa Colony of \$60,000 of the appraised value of that individual’s residence homestead.”

SECTION 2. Severability. If any part of this ordinance, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this ordinance shall remain in full force and effect.

SECTION 2. Effective Date. This ordinance shall be effective immediately upon its passage and approval.

PASSED AND APPROVED ON THE FIRST READING ON MAY 15, 2023.

PASSED, APPROVED, AND ADOPTED ON THE SECOND AND FINAL READING
ON JUNE 26, 2023.

CITY OF IOWA COLONY, TEXAS

By: _____
WIL KENNEDY, MAYOR

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY



**CITY OF
IOWA
COLONY**

**CITY COUNCIL WORKSESSION
MINUTES**

Item 23.

**Monday, May 15, 2023
6:00 PM**

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

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

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 15th day of May 2023, the City Council of the City of Iowa Colony, Texas, held a worksession at 6:00 P.M. at Iowa Colony City Hall, there being present and in attendance the following members to wit:

Mayor Michael Byrum-Bratsen
Councilmember McLean Barnett
Councilmember Arnetta Murray
Councilmember Marquette Greene-Scott
Councilmember Wil Kennedy
Mayor Pro Tem Chad Wilsey

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

CALL TO ORDER

Mayor Byrum-Bratsen called the worksession to order at 6:08 P.M.

CITIZEN COMMENTS

There were no comments from the public.

ITEMS FOR DISCUSSION

1. Discussion on the proposed Capital Investments Plan (CIP).

Ron Cox presented a power point on the Capital Investments Plan. He provided an overview of the DISC assessment the council took. He mentioned the vision statement as well as the city motto. He stated that between meetings on the 12th and the 19th the council and staff went through the process of answering the five key questions together. The CIP will be adopted at a later date.

2. Discussion on the Fiscal Year 2021-22 Annual Audit.

Patrick Simmons with Whitley Penn presented the annual audit report for FY 22.

3. Discussion on options for tax exemptions and financial impacts.

Robert discussed current tax exemption of 40,000. We are prepared an ordinance for first reading later on the agenda to increase the tax exemption to 50,000.

4. Discussion on the creation of the Iowa Colony Historical Committee.

Robert discussed the Historical Committee and that a resolution was prepared for them to take action later on the agenda.

ADJOURNMENT

The worksession was adjourned at 7:08 P.M.

APPROVED THIS 26th DAY OF JUNE 2023

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor





CITY OF IOWA COLONY

CITY COUNCIL MEETING MINUTES

Item 24.

Monday, May 15, 2023
7:00 PM

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

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

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 15th day of May 2023, the City Council of the City of Iowa Colony, Texas, held a Council Meeting at 7:00 P.M. at Iowa Colony City Hall, there being present and in attendance the following members to wit:

Mayor Michael Byrum-Bratsen
Councilmember McLean Barnett
Councilmember Arnetta Murray
Councilmember Marquette Greene-Scott
Councilmember Wil Kennedy
Mayor Pro Tem Chad Wilsey

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

CALL TO ORDER

Mayor Byrum-Bratsen called the meeting to order at 7:14 P.M.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance and Texas pledge were recited.

SPECIAL PRESENTATIONS & ANNOUNCEMENTS

Reserved for formal presentations and proclamations.

1. Proclamation for EMS Week

Mayor Byrum-Bratsen presented the proclamation for EMS Week.

2. Police Week Proclamation

Mayor Byrum-Bratsen presented the Proclamation to the Police Department for National Police Week.

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.

Terry Hayes- Request for Parks and Recreation to partner with local sports organizations to bring youth programs to the city. (Comments provided)

Armanda Roberts- Follow up on mandatory maintenance fee for Meridiana. She asked where the council stands with that progress.

Josh Walters; Fire Chief- Thanked those that have served on City Council. He congratulated the new members of the council. The fire department enjoys working with the city. He provided advice to new members regarding being a public servant.

COUNCIL COMMENTS

- Councilmember Barnett appreciated the comments provided by the Fire Department. He is sorry to see Michael and Chad go. He looks forward to working with the new members of council.
- Councilmember Murray thanked Michael. Michael recommended appointing her and she is grateful for the opportunity. She stated she will miss Chad.
- Councilmember Greene-Scott welcomed everyone at the meeting. She stated that the Memorial Day Program will be held on Monday, March 29th from 10:00 A.M. to 2:00 P.M. The program is from 10 A.M. to 11 A.M. and there will be vendors from 11 A.M. to 2:00 P.M at the Oasis Village in Meridiana.
- Councilmember Kennedy prayed aloud. He thanked the Mayor and Chad. He thanked Chief Walters with the Volunteer Fire Department.
- Councilmember Wilsey stated that he has had a good six years. He said we have a lot to be proud of. The city has the best staff and contractors. He provided comments to the Mayor and Council.
- Mayor Byrum-Bratsen provided an overview of his time served and what was accomplished during his term including adopting the comprehensive plan, expanding the police department, instituted a homestead exemption, passed a city charter, and hired the first full time city manager. He provided comments to the public, staff, and council members. He provided words of advice to the future Mayor.

ITEMS FOR CONSIDERATION

3. Consideration and possible action to adopt a resolution to canvas and approve the results of the Municipal Election.

Motion made by Mayor Pro-Tem Wilsey to adopt a resolution to canvas and approve the results of the Municipal Election, Seconded by Councilmember Murray.

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

4. Consideration and possible action to approve a resolution declaring results of special election on whether the Iowa Colony Crime Control and Prevention District should be continued for 15 years, and the Crime Control and Prevention District sales tax should be continued for 15 years.

Motion made by Mayor Pro-Tem Wilsey to approve a resolution declaring results of special election on whether the Iowa Colony Crime Control and Prevention District should be continued for 15 years, and the Crime Control and Prevention District sales tax should be continued for 15 years, Seconded by Councilmember Greene-Scott.

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

5. Administer the oath of office to newly elected officials.

New member comments

Judge Barfield administered the oath of office to the newly elected officials; Wil Kennedy (Mayor), Tim Varlack (Councilmember District A), Steven Byrum-Bratsen (Councilmember District B), and Sydney Hargroder (Councilmember District C).

The newly sworn in council members took their seats at the dais.

Mayor Kennedy presented the newly sworn in council members with their certificates of election.

Mayor Kennedy presented Chad Wilsey and Michael Byrum-Bratsen with plaques for their time and dedication spent on City Council.

Councilmember Hargroder thanked Chad and Michael for their time and dedication to the city. She acknowledged that we have moved to districts and to large seats as stated in the charter. She thanked everyone for being in attendance. She thanked the staff and looks forward to working with everyone.

Councilmember Varlack congratulated Mayor Kennedy. He thanked God for everything in his life. He quoted scripture. He acknowledged the council members and individually thanked them for the different ways they have helped him and encouraged each other. He thanked the former Mayor for listening to his previous request and stated that we have continued making progress. He stated he will do what is right, not necessarily what is popular and looks forward to working with everyone.

Councilmember Byrum-Bratsen stated that the city has come a long way. He has learned a lot from everyone here by being on the boards and commissions and listening to the citizens. He provided comments to each of the councilmembers and looks forward to working with everyone.

Mayor Kennedy is blessed, humbled, and grateful for the opportunity. He is excited about all the things happening in Iowa Colony. He appreciates his wife Undrea for her commitment and support. He is looking forward to working with the council. He appreciates the staff. He stated he will do his best to do what is in the best interest of Iowa Colony.

EXECUTIVE SESSION- 8:10 P.M.

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

6. Purchase of real property and financial matters related thereto
7. Discussion on appointments to the Planning and Zoning Commission and the Iowa Colony Development Authority/Tax Increment Reinvestment Zone.
8. Interlocal Agreement with Alvin on municipal territory

POST EXECUTIVE SESSION- 9:32 P.M.

STAFF REPORTS

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

ITEMS FOR CONSIDERATION

15. Consideration and possible action related to the purchase of real property.
 Motion made by Councilmember Varlack to authorize the City Manager to extend an offer for property located at the Northeast corner of Iowa Colony Blvd. and Davenport, Seconded by Councilmember Murray.
 Voting Yea: Mayor Pro Tem Greene-Scott, Councilmember Murray, Councilmember Barnett, Councilmember Varlack, Mayor Kennedy, Councilmember Byrum-Bratsen, and Councilmember Hargroder.
16. Consideration and possible action to appoint members to the Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2 Board.
 No action taken.
17. Consideration and possible action to appoint members to the Planning and Zoning Commission.
 Motion made by Councilmember Byrum-Bratsen to appoint Robert Wall to the Planning and Zoning Commission, Seconded by Councilmember Murray.
 Voting Yea: Mayor Pro Tem Greene-Scott, Councilmember Murray, Councilmember Barnett, Councilmember Varlack, Mayor Kennedy, Councilmember Byrum-Bratsen, and Councilmember Hargroder.
18. Consideration and possible action to appoint a Mayor Pro Tem.
 Motion made by Councilmember Byrum-Bratsen to appoint Marquette Greene-Scott as Mayor Pro Tem, Seconded by Councilmember Hargroder.
 Voting Yea: Mayor Pro Tem Greene-Scott, Councilmember Murray, Councilmember Barnett, Councilmember Varlack, Mayor Kennedy, Councilmember Byrum-Bratsen, and Councilmember Hargroder.
19. Consideration and possible action to accept the Fiscal Annual Report for 2022.
 Motion made by Councilmember Barnett to accept the Fiscal Annual Audit Report for 2022, Seconded by Mayor Pro Tem Greene-Scott.
 Voting Yea: Mayor Pro Tem Greene-Scott, Councilmember Murray, Councilmember Barnett, Councilmember Varlack, Mayor Kennedy, Councilmember Byrum-Bratsen, and Councilmember Hargroder.
20. Consideration and possible action on a resolution creating the Iowa Colony Historical Committee.
 Motion made by Councilmember Murray to approve a resolution creating the Iowa Colony Historical Committee, Seconded by Councilmember Hargroder.
 Voting Yea: Mayor Pro Tem Greene-Scott, Councilmember Murray, Councilmember Barnett, Councilmember Varlack, Mayor Kennedy, Councilmember Byrum-Bratsen, and Councilmember Hargroder.
21. Consideration and possible action approving an ordinance on first reading amending ordinance 2014-05 related to the additional homestead exemption for senior and disabled citizens.
 Motion made by Mayor Pro Tem Greene-Scott to approve an ordinance with the \$50,000 exemption, Seconded by Councilmember Byrum-Bratsen.
 Motion Failed. Members Voting Nay: Councilmember Murray, Councilmember Barnett, Councilmember Varlack, Mayor Kennedy, Voting Yea: Councilmember Byrum-Bratsen, Councilmember Hargroder. Councilmember Greene-Scott

Amended Motion made by Councilmember Varlack to approve ordinance with exemption at \$60,0000, Seconded by Councilmember Barnett. Voting Yea: Councilmember Murray, Councilmember Barnett, Councilmember Varlack, Mayor Kennedy, Voting Nay: Councilmember Byrum-Bratsen, Councilmember Hargroder. Councilmember Greene-Scott

- 22. Consideration and possible action approving an ordinance on second and final reading requiring Automatic External Defibrillators (AEDs) at certain public places in the City of Iowa Colony.

Motion made by Mayor Pro Tem Greene-Scott to approve an ordinance on second and final reading requiring Automatic External Defibrillators (AEDs) at certain public places in the City of Iowa Colony, Seconded by Councilmember Murray. The City Secretary read the ordinance caption aloud.

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

- 23. Consideration and possible action to approve an Ordinance on second and final reading for the abandonment of the Right of Way on Pursley Blvd.

Motion made by Councilmember Byrum-Bratsen to approve an ordinance on second and final reading for the abandonment of the Right of Way on Pursley Blvd., Seconded by Councilmember Varlack. The City Secretary read the ordinance caption aloud.

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

- 24. Consideration and possible action approving an ordinance on second and final reading amending the City of Iowa Colony Investment Policy and adopting the Investment Strategies and an authorized broker/dealer list.

Motion made by Councilmember Murray to approve an ordinance on second and final reading amending the City of Iowa Colony Investment Policy and adopting the Investment Strategies and an authorized broker/dealer list, Seconded by Councilmember Barnett. The City Secretary read the ordinance caption aloud.

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

- 25. Consideration and possible action on the Sterling Lakes North Sections 2 - 7 Preliminary Plats.

Motion made by Councilmember Varlack to approve the Sterling Lakes North Sections 2-7 Preliminary Plats with the following conditions that by 10/1/2023 50% of design will be complete, by 2/1/2024 groundbreaking, and by 1/1/2025 construction completion, Seconded by Mayor Pro Tem Greene-Scott. Voting Yea: Mayor Pro Tem Greene-Scott, Councilmember Murray, Councilmember Barnett, Councilmember Varlack, Councilmember Byrum-Bratsen, and Councilmember Hargroder. Opposed: Mayor Kennedy

CONSENT AGENDA

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

Motion made by Councilmember Hargroder to approve consent items with item no. 26, 27, and 28 and to remove Michael Byrum-Bratsen and Chad Wilsey as authorized signers and to add Mayor Wil Kennedy, Mayor Pro Tem Marquette Greene-Scott, and City Manager Robert Hemminger to remain as a signer on all bank accounts held by the City of Iowa Colony, Seconded by Councilmember Murray.

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

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

- 26. Approval of the March 20, 2023 worksession minutes.
- 27. Consider approval of the April 17, 2023 worksession minutes.
- 28. Consider approval of the April 17, 2023 city council meeting minutes.

Motion made by Councilmember Barnett to approve consent items no. 26, 27, and 28 as presented, Seconded by Councilmember Murray.

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

Abstain: Councilmember Varlack, Councilmember Byrum-Bratsen, and Councilmember Hargroder.

- 29. Consideration and possible action approving a resolution adding and removing authorized signers for the following: Veritex, Frost, and First State Bank.
- 30. Consideration and possible action removing and adding authorized signers for Texas First Bank.
- 31. Consideration and possible action approving a resolution adding and removing authorized signers for TexStar.
- 32. Meridiana Section 34B Final Plat
- 33. Consideration and possible action to approve Sierra Vista Section 9 Abbreviated Plat
- 34. Consideration and possible action to approve Serrano Estates Abbreviated Plat

ADJOURNMENT

The meeting was adjourned 11:05 P.M.

APPROVED THIS 26th DAY OF JUNE 2023

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor



City Council of Iowa Colony

Dear Honorable Mayor and Members of the City Council and Staff,

I am writing to respectfully request the consideration of the Parks and Recreation Committee to explore the possibility of partnering with our local professional sports organizations, such as the Houston Texans, Houston Astros, Houston Dynamo, and the Houston Sabercats Rugby organization, to bring their youth programs to the City of Iowa Colony.

As a growing community, we understand the importance of providing recreational opportunities for our youth that promote physical activity, teamwork, and community engagement. Partnering with local professional sports organizations can offer a unique and valuable experience for our youth, allowing them to learn from professional athletes and coaches, develop their skills, and foster a passion for sports.

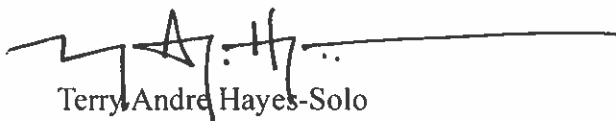
By collaborating with professional sports organizations, we can potentially offer a wide range of youth programs, including football, baseball, soccer, and rugby, to cater to different interests and talents. These programs can be designed to accommodate various age groups and skill levels, ensuring that all youth in Iowa Colony have the opportunity to participate and benefit from the partnership.

In addition to the direct benefits for our youth, partnering with professional sports organizations can also have positive impacts on our community as a whole. It can help promote Iowa Colony as a sports-friendly city, attract more residents and visitors, and boost local businesses and tourism. The partnership can also create opportunities for volunteerism, sponsorships, and collaborations between local businesses and the professional sports organizations, fostering a sense of community pride and engagement.

Furthermore, a partnership with professional sports organizations can help elevate the quality of our Parks and Recreation programs by bringing in expertise, resources, and support from established sports organizations. This can enhance the overall experience and outcomes for our youth participants, and help us provide a more robust and diverse recreational offering for our community.

In conclusion, I respectfully urge the Parks and Recreation Committee to explore the possibility of partnering with our local professional sports organizations to bring their youth programs to the City of Iowa Colony. This partnership has the potential to provide our youth with unique and valuable opportunities, promote our community, and enhance our Parks and Recreation programs. Thank you for considering this proposal, and I look forward to further discussing this matter with the esteemed members of the City Council.

Sincerely,



Terry Andre Hayes-Solo
Sterling Lakes



CITY OF IOWA COLONY

CITY COUNCIL MEETING MINUTES

Item 25.

Thursday, May 18, 2023
6:00 PM

Iowa Colony City Hall, 12003 Iowa Colony Blvd., Iowa Colony, TX 77583
Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 18th day of May 2023, the City Council of the City of Iowa Colony, Texas, held a Council Meeting at 6:00 P.M. at Iowa Colony City Hall, there being present and in attendance the following members to wit:

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

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

CALL TO ORDER

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

INVOCATION

Councilmember Varlack prayed aloud.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance and Texas Pledge were recited.

CITIZEN COMMENTS

There were no comments from the public.

PUBLIC HEARINGS

1. Hold a public hearing to consider annexing the following property:

PART ONE: BEING A 953.8159 ACRE TRACT OF LAND, CONTAINING LOTS 38, 39, 40, 41, 42, 43, 44, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61 AND 62 AND THE EAST HALF (E-1/2) OF LOT 45, ALL IN THE ALLISON RICHEY SUBDIVISION IN THE EAST END OF THE D. TALLY LEAGUE, ABSTRACT 130, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 126 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; LESS AND EXCEPT, HOWEVER, 21.696 ACRES OUT OF LOT NO. 38, CONVEYED TO C. C. KIRKPATRICK BY DEED RECORDED IN VOLUME 674, AT PAGE 138 OF THE DEED RECORDS OF

BRAZORIA COUNTY, TEXAS; ALSO, A 20 FOOT STRIP OFF THE EAST SIDE OF LOTS 42 AND 50 SET OUT AS SECOND TRACT IN A PARTIAL RELEASE RECORDED IN VOLUME 168, AT PAGE 214 OF THE DEED OF TRUST RECORDS OF BRAZORIA COUNTY, TEXAS, SAID PARTIAL RELEASE BEING DATED DECEMBER 3, 1956; LESS AND EXCEPT 51.97 ACRES OUT OF LOTS 42, 50, 40 AND 41, CONVEYED TO NORTH ATLANTIC DEVELOPMENT COMPANY BY DEED RECORDED IN VOLUME 752, PAGE 624 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, ALSO A CALLED 7.928 ACRE TRACT TO TEXAS FIREARMS DESCRIBED IN DEED RECORDED IN CLERK'S FILE NO. 1991030411 OF THE OFFICIAL REAL PROPERTY RECORDS OF BRAZORIA COUNTY, TEXAS.

PART TWO: The entire width of the right of way of County Road 48 (Ames Boulevard) beginning at the existing city limit of Iowa Colony, which is located on the right of way of County Road 48 at a point 630 feet south from the centerline of the right of way of County Road 62; and continuing southward along the right of way of County Road 48 from the existing city limit to a line between the southeastern corner of Lot 57 and the southwestern corner of Lot 58 of the Allison Richey Subdivision in the east end of the D. Talley League, Abstract 130, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 126 of the Plat Records of Brazoria County, Texas.

PART THREE: All county road rights of way within the Annexation Area. Also, all county road rights of way adjoining the Annexation Area that are parallel to the Annexation Area, to the extent they are in the extraterritorial jurisdiction of the City of Iowa Colony.

Mayor Kennedy opened the public hearing at 6:00 P.M. Michael Byrum-Bratsen, 3402 Lake Ct; stated the importance of annexation. He mentioned that annexation should be done unless it is going to be a drain on the city. If this is annexed we will provide services and make money, so this annexation will be a gain for the city. Mayor Kennedy closed the public hearing at 6:08 P.M.

ITEMS FOR CONSIDERATION

- 2. Consider approval of agreements to expand Extra Territorial Jurisdiction to cover land to be annexed.

Motion made by Councilmember Byrum-Bratsen to approve agreements to expand Extra Territorial Jurisdiction to cover land to be annexed., Seconded by Councilmember Varlack. Voting Yea: Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Byrum-Bratsen, Councilmember Varlack, Approved unanimously with 5 votes. Councilmember Murray was not present during this item.

- 3. Consideration and possible action to approve the offer of Non-Annexation Development Agreement with each landowner of the annexation land taxed agriculturally and the rejection of that offer by those landowners.

Motion made by Councilmember Varlack to approve the offer of Non-Annexation Development Agreement with each landowner of the annexation land taxed agriculturally and the rejection of that offer by those landowners., Seconded by Mayor Pro Tem Greene-Scott. Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Byrum-Bratsen, Councilmember Varlack, Approved unanimously with 6 votes.

- 4. Consideration and possible action to approve the Municipal Service Agreements with each landowner for the Hines tract.

Motion made by Mayor Pro Tem Greene-Scott to approve the Municipal Service Agreements with each landowner for the Hines tract., Seconded by Councilmember Murray.

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

- 5. Consideration and possible action to adopt an ordinance on first and final reading annexing approximately 950 acres referred to as the Hines tract.

Motion made by Councilmember Byrum-Bratsen to adopt an ordinance on first and final reading annexing approximately 950 acres referred to as the Hines tract., Seconded by Mayor Pro Tem Greene-Scott. The City Secretary read the ordinance caption aloud. Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Byrum-Bratsen, Councilmember Varlack, approved unanimously.

- 6. Discussion and overview on the Budget Process.

City Manager, Robert Hemminger presented a PowerPoint presentation overview of the budget process. Councilmembers and Staff discussed the budget process.

ADJOURNMENT

The meeting was adjourned by a unanimous vote at 6:53 P.M.

APPROVED THIS 26th DAY OF JUNE 2023

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor





**CITY OF
IOWA
COLONY**

**CITY COUNCIL BUDGET WORKSHOP
MINUTES**

Item 26.

**Monday, June 12, 2023
6:00 PM**

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

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

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 12th day of June 2023, the City Council of the City of Iowa Colony, Texas, held a Budget Workshop at 6:00 P.M. at Iowa Colony City Hall, there being present and in attendance the following members to wit:

- Mayor Wil Kenendy
- Councilmember McLean Barnett
- Mayor Pro Tem Marquette Greene-Scott
- Councilmember Tim Varlack (Left at 6:41 P.M.)
- Councilmember Sydney Hargroder

And Councilmember Byrum-Bratsen and Councilmember Murray being absent, constituting a quorum at which time the following business was transacted.

CALL TO ORDER

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

CITIZEN COMMENTS

There were no comments from the public.

ITEMS FOR DISCUSSION

1. Discussion on FY 23-24 City Budget, tax rate, and related matters.

City Manager, Robert Hemminger presented an overview of the budget, tax rate, and related matters with a PowerPoint presentation. There was discussion between council and staff regarding the budget, tax rate, and related matters.

ADJOURNMENT

The work session was adjourned at 7:49 P.M.

APPROVED THIS 26th DAY OF JUNE 2023

Kayleen Rosser, City Secretary



Wil Kennedy, Mayor

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



**2022 ANNUAL REPORT
REPORT NUMBER TWELVE**

Tax Year Ending December 31, 2022

TABLE OF CONTENTS

City of Iowa Colony, Texas City Council	1
2022 Board of Directors	2
Description of the Zone	3
Purpose of the Zone	4
State of the Zone and Plan Implementation in 2022	6
Revenue.....	6
Expenditures	7
Interest Due on Outstanding Bonds	7
Base Value & Captured Appraised Value	7
Increment Received by Participating Jurisdiction	7

LIST OF FIGURES

Figure 1: City of Iowa Colony TIRZ Boundary Map	3
Figure 2: Iowa Colony Seven Oaks Conceptual Master Plan	5

LIST OF TABLES

Table A: Participation Schedule.....	6
Table B: Increment Generated from Base Year to Present	6
Table C: Tax Increment Revenue Fund Balance by Year.....	6

COMPLIANCE

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

CITY OF IOWA COLONY, TEXAS

2022 CITY COUNCIL

Mayor

Hon. Michael Byrum-Bratsen

Council Members

Hon. Will Kennedy

Hon. Arnetta Hicks-Murray

Hon. Sydney Hargroder,

Hon. Marquette Green-Young

Hon. Chad Wilsey

TAX INCREMENT REINVESTMENT ZONE
NUMBER TWO
IOWA COLONY, TEXAS
2022 BOARD OF DIRECTORS

Position 1	Steven Byrum-Bratsen, Chair Term Ending - April 2024
Position 2	Sheila Woods Term Ending - April 2023
Position 3	Leon Davis Term Ending - April 2024
Position 4	Brett Godfrey Term Ending - April 2023
Position 5	Patrick O'Day Term Ending - April 2023

DESCRIPTION OF ZONE

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

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

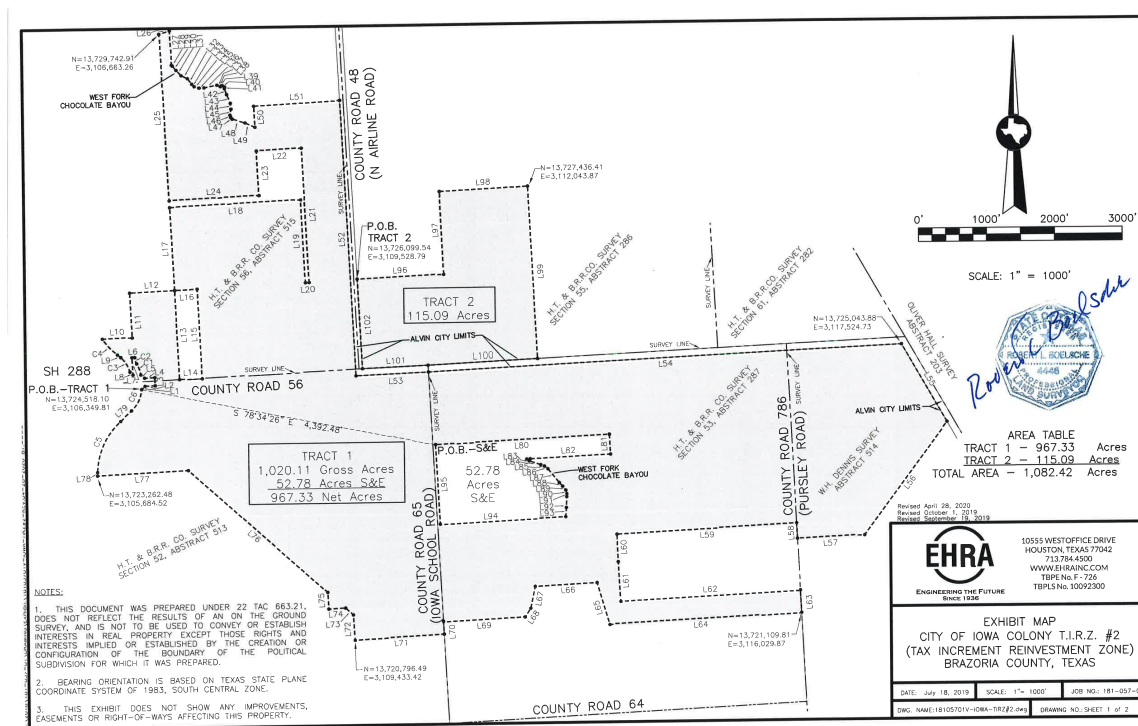


Figure 1: Iowa Colony TIRZ 2 Boundary Map (March 2020)

PURPOSE OF ZONE

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

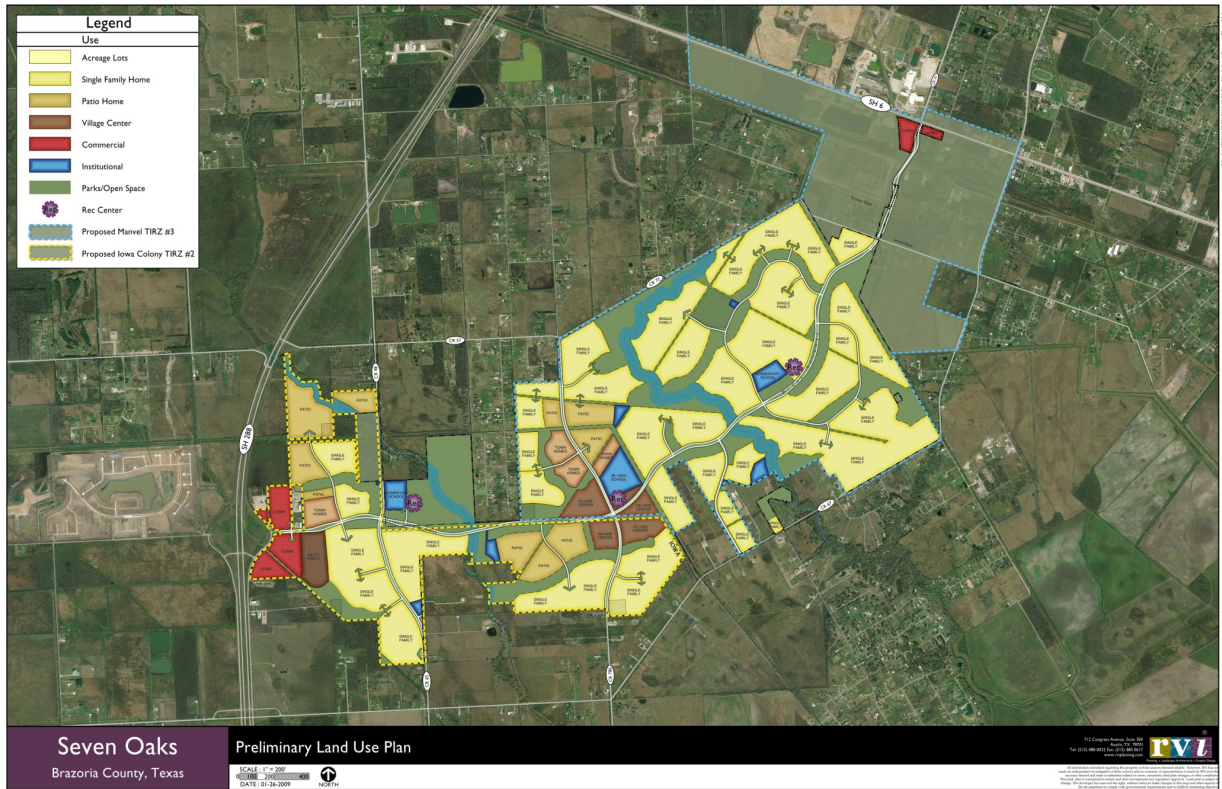
The objective of the Zone is to facilitate quality mixed-use development with a self-sustaining tax base for the City of Iowa Colony (the City), Brazoria County (the County), and any other participating taxing entity.

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

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

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

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



STATE OF THE ZONE AND PLAN IMPLEMENTATION IN 2022

Revenue

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

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

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

Table A: Participation Schedule

Jurisdiction	2010 Base Year	2022 Tax Rate (Oct 1, 2022 O&M)	Years
City of Iowa Colony Sales Tax*	\$-0-	1%	2010-2050
City of Iowa Colony Property Tax*	\$-0-	\$0.489209/\$100	2016-2050
Brazoria County Property Tax**	\$0.463101/\$100***	\$0.341106/\$100 ****	2015-2045

Tax Rate Source: Brazoria County Central Appraisal District

* City of Iowa Colony does assess a property tax of \$0.489209/\$100. Property tax began its contribution to TIRZ 2 in 2016. Agreements were approved August 11, 2016. Property tax is applied at 100% of the total increment generated in the Zone less debt service with 30% being withheld by the City for cost of providing city services (Cost of Service (COS)). The total rate for 2022 is \$0.489209/\$100. Sales Tax will be applied at 90%.

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

*** Brazoria County tax rate approved October 2010.

**** Brazoria County tax rates approved October 2022: \$0.341106/\$100 (General Government); \$0.050/\$100 (Road and Bridge. Combined tax rate is \$0.391106/\$100)

Table B illustrates the growth in appraised value from the base year 2010 to tax year 2022 for the City of Iowa Colony. Table B is used to illustrate growth in appraised value over the life of the TIRZ to show the calculation of the increment. Note: Table B now reflects the adjusted 2010 Base Value as calculated and provided by the Brazoria County Tax Office in their Annual Statement. The Adjusted Base Value will be reflected in future Annual Reports as well. In addition, Table B reflects the TIF Levy paid as of September 30 of each year the end of the fiscal year.

Table B: Increment Generated from Base Year to Present

	City of Iowa Colony Sales Tax	City of Iowa Colony Property Tax***	Brazoria County Property Tax General Fund**	Brazoria County Property Tax Road and Bridge Fund**	Total Levy Paid
2010 Original Base Value	-0-	\$3,776,457	\$3,776,457	N/A	\$-0-
2015 Value	-0-	\$3,803,108	\$3,803,108		
2015 Captured Increment	-0-	-0-	\$-0-		\$-0-
2016 Adjusted Base Value for 2010	-0-	\$2,806,647	\$2,806,587	\$2,794,557	
2016 Value	-0-	\$17,842,967	\$17,691,581	\$17,688,581	
2016 TIF Levy Paid (12-31-16)		\$11,805.95	\$-0-	\$1,595.89	\$23,960.12
2017 Adjusted Base Value	-0-	\$2,638,500	\$2,638,390	\$2,626,390	
2017 Value	-0-	\$45,923,700	\$43,325,723	\$43,215,668	
Levy Paid (12-31-17)	-0-	69,520.39			\$268,001.65
2018 Adjusted Base Value	-0-	\$2,697,565	\$2,697,545	\$2,685,545	
2018 Value	-0-	91,901,166	79,374,488	78,853,948	
Levy Paid	-0-	\$190,107.51	\$77,894.14		\$259,627.90

(12-31-18)					
2019 Adjusted Base Value	-0-	\$2,775,151	\$2,775,151	\$2,763,151	
2019 Value	-0-	\$156,411,713	\$134,006,913	\$133,178,913	
Levy Paid (12-31-19)	-0-	\$702,814.84	\$143,796.24		\$846,611.08
2020 Adjusted Base Value		\$225,959,580		\$225,959,580	
Levy Paid (4-30-21)	\$5,595.22	\$1,236,245.98	\$224,343.96	NA	\$1,466,185.21
2021 Value	\$10,148.13	\$260,874,195		NA	
Levy Paid 9-30-21		\$1,441,801.67	\$438,602.15****	NA	\$1,880,403.82
2021 Adjusted Base Value		\$2,780,663	\$2,780,663	42,780,663	
2022 Value	13,405.47	\$289,524,457	\$252,783,510	\$250,731,761	
Levy Paid (9-30-22)		\$1,424,297.84	\$862,920.59	\$127,163.94	\$1,637,754.37

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

** Brazoria County collection did not begin until 2015.

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

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

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

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

Taxing Entity	City Sales Tax*	City Property Tax**	County Property Tax***	Annual Fund Revenue	Grand Total
2020 Base	-0-	-0-	-0-	-0-	

Year – 2016					
2017	-0-	69,520.39	29,157.07	98,667.46	
2018	-0-	190,105.51	77,796.24	268,001.65	
2019	-0-	702,814.84	143,796.24	846,611.08	
2020	5,595.22	1,236,245.98	224,343.96	1,466,185.21	
2021	10,148.13	1,331,801.67	438,602.15	1,890,551.95	
2022	13,405.47	1,424,297.84	862,920.59	127,163.94	1,637,754.37

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

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

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

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

Expenditures

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

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

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

Zone administrative expenses for 2022 were \$65,810. Note: This figure does not include bond issuance expenses.

Considerable activity has taken place in the Zone again in 2022. The developer has continued construction on the project in Iowa Colony. In 2022, \$7,457,918 have been expended in the Zone for development of Zone approved projects. Since reporting began, the developer has invested \$102,738,597.

Interest Due on Outstanding Bonds

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

The Zone issued debt in the years 2018-2022. Total debt issued to date is \$27,360,000.

Tax Increment Bonds	Bond Issue Date	Initial Bond Amount	2021 Outstanding Principle Due	2021 Outstanding Interest Due
Series 2018	12-12-18	\$8,480,000	\$7,965,000	\$5,697,706
Series 2019	12-19-19	\$4,105,000	\$3,935,000	\$2,257,024
Series 2020	9-2-20	\$3,865,000	\$3,705,000	\$1,587,425
Series 2021	9-29-21	\$6,105,000	\$6,010,000	\$2,482,450
Series 2022	8-22-22	\$5,280,000	\$5,280,000	\$4,214,074
Grand Total		\$27,360,000		

Base Value & Captured Appraised Value

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

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

Increment Received by Participating Jurisdiction

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

The City of Iowa Colony and Brazoria County are the only two taxing entities participating in the Zone. The increment revenue received for fiscal year ending September 30, 2022 was \$2,407,513.31 shown in Table C.



**TAX INCREMENT REINVESTMENT ZONE NUMBER TWO
CITY OF IOWA COLONY, TEXAS
2021 ANNUAL REPORT
Tax Year Ending December 31, 2021**

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

RESOLUTION # _____

**A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS,
AUTHORIZING THE IOWA COLONY POLICE DEPARTMENT TO
APPLY FOR A BODY-WORN CAMERA GRANT FROM THE OFFICE
OF THE GOVERNOR, PUBLIC SAFETY OFFICE, CRIMINAL
JUSTICE DIVISION.**

WHEREAS, the City Council of the City of Iowa Colony, Texas finds it in the best interest of the citizens of Iowa Colony, Texas that the Body Worn Camera project be operated for the FY24; and

WHEREAS, the City Council of the City of Iowa Colony, Texas agrees to provide applicable matching funds for the said project as required by the Body-Worn Camera Grant Program grant application; and

WHEREAS, the City Council of the City of Iowa Colony, Texas agrees that in the event of loss or misuse of the Office of the Governor funds, the City Council of the City of Iowa Colony assures that the funds will be returned to the Office of the Governor in full; and

WHEREAS, the City Council of the City of Iowa Colony, Texas designates the City Manager as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED the City Council of the City of Iowa Colony, Texas approves submission of the grant application for the Body Worn Camera project to the Officer of the Governor.

Passed and Approved this ____ day of _____, _____.

WIL KENNEDY,
Mayor, City of Iowa Colony, Texas

Attest:

KAYLEEN ROSSER
City Secretary, City of Iowa Colony, Texas

Tuesday, May 30, 2023

Merrett Huddleston
Elevation Land Solutions
2445 Technology Forest Blvd, Suite 200
The Woodlands, TX 77381
Email: mhuddleston@elevationlandsolutions.com

Re: Sierra Vista Section 8BI Final Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 2134
Adico, LLC Project No. 16007-2-285

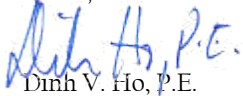
Dear Mr. Huddleston,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista Section 8BI final plat, received on or about May 26, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, Adico, LLC, has no objections to the plat as resubmitted on May 25, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than May 30, 2023, for consideration at the June 6, 2023, Planning and Zoning meeting.

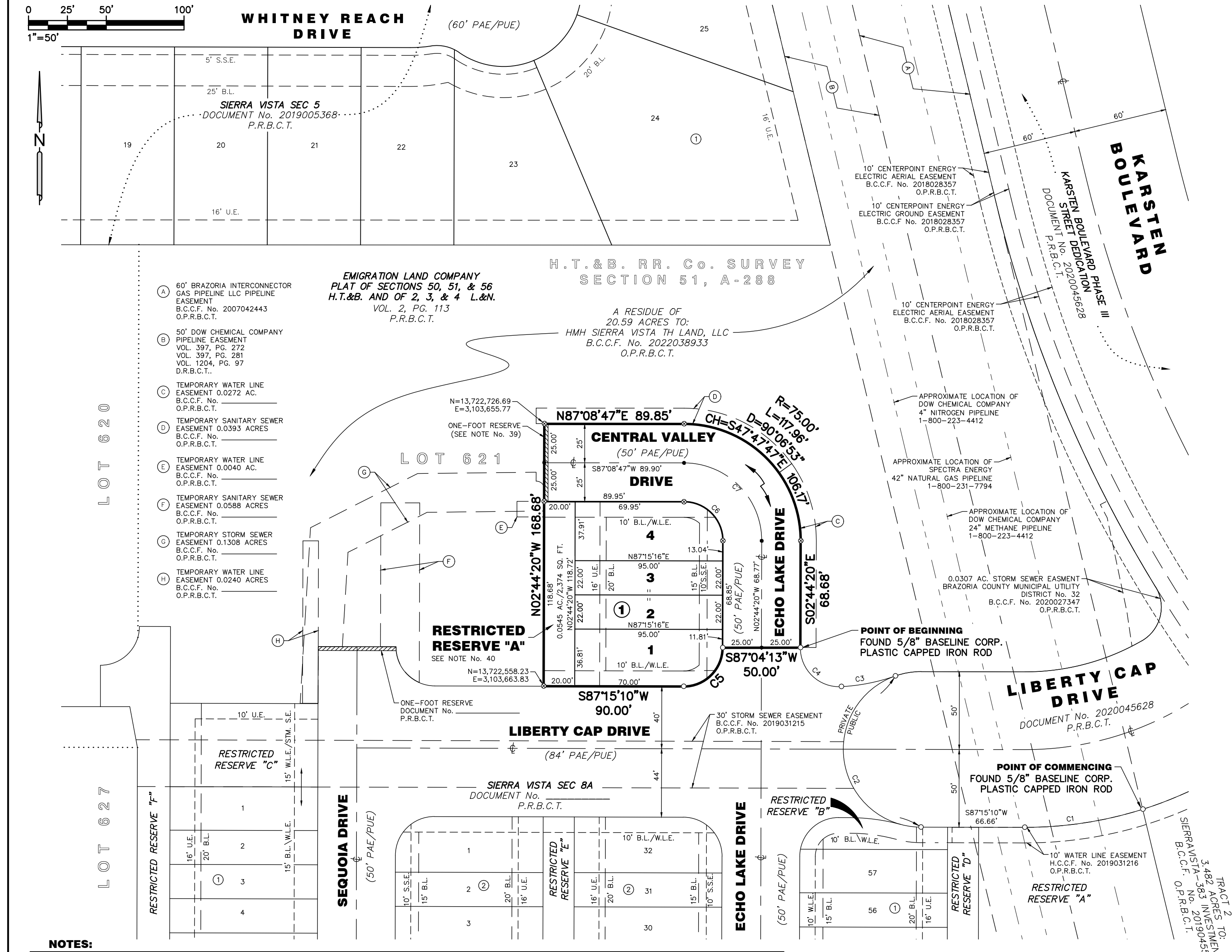
Should you have any questions, please do not hesitate to contact our office.

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-285



METES AND BOUNDS DESCRIPTION

BEING 0.5800 ACRES OF LAND SITUATED IN SECTION 51 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 20.59 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HMH SIERRA VISTA TH LAND, LLC, RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2022038933, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BEING A PART OF LOT 621 OF THE EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51, & 56 H.T.&B. AND OF 2, 3, & 4 L.&N., A SUBDIVISION RECORDED IN VOLUME 2, PAGE 113, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 0.5800 ACRE TRACT IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF LIBERTY CAP DRIVE (100 FEET WIDE) AS DESIGNATED BY THE PLAT RECORDED IN DOCUMENT NO. 2020045628, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD BEING A NORTHEAST CORNER OF SAID 20.59 ACRE TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN 3.482 ACRE TRACT OF LAND DESIGNATED AS TRACT 2 AND DESCRIBED IN THE DEED TO SIERRAVISTA-383 INVESTMENTS LLC RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2019045563, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD IS ON A CURVE TO THE RIGHT WHOSE RADIUS IS 250.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 20 DEGREES 25 MINUTES 35 SECONDS WEST, THENCE, IN A WESTERLY DIRECTION ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID LIBERTY CAP DRIVE, A NORTH LINE OF SAID 20.59 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 40 MINUTES 45 SECONDS, 77.14 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD, THENCE, SOUTH 87 DEGREES 15 MINUTES 10 SECONDS WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID LIBERTY CAP DRIVE AND A NORTH LINE OF SAID 20.59 ACRE TRACT, 66.66 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 50.00 FEET, THENCE, IN A NORTHERLY DIRECTION ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LIBERTY CAP DRIVE, AN EAST LINE OF SAID 20.59 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 160 DEGREES 32 MINUTES 10 SECONDS, 140.09 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 125.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 22 DEGREES 12 MINUTES 37 SECONDS WEST, THENCE, IN A WESTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 18 MINUTES 12 SECONDS, 35.57 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 25.00 FEET, THENCE, IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93 DEGREES 10 MINUTES 05 SECONDS, 40.65 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 04 MINUTES 13 SECONDS WEST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 25.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 87 DEGREES 15 MINUTES 40 SECONDS WEST;

THENCE, IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 30 SECONDS, 39.27 FEET;

THENCE, SOUTH 87 DEGREES 15 MINUTES 10 SECONDS WEST, 90.00 FEET;

THENCE, NORTH 02 DEGREES 44 MINUTES 20 SECONDS WEST, 168.68 FEET;

THENCE, NORTH 87 DEGREES 08 MINUTES 47 SECONDS EAST, 89.95 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 75.00 FEET;

THENCE, IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 06 MINUTES 53 SECONDS, 117.96 FEET;

THENCE, SOUTH 02 DEGREES 44 MINUTES 20 SECONDS EAST, 68.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5800 ACRES OF LAND.

OVERALL OFF-STREET PARKING TABLE FOR SIERRA VISTA SEC 8

SEC. No.	NO. OF SPACES PROVIDED
8A	23
8B	4
8C	4
TOTAL	28

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES

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

BENCHMARK

TEXAS DEPARTMENT OF TRANSPORTATION CONTROL POINT HV-79C, AN ALUMINUM DISK LOCATED IN THE MEDIAN OF STATE HIGHWAY NO. 288, APPROXIMATELY 125 FEET SOUTH OF COUNTY ROAD NO. 3, ELEV.=49.31 (NAVD 88, 1991 ADJ.)

TBM "1"

THE TOP OF A 1204 NAIL SET IN A POWER POLE ON THE WEST SIDE OF KARSTEND BOULEVARD, APPROXIMATELY 175 FEET SOUTHEAST OF THE CENTERLINE OF MT. EMMERSON DRIVE. ELEV.=53.98

LOT AREAS

LOT No.	SQ. FT.
1	3,363
2	2,090
3	2,090
4	3,475

- NOTES:**
- = SET 5/8" BASELINE CORP. PLASTIC CAPPED IRON ROD
 - = FOUND 5/8" BASELINE CORP. PLASTIC CAPPED IRON ROD
 - U.E. = UTILITY EASEMENT
 - W.L.E. = WATER LINE EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT
 - STM. S.E. = STORM SEWER EASEMENT
 - BL. = BUILDING SETBACK LINE
 - D.R.B.C.T. = DEED RECORDS OF BRAZORIA COUNTY, TEXAS
 - P.R.B.C.T. = PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
 - B.C.C.F. No. = BRAZORIA COUNTY CLERK'S FILE NUMBER.
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
 - P.A.E./P.U.E. = PRIVATE ACCESS EASEMENT/PUBLIC UTILITY EASEMENT
 - BEARINGS ARE BASED FROM THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 CURS ADJUSTMENT BASED FROM REDUNDANT RTK GPS OBSERVATIONS. DISTANCES HEREON ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.988213. COORDINATES HEREON ARE GRID DATUM. TO CONVERT TO SURFACE DIVIDE BY THE SAME ADJUSTMENT FACTOR.
 - THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0120K, DATED DECEMBER 30, 2020.
 - ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.I.D. No. 32.
 - THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
 - NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
 - OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DESIGNATION.
 - ALL EASEMENTS SHOWN ON THIS PLAT ARE CENTERED ON LOT LINES UNLESS OTHERWISE NOTED.
 - ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY ARE AS SHOWN HEREON.
 - THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY BRAZORIA COUNTY OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. BRAZORIA COUNTY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THIS SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
 - EACH LOT SHALL BE RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USES.
 - SINGLE-FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NO MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NO MORE THAN 900 SQUARE FEET SHALL ALSO BE CONSIDERED SINGLE-FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE-FAMILY RESIDENTIAL.
 - ALL OFF-SITE UTILITY EASEMENTS ARE TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDDATION.
 - SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
 - A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
 - ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
 - ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
 - OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS. MONUMENTS SHALL BE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
 - MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINAL GRADING OF LOTS. LOT CORNERS WILL BE 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "BASELINE CORP."
 - THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER THE FINAL APPROVAL BY THE CITY COUNCIL. CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO (2) YEAR PERIOD, OR THE ONE (1) YEAR EXTENSION PERIOD GRANTED BY THE CITY COUNCIL.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF IOWA COLONY UTILITY EASEMENTS MUST BE UNOBTSTRUCTED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSES.
 - THE AREAS OF THE LOTS AND RESERVES SHOWN HEREON, EXPRESSED IN SQUARE FEET AND TEN-THOUSANDTHS OF AN ACRE ARE BASED ON THE MATHEMATICAL CLOSURES CALCULATED FROM THE COURSES AND DISTANCES SHOWN, NOT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
 - THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BY THE CITY OF IOWA COLONY, TX LAND TEXAS STERLING LAKES SOUTH LLC, AND MCALISTER OPPORTUNITY FUND 2012, L.P. DATED FEBRUARY 15, 2016 AND AS AMENDED.
 - THE MATHEMATICAL CLOSURE FOR THE PLAT BOUNDARY SHOWN HEREON EXCEEDS 1 PART IN 15,000.
 - A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOM VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
 - ON-STREET PARKING SPACE IS REQUIRED WITHIN THIS SUBDIVISION.
 - RESTRICTED RESERVE "A" HEREON IS RESTRICTED TO LANDSCAPE, OPEN SPACE, UTILITY AND ACCESS PURPOSES ONLY.

WE, HMH SIERRA VISTA TH LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH MATT WIGGINS, CHIEF FINANCIAL OFFICER, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SIERRA VISTA SEC 8B1, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

IN TESTIMONY HERETO, THE HMH SIERRA VISTA TH LAND, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATT WIGGINS, ITS CHIEF FINANCIAL OFFICER, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS _____ DAY OF _____, 20_____.

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

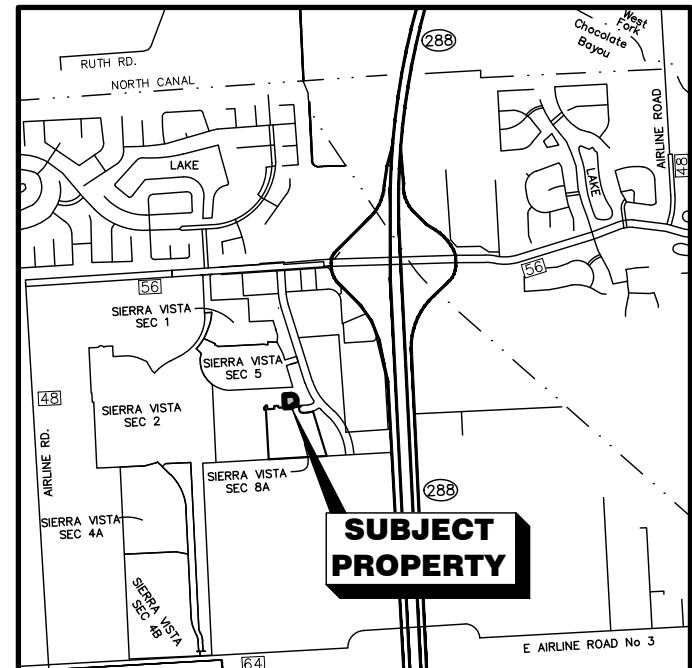
BY: _____
MATT WIGGINS
CHIEF FINANCIAL OFFICER

STATE OF TEXAS
COUNTY OF HARRIS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



VICINITY MAP
1"=2,640'
KEY MAP: 69J2

CERTIFICATE OF PLANNING COMMISSION

THIS IS TO CERTIFY THAT CITY PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS THIS _____ DAY OF _____, 20_____ HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA SEC 8B1 AS SHOWN HEREON.

DAVID HURST
LES HOSEY
BRENDA DILLON

BRIAN JOHNSON
TERRY HAYES
ROBERT WALL

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

DATE

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS _____ DAY OF _____, 20_____ HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA SEC 8B1 AS SHOWN HEREON.

WILL KENNEDY
MAYOR

ARNETTA HICKS-MURRAY
MARQUETTE GREENE-SCOTT

TIMOTHY VARLACK
STEVEN BYRUM-BRATSEN

SYDNEY HARGRODER

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD LENGTH
C1	250.00'	77.14'	17'40'45"	S78°24'48"W	76.83'
C2	50.00'	140.09'	160°32'10"	S12°28'43"E	98.56'
C3	125.00'	35.57'	16°18'12"	S75°56'29"W	35.45'
C4	25.00'	40.65'	93°10'05"	N49°19'22"W	36.32'
C5	25.00'	39.27'	89°59'30"	S42°15'25"W	35.35'
C6	25.00'	39.32'	90°06'53"	N47°47'47"W	35.39'
C7	50.00'	78.64'	90°08'53"	N47°47'47"W	70.78'

SIERRA VISTA SEC 8B1

BEING A SUBDIVISION OF 0.5800 ACRES OF LAND SITUATED IN SECTION 51 OF THE H.T.&B. R.R. CO. SURVEY, ABSTRACT No. 288, BRAZORIA COUNTY, TEXAS; BEING A PART OF LOT 621 OF THE EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51, & 56 H.T.&B. AND OF 2, 3, & 4 L.&N., A SUBDIVISION RECORDED IN VOLUME 2, PAGE 113, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

CONTAINING: 1 BLOCK WITH 4 LOTS AND 1 RESTRICTED RESERVE

ENGINEER	LAND SURVEYOR	OWNER
ELEVATION Land Solutions 2445 TECHNOLOGY FOREST BLVD SUITE 200 THE WOODLANDS, TEXAS 77381 PH: (832) 823-2280	Baseline DCCM Txsurv F-10030200 1750 Seasmist Dr, Ste 160 Houston, TX 77008 713.869.0155 BaselineSurveyors.net	HMH SIERRA VISTA TH LAND, LLC 7906 N. SAM HOUSTON PKWY. W., SUITE 102 HOUSTON, TX 77064 PH: (866) 419-1949
		MAY 30, 2023

Tuesday, May 30, 2023

Danial H. Massiatte
Century Engineering, Inc.
3030 S. Gessner Road, Ste. 10
Email: dmassiatte@centuryengineering.com

Re: Sierra Vista Center Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 2381
Adico, LLC Project No. 16007-2-303

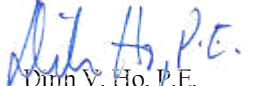
Dear Mr. Massiatte,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista Center preliminary plat, received on or about May 26, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, Adico, LLC, recommends to approve the second submittal of the preliminary plat, dated May 26, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than May 30 2023, for consideration at the June 6, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-303

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, PANJWANI ENERGY PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH FEROZ PANJWANI, PRESIDENT, BEINGS OFFICERS OF PANJWANI ENERGY PROPERTIES, LLC, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SIERRA VISTA PLAZA, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID _____ ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON AND DEDICATE FOR PUBLIC USE THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

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

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

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSERVED 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 (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENTS TOTALS THIRTY FEET (30' 0") IN WIDTH.

IN TESTIMONY WHEREOF, THE PANJWANI ENERGY PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FEROZ PANJWANI, ITS PRESIDENT, THEREUNTO AUTHORIZED THIS _____ DAY OF _____, 2023.

PANJWANI ENERGY PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
FEROZ PANJWANI
PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FEROZ PANJWANI, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF _____, 2023 HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA CENTER AS SHOWN HEREON.

WILL KENNEDY
MAYOR

MCLEAN BARNETT
COUNCILMEMBER

ARNETTAMURRAY
COUNCIL MEMBER

MARQUETTE GREENE-SCOTT
COUNCIL MEMBER

TIM VARLACK STEVEN
COUNCIL MEMBER

BYRUM-BRATSEN
COUNCIL MEMBER

SYDNEY HARGRODER
COUNCIL MEMBER

CERTIFICATE OF PLANNING COMMISSION

THIS IS TO CERTIFY THAT CITY PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF _____, 2023 HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA PLAZA AS SHOWN HEREON.

DAVID HURST, CHAIRMAN

ROBERT WALL, MEMBER

LES HOSEY, MEMBER

BRENDA DILLON, MEMBER

BRIAN JOHNSON, MEMBER

TERRY HAYES, MEMBER

APPROVED BY CITY ENGINEER

DINN V. HO P.E. DATE

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES

- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED HOWEVER, ANY GOVERNMENTAL ENTITY HAVING JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT #5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENT TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER DATE HEREOF.
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES, OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 (SEE DISTRICT RESOLUTION NO. 2007-06 & NO. 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5'S LOCK.
- PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (DISTRICT RESOLUTION NO. 2007-08).
- PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- PIPES, UTILITY LINES AND OTHER CROSSINGS UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- ALL DEDICATED STORM SEWER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED AT PROPERTY OWNERS EXPENSE IN BRAZORIA COUNTY, TEXAS WITH A "RECORDED DOCUMENT NUMBER" AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTD BY BRAZORIA COUNTY DRAINAGE DISTRICT #5 BOARD OF COMMISSIONERS.
- PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL, SECTION 11, INTRODUCTION; 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.

NOTES:

- BEARING ARE BASED FROM THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 CORRS ADJUSTMENT BASED FROM REDUNDANT RTK OPS OBSERVATIONS, DISTANCES HEREON ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.99986213. COORDINATES HEREON ARE GRID DATUM TO CONVERT TO SURFACE DIVIDE BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.99986213.
- THIS TRACT OF LAND LIES WITHIN ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 4803900105K, DATED DECEMBER 30, 2020.
- ALL PUBLIC STORM SEWER SHALL BE MAINTAINED BY THE M.U.D..
- OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPERATE INSTRUMENT DEDICATION.
- ALL OFF-SITE UTILITY EASEMENTS ARE TO BE DEDICATED BY SEPERATE INSTRUMENT PRIOR TO RECORDATION.
- A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINAL GRADING OF RESERVES. RESERVE CORNERS WILL BE 5/8" IRON RODS WITH PLASTIC CAPS STAMPEB "C.E.I."
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF IOWA COLONY UTILITY EASEMENTS MUST BE UNOBSERVED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSE.
- THE AREA OF THE RESERVE SHOWN HEREON, EXPRESSED IN SQUARE FEET AND THOUSANDTHS OF AN ACRE ARE BASED ON THE MATHEMATICAL CLOSURE CALCULATED FROM THE COURSES AND DISTANCES SHOWN, NOT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- THE MATHEMATICAL CLOSURE FOT THE PLAT BOUNDARY SHOWN HEREON EXCEEDS 1 PART IN 15,000.
- THE APPROVAL OF THE PRELIMINARY PLATSHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
- THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR STERLING LAKES AT IOWA COLONY AND SIERRA VISTA, AS APPROVED ON FEBRUARY 2016 AND AS AMENDED.

I, MICHAEL A. ZUMSTEG, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

MICHAEL A. ZUMSTEG R.P.L.S.
TEXAS REGISTRATION NO. 5127



FIELD NOTE DESCRIPTION OF 7.9714 ACRES (347,234 SQUARE FEET) OF LAND LOCATED IN SECTION 51 OF THE H.T.&B.R.R. CO. SURVEY, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN CALLED 23.674 ACRES (TRACT 1) RECORDED UNDER B.C.C.F. NO. 2018048995 AND A PART OF THAT CERTAIN CALLED 46.321 ACRES (TRACT 5) RECORDED UNDER B.C.C.F. NO. 2021084558 AND ALSO BEING PORTIONS OF LOTS 601 AND 602 OF EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51 & 56 H.T.&B., AND OF 2, 3, & 4 L.6.N., SUBD., RECORDED IN VOLUME 2 PAGE 113 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 7.9714 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83):

BEGINNING at a 5/8 inch iron rod with cap found in the North line of Block 1 of Sierra Vista Sec 6 Amending Plat No. 1, as recorded in Document No. 2020051592 B.C.P.R. for the Southwest corner of that certain called 1.554 acre tract recorded under B.C.C.F. No. 2022017237 and the Easterly most Southeast corner of the herein described tract;

THENCE, South 87°18'23" West, along the North line of said Block 1, a distance of 246.59 feet to a 5/8 inch iron rod with cap found for an angle point;

THENCE, South 23°23'50" West, along the Northwest line of said Block 1, a distance of 131.96 feet to an "X" cut in concrete found in the North right-of-way line of Tyndall Mist Drive (width varies) for the Southerly most Southeast corner of the herein described tract, said "X" falling in the arc of a non-tangent curve to the Left;

THENCE, in a Westerly direction, along the North right-of-way line of said Tyndall Mist Drive, the following Six (6) courses and distances:

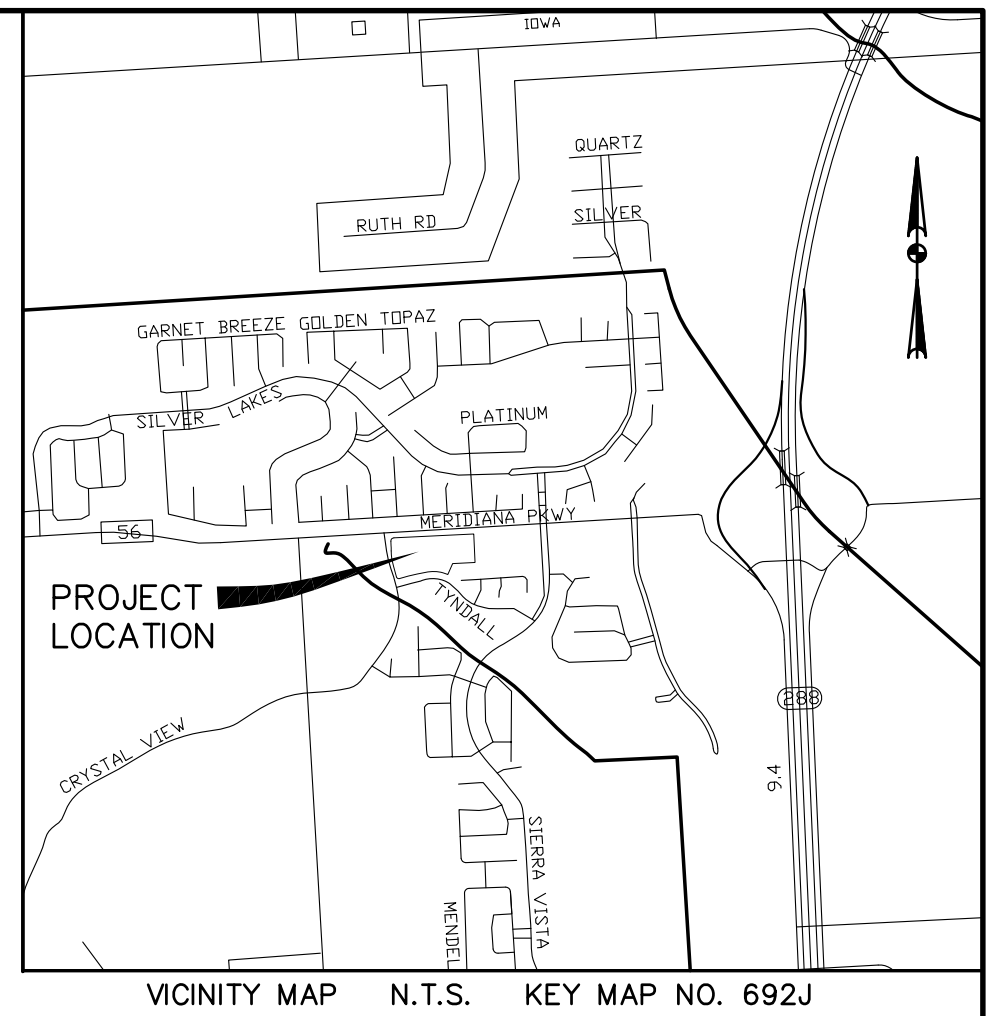
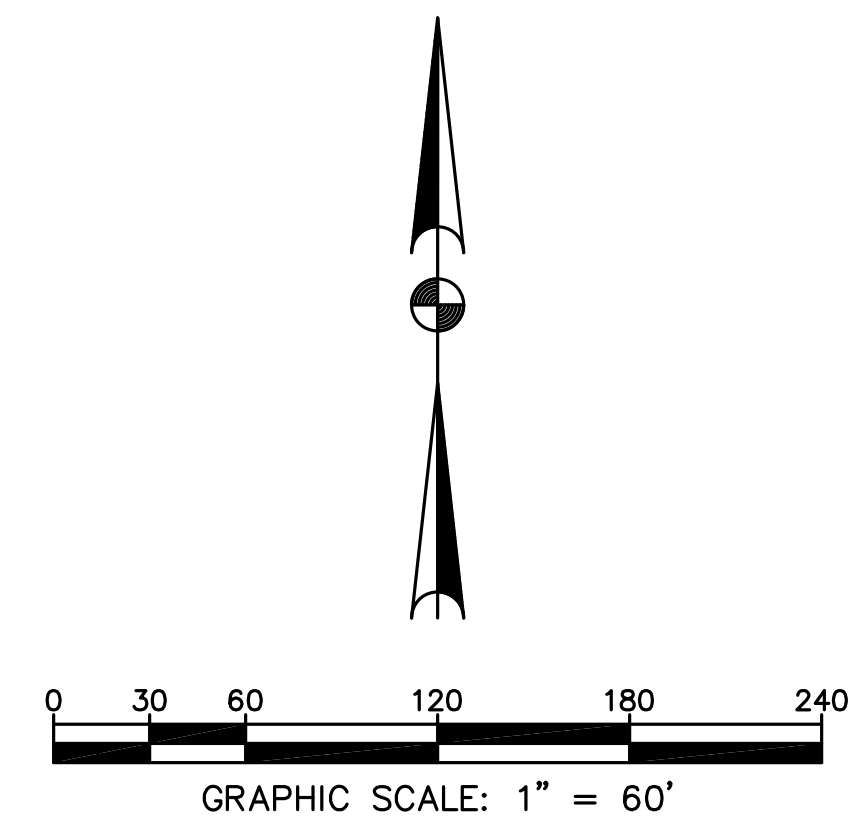
- Westerly, along and with said curve to the Left, having a central angle of 37°48'18", a radius of 410.00, an arc length of 270.53 feet and a chord bearing and distance of S 76°50'18" W, 265.65 feet to a 5/8 inch iron rod with cap found for the Point of Reverse curve to the Right;
- Westerly, along and with said curve to the Right, having a central angle of 02°35'39", a radius of 500.00, an arc length of 22.64 feet and a chord bearing and distance of S 76°53'23" W, 22.64 feet to a 5/8 inch iron rod with cap found for the Point of Tangency;
- South 78°11'12" West, a distance of 117.92 feet to a 5/8 inch iron rod with cap found for the Point of Curvature of a curve to the Left;
- Westerly, along and with said curve to the Left, having a central angle of 03°51'55", a radius of 500.00, an arc length of 33.73 feet and a chord bearing and distance of S 76°15'15" W, 33.72 feet to a 5/8 inch iron rod with cap found for the Point of Tangency;
- South 74°19'17" West, a distance of 103.13 feet to a 5/8 inch iron rod with cap found for the Point of Curvature of a curve to the right;
- Northwesterly, along and with said curve to the Right, having a central angle of 90°00'00", a radius of 25.00, an arc length of 39.27 feet and a chord bearing and distance of N 60°40'43" W, 35.36 feet to a 5/8 inch iron rod with cap found in the East right-of-way line of Crystal View Drive (width varies), as recorded in Document No. 2019057667 B.C.P.R. for the Southwesterly corner of the herein described tract;

THENCE, in a Northerly direction, along the East right-of-way line of said Crystal View Drive, the following Seven (7) courses and distances:

- North 15°40'43" West, a distance of 128.18 feet to a 5/8 inch iron rod with cap found for the Point of Curvature of a curve to the Right;
- Northerly, along and with said curve to the Right, having a central angle of 05°43'19", a radius of 760.00, an arc length of 75.90 feet and a chord bearing and distance of N 12°49'03" W, 75.87 feet to a 5/8 inch iron rod with cap found for the Point of Compound curve to the Right;
- Northerly, along and with said curve to the Right, having a central angle of 10°06'29", a radius of 510.00, an arc length of 89.37 feet and a chord bearing and distance of N 04°54'09" W, 89.86 feet to a 5/8 inch iron rod found for the Point of Tangency;
- North 00°09'05" East, a distance of 34.37 feet to a 5/8 inch iron rod found for the Point of Curvature of a curve to the Left;
- Northerly, along and with said curve to the Left, having a central angle of 02°52'41", a radius of 510.00, an arc length of 25.62 feet and a chord bearing and distance of N 01°17'15" W, 25.62 feet to a 5/8 inch iron rod found for the Point of Tangency;
- North 02°43'36" West, a distance of 47.51 feet to a 5/8 inch iron rod found for the Point of Curvature of a curve to the right;
- Northeasterly, along and with said curve to the Right, having a central angle of 90°00'00", a radius of 35.00, an arc length of 54.98 feet and a chord bearing and distance of N 42°16'24" E, 49.50 feet to a 5/8 inch iron rod with cap found in the South right-of-way line of Meridiana Parkway (a.k.a. County Road 56, 120 feet wide) for the Northwesterly corner of the herein described tract;

THENCE, North 87°16'24" East, along the South right-of-way line of said Meridiana Parkway, a distance of 878.58 feet to a 5/8 inch iron rod with cap found for the Northwest corner of said called 1.554 acre tract and the Northeast corner of the herein described tract;

THENCE, South 02°43'36" East, along the West line of said called 1.554 acre tract, a distance of 313.40 feet to the POINT OF BEGINNING and containing 7.9714 acres (347,234 square feet) of land, more or less.



VICINITY MAP N.T.S. KEY MAP NO. 692J

PRELIMINARY PLAT OF
SIERRA VISTA CENTER

A SUBDIVISION OF 7.9714 ACRES,
LOCATED IN SECTION 51 OF H.T. & B. R.R.
COMPANY SURVEY, ABSTRACT NO. 288,
BRAZORIA COUNTY, TEXAS.

1 RESERVE 1 BLOCK

DATE: MAY, 2023 SCALE: 1" = 60'

OWNER:
PANJWANI ENERGY PROPERTIES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
6161 SAVOY DR, SUITE 1111, HOUSTON, TX. 77036. 281-857-2515

ENGINEER:
SARAB STRUCTURAL & CIVIL, LLC
13831 NORTHWEST FREEWAY, SUITE 285, HOUSTON, TEXAS 77040
OFFICE: (713) 485-5641
email: sarabadmin@sarabstructural.com
T.B.P.E. REGISTRATION NO. F-10808

SURVEYOR:
CENTURY ENGINEERING, INC.
3030 S. GESSNER SUITE 100, HOUSTON, TEXAS 77063
OFFICE: (713) 780-8871 FAX: (713) 780-7662
email: dmassiate@centuryengineering.com
T.B.P.E. REGISTRATION NO. F-380 T.B.P.L.S. REGISTRATION NO. 100965-0

Tuesday, May 30, 2023

Shane Gormly
Gormly Surveying, Inc.
PO Box 862
Alvin, TX 77583

Re: Garza's Lots Abbreviated Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 1914
Adico, LLC Project No. 16007-2-276

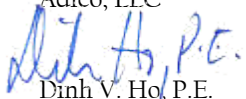
Dear Mr. Gormly,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Garza's Lots, an abbreviated plat, received on or about May 25, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, Adico, LLC, has no objections to the plat as resubmitted on May 25, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than May 30, 2023, for consideration at the June 6, 2023, Planning and Zoning meeting.

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

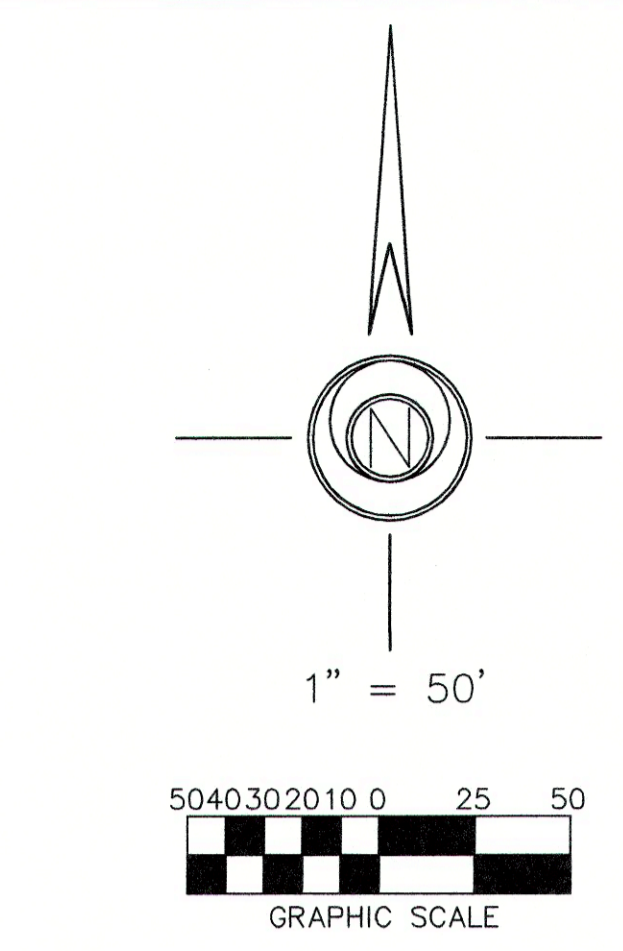
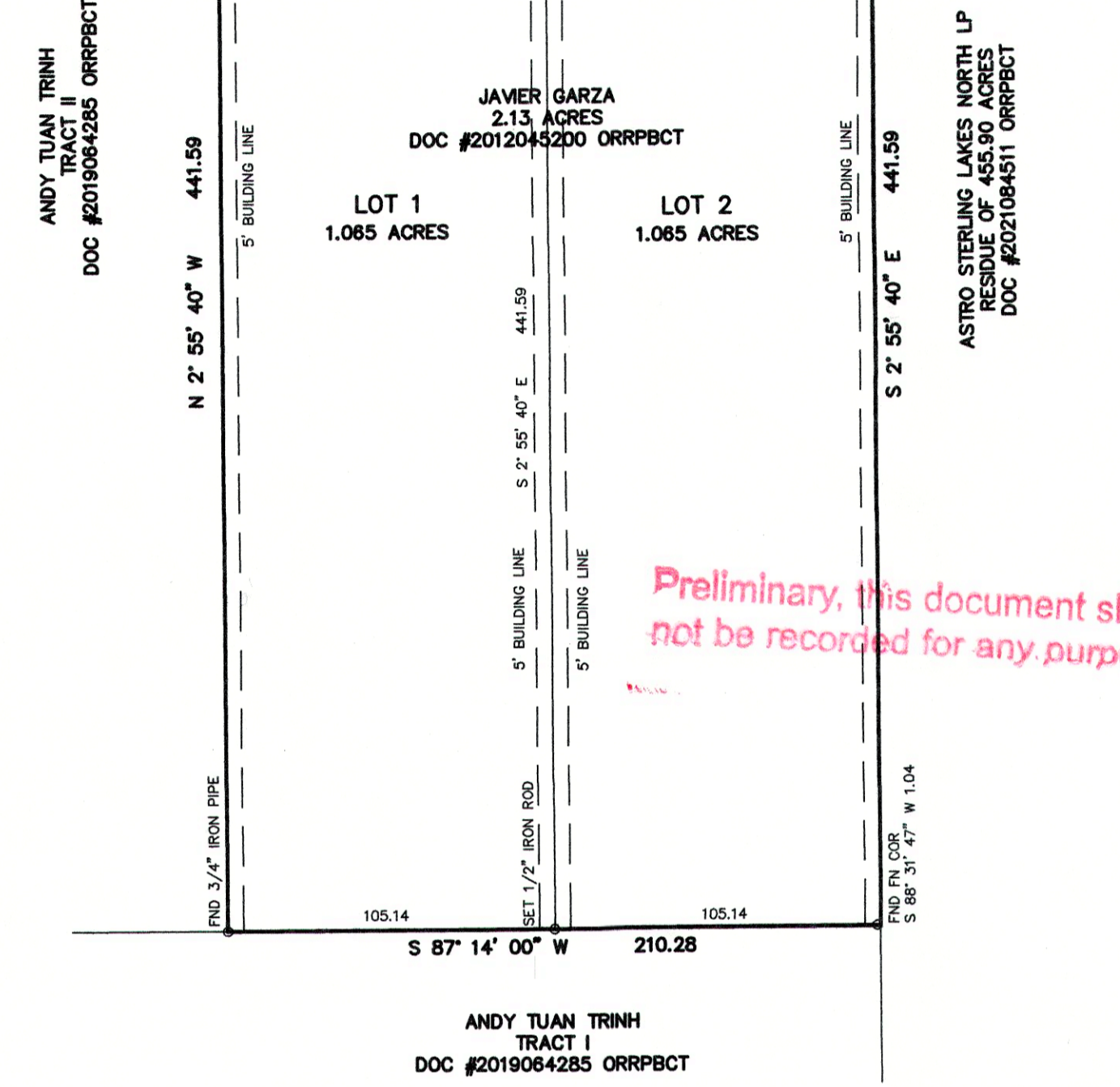
Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-276

H. T. & B. R. R. Co. SURVEY
SECTION 57
ABSTRACT 289



METES AND BOUNDS

2.13 acres, being out of the Northwest 1/4 of the Northeast 1/4 of Section 57, H. T. & B. R. R. Co. Survey, Abstract 289, Brazoria County Texas, and being more particularly described by Metes and Bounds as follows;

BEGINNING at a 1 inch iron pipe found for the northeast corner of the herein described tract, in the south right-of-way line of F.M. 57, also being the northwest corner of the residue of a 455.90 acre tract as recorded in Document Number 2021084511, Official Records of Real Property, Brazoria County, Texas;

THENCE South 2 deg. 55 min. 40 sec. East, along the west line of the residue tract, a distance of 441.59 feet to a point for the southeast corner of the herein described tract, from which a fence post bears South 88 deg. 31 min. 47 sec. West, a distance of 1.04 feet, also being in the north line of a 2.485 acre tract, as recorded in Document Number 2019064285, Official Records of Real Property, Brazoria County, Texas;

THENCE South 87 deg. 14 min. 00 sec. West, along the north line of the 2.485 acre tract, a distance of 210.28 feet to a 3/4 inch iron pipe found for the southwest corner of the herein described tract, also being the southeast corner of Tract II as described in Document Number 2019064285, Official Records of Real Property, Brazoria County, Texas;

THENCE North 2 deg. 55 min. 40 sec. West, along the east line of Tract II, a distance of 441.59 feet to a 3/4 inch pipe found for the northwest corner of the herein described tract, also being the northeast corner of Tract II, in the south right-of-way of F.M. 57;

THENCE North 87 deg. 14 min. 00 sec. East, along the south right-of-way line of F.M. 57, a distance of 210.28 to the PLACE OF BEGINNING and containing 2.13 acres of land.

BRAZORIA COUNTY DRAINAGE DISTRICT 5 FINAL PLAT AND CONSTRUCTION NOTES

- 1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- 2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- 3. All property shall drain into the drainage easement only through an approved drainage structure.
- 4. All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District # 5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- 5. The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
- 6. This rural commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- 7. Land use within the commercial site is limited to an average imperviousness of no more than percent. The drainage and /or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- 8. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- 9. All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be minimum 24" I.D. or equal.
- 10. Dedicated drainage easement(s) granted to Brazoria County Drainage District # 5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- 11. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District # 5 (see District Resolution No 2007-06 & No 2007-07). Access will be gated and locked with Brazoria County Drainage District # 5's lock.
- 12. Prohibited use of "metal" pipe in storm water/sewer applications (see District Resolution No 2007-08).
- 13. Prohibited use of "rip-rap" in storm water/sewer applications (District policy).
- 14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- 15. All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District # 5 by the property owner will be initiated and recorded, at property owner's expense, in Brazoria County, Texas with a 'Recorded Document Number' affixed to said easement prior to final project approval granted by Brazoria County Drainage District # 5 Board of Commissioners.
- 16. It will be the property owner's responsibility to verify if any Brazoria County Drainage District # 5 'Dedicated' drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- 17. Project field start-up will start within 365 calendar days from date shown 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.

PLANNING AND ZONING COMMISSIONERS

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY TEXAS HAS APPROVED THIS PLAT OF 2.13 ACRES, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF 2023.

DAVID HURST
CHAIRMAN
BRENDA DILLON
COMMISSIONER
TERRY HAYES
COMMISSIONER
BRIAN JOHNSON
COMMISSIONER
LES HOSEY
COMMISSIONER
ROBERT WALL
COMMISSIONER

CITY ENGINEER

THIS IS TO CERTIFY THAT THE CITY ENGINEER OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT OF 2.13 ACRES, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF 2023.

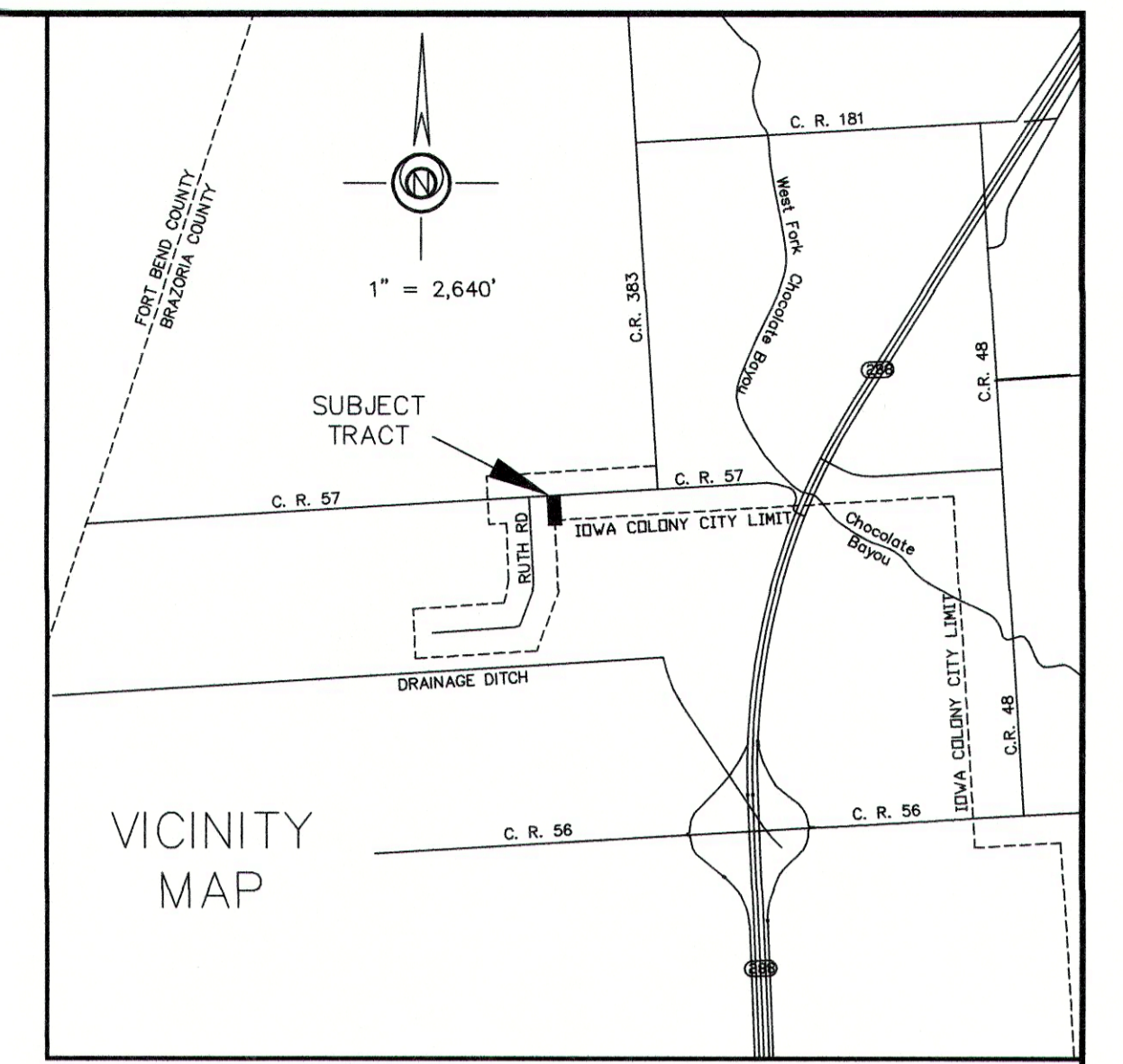
DINH V. HO, P.E.
CITY ENGINEER

CITY COUNCIL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY TEXAS, THIS DAY OF 2023, HAS APPROVED THIS PLAT OF 2.13 ACRES AS SHOWN HEREON.

STEVEN BYRUM-BRATSEN
COUNCIL DISTRICT B
MARQUETTE GREENE-SCOTT
COUNCIL POSITION 3
McLEAN BARNETT
COUNCIL POSITION 1
TIMOTHY VARLACK
COUNCIL DISTRICT A
ARNETTA HICKS-MURRAY
COUNCIL POSITION 2
SYDNEY HARGRODER
COUNCIL DISTRICT C
WIL KENNEDY
MAYOR

- NOTES:
 - MONUMENTS SET AS EXTERIOR BOUNDARY MARKERS EITHER ARE OR WILL BE SET WITH A MINIMUM OF FIVE (5/8) INCH IRON ROD OR THREE QUARTERS (3/4) INCH IRON PIPE AT LEAST THIRTY SIX (36) INCHES LONG, ENCASED IN CONCRETE FOR A MINIMUM OF EIGHTEEN (18) INCHES BELOW THE SURFACE OF THE GROUND.
 - ALL PERMANENT REFERENCE MONUMENTS ("PRM") ARE OR SHALL BE SET AT ALL BOUNDARY LINE ANGLE POINTS, BLOCK CORNERS, POINTS OF CURVATURE, AND AT INTERVALS NOT TO EXCEED ONE THOUSAND (1,000) FEET. PERMANENT REFERENCE MONUMENTS SHALL CONFORM TO THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES AND PROCEDURE AND PRACTICES.
 - INTERIOR LOT CORNER MONUMENTS ARE OR WILL BE SET WITH A MINIMUM OF FIVE EIGHTHS (5/8) INCH IRON RODS AT LEAST THIRTY SIX (36) INCHES IN LENGTH.
 - ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF IOWA COLONY'S DESIGN CRITERIA.
 - STREET RIGHT-OF-WAY DEDICATED FOR PERIMETER STREETS OF AT LEAST SIXTY (60) FEET IN WIDTH OR A MINIMUM OF ONE-HALF (1/2) OF THE TOTAL REQUIRED RIGHT-OF-WAY, WHICHEVER IS GREATER.
 - ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
 - A MINIMUM OF FIVE (5) FOOT SIDEWALKS SHALL BE REQUIRED ALONG ALL STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S DESIGN CRITERIA.
 - OWNER SHALL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER SHOWN ON THE FACE OF THIS PLAT, OR BY SEPERATE INSTRUMENT DEDICATION.
 - OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.



OWNER: JAVIER C. GARZA
ADDRESS: 2518 C. R. 57
Rosharon, Tx 77583

STATE OF TEXAS
COUNTY OF _____

I, Javier C. Garza, Owner of the land shown on this plat and whose name is described thereto and in person or through a duly authorized agent dedicate to the public forever all streets, alleys, parks, water courses, drains, easements, and public places thereon shown of the purposes and consideration herein expressed. The owners do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated or occasioned by us the alteration of such surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind myself, my heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

WITNESS our hand in _____ County, Texas, this _____ day of _____, 2023.

Javier Garza

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared JAVIER C. GARZA, know 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 consideration therein set forth and in the capacity herein stated.

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

Notary Republic in and for _____ County, Texas.

Preliminary, this document shall not be recorded for any purpose

FINAL PLAT OF
GARZA'S LOTS
2 LOTS, 1 BLOCK

A PLAT OF 2.13 ACRES, BEING OUT OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 57, H. T. & B. R. R. Co. SURVEY, ABSTRACT 289, BRAZORIA COUNTY TEXAS.

OWNER: JAVIER C. GARZA
ADDRESS: 2518 C. R. 57
ROSHARON, TX 77583
SURVEYOR: GORMLY SURVEYING, INC.
P.O. BOX 862
ALVIN, TX 77512
281-331-0883

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5
BCCDD 5 Ref ID #B230019

Lee Walden, P.E. President	Date	Kerry Osburn Vice President	Date
Brandon Middleton Secretary/Treasurer	Date	Nazar Sabti 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.

I, Chad A. Gormly, Registered Professional Surveyor No. 5796, do hereby certify that this plat correctly represents a survey made under my supervision on the ground in accordance with the information provided me and correctly represents the fact as found at the time of survey and is true and correct and that all lot corners, angle points, and points of curvature are properly marked with 3/4" iron rods or as shown on the plat.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 2023.
Preliminary, this document shall not be recorded for any purpose

Chad A. Gormly, Registered Professional Land Surveyor No. 5796
Gormly Surveying, Inc. - FIRM#10095700
P. O. Box 862, Alvin, Texas 77512-0862 Phone (281) 331-0883

Thursday, June 1, 2023

David White
Tetra Land Services
5304 Ashrook
Houston, TX 77081
Email: dwhite@tlstx.com

Re: Sterling Lakes Retail Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 2383
Adico, LLC Project No. 16007-2-305

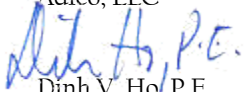
Dear Mr. White,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Sterling Lakes Retail preliminary plat, received on or about May 31, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, Adico, LLC, recommends to approve the third submittal of the preliminary plat, dated May 31, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 1, 2023, for consideration at the June 6, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-305

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, STERLING MERIDIANA 35 GP, LLC, a Texas Limited Liability Company, acting by and through BENJAMIN J. CHENG, President, owners of the property subdivided in this plat (herein after referred to as "Owners") of the 5.988 Acre tract described in the above and foregoing map of STERLING LAKES RETAIL, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back ground easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back ground easements, or seven feet (7'-0") for sixteen feet (16'-0") back-to-back ground easements, from a plane sixteen feet (16'-0") above the 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.

IN TESTIMONY WHEREOF, STERLING MERIDIANA 35 GP, LLC, a Texas Limited Liability Company, has caused these presents to be signed by BENJAMIN J. CHENG, President, this ____ day of May, 2023.

STERLING MERIDIANA 35 GP, LLC
a Texas Limited Liability Company

BENJAMIN J. CHENG, President

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared BENJAMIN J. CHENG, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission expires: _____

We, INTERNATIONAL BANK OF COMMERCE, owner and holder of a lien (or liens) against the property described in the plat known as STERLING LAKES RETAIL, said lien (or liens) being evidenced by instrument of record in Clerks File No. 2022035646, 2022035647, and 2022035648 of the Official Public Records of Brazoria County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and I (or we) hereby confirm that I am (or we are) the present owner (or owners of said lien (or liens) and have not assigned the same nor any part thereof.

By: _____
JAY ROGERS

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared JAY ROGERS, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission expires: _____

LEGAL DESCRIPTION:

BEING 5.9878 ACRES OF LAND SITUATED IN SECTION 56 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 515 AND IN SECTION 57 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 289, BRAZORIA COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 31.51 ACRE TRACT OF LAND DESIGNATED AS TRACT 1 AND DESCRIBED IN THE DEED TO STERLING MERIDIANA 35 GP, LLC RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2022035646, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 5.9878 ACRE TRACT IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF MERIDIANA PARKWAY (WIDTH VARIES - A.K.A COUNTY ROAD NO. 56) AS DESCRIBED IN THE DEED TO BRAZORIA COUNTY RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2015043801, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 31.51 ACRE TRACT AND THE SOUTHEAST CORNER OF KARSTEN BOULEVARD AS DEDICATED BY THE PLAT RECORDED IN DOCUMENT NO. 2021034964. PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD IS AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 350.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 03 DEGREES 00 MINUTES 45 SECONDS WEST;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD, A WEST LINE OF SAID 31.51 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 17 MINUTES 10 SECONDS, 55.15 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 02 DEGREES 43 MINUTES 36 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD AND A WEST LINE OF SAID 31.51 ACRE TRACT, 96.76 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 280.00 FEET;

THENCE, IN A NORTHEASTERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD, A WEST LINE OF SAID 31.51 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46 DEGREES 07 MINUTES 16 SECONDS, 225.39 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 43 DEGREES 23 MINUTES 40 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD AND A WEST LINE OF SAID 31.51 ACRE TRACT, 70.19 FEET TO AN "X" IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF SAID KARSTEN BOULEVARD AND A RE-ENTRANT CORNER OF SAID 31.51 ACRE TRACT, SAID "X" IS AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 260.00 FEET;

THENCE, IN A NORTHEASTERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF PROPOSED KARSTEN BOULEVARD AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES 11 MINUTES 47 SECONDS, 37.19 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 51 DEGREES 35 MINUTES 28 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF PROPOSED KARSTEN BOULEVARD, 100.21 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 03 DEGREES 42 MINUTES 29 SECONDS EAST, 157.41 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 86 DEGREES 17 MINUTES 31 SECONDS EAST, 314.70 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 66 DEGREES 17 MINUTES 34 SECONDS EAST, 237.01 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET ON THE WEST LINE OF AN 80 FOOT WIDE CENTERPOINT ENERGY EASEMENT RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2019058975, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE, SOUTH 02 DEGREES 32 MINUTES 26 SECONDS EAST, ALONG THE WEST LINE OF SAID CENTERPOINT ENERGY EASEMENT, 390.87 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND ON A SOUTH LINE OF SAID 31.51 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 288 AS DESCRIBED IN THE DEED TO STATE OF TEXAS RECORDED IN VOLUME 1051, PAGE 524, DEED RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD BEING THE SOUTHWEST CORNER OF SAID CENTERPOINT ENERGY EASEMENT;

THENCE, SOUTH 87 DEGREES 49 MINUTES 26 SECONDS WEST, ALONG A SOUTH LINE OF SAID 31.51 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 288, 219.87 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR AN ANGLE POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 288 AND THE NORTHEAST CORNER OF SAID MERIDIANA PARKWAY;

THENCE, SOUTH 86 DEGREES 17 MINUTES 31 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MERIDIANA PARKWAY AND A SOUTH LINE OF SAID 31.51 ACRE TRACT, 500.04 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

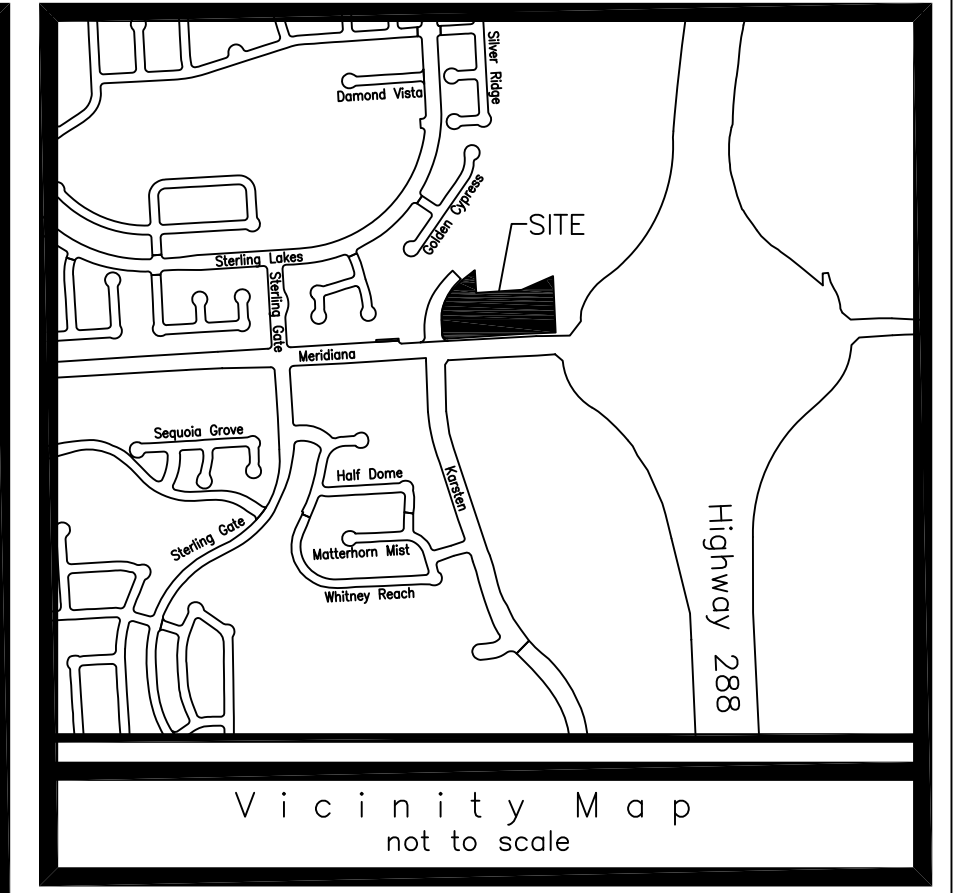
THENCE, SOUTH 87 DEGREES 15 MINUTES 08 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MERIDIANA PARKWAY AND A SOUTH LINE OF SAID 31.51 ACRE TRACT, 28.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.9878 ACRES OF LAND.

NOTES:

- 1. THE PLAT LIES WITHIN BRAZORIA COUNTY M.U.D. NO. 31
- 2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999864895661.
- 3. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- 4. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 1/2 INCH IRON RODS WITH PLASTIC CAPS STAMPED "TETRA".
- 5. THE SUBJECT PROPERTY LIES WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48039C0110K, WITH AN EFFECTIVE DATE OF 12/29/2020.
- 6. ALL BUILDING LINES ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
- 7. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED INSTRUMENT PRIOR TO RECORDDATION.
- 8. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 9. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 10. ALL STORM SEWERS WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS.
- 11. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 12. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES.
- 13. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- 14. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF BUILDING PERMITS FOR EACH LOT.
- 15. A MINIMUM OF 5 FOOT SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- 16. IN ADDITION TO THE SETBACK LINES INDICATED ON THIS PLAT, DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE BUILD-TO AND THE BUILDING SETBACK LINES WITHIN THE CITY OF IOWA COLONY UNIFIED DEVELOPMENT CODE. IF THERE IS A CONFLICT BETWEEN THE BUILDING LINES INDICATED ON THE SUBDIVISION PLAT AND THOSE INDICATED WITHIN THE UNIFIED DEVELOPMENT CODE, THE MOST RESTRICTIVE SHALL APPLY AS IN EFFECT AT THE TIME OF DEVELOPMENT OR REDEVELOPMENT.
- 17. BENCHMARK: TEXAS DEPARTMENT OF TRANSPORTATION CONTROL POINT HV-79C, AN ALUMINIUM DISK LOCATED IN THE GRASS MEDIAN OF STATE HIGHWAY 288, APPROXIMATELY 125 FEET SOUTH OF COUNTY ROAD 56.
ELEV.= 49.31'
- TEMPORARY BENCHMARK: TBM "A" IS AN "X" CUT IN THE TOP OF A CONCRETE STORM INLET LOCATED ON THE NORTH SIDE OF MERIDIANA PARKWAY (COUNTY ROAD 56), APPROXIMATELY 250 FEET WEST OF THE STATE HIGHWAY 288 SERVICE ROAD.
ELEV.= 53.03'
- 18. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR STERLING LAKES AT IOWA COLONY AND SIERRA VISTA, AS APPROVED ON FEBRUARY 2016 AND AS AMENDED.
- 19. 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.

NOTES:

- 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
- 2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- 5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- 6. THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
- 7. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 80 PERCENT. THE DRAINAGE AND /OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THE AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- 8. OTHER THAN SHOWN HERON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- 9. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- 10. DEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.
- 11. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
- 12. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- 13. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- 14. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- 15. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT NUMBER AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.
- 16. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 DEDICATED DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
- 17. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION; SUB-SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.



APPROVAL BY THE BOARD OF COMMISSIONERS ON _____

This plat is hereby APPROVED by the City of Iowa Colony City Council, this ____ day of _____, 2023

This plat is hereby APPROVED by the City of Iowa Colony Planning Commission, this ____ day of _____, 2023

Commissioner's signature for final approval: _____

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

Will Kennedy Mayor	McLean Barnett	David Hurst Chairman	Brian Johnson
Arnetta Hicks-Murray	Marquette Greene-Scott	Les Hosey	Terry Hayes
Brandon Middleton Secretary/Treasurer	Nazar Sabti District Engineer	Timothy Varlack	Steven Byrum-Bratsen
		Brenda Dillon	Robert Wall
Sydney Hargroder	Dinh V. Ho, P.E., City Engineer		

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

PRELIMINARY PLAT OF
STERLING LAKES RETAIL

A SUBDIVISION OF 5.9878 ACRES OF LAND
LOCATED IN SECTION 56 OF THE H.T.&B. RR. CO.
SURVEY, ABSTRACT NO. 515 AND IN SECTION 57
OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO.
289, BRAZORIA COUNTY, TEXAS.

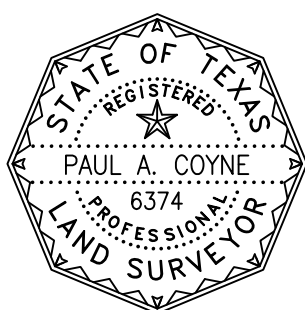
OWNER:
STERLING MERIDIANA 35 GP, LLC,
a Texas Limited Liability Company

DATE: MAY 31, 2023 SCALE: 1"=40'

OWNERS:
STERLING MERIDIANA 35 GP, LLC
PO BOX 1406
SPRING, TX 77383



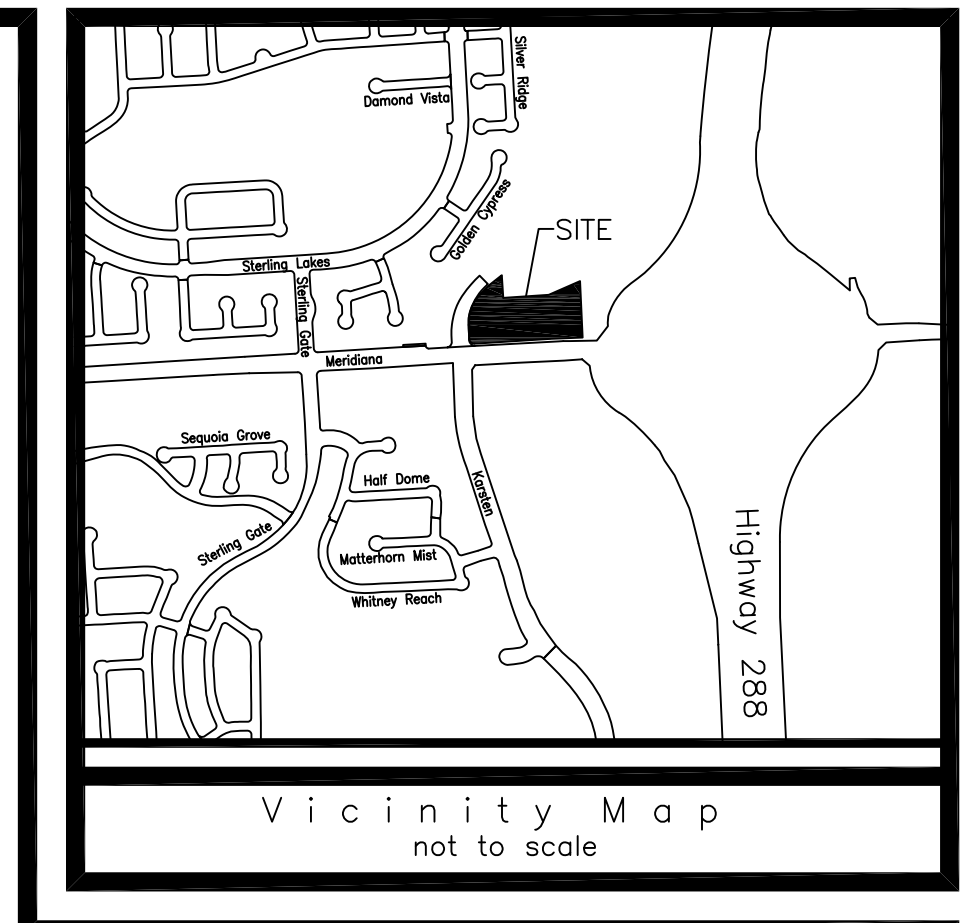
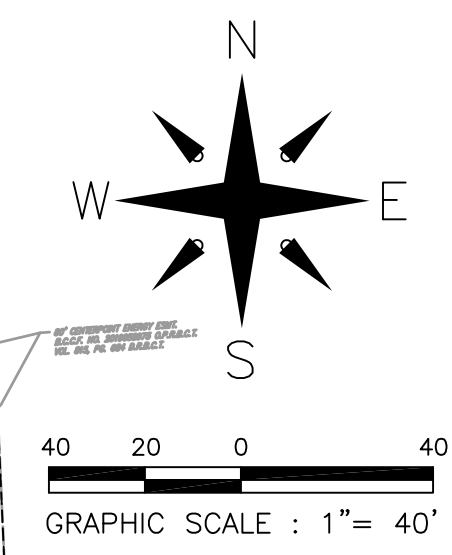
PAUL A. COYNE
Texas Registration No. 6374



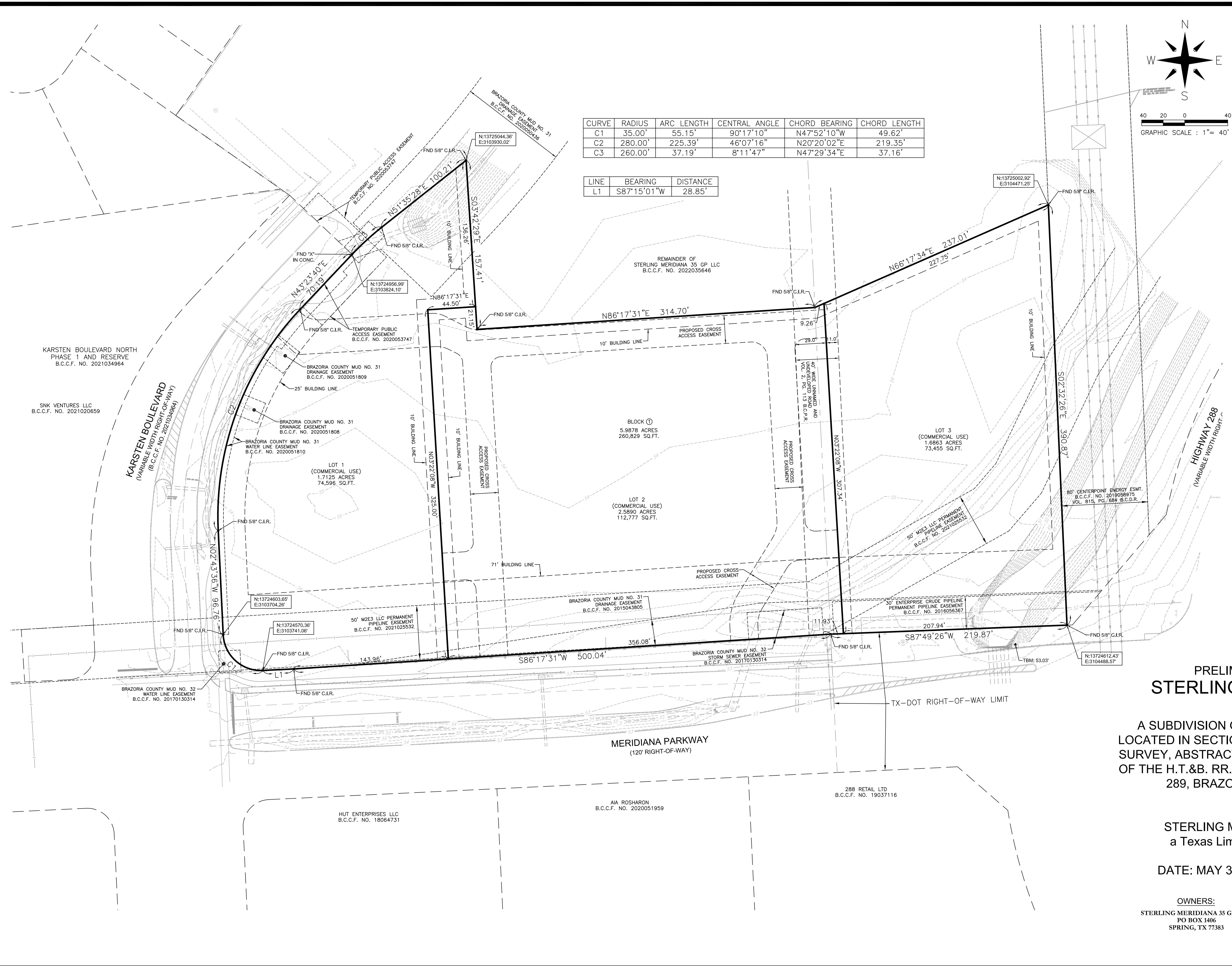
THIS IS TO CERTIFY THAT I, PAUL A. COYNE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION SHOWN HEREON FROM AN ACTUAL SURVEY OF THE GROUND; THAT ALL EXTERIOR BOUNDARY CORNERS HAVE BEEN SET; THAT ALL BLOCK CORNERS, LOT CORNERS, PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION; AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME. FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHTS-OF-WAY HAVE NOT BEEN MONUMENTED.

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	35.00'	55.15'	90°17'10"	N47°52'10"W	49.62'
C2	280.00'	225.39'	46°07'16"	N20°20'02"E	219.35'
C3	260.00'	37.19'	8°11'47"	N47°29'34"E	37.16'

LINE	BEARING	DISTANCE
L1	S87°15'01"W	28.85'



- LEGEND:
- B.C.P.R. - Brazoria County Plat Records
 - B.C.D.R. - Brazoria County Deed Records
 - B.C.C.F. - Brazoria County Clerk's File
 - F.C. - Firm Code
 - P.O.B. - Point of Beginning
 - R.O.W. - Right-of-Way



**PRELIMINARY PLAT OF
STERLING LAKES RETAIL**

A SUBDIVISION OF 5.9878 ACRES OF LAND
LOCATED IN SECTION 56 OF THE H.T.&B. RR. CO.
SURVEY, ABSTRACT NO. 515 AND IN SECTION 57
OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO.
289, BRAZORIA COUNTY, TEXAS.

OWNER:
STERLING MERIDIANA 35 GP, LLC,
a Texas Limited Liability Company

DATE: MAY 31, 2023 SCALE: 1"=40'

OWNERS:
STERLING MERIDIANA 35 GP, LLC
PO BOX 1406
SPRING, TX 77383

SURVEYOR:
TETRA
LAND SERVICES
Engineers-Surveyors-Planners-Appraisers
www.TLSTX.com
survey@TLSTX.com
Texas Registered Surveying Firm No. F-992789

Wednesday, June 1, 2023

Kyle Attar
Forum Industrial Properties, LLC
4550 Post Oak Place, Suite 119, Houston, TX 77027
Email: attar@drillwellenergy.com

**Re: Hayes Creek Estates Final Plat
Letter of Recommendation to Approve
COIC Project No. 2324
Adico, LLC Project No. 16007-2-304**

Dear Mr. Attar,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Hayes Creek Estates Final Plat, received on or about May 31, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, Adico, LLC, recommends to approve the second submittal of the final plat, dated May 31, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than June 1, 2023, for consideration at the June 6, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



Jorge Reyna
Development Service Manager
Adico, LLC

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-304

DEDICATION:

I, KYLE ATTAR, BEING THE MANAGING MEMBER OF FORUM INDUSTRIAL PROPERTIES, LLC, OWNER OF TRACTS 304, 314, 324 AND 334 OF THE EMIGRATION LAND COMPANY'S SUBDIVISION OF SECTION 2, IN THE LAVACA NAVIGATION COMPANY SURVEY, ABSTRACT 531, AND BEING RECORDED IN VOLUME 2, PAGES 113-114, OF THE BRAZORIA COUNTY PLAT RECORDS, BRAZORIA COUNTY, CITY OF IOWA COLONY, AND BEING THE PROPERTY SUBDIVIDED IN THIS REPLAT, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON, AND DEDICATED FOR PUBLIC USE THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNED TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, THIS DAY OF 2023.

KYLE ATTAR MANAGING MEMBER

NOTARY PUBLIC STATE OF TEXAS COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KYLE ATTAR, 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 CONSIDERATION THEREIN SET FORTH.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES 20

PLANNING & ZONING COMMISSIONERS

THIS IS TO CERTIFY THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT OF HAYES CREEK ESTATES, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF 20

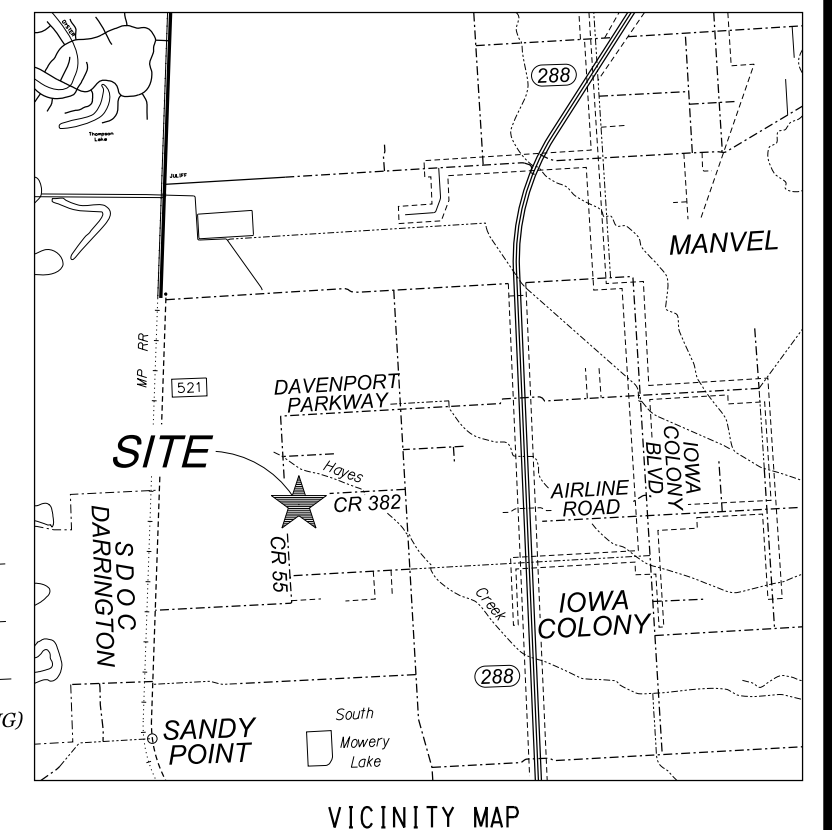
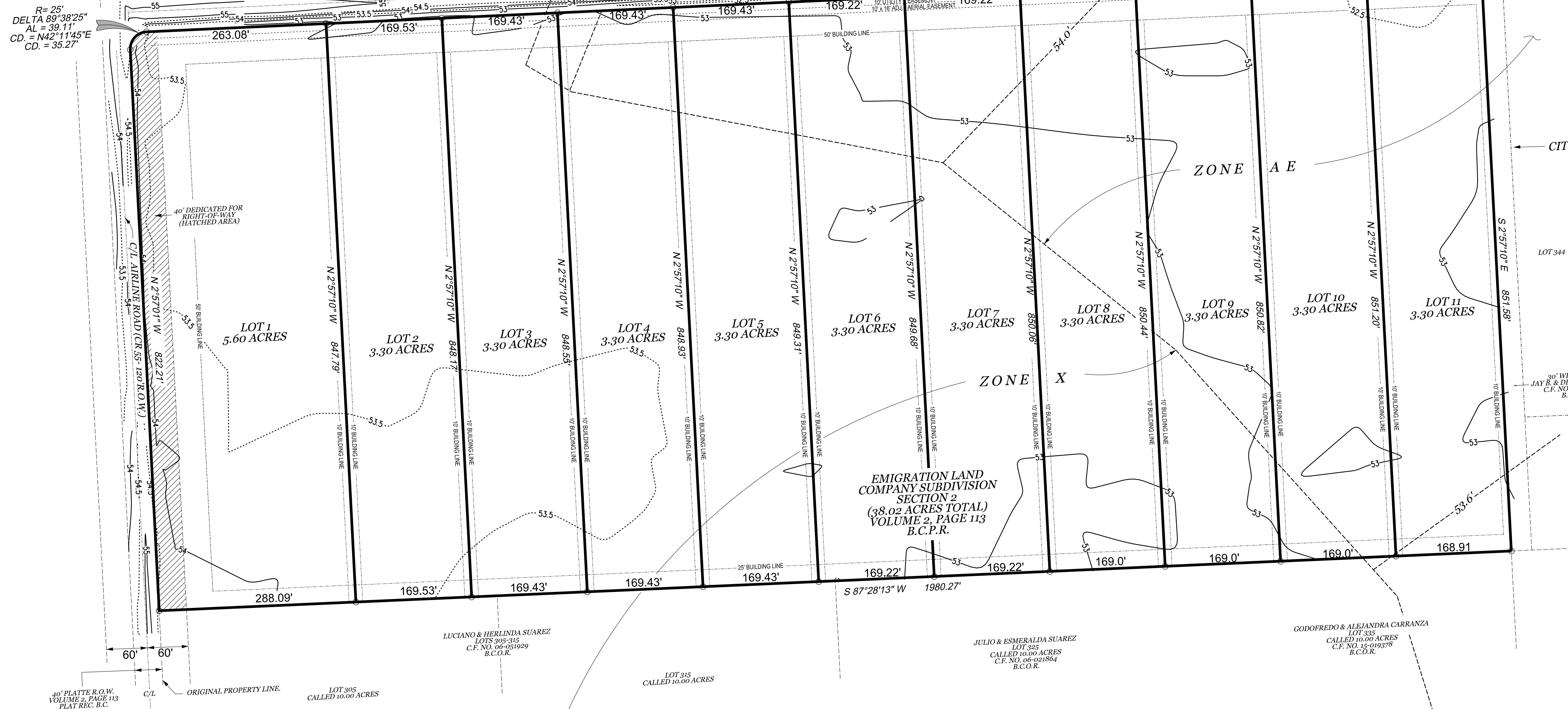
DAVID HURST CHAIRMAN, LES HOSEY COMMISSIONER, ROBERT WALL COMMISSIONER, BRENDA DILLON COMMISSIONER, BRIAN JOHNSON COMMISSIONER, TERRY HAYES COMMISSIONER

CITY ENGINEER

THIS IS TO CERTIFY THAT THE CITY ENGINEER OF THE CITY OF IOWA COLONY, TEXAS, HAS APPROVED THIS PLAT OF HAYES CREEK ESTATES, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF IOWA COLONY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF 20

DINH V. HO, P.E. CITY ENGINEER

R=25' DELTA 89°38'25" AL=39.11' CD=1442°11'45"E CD=35.27'

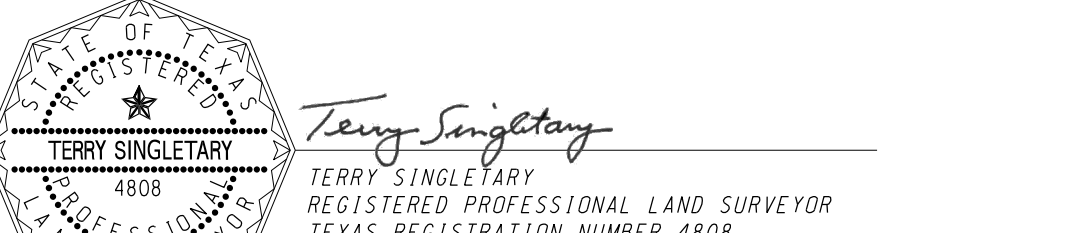


VICINITY MAP

CERTIFICATE OF CITY COUNCIL THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS THE DAY OF 20, HAS APPROVED THIS PLAT OF HAYES CREEK ESTATES, AS SHOWN HEREON.

WIL KENNEDY MAYOR, MARQUETTE GREENE-YOUNG COUNCIL POSITION 3, TIMOTHY VARLACK COUNCIL POSITION A, STEVEN BYRUM-BRATSEN COUNCIL POSITION B, SYDNEY HARGROBER COUNCIL DISTRICT C, MCLEAN BARNETT COUNCIL POSITION 1, ARNETTA HICKS-MURRAY COUNCIL POSITION 2

TERRY SINGLETARY, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN. DATE SURVEYED: JANUARY 01, 2022



STATE OF TEXAS COUNTY OF BRAZORIA

ALL THAT CERTAIN 38.60 ACRES of land being that same tract conveyed to Forum Industrial Properties, LLC in County Clerk's File 2021083538 of the Brazoria County Official Records and being out of the Emigration Land Company Subdivision of Section #2, as recorded in Volume 2, Page 113 of the Brazoria County Plat Records and being located in the Lavaca Navigation Company Survey, Abstract 531, Brazoria County, Texas, and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, NAD 83 in which the directions are Lambert grid bearings and the distances are horizontal surface level lengths as follows: BEGINNING at a 5/8" iron rod in the South right-of-way line of County Road 382, (aka Has Creek Road), a 60 foot right-of-way, same being the Southwest corner of that certain tract conveyed to Jay B. & Debra D. Gates as described in Clerk's File No. 1998-041465 of the Official Records of Brazoria County, Texas, same being the Northeast corner of herein described 38.60 acre tract; THENCE South 2°57'10" East, coincident with the East line of said Jay B. & Debra D. Gates tract, a distance of 851.58 feet to a set 5/8" iron rod for the Southeast corner of herein described tract, same being the Northeast corner of a called 10.00 acre tract conveyed to Godofredo & Alejandra Carranza, know as lot 335, as described in Clerk's File No. 2015-010378 of the Official Records of Brazoria County, Texas; THENCE South 87°28'13" West, coincident with said called 10.00 acre tract and Lot 305-310 of said Emigration Land Company Subdivision, Section 2, conveyed to Luciano & Herlinda Suarez, as described in Clerk's File No. 2006-051929 of the Official Records of Brazoria County, Texas, a distance of 1980.27 feet to a set 5/8" iron rod in the East right-of-way line of County Road 55 (aka Airline Road, 40 foot right-of-way), for the Southwest corner of herein described tract; THENCE North 2°57'01" West, coincident with the East line of said County Road 55, a distance of 822.21 feet to a set 5/8" iron rod at the beginning of a curve to the right having a radius of 25 feet; THENCE along said curve having a central angle of 89°38'25", an arc length of 39.11 feet, a chord bearing of North 42°11'45" East and a chord distance of 35.27 feet to a set 5/8" iron rod in the South right-of-way line of County Road 382 (60' R.O.W.); THENCE North 87°29'31" East, along the South right-of-way line of Said County Road 382, a distance of 1955.23 feet to the POINT OF BEGINNING, containing 38.60 acres of land, more or less.

NOTES:

- 1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (0.99966593733)
3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "X" AND ZONE "AE" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48039C0115K, DATED DECEMBER 30, 2020.
4. THIS SURVEY RELIES ON A TITLE COMMITMENT FROM STEWART TITLE GUARANTY COMPANY, GP. NO.: 1464303, WITH AN EFFECTIVE DATE OF OCTOBER 24, 2021, AND AN ISSUE DATE OF NOVEMBER 5, 2021, FOR ALL ITEMS OF RECORD.
5. BUILDING LINES ARE SUBJECT TO CITY OF IOWA COLONY.
6. THERE IS AN UNDERGROUND/OVERHEAD ELECTRICAL SERVICE DISTRIBUTION SYSTEM AGREEMENT RECORDED IN COUNTY CLERK'S FILE NO. 1989-00630 OF THE BRAZORIA COUNTY OFFICIAL RECORDS, AS SHOWN ON ABOVE REPLAT.
7. THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE SUBJECT TRACT INTO 11 LOTS.
8. DENOTES A FOUND IRON PIPE/ROD.
9. DENOTES A SET 5/8" IRON ROD.
10. THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5.
11. OTHER THAN SHOWN, THERE ARE NO VISIBLE PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
12. THE BOUNDARY ERROR OF CLOSING FOR THIS PLAT IS LESS THAN 1:1500.
13. ALL MONUMENTS ARE SET TO THE STANDARD OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PRECEDENTS AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
14. ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (MAD 89) BASED ON N.G.S. BENCHMARK "LJN A" AT PUBLISHED ELEVATION OF 23.00 FEET.
15. (TBM)= RAIL ROAD SPIKE ON SOUTH SIDE OF POWER POLE ON THE WEST SIDE OF COUNTY ROAD 55. ELEVATION = 57.40 FEET.
16. SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THE LOTS MUST BE SUBMITTED TO THE CITY OF IOWA COLONY AND BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.

OWNER: FORUM INDUSTRIAL PROPERTIES, LLC 4550 POST OAK PLACE, SUITE 119 HOUSTON, TX. 77027

SURVEYOR: TERRY R. SINGLETARY, REG. #4808 DOYLE & WACHTSTETTER, INC. 131 COMMERCE STREET CLUTE, TX 77531 (979) 265-3622

FINAL PLAT OF HAYES CREEK ESTATES BEING OUT OF THE LOTS 1 THRU 11 (38.60 ACRES) OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION, SECTION 2 AS RECORDED IN VOLUME 2, PAGES 113-114 OF THE BRAZORIA COUNTY PLAT RECORDS OF THE LAVACA NAVIGATION COMPANY SURVEY ABSTRACT 531 BRAZORIA COUNTY, TEXAS MAY 2023

Doyle & Wachtstetter, Inc. Surveying and Mapping GPS/GIS 131 COMMERCE STREET, CLUTE, TEXAS 77531 OFFICE: 979.265.3622 FIRM NO.: 10024500 FAX: 979.265.994

USER: J:\field_work\space DATE: 5/31/2023 5:03:00 PM G:\CDN\Boundary\A\Roshor\on\Hays Creek_SDA\Delivery\230531\FinalPlat_CR_382_230531.dgn

Tuesday, June 20, 2023

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

Re: Sierra Vista Sec. 8A, Water, Sanitary, Drainage and Paving Facilities
Recommendation for Approval into One-Year Maintenance Period
City of Iowa Colony Project No. 1822
Adico, LLC Project No. 16007-4-418

Dear Mayor and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sierra Vista Sec. 8A- Water, Sanitary, Drainage and Paving Facilities. The final inspection was completed on June 5, 2023, with all outstanding punch list items addressed on June 6, 2023.

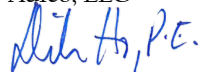
Adico, LLC recommends approval of facilities into the One-Year Maintenance period. The effective date shall be June 26, 2023 if approved by City Council.

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

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

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

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-418



June 6, 2023

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

Re: Final Inspection Letter
Construction of Water, Sanitary, Drainage, and Paving Facilities for
Sierra Vista Section 8A for Brazoria County Municipal Utility District No. 32

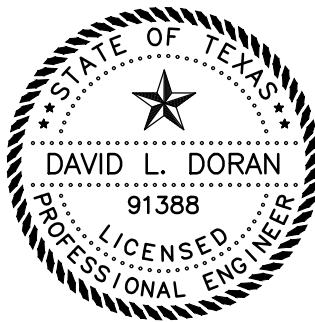
Mr. Dinh Ho,

A Final Inspection of the work on the above referenced project was conducted on June 5, 2023. Those participating were Mr. Clayton Knight representing Principal Services; Mr. Jaime Rodriguez representing Rodriguez Construction Group; Mr. Israel Wong representing the City of Iowa Colony; Mr. William Stidman representing the Brazoria County; Mr. Chett Wignall with HistoryMaker Homes; Mr. Marcus Skinner representing Elevation Land Solutions; and Mr. Shawn Staley representing BCMUD No. 32.

The inspection revealed no punch-list items because both contractors were onsite addressing punchlist items as the items were identified.

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

DLD/mm



P:\001 Sierra Vista - BCMUD 32\037 Sec 8\Construction\Acceptance Packages\City of Iowa Colony\To City of Iowa Colony\Sierra Vista Section 8A
WSD&P - Final Inspection Letter.docx

MAINTENANCE BOND

Bond No. 4460631

STATE OF TEXAS

Contract Date 11/18/2003

COUNTY OF BRAZORIA

Date Bond Executed 11/18/2003

PRINCIPAL Principal Services, LTD

SURETY SureTec Insurance Company

OWNER Brazoria County Municipal Utility District No. 32

PENAL SUM OF BOND (in words and figures) **Seven Hundred Seventy-One Thousand Three Hundred Eighty-Nine Dollars and Thirty-Eight Cents (\$771,389.38)**, being 100 percent of the Contract Price.

CONTRACT for Construction of Water, Sanitary, and Drainage Facilities for Sierra Vista Sec. 8A for Brazoria County Municipal Utility District No. 32, 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.

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.

Principal Services, LTD
PRINCIPAL
By [Signature]
Name Kevin Burns
Title COO
Address 27080 Mandell Rd.
Cleveland Texas 77328

ATTEST
By [Signature]
Name Chelsey Dugley
Title Project Coordinator

(SEAL)

SureTec Insurance Company
SURETY
By [Signature]
Name Kelly J Brooks
Title Attorney in Fact

ATTEST
By [Signature]
Name Derick Harrison
Title Account Manager

(SEAL)

Physical Address:
2103 CityWest Blvd. Suite 1300
Houston, Texas 77042

Mailing Address:
2103 CityWest Blvd. Suite 1300
Houston, Texas 77042

Telephone: 866-732-0099

Local Recording Agent Personal Identification Number:
811197

Agency Name: Southern American Insurance Agency
Agency Address 13823 Schmidt Rd. Cypress, Tx 77429
Agency Telephone 281-890-9294

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

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, _____, certify that I am the secretary of the corporation named as Principal in the Bond; that _____, who signed the Bond on behalf of Principal, was then _____ 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.

Signature of Corporate Secretary (Corporate Seal)

ATTACH POWER OF ATTORNEY

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

C. A. McClure, Kelly J. Brooks, Kenneth L. Meyer, Michelle Ulery

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided; however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Fifty Million and 00/100 Dollars (\$50,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 11th day of July, 2022.

SureTec Insurance Company

By: Michael C. Keimig
Michael C. Keimig, President



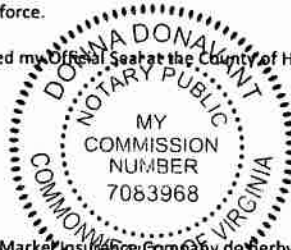
Markel Insurance Company

By: Robin Russo
Robin Russo, Senior Vice President

Commonwealth of Virginia
County of Henrico SS:

On this 11th day of July, 2022 A. D., before me, a Notary Public of the Commonwealth of Virginia, in and for the County of Henrico, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

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



By: Donna Donavant
Donna Donavant, Notary Public
My commission expires 1/31/2023

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 18 day of January, 2023

SureTec Insurance Company

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

Markel Insurance Company

By: Richard R. Grinnan
Richard R. Grinnan, Vice President and Secretary

SureTec Insurance Company

IMPORTANT NOTICE Statutory Complaint Notice/Filing of Claims

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9737 Great Hills Trail, Suite 320
Austin, TX 78759

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

PO Box 149104
Austin, TX 78714-9104
Fax#: 512-490-1007
Web: <http://www.tdi.texas.gov>
Email: ConsumerProtection@tdi.texas.gov

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

MAINTENANCE BOND

BOND NO. GS24800019

STATE OF TEXAS

Contract Date 11/19/2023

COUNTY OF BRAZORIA

Date Bond Executed 11/19/2023

PRINCIPAL Rodriguez Construction Group, LLC

SURETY The Gray Insurance Company

OWNER HistoryMaker Homes

PENAL SUM OF BOND (in words and figures) **One Million One Hundred Sixty-Three Thousand Five Hundred Dollars and Zero Cents (\$1,163,500.00)**, being 100 percent of the Contract Price.

CONTRACT for Construction of Paving Facilities for Sierra Vista Sec. 8A for HistoryMaker Homes, 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.

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.

Rodriguez Construction Group, LLC
PRINCIPAL
By [Signature]
Name Roy Rodriguez
Title President
Address 2647 Jo Ann Street
Stafford, TX 77477

ATTEST
By [Signature]
Name Joanne Rodriguez
Title Secretary

(SEAL)



The Gray Insurance Company
SURETY
By [Signature]
Name Jillian O'Neal
Title Attorney-in-Fact

ATTEST
By [Signature]
Name Hannah Montagne
Title Assist. Account Manager

(SEAL)

Physical Address:
3601 N. I-10 Service Road West
Metairie, LA 70002
Mailing Address:
P.O. Box 6202
Metairie, LA 70009-6202
Telephone: (504) 754-6711

Local Recording Agent Personal Identification Number:
1903053

Agency Name: Technical Assurance, LLC
26623 Oak Ridge Drive
Agency Address The Woodlands, TX 77380
Agency Telephone (281) 296-9997

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

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, Joanne Rodriguez, certify that I am the secretary of the corporation named as Principal in the Bond; that Roy Rodriguez, 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.


Signature of Corporate Secretary



ATTACH POWER OF ATTORNEY

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

GENERAL POWER OF ATTORNEY

Bond Number: GS24800019 **Principal:** Rodriguez Construction Group, LLC
Project: Construction of Paving Facilities for Sierra Vista Section 8A

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint **Edward Arens, Phillip Baker, Michele Bonnin, Rebecca Garza, Jillian O'Neal, and Erica Anne Cox of The Woodlands, Texas jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$10,000,000.00.

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 12th day of September, 2011.



By:

Michael T. Gray

Michael T. Gray
President, The Gray Insurance Company
and
Vice President,
The Gray Casualty & Surety Company

Attest:

Mark S. Manguno

Mark S. Manguno
Secretary,
The Gray Insurance Company,
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 12th day of September, 2011, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company and Vice President of The Gray Casualty & Surety Company, and Mark S. Manguno, Secretary of The Gray Insurance Company and 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.



Lisa S. Millar

Lisa S. Millar, Notary Public, Parish of Orleans
State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company and 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 Companies, this 19 day of

January 2023



Mark S. Manguno

Mark S. Manguno, Secretary
The Gray Insurance Company
The Gray Casualty & Surety Company



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:

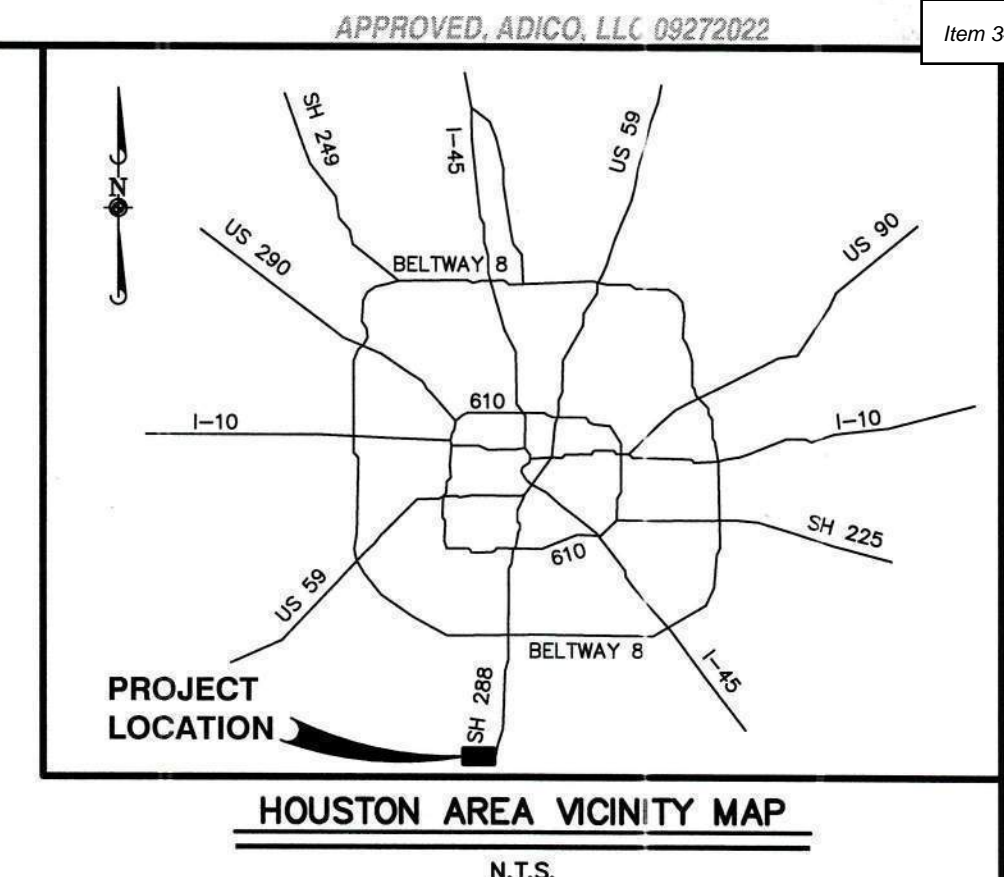
P.O. Box 149104
Austin, TX 78714-9104
Fax: 512-475-1771

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: HISTORYMAKER HOMES
 7906 N. SAM HOUSTON PARKWAY
 W. SUITE 102
 HOUSTON, TEXAS 77064
 (832)648-1300

CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES FOR **SIERRA VISTA SEC. 8A** BRAZORIA COUNTY M.U.D. NO. 32 BRAZORIA COUNTY, TX PROJECT NO. 610.001.037.00



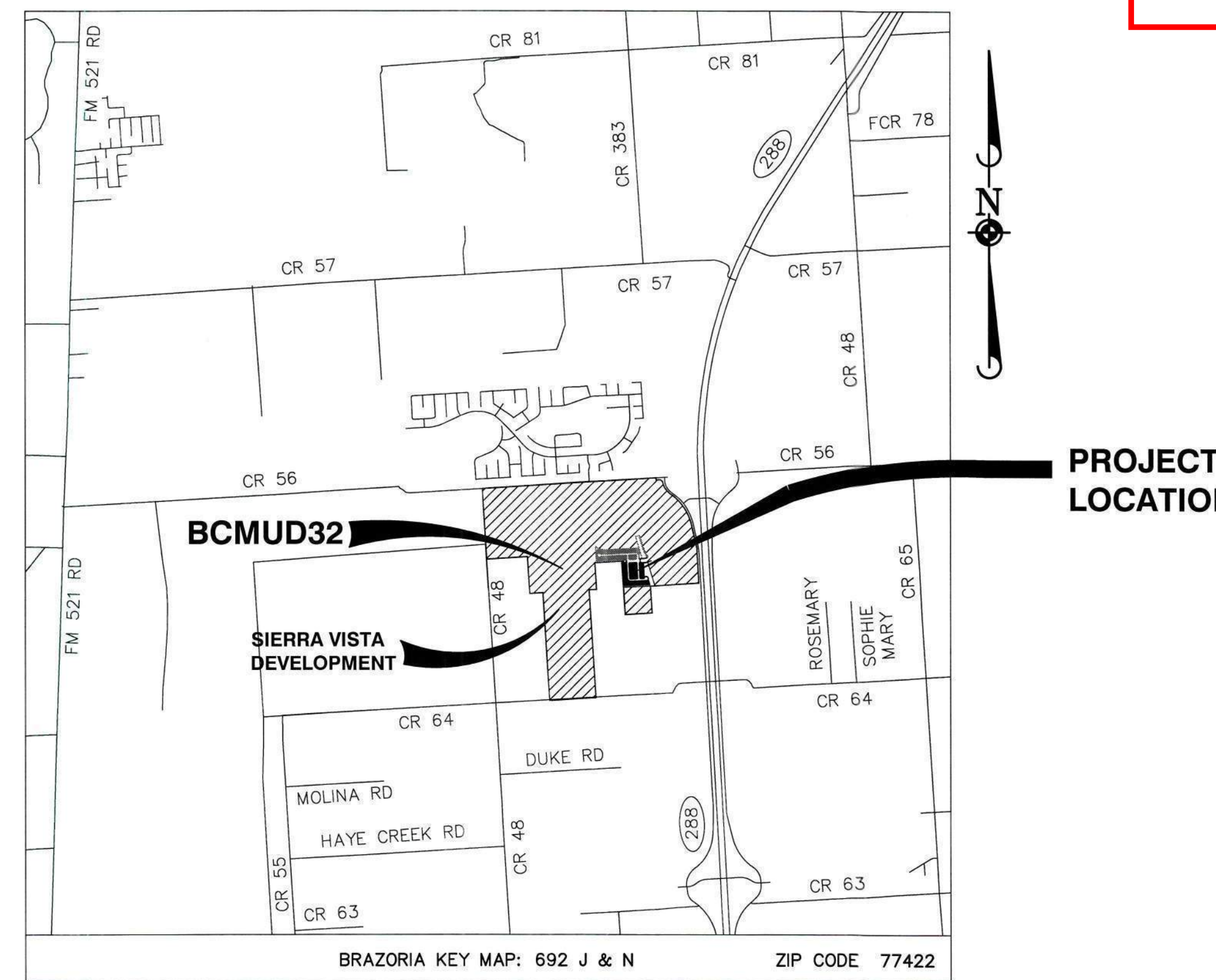
SHEET LIST TABLE

SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	GENERAL NOTES
3	DEMOLITION PLAN
4	WATER & SANITARY OVERALL
5	DRAINAGE SERVICE AREA MAP
6	DRAINAGE OVERALL ▲
7	DRAINAGE CALCULATIONS
8	GRADING OVERALL & GRADING CROSS-SECTIONS ▲
9	CUT-FILL OVERALL
10	STORM WATER POLLUTION PREVENTION PLAN
11	TRAFFIC SIGNAGE & PAVEMENT MARKINGS
12	LIBERTY CAP DRIVE (STA 0+00 TO 5+25)
13	MARIPOSA CREEK DRIVE (STA 0+00 TO 5+75)
14	HOLMAN HILL DRIVE (STA 0+00 TO 6+75)
15	ECHO LAKE DRIVE (STA 0+00 TO 6+25)
16	OUTFALL & BASELINE 1 ▲
17	BASELINE 2 & 3
18	WATERLINE DETAILS - 1
19	WATERLINE DETAILS - 2
20	SANITARY SEWER DETAILS - 1
21	SANITARY SEWER DETAILS - 2 ▲
22	SANITARY SEWER DETAILS - 3
23	STORM SEWER DETAILS - 1
24	STORM SEWER DETAILS - 2
25	STORM SEWER DETAILS - 3
26	STORM SEWER DETAILS - 4
27	STORM WATER POLLUTION PREVENTION - 1
28	STORM WATER POLLUTION PREVENTION - 2
29	PAVING DETAILS - 1
30	PAVING DETAILS - 2
31	PAVING DETAILS - 3
32	PAVING DETAILS - 4
33	MISCELLANEOUS DETAILS

RECORD DRAWINGS

THE PROJECT IS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS FURNISHED BY THE CONTRACTOR AND CONSTRUCTED WITHIN ENGINEERING TOLERANCES

By: Mark May - 06/06/2023



BENCHMARKS:

SOURCE BENCHMARK:

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

TEMPORARY BENCHMARK:

T.B.M. "A" BEING A SET "PK" NAIL IN ASPHALT LOCATED AT THE CENTERLINE INTERSECTION OF COUNTY ROAD 48 AND COUNTY ROAD 64.

ELEVATION = 54.34 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:

ACCORDING TO MAP No. 48039C0120K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, DATED DECEMBER 30, 2020, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE "X"; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

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

DATE	REVISION	APP.
11/7/2022	ADDED COATING NOTE TO SANITARY MANHOLE DETAIL	PRK
11/29/2022	ADDED PORTION OF STM PIPE IN ALLEY FROM 88 TO 8A	PRK
03/09/2023	RAISED LOT BREAKLINES	PRK

BRAZORIA COUNTY ENGINEERING DEPARTMENT

REVIEWED FOR CONSTRUCTION:

MATT HARRIS, P.E., COUNTY ENGINEER 10/20/22
 DATE
 JORGE REYNA, DEVELOPMENT COORDINATOR 10-13-22
 DATE

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



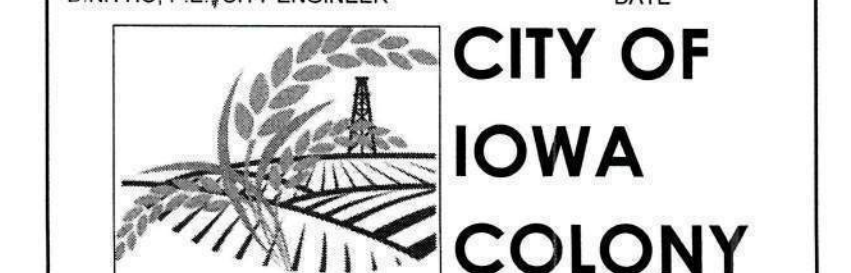
09/22/2022
 Parker Krause
 TBPE NO. F-22671

CITY OF IOWA COLONY

DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

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

Michael Byrum-Bratsen, Mayor 09/27/2022
 DATE
 Michael Byrum-Bratsen, Mayor 09/27/2022
 DATE



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

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

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

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



ISSUED FOR CONSTRUCTION - 10/26/2022