



CITY OF IOWA COLONY

CITY COUNCIL MEETING

Monday, December 09, 2024
7:00 PM

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

Phone: 281-369-2471

Fax: 281-369-0005

www.iowacolonytx.gov

THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE CITY COUNCIL OF IOWA COLONY WILL HOLD A COUNCIL MEETING AT 7:00 PM ON MONDAY, DECEMBER 9, 2024 IN THE IOWA COLONY CITY COUNCIL CHAMBERS, 3144 MERIDIANA PKWY., IOWA COLONY, TEXAS 77583 FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

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

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS & ANNOUNCEMENTS

Reserved for formal presentations and proclamations.

CITIZEN COMMENTS

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

EXECUTIVE SESSION

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

1. Personnel matters related to the City Manager's annual performance evaluation and employment agreement, including but not limited to the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Manager, or to hear a complaint or charge against the City Manager.
2. Discussion on potential or threatened legal action related to development agreement default.

POST EXECUTIVE SESSION

ITEMS FOR CONSIDERATION

3. Consideration and possible action on personnel matters related to the City Manager's annual performance evaluation and employment agreement, including but not limited to the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Manager, or to hear a complaint or charge against the City Manager.

- [4.](#) Consideration and possible action on a multi-party agreement to share the cost of the Northwest Regional Wastewater Treatment Plant Phase 1.
- [5.](#) Consideration and possible action on a permit extension request at 7933 Iowa Colony Blvd.

CONSENT AGENDA

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

- [6.](#) Consider approval of the November 6, 2024 City Council worksession minutes.
- [7.](#) Consider approval of the November 18, 2024 City Council worksession minutes.
- [8.](#) Consider approval of the November 18, 2024 City Council meeting minutes.
- [9.](#) Consider approval of an early plat application for Creekhaven Section 1.
- [10.](#) Consider approval of an early plat application for Creekhaven Section 2.
- [11.](#) Consider approval of an early plat application for Creekhaven Section 3.
- [12.](#) Consider approval of the Creekhaven Section 1 Final Plat.
- [13.](#) Consider approval of the Creekhaven Section 2 Final Plat.
- [14.](#) Consider approval of the Creekhaven Section 3 Final Plat.
- [15.](#) Consider final approval of Sierra Vista West Section 5 - Water, Sanitary, Drainage and Paving Facilities.
- [16.](#) Consider approval of a one-time six-month extension on the Davenport Parkway Street Dedication Preliminary Plat Approval.
- [17.](#) Consider approval of a one-time six-month extension on the Ellwood Detention Reserve "D" Preliminary Plat Approval.
- [18.](#) Consider approval of a one-time six-month extension on the Ellwood Detention Reserve "E" Phase I Preliminary Plat Approval.
- [19.](#) Consider approval of a one-time six-month extension on the Ellwood Detention Reserve "F" Preliminary Plat Approval.

COUNCIL COMMENTS

STAFF REPORTS

- [20.](#) Building Official/Fire Marshal Monthly Report
- [21.](#) Police Department Monthly Report
- [22.](#) Municipal Court Monthly Report
- [23.](#) Public Works Monthly Report
- [24.](#) City Engineer Monthly Report
- [25.](#) Finance Monthly Reports
- [26.](#) Technology Department Monthly Report
- [27.](#) Water/Wastewater Utility Monthly Report

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 December 6, 2024.

Kayleen Rosser

Kayleen Rosser, City Secretary



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

Kayleen Rosser

Kayleen Rosser, City Secretary

Date Signed: _____

**COST SHARING AGREEMENT FOR
NORTHWEST REGIONAL WASTEWATER TREATMENT PLANT**

This Cost Sharing Agreement (this “Agreement”), effective as of _____, 2024 (the “Effective Date”), is entered into by and between the **CITY OF IOWA COLONY, TEXAS**, a municipal corporation and home rule city of the State of Texas (the “City”); **Brazoria County Municipal Utility District No. 31**, a conservation and reclamation district created pursuant to the authority of Article XVI, Section 59, of the Constitution of Texas, and operating under the provisions of Chapters 49 and 54, Texas Water Code, as amended (“MUD 31”); **Brazoria County Municipal Utility District No. 87**, a conservation and reclamation district created pursuant to the authority of Article XVI, Section 59, of the Constitution of Texas, and operating under the provisions of Chapters 49 and 54, Texas Water Code, as amended (“MUD 87”); and **Brazoria County Municipal Utility District No. 38**, a conservation and reclamation district created pursuant to the authority of Article XVI, Section 59, of the Constitution of Texas, and operating under the provisions of Chapters 49 and 54, Texas Water Code, as amended (“MUD 38”). The City, MUD 31, MUD 87, and MUD 38 are sometimes individually referred to herein as a “Party” and are collectively referred to as “Parties.” MUD 31, MUD 87, and MUD 38 are sometimes collectively referred to herein as “Districts.”

BACKGROUND

The Parties all have the authority to provide collection and treatment services to residential and commercial property owners within their respective boundaries or service areas.

The City is planning to design, permit, and construct a permanent concrete wastewater treatment plant located at 2401 County Road 57 with an initial phase of 0.75 million gallons per day of wastewater treatment capacity (the “Project”).

In order to carry out the Districts’ respective purposes, the Districts have determined it is in their best interests participate with the City in the joint funding of Project.

The Parties desire to enter into this Agreement to set forth the terms and conditions pursuant to which the Project is to proceed and to establish the respective rights and responsibilities regarding same.

The Parties have each determined that: (i) the provisions of this Agreement, the goods and services to be provided by each party hereunder substantially advance the legitimate interests and public purposes of the Parties, and (ii) they each are independently authorized to enter into this Agreement pursuant to the Constitution and laws of the State of Texas.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises, obligations, and benefits herein set forth, the receipt and sufficiency of which the Parties hereby acknowledge and confess, the Parties contract and agree as follows:

ARTICLE I.

DEFINITIONS

In addition to capitalized terms defined elsewhere herein, the following terms used in this Agreement, as applicable, shall have the following meanings:

“Project” means the design, permitting, and construction of the first phase of the City’s concrete permanent Northwest Regional Wastewater Treatment Plant which will be located at 2401 County Road 57 and have an initial capacity of 0.75 million gallons per day (MGD).

“Pro Rata Share” means the percentage of the Project Costs that each Party is responsible for paying pursuant to and in accordance with the terms and conditions of this Agreement.

“Project Account” means the account to be established by the City pursuant to Section 4.01 of this Agreement.

“Project Costs” means all costs related to the design, permitting, and construction of the Project, including, without limitation, geotechnical work, surveying, preparation of plans and specifications, and construction, inspection and supervision fees, the costs of preparation and implementation of stormwater quality management plans and stormwater pollution prevention plans, as and if required, legal fees related to the letting and preparation of construction contracts, advertising, material-testing costs, and charges incurred in obtaining necessary permits and approvals from local and state authorities, construction contract amounts, the costs of goods required and related services, incentives as allowed by law, change orders, materials, equipment, supplies, and all other costs and expenses related to the foregoing.

“Project Engineer” means ADICO Consulting Engineers, which is the consulting engineering firm for the City, or its successor(s) as engaged by the City.

“Regulatory Requirements” means all the requirements and provisions of any state or federal law, and any permits, rules, orders or regulations issued or adopted from time to time by any state, federal, local, or other regulatory authority (including, but not limited to, the TCEQ) having jurisdiction concerning the design, construction, operation and maintenance of the Project.

“TCEQ” means the Texas Commission on Environmental Quality, and any successor or successors exercising any of its duties and functions.

ARTICLE II.

THE PROJECT AND SHARED PROJECT COSTS

Section 2.01. General. The Project shall serve all of the Parties by providing reserved wastewater treatment capacity to serve the land within their respective boundaries. In recognition of the regional benefits of the Project, the Parties have agreed to share in certain Project Costs, as set forth herein. Subject to the rights granted to each Party herein, MUD 31, MUD 87, and MUD 38 agree and acknowledge that their participation in the Project shall be limited to the financial contributions described herein.

Section 2.02. Initial Estimate of Project Costs. The initial estimated Project Costs (not including design and engineering costs) as prepared by the Project Engineer are shown on **Exhibit A** attached hereto.

Section 2.03. Pro Rata Shares of Project Costs/Reserved Capacity. The Parties agree to the Pro Rata Shares of the Project Costs as shown in the below table. The Parties shall have reserved capacity in the Project to serve development within their respective boundaries in the amounts shown below.

Party	Pro Rata Share of Shared Project Costs	Approximate ESFCs (based on 220 gpd)	Reserved Capacity
MUD 31	32%	1091	0.24 MGD
MUD 87	44%	1509	0.33 MGD
MUD 38	14.7%	500	0.11 MGD
City	9.3%	318	0.07 MGD
Total	100%	3,418	0.75 MGD

ARTICLE III.

ADMINISTRATION, DESIGN, AND CONSTRUCTION OF THE PROJECT

Section 3.01. Project Administration. The Parties agree that the City shall serve as administrator of the Project (“Project Administrator”). The Parties acknowledge that the City, as Project Administrator, shall have authority to handle all aspects of the design, bidding and construction of the Project and shall not be required to seek approval from any of the other Parties for any action undertaken in the design, bidding and/or construction of the Project. However, the City, as Project Administrator, shall provide Project Administration Reports, as described herein, to the other Parties each month.

Section 3.02. Project Engineer. The Parties hereby agree that ADICO Consulting Engineers, LLC shall serve as Project Engineer. The City, as Project Administrator, shall require the Project Engineer to design the Project in accordance with sound engineering principles and in conformance with all Regulatory Requirements.

Section 3.03. Construction of Project.

(a) The City, as Project Administrator, shall advertise for competitive bids the contract for the construction of the Project in full compliance with all Regulatory Requirements, particularly the competitive bidding requirements for construction projects applicable to the City.

(b) The Parties acknowledge and agree that the construction contract for the Projects shall be in the name of the City, and the City, as Project Administrator, shall be responsible for having the construction of the Project performed in a good and workmanlike manner and in accordance with the approved plans and specifications and all Regulatory Requirements. The City, as Project Administrator, shall administer the construction contract, including review and approval of all appropriate pay applications and change orders, for the Project in accordance with all Regulatory

Requirements and based on the recommendations of the Project Engineer. The City, as Project Administrator, shall cause the construction of the Project to be supervised by the Project Engineer.

(c) Notwithstanding anything herein to the contrary, the City, as Project Administrator, shall advertise for bids, receive bids, and award construction contracts in accordance with the laws and regulations governing municipalities in Texas; provided, however, that the City agrees that if the lowest bid received for construction of the Project is greater than 115% of the Estimated Probable Cost shown in Exhibit A, the City shall reject all bids and rebid the Project (with or without value engineering), unless otherwise agreed by the Parties. No Party shall be obligated to participate in the costs of the Project if the lowest bidder's bid (or recommended bidder's bid if different from the low bidder), is in excess of 115% of the Estimated Probable Cost shown in Exhibit A if such Party elects in writing not to participate in the Project as provided in this subsection. If the City desires to award the construction contract for the Project to a bidder whose bid exceeds the parameters of this subsection, the City shall so notify the other Parties and include in such notification a copy of the bid tabulation and the City's recommendation of award. Any Party that no longer desires to participate in the Project upon receipt of the aforementioned notice shall within 45 days of receipt of such notice so notify the City in writing, in which case this Agreement shall thereafter automatically terminate as to such Party. Any Party that fails to notify the City in writing of its desire not to participate in the Project within 45 days of receipt of the City's notice, if applicable, shall be automatically deemed to have elected to participate and shall be required to pay its Pro Rata Share of Project Costs.

Section 3.04. Project Schedule. As Project Administrator, the City agrees to proceed expeditiously towards construction and shall use commercial reasonable efforts to have design and construction of the Project substantially complete within 30 months of the Effective Date of this Agreement.

If, due to the fault of the City, the Project is not substantially complete within 30 months of the Effective Date of this Agreement, City agrees to provide the "pump and haul" service referenced in Section 3.06 below as needed and at their sole cost and expense until such time as the Project is substantially complete.

Section 3.05. Ownership and Operation of the Project. Upon final completion of the Project, the City shall be the sole legal owner of the Project and shall bear all responsibility for the operation and maintenance of the Project, including any necessary repairs or rehabilitation. MUD 31, MUD 87, and MUD 38 shall have beneficial rights to their respective pro-rata shares of the reserved capacity in the Project as provided in this Agreement. The City agrees to operate and maintain the Project in good and workmanlike condition for the benefit of all of the Parties.

Section 3.06. Supplemental Capacity During Construction of Project. The City acknowledges that the Districts are under active development and receiving wastewater treatment capacity from various facilities serving the land inside the Districts. In the event any of the Districts require additional capacity on an interim basis to serve development within its boundaries before the Project is complete and operable, then 1) if, subject to the paragraph immediately below, there is available capacity in the City STP, the City shall modify the City's 900,000 gpd wastewater treatment plant (the "City STP") design as needed to temporarily divert wastewater flows from an affected Party, at such affected Party's cost, to the City STP until the Project is operable, provided, however, that the City's engineer reasonably determines that a) the Project is no more than 6 months from becoming operable, and b) there remains sufficient capacity in the City STP to serve the land within MUD 31 and Brazoria County

Municipal Utility District No. 32 (“MUD 32”), including, without limitation, any projected connections within such districts until completion of the Project; or 2) if the City STP has reached full capacity, the Districts shall have the right to provide “pump and haul” service to serve its development, in the manner allowed under applicable law, including applicable regulations of the TCEQ, or to make such other arrangements as are compatible with applicable law and regulations in order to adequately provide and address necessary wastewater treatment services until the Project is operable.

If, pursuant to this Section 3.06, either MUD 87 or MUD 38 utilizes on an interim basis any of MUD 31’s reserved capacity in the City STP (the “Borrowed Capacity”), such Party shall make a payment to MUD 31 for each month such Party uses the Borrowed Capacity. For each Party using Borrowed Capacity, the price of the Borrowed Capacity shall be \$2,353 per month for each 100 homes, or fraction thereof, being served by the Borrowed Capacity (i.e., the price is \$4,706 per month for 101 – 200 homes, etc.). Notwithstanding the preceding, the City shall not allow either MUD 87 or MUD 38 to use any of MUD 31’s existing sewage treatment plant capacity if it is needed to serve existing or projected customers in MUD 31 or MUD 32.

ARTICLE IV.

PROJECT FINANCING, ACCOUNTING, AND RECORDS

Section 4.01. Establishment of Project Account. The City shall establish the Project Account with respect to the deposits and payments to be made by the Parties pursuant to this Agreement. Said account and the funds therein shall be kept separate and apart from all other accounts and funds of the City. All funds of the Parties to pay Project Costs shall be deposited into and paid from the Project Account. Any interest earned shall be used only for Project Costs.

Section 4.02. Initial Deposits into Project Account for Design Costs. The Parties agree to deposit into the Project Account the full amount of each Party’s estimated Pro Rata Share of design portion of the Project Costs in the below amounts under “Engineering Share” within 60 days of the Effective Date:

Entity	ESFCs	GPD	Cost Share%	Engineering Share	CMT	Construction Phase Share	Contingency (10%)	Total
				\$877,500	\$135,000	\$13,500,000		
City of Iowa Colony	309	68000	9.07%	\$79,560	\$12,240	\$1,224,000	\$122,400	\$1,438,200
BCMUD 87	1509	331980	44.26%	\$388,417	\$59,756	\$5,975,640	\$597,564	\$7,021,377
BCMUD 31 & 32	1091	240020	32.00%	\$280,823	\$43,204	\$4,320,360	\$432,036	\$5,076,423
BCMUD 38	500	110000	14.67%	\$128,700	\$19,800	\$1,980,000	\$198,000	\$2,326,500
Total	3,409	750000	100.00%	\$877,500	\$135,000	\$13,500,000	\$1,350,000	\$15,862,500

Section 4.03. Deposits into Project Account for Construction Costs. Promptly upon receipt of bids for construction of the Project, the City, as Project Administrator, shall provide written notice to the Parties, including a tabulation of all bid results, and specifying the identified contractor and the contract price. The Parties agree to deposit additional funds for their respective Pro Rata Shares of the contract price with the City within 45 calendar days of receipt of the bid tabulation. The City, as Project Administrator, agrees to deposit such funds into the Project Account.

In addition to the City’s right to pursue all available remedies at law or equity, if any District fails to make its respective deposit for its Pro Rata Share of Project Costs in accordance with this

Agreement, the City shall have the right to forego the issuance of building permits and/or connections to the utility system inside the boundaries of the defaulting District until paid, and, further, the defaulting District agrees that repayment of such amounts owed to the City shall take priority over reimbursements to any of its developers and hereby grants the City a priority of reimbursement over any other District expenditures from the District's next issuance(s) of new money bonds, occurring after the event of default, for any amounts owed to the City under this Agreement

Additionally, if any Party fails to make its respective deposit for its Pro Rata Shares of the design or contract price in accordance with this Agreement (the "Defaulting Party"), the City shall provide notice to all Parties of such non-payment and the remaining Parties (the "Non-Defaulting Parties") may either (i) elect to fund such Defaulting Party's Pro Rata Shares of the total design and contract price until paid in full by the Defaulting Party, in which event such amount funded by the Non-Defaulting Parties on behalf of the Defaulting Party shall accrue interest at the lesser of 18% per annum or the highest non-usurious rate permitted under applicable law until paid in full (with accrued interest) by the Defaulting Party, or (ii) elect that the Defaulting Party shall not be allocated any capacity in the Project, in which case the Defaulting Party's respective proportionate share of the design and contract price shall be allocated on a pro-rata basis among the Non-Defaulting Parties and the Non-Defaulting Parties shall be entitled to exercise any remedies available at law or in equity. If the Non-Defaulting Parties elect that the Defaulting Party shall not be allocated any capacity in the Project as provided for herein, the Defaulting Party shall be automatically removed as a Party to this Agreement and forfeits all amounts previously deposited under this Agreement.

Notwithstanding anything in this Agreement to the contrary, the Parties agree that MUD 31 shall only be required to contribute up to a maximum amount of \$5,000,000 towards its Pro Rata Share of Project Costs during its 2025 fiscal year, and additional amounts, if any, will be paid in fiscal year 2026 or later, as applicable.

Section 4.04. Administration of Project Account. As Project Administrator, the City shall utilize funds in the Project Account only for the payment of Project Costs. Such funds shall be invested and continuously secured in the manner required by the laws of the State of Texas applicable to the City, as such laws exist now or may be amended. The interest accruing on, and any profits realized or losses incurred from investing funds in the Project Account shall be allocated to each Party based upon its Pro Rata Share.

Section 4.05. Project Account Records. The City shall maintain books of records and accounts in which full, true, and proper entries will be made of all dealings, transactions, business, and any other matters which in any way affect or pertain to the design and construction of the Project and the payment of Project Costs according to each Party's Pro Rata Share.

Section 4.06. Project Administration Report. The City shall provide, monthly, a written report briefly summarizing Project Costs for the month and general progress on the Project during the month. The Parties shall have the right to request, at any time, more detail about the information contained in the report, and the City agrees to provide the information promptly if such information is readily ascertainable. If such information is not readily ascertainable, the City will so inform the requesting Party(ies) and shall provide the information as soon as it becomes readily ascertainable.

Section 4.07. Final Accounting of Project Account. Within 120 days after final completion of the Project, and provided that the City has determined that all Project Costs have been fully paid,

the City, as Project Administrator, shall perform or cause to be performed a final accounting of the Project Account and shall provide all Parties with a copy of such accounting. Any remaining funds, including any interest or investment earnings accumulated on such funds, shall continue to be funds of the Parties, and the City shall promptly refund such remaining funds in excess of each Party's Pro Rata Share of Project Costs. If the total Project Costs exceeds the amount deposited in the Project Account, the City shall promptly invoice the Parties for the Pro Rata Shares of the resulting shortfall, which invoices shall be due within 45 days or receipt. Upon payment of any final amounts due under this section, the City shall close the Project Account. If any Party discovers any inaccuracy in the administration of the Project Account, the necessary adjustment in such administration shall be promptly made; provided that no such adjustment shall be made later than two (2) years after the closing of the Project Account, unless otherwise agreed to in writing by the Parties.

ARTICLE V.

REPRESENTATIONS AND WARRANTIES

Section 5.01. Representations and Warranties. Each Party represents and warrants that:

- (i) It has the full power, authority and legal right to execute and deliver this Agreement and to perform and observe the terms and provisions hereof;
- (ii) The form, execution, delivery and performance of this Agreement has been duly authorized by all necessary action and does not violate or contravene any law or any order of any court or governmental agency or any agreement or other instrument to which such Party is a party or by which it or any of its properties may be bound; and
- (iii) This Agreement is a legal, valid and binding obligation of the Party enforceable against the Party in accordance with its terms except that enforceability may be limited by bankruptcy, insolvency or other similar laws affecting the enforcement of creditors' rights in general and is subject to general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law).

ARTICLE VI.

MISCELLANEOUS

Section 6.01. Default. A breach of any material provision of this Agreement after notice and an opportunity to cure, shall constitute a default. The non-breaching Party(ies) shall notify the breaching Party(ies) of an alleged breach, which notice shall specify the alleged breach with reasonable particularity. If the breaching Party(ies) fails to cure the breach within a reasonable time, not sooner than thirty (30) days after receipt of such notice (or such longer period of time as the non-breaching Party(ies) may specify in such notice), the non-breaching Party(ies) may declare a default hereunder and exercise the remedies provided in this Agreement in the event of default.

Section 6.02. Remedies; No Additional Waiver Implied. In the event of breach or default by a Party hereto of any term, covenant, or condition hereunder (and which breach or default continues for thirty (30) days after receipt of written notice from the non-breaching or non-defaulting

Party(ies) the non-breaching or non-defaulting Party(ies) shall have the right, except as specifically limited or conditioned elsewhere in this Agreement, to pursue all legal or equitable remedies, including, but not limited to, the right of specific performance by means of a writ of mandamus issued by a court of competent jurisdiction compelling and requiring the breaching or defaulting Party(ies) to observe and perform the terms, covenants, obligations, conditions or liabilities prescribed in this Agreement or other declaratory relief. No waiver or waivers of any breach or default (or any breaches or defaults) by a Party hereto of any term, covenant, condition, or liability hereunder, or the performance by a Party of any duty or obligation hereunder, shall be deemed or construed to be a waiver of subsequent breaches or defaults of any kind, under any circumstances.

Section 6.03. Addresses and Notice. Unless otherwise provided in this Agreement, any notice, communication, request, reply or advice (herein severally and collectively, for convenience, called "Notice") herein provided or permitted to be given, made or accepted by a Party to the other Party(ies) (except bills), must be in writing and may be given or be served by Federal Express or depositing the same in the United States mail postpaid, certified, and addressed to the Party(ies) to be notified, with return receipt requested, or by delivering the same to such Party(ies), addressed to the Party(ies) to be notified. Notice deposited in the mail in the manner hereinabove described shall be conclusively deemed to be effective, unless otherwise stated in this Agreement, from and after the expiration of three (3) days after it is so deposited. Notice given in any other manner shall be effective when received by the Party(ies) to be notified. For the purpose of notice, addresses of the Parties shall, until changed as hereinafter provided, be as follows:

If to the City, to:

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

If to MUD 31, to:

Brazoria County MUD No. 31
c/o Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77026
Attn: Jessica Holoubek

If to MUD 87, to:

Brazoria County MUD No. 87
c/o Coats Rose, P.C.
Attn: Timothy G. Green
9 Greenway Plaza, Ste. 1000
Houston, Texas 77046

If to MUD 38, to:

Brazoria County MUD No. 38

c/o Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77026
Attn: Alia Vinson

The Parties shall have the right from time to time and at any time to change their respective addresses and each shall have the right to specify any other address by at least fifteen (15) days' written notice to the other Parties.

Section 6.04. Term. This Agreement shall become effective and binding on the Parties as of the Effective Date for a term of thirty (30) years.

Section 6.05. Assignment. None of the Parties may assign this Agreement (nor any rights or obligations arising hereunder) without the prior written consent of the other Parties, which consent may be granted or denied in the sole and absolute discretion of the other Parties.

Section 6.06. Modification. This Agreement shall be subject to change or modification only by written amendment (or supplement) approved and executed by all of the Parties.

Section 6.07. Force Majeure. In the event a Party is rendered unable, wholly or in part, by force majeure to carry out any of its obligations under this Agreement, other than the payment of money, then the obligations of such Party, to the extent affected by such force majeure and to the extent that due diligence is being used to resume performance at the earliest practicable time, shall be suspended during the continuance of any inability so caused to the extent provided but for no longer period. As soon as reasonably possible after the occurrence of the force majeure relied upon, the Party whose contractual obligations are affected thereby shall give notice and full particulars of such force majeure to the other Parties. Such cause, as far as possible, shall be remedied with all reasonable diligence. The term "force majeure", as used herein, shall include without limitation of the generality thereof, acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, orders of any kind of the government of the United States or the State of Texas or any civil or military authority, insurrections, riots, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, drought, arrests, restraint of government and people, civil disturbances, explosions, and any other incapacities of a Party, whether similar to those enumerated or otherwise, which are not within the control of the Party claiming such inability, which such Party could not have avoided by the exercise of due diligence and care. It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the Party having the difficulty, and that the above requirement that any force majeure shall be remedied with all reasonable dispatch shall not require the settlement of strikes and lockouts by acceding to the demands of the opposing party when such settlement is unfavorable to it in the reasonable judgment of the Party having the difficulty.

Section 6.08. Compliance with Regulatory Requirements. This Agreement shall be subject to all Regulatory Requirements.

Section 6.09. Parties in Interest. This Agreement shall be for the sole and exclusive benefit of the Parties and their permitted successors and assigns and shall not be construed to confer any rights upon any third party.

Section 6.10. Merger. This Agreement embodies the entire agreement between the Parties relative to the subject matter hereof and no prior agreements whether written or oral are effective.

Section 6.11. Liability for Indebtedness. It is expressly understood and agreed that nothing in this Agreement has the effect of causing a Party to assume, guarantee, or become in any way liable for any bond, warrant, note or other indebtedness or obligation of the other Parties.

Section 6.12. Severability. The provisions of this Agreement are severable, and if any provision or part of this Agreement or the application thereof to any person or circumstance shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons or circumstances shall not be affected thereby.

Section 6.13. Construction of Agreement. This Agreement shall not be construed in favor of or against any Party on the basis that the Party did or did not authorize this Agreement.

Section 6.14. Applicable Law. This Agreement shall be governed and construed in accordance with the laws of the State of Texas and venue shall exclusively be in Brazoria County, Texas.

Section 6.15. Consultation. The Parties each hereby acknowledge, represent and warrant to each other: (i) each has had the opportunity to consult with legal counsel of their own choice and has been afforded an opportunity to review and negotiate this Agreement with assistance of their legal counsel, (ii) each has reviewed this Agreement, and fully understands the effects hereof and all terms and provisions contained herein, and (iii) each has executed this Agreement of its own free will and volition.

Exhibits:

Exhibit A: Estimated Project Costs

[EXECUTION PAGES FOLLOW]

IN WITNESS WHEREOF, the Districts have executed this Agreement in multiple counterparts, each of which shall be deemed to be an original, as of the Effective Date.

**BRAZORIA COUNTY MUNICIPAL UTITLIY
DISTRICT NO. 31**

President, Board of Directors

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

President, Board of Directors

**BRAZORIA COUNTY MUNICIPAL UTITLIY
DISTRICT NO. 38**

President, Board of Directors

CITY OF IOWA COLONY:

By: _____
_____, Mayor

Date: _____

ATTEST

By: _____
_____, City Secretary

Exhibit A



CITY OF IOWA COLONY
NORTHWEST WASTEWATER TREATMENT PLANT - PHASE ONE 0.75 MGD
Opinion of Probable Construction Cost

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL ITEM COST
1.	WWTP Site Work	1	LS	\$50,000	\$50,000
2.	Construction of permanent WWTP, including concrete basin, piping, airlifts, walkways, blowers, valves, plant pad, electrical, painting, concrete slabs, bollards, CL2 solution, eye wash station, etc. for an operational 0.75 MGD waste water treatment plan, complete in place	1	LS	\$12,000,000	\$12,000,000
3.	Onsite Lift Station	1	LS	\$700,000	\$700,000
4.	Natural Gas Generator	1	LS	\$600,000	\$600,000
5.	Site Lighting	1	LS	\$25,000	\$25,000
6.	Reconfiguration of existing yard piping	1	LS	\$100,000	\$100,000
7.	Electrical Services	1	LS	\$15,000	\$15,000
8.	SWPPP	1	LS	\$10,000	\$10,000
				Subtotal:	\$13,500,000
				Contingency (10%):	\$1,350,000
				Engineering (6.5%):	\$877,500
				CMT (1%)	\$135,000
				Total:	\$15,862,500

IN WITNESS WHEREOF, the Districts have executed this Agreement in multiple counterparts, each of which shall be deemed to be an original, as of the Effective Date.

**BRAZORIA COUNTY MUNICIPAL UTILITY
DISTRICT NO. 31**

Douglas Chumley
Vice President, Board of Directors

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

President, Board of Directors

**BRAZORIA COUNTY MUNICIPAL UTILITY
DISTRICT NO. 38**

President, Board of Directors

IN WITNESS WHEREOF, the Districts have executed this Agreement in multiple counterparts, each of which shall be deemed to be an original, as of the Effective Date.

**BRAZORIA COUNTY MUNICIPAL UTILITY
DISTRICT NO. 31**

President, Board of Directors

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

President, Board of Directors

**BRAZORIA COUNTY MUNICIPAL UTILITY
DISTRICT NO. 38**



President, Board of Directors



City Council Agenda Item Request Form

Item 5.

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

Date: 12/6/2024

Department Making Request: 35 - Community Development

Person Making Request:

Item Type: Action (other)

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

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

Short Description:

Melissa Williams is requesting an extension of her approved plans for development of a Dance Studio at 7933 Iowa Colony Blvd.

Explanation/Justification Details:

Approved plans are valid for one year from the date of approval.
The construction plans for the development at 7933 Iowa Colony Blvd. was approved on June 07, 2023. Expiration of the plans would have been June 07 2024.
Ms. Williams is requesting extension since there has been no change to the construction plans and the City has not adopted new codes recently.

Requestor Signature: *John H., P.E.*

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

Legal Review is complete, legal documents are prepared:

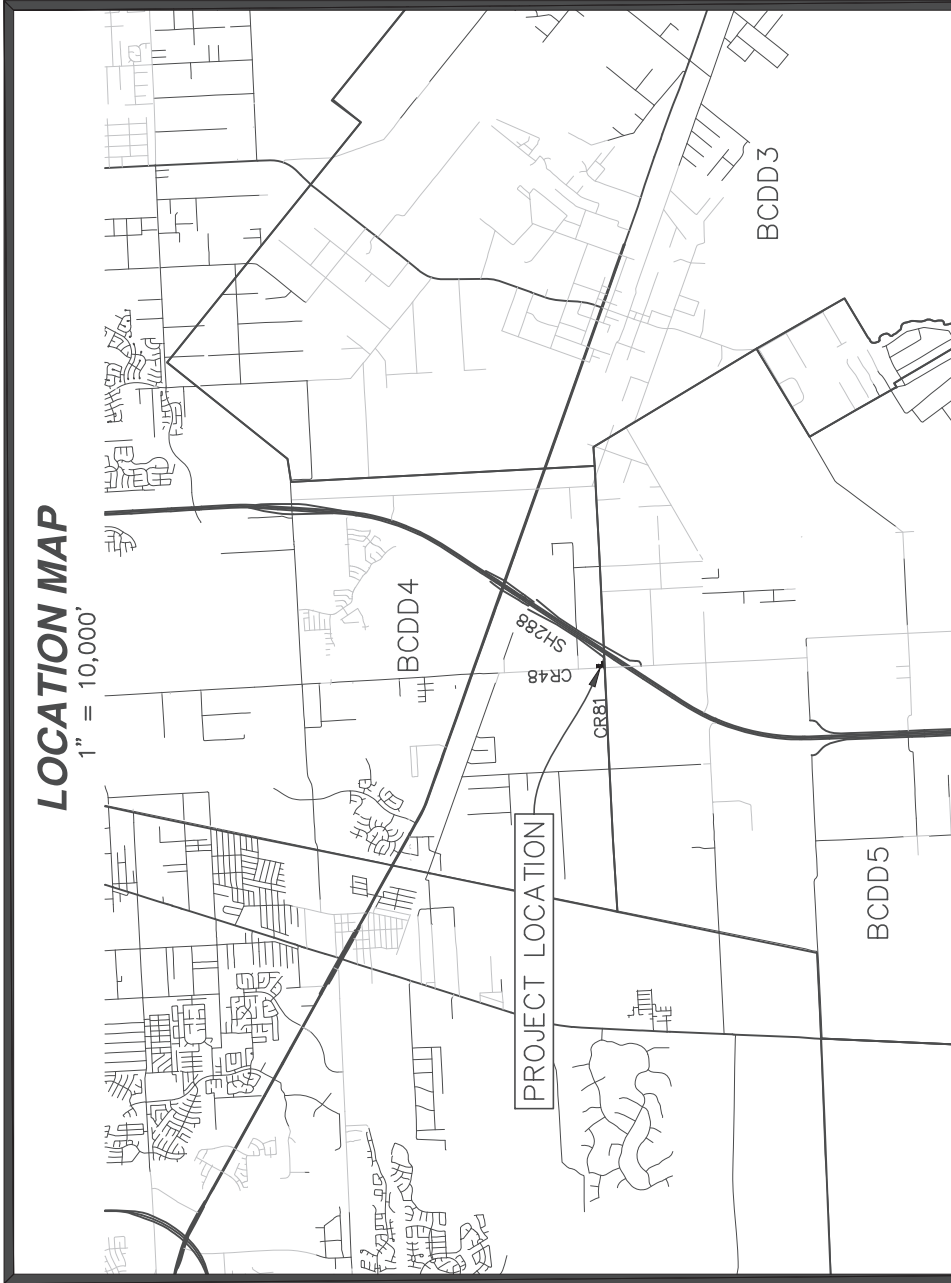
City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary



GENERAL CONSTRUCTION NOTES

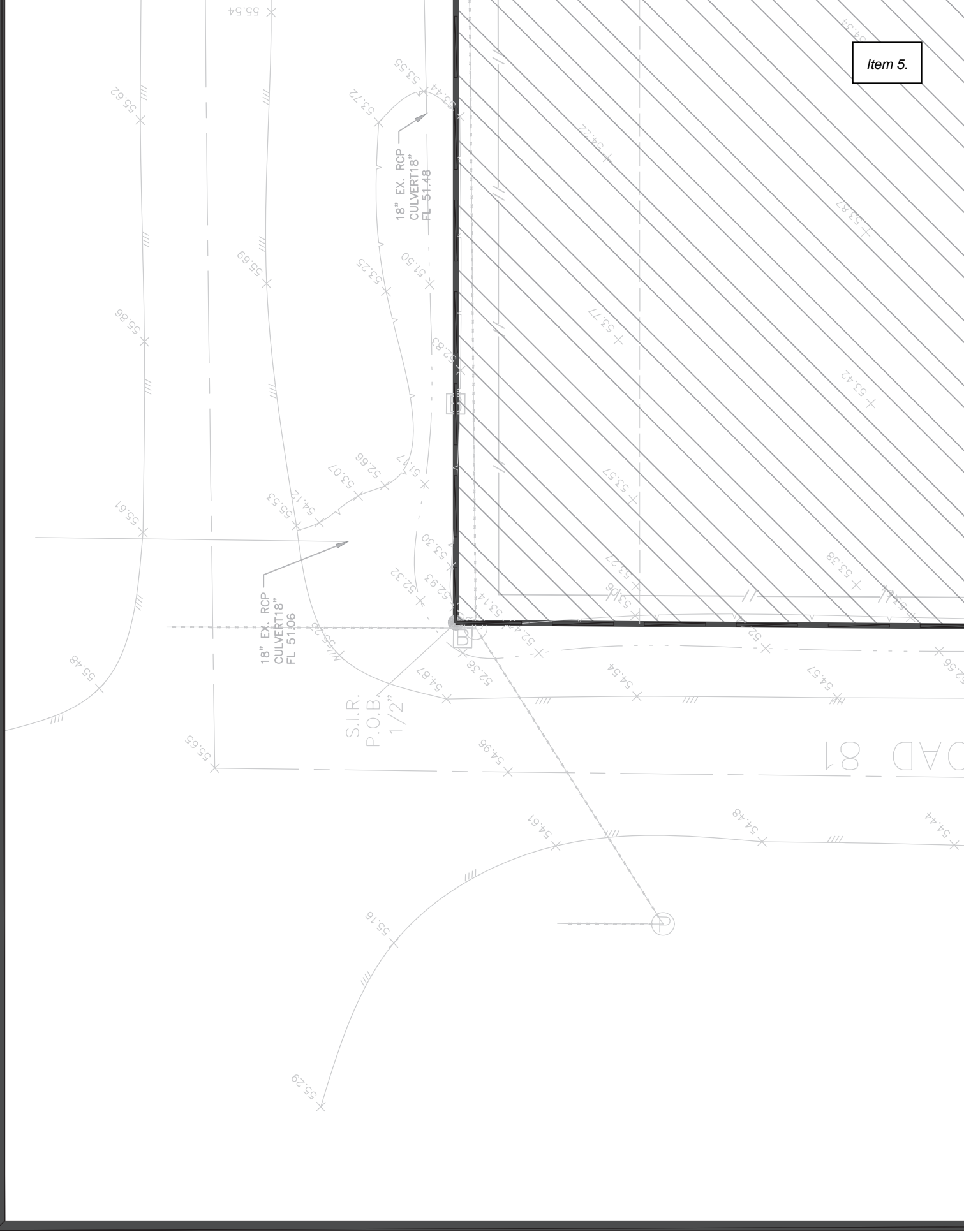
1. CONSTRUCT WASTEWATER COLLECTION SYSTEMS, WATERLINES, STORM DRAINAGE AND STREET PAVING IN ACCORDANCE WITH THE LATEST EDITION OF THE PUBLICATIONS STANDARD CONSTRUCTION SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET PAVING, AND STANDARD CONSTRUCTION DETAILS FOR WASTEWATER COLLECTION SYSTEMS. WATER LINES, STORM DRAINAGE, AND STREET PAVING PUBLISHED BY HOUSTON PUBLIC WORKS.
2. UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL NOTIFY TEXAS ONE CALL AT 713-223-4567/811 OR 800-344-8377 AND LONESTAR NOTIFICATION CENTER AT 800-669-8344 AT LEAST 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION. UTILITIES MARKED WITHIN THE PUBLIC RIGHT OF WAY OR IN EASEMENTS SHALL COMPLY WITH TAC TITLE 16, PART 1, CHAPTER 18, RULE §18.6 AND THE AMERICAN PUBLIC WORKS ADMINISTRATION (APWA) UNIFORM COLOR CODE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING WATER, WASTE WATER, STORM WATER LINES AND TRAFFIC CONTROL DEVICES. DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH THE CITY OF IOWA COLONY, STANDARD CONSTRUCTION SPECIFICATIONS FOR WASTE WATER COLLECTION SYSTEM, WATER LINES, STORM DRAINAGE, AND STREET PAVING AND STANDARD CONSTRUCTION DETAILS FOR WASTE WATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE, AND STREET PAVING, REFERENCED ABOVE, AT NO ADDITIONAL COST.
4. CONTRACTOR SHALL NOTIFY THE OFFICE OF THE CITY OF IOWA COLONY PUBLIC WORKS @ 346-395-4530 OR VIA FAX AT 281-369-0005 FOR INSPECTION AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
5. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
6. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ROOT SYSTEMS OF SHRUBS, PLANTS AND TREES ALONG THE AREA OF EXCAVATION.

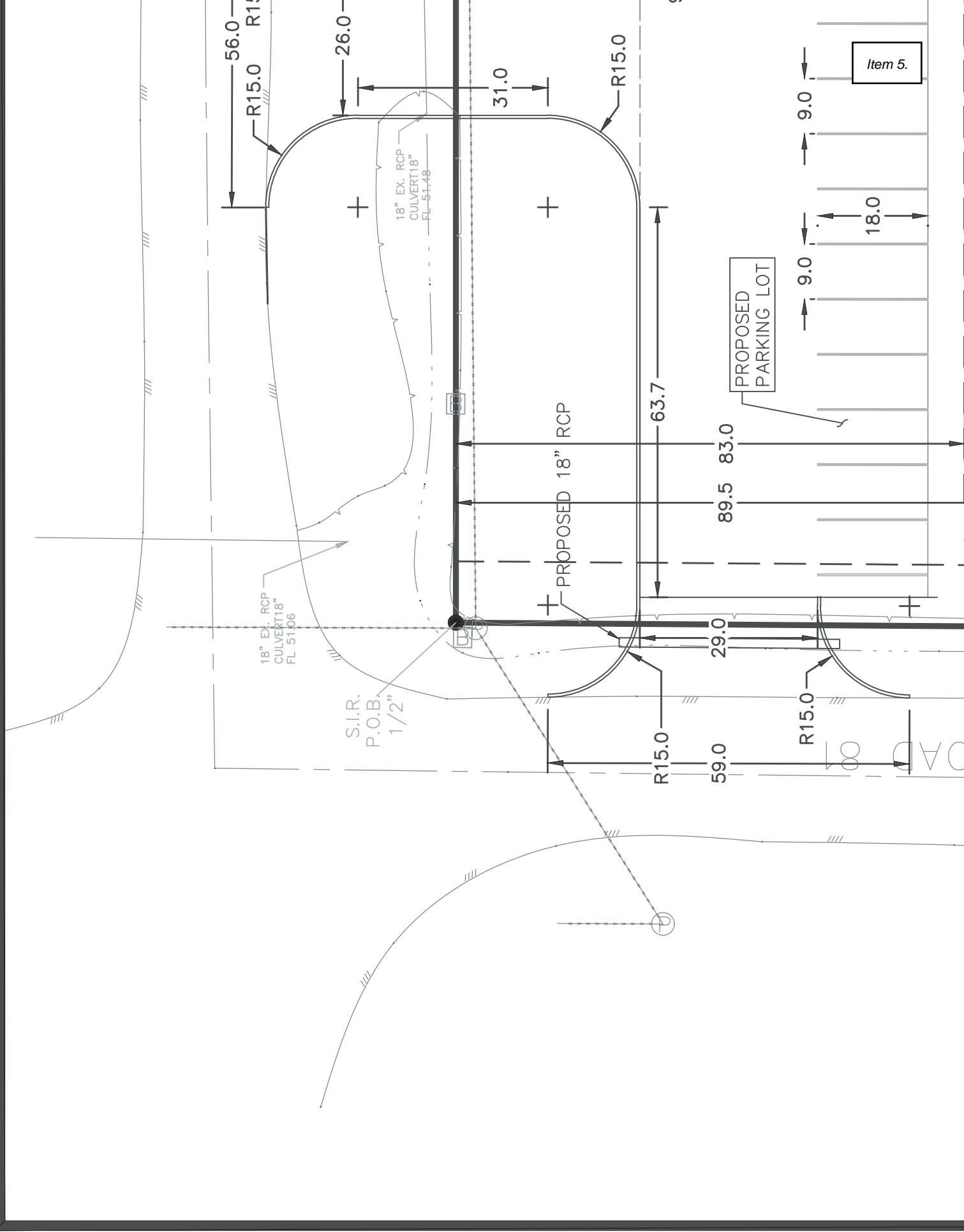
TRAFFIC NOTES

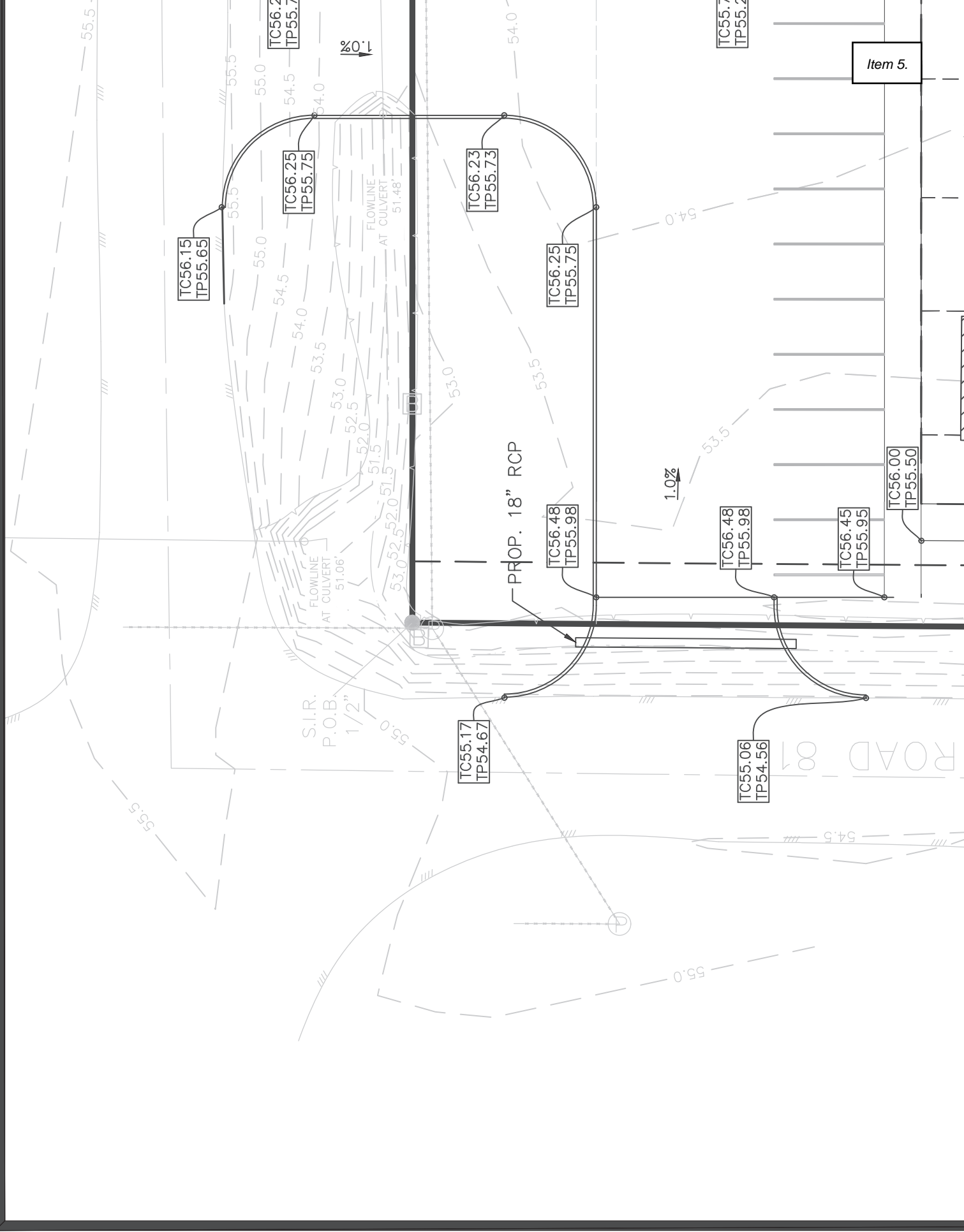
1. THE CONTRACTOR SHALL PROVIDE AND INSTALL DEVICES IN CONFORMANCE WITH PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) WITH REVISIONS DURING THE ENTIRE CONSTRUCTION PERIOD.
2. NO WORK SHALL BE PERFORMED IN RESIDENTIAL AREAS FROM 7:00PM TO 7:00AM.
3. CONTRACTOR SHALL MAINTAIN APPROVED NUMBERED TRAFFIC IN EACH DIRECTION DURING CONSTRUCTION HOURS. TRAFFIC CONTROL PLANS SHALL INCLUDE AND/OR DETOUR PLANS. CONTRACTOR SHALL NOTIFY AND COMPLAINTEE PEDESTRIAN ACCESS TO BUS STOPS AND BUS ACCESS TO THE BUS STOP.
4. CONTRACTOR SHALL COVER OPEN PAVEMENT EXCAVATIONS WITH MINOR UTILITY WORK WITH ANCHORED STEEL PLATES DURING NON-WORKING HOURS, OPEN LANES FOR NORMAL TRAFFIC WHEN FEASIBLE.
5. CONTRACTOR SHALL SECURE LANE/SIDEWALK/BUILDING CLOSURE PERMITS FROM TRANSPORTATION & DRILLING OPERATIONS BEFORE IMPLEMENTING THE TRAFFIC CONTROL PLAN. THE APPLICATION MUST BE SUBMITTED AT LEAST 10 DAYS PRIOR TO THE IMPLEMENTATION OF THE TRAFFIC CONTROL PLAN AND/OR BEGINNING CONSTRUCTION WORK. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES, CONSTRUCTION SEQUENCING, AND CONSTRUCTION PERMITS THE APPLICATION.
6. CONTRACTOR SHALL HAVE APPROVED TRAFFIC CONTROL PLAN AND PERMIT AT THE JOB SITE FOR INSPECTION PRIOR TO COMMENCING CONSTRUCTION.
7. ACCESS TO DRIVEWAYS ADJACENT TO THE CONSTRUCTION ZONE SHALL BE MAINTAINED AT ALL TIMES AS MUCH AS POSSIBLE. ADDITIONAL CONES AND/OR DELINEATORS SHALL BE REQUIRED TO DELINEATE THE DRIVEWAY ACCESS TO THE CONSTRUCTION WORK ZONE. A MINIMUM OF ONE CONE PER LANE SHALL BE MAINTAINED ACROSS THE DRIVEWAY PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE CITY OF IOWA COLONY.

Item 5.

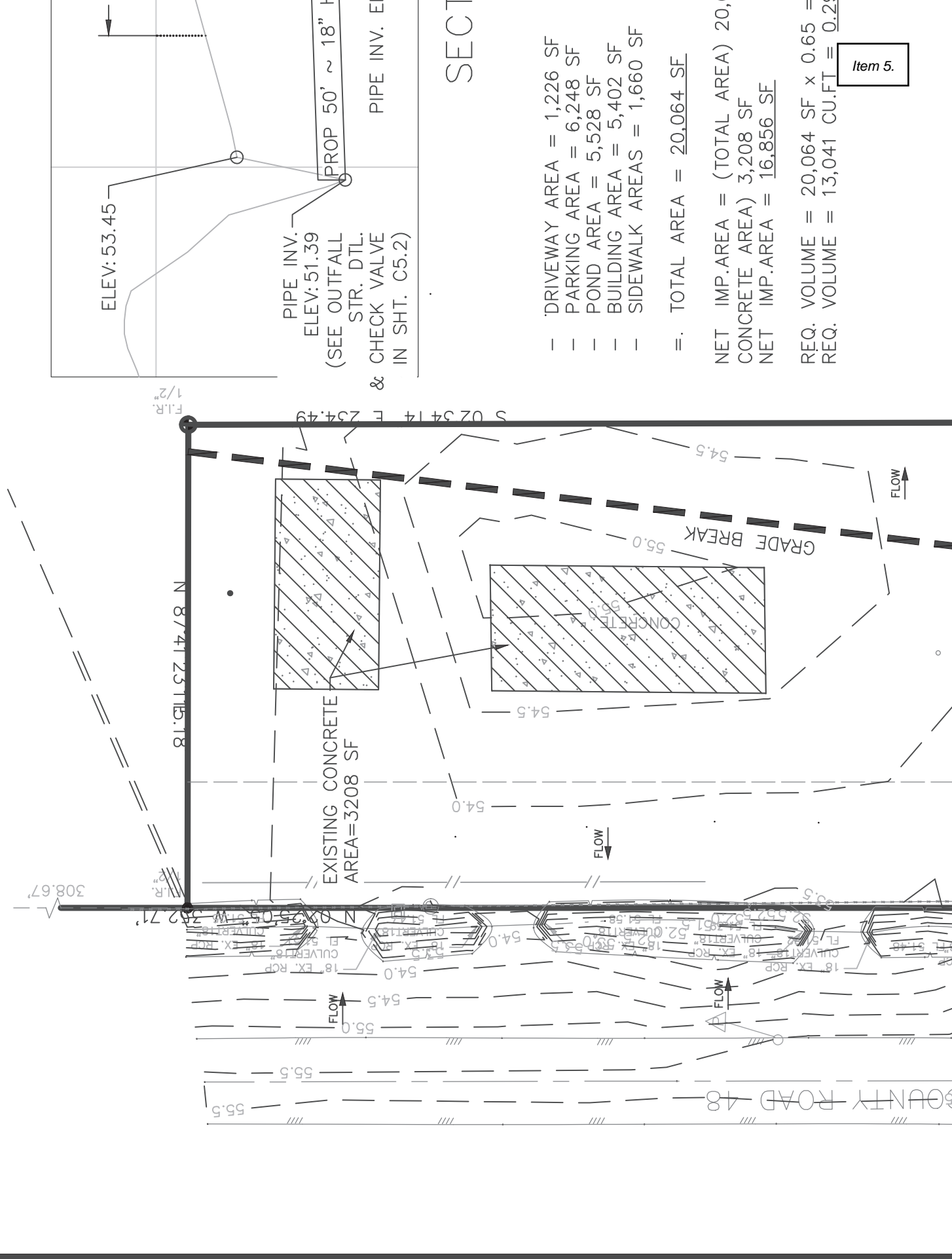
Item 5.







Item 5.



ELEV: 53.45

PIPE INV. ELEV: 51.39
 (SEE OUTFALL STR. DTL. & CHECK VALVE IN SHT. C5.2)

PROP 50' x 18' F

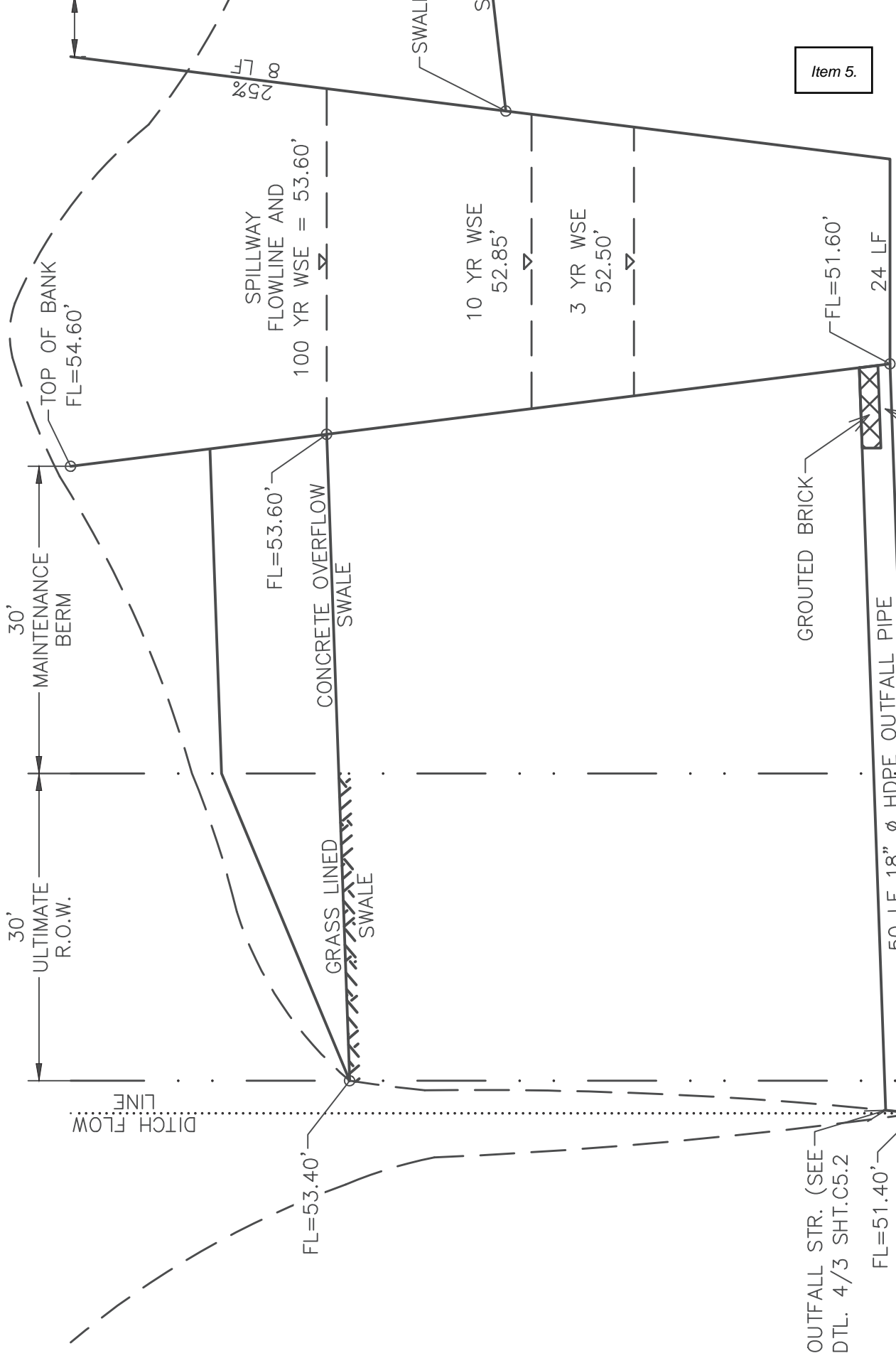
SECTION

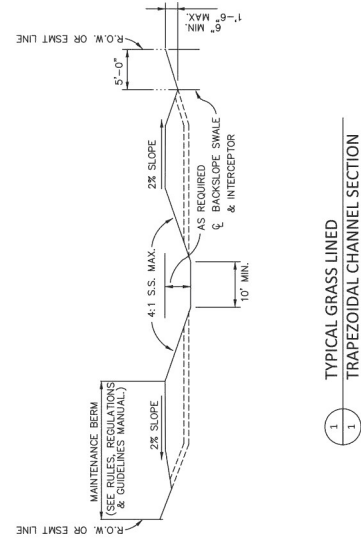
- DRIVEWAY AREA = 1,226 SF
- PARKING AREA = 6,248 SF
- POND AREA = 5,528 SF
- BUILDING AREA = 5,402 SF
- SIDEWALK AREAS = 1,660 SF
- = TOTAL AREA = 20,064 SF

NET IMP. AREA = (TOTAL AREA) 20,064 SF
 CONCRETE AREA) 3,208 SF
 NET IMP. AREA = 16,856 SF

REQ. VOLUME = 20,064 SF x 0.65 = 13,041 CU.FT.
 REQ. VOLUME = 13,041 CU.FT. x 0.2 = 2,608 CU.FT.

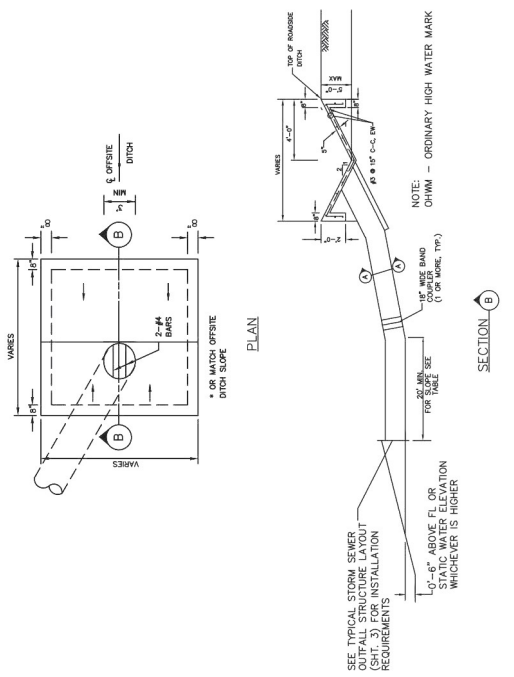
Item 5.



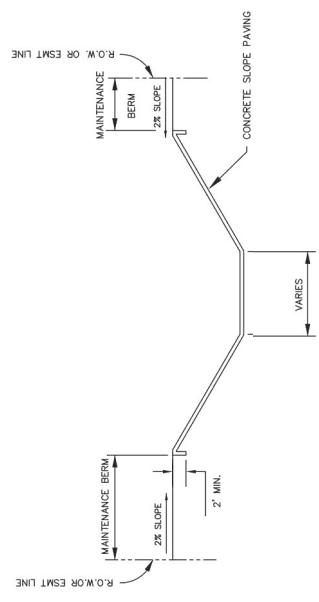


- NOTES:
1. THE DIMENSIONS SHOWN ARE THE MINIMUM REQUIRED BY THE DISTRICT.
 2. THE PAVING THICKNESS AND REBAR PLACEMENT SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THIS DETAIL. THE ENGINEER IS RESPONSIBLE FOR THE PAVEMENT AND REINFORCEMENT BASED UPON THE SITE CONDITIONS.
 3. ALL CONCRETE MUST HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
 4. PILOT CHANNEL SHALL BE AT LEAST 2 FOOT WIDER THAN THE DIAMETER OF ANY PIPE CONNECTED TO THE PILOT CHANNEL.

2
1
DETENTION BASIN PILOT CHANNEL

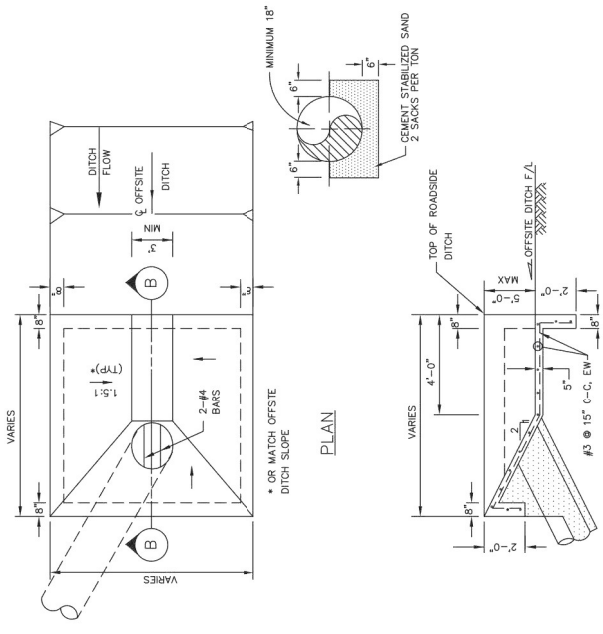


MODIFIED TYPE "B" BERM INLET
(HIGHWAY LOADING)
(SECTION A-A)



- NOTES:
1. SEE RULES, REGULATIONS, AND GUIDE LINES FOR SIDE SLOPE REQUIREMENT. A GEOTECHNICAL ANALYSIS MAY BE REQUIRED.
 2. BACK SLOPE SWALES ARE AND INTERCEPTORS ARE NOT REQUIRED FOR CONCRETE LINED SECTIONS.
 3. SEE OTHER DETAILS FOR SLOPE PAVING AND TOE WALL REQUIREMENTS.
 4. MAINTENANCE BERM WIDTHS VARY BASED UPON CHANNEL DEPTH AND OTHER FACTORS SEE RULES REGULATIONS, AND GUIDELINES FOR ADDITIONAL INFORMATION.

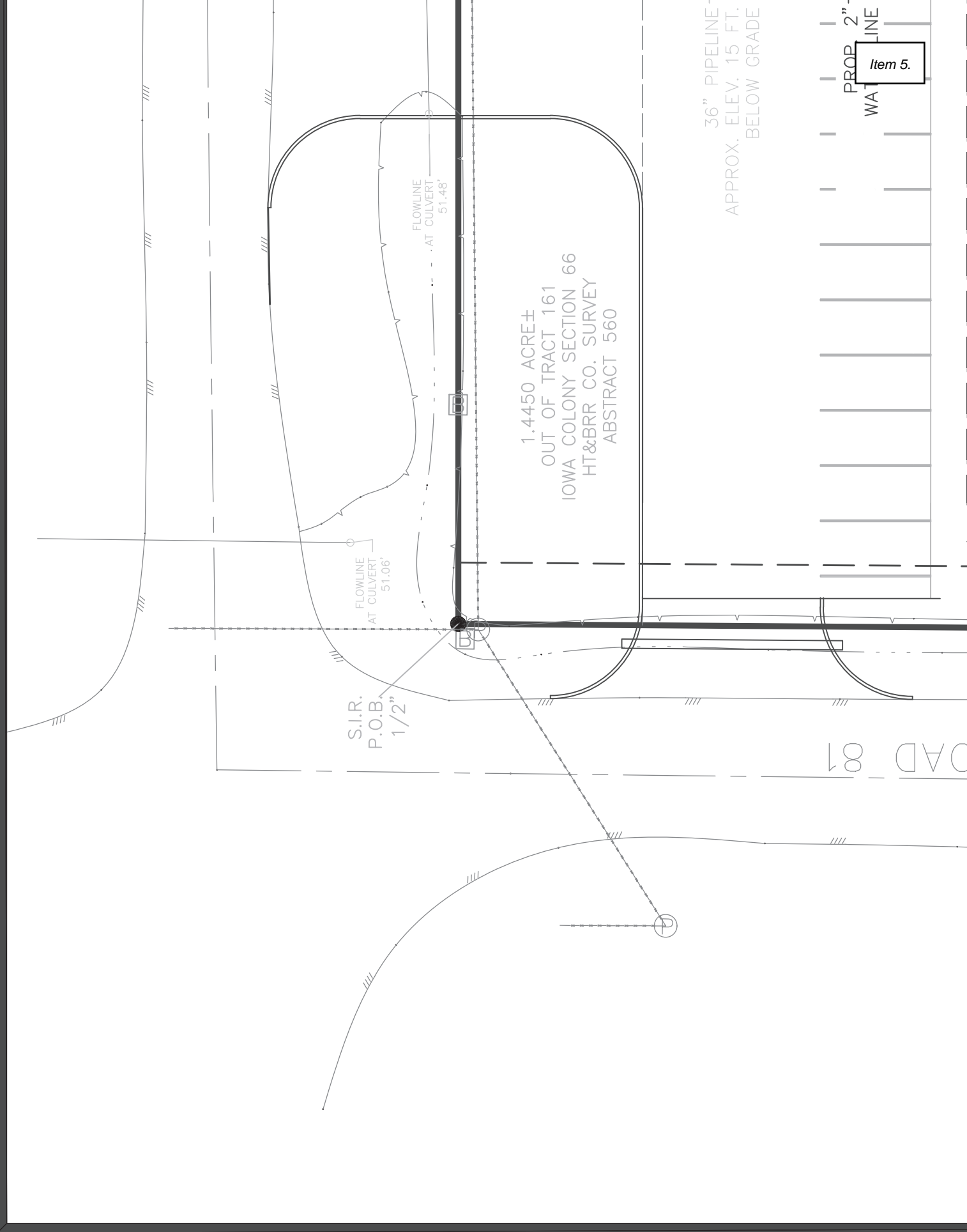
3
1
TYPICAL CONCRETE LINED TRAPEZOIDAL CHANNEL SECTION



Item 5.

BDD4 Ref. ID

APPROVED BY THE BOARD OF COMMISSIONS
Brazerota Drainage District No. 4
District Engineer
The above have signed these plans and/or plat bases and reviewed all sheets provided and approved the same. The Engineer will be responsible for the layout and construction of the project. The Engineer does not necessarily mean that all the calculations between the DISTRICTS "Rules, Regulations and Ordinances" have been completely checked and verified. In the event of any discrepancy between the DISTRICTS "Rules, Regulations and Ordinances" and the plans and/or plat, the DISTRICTS "Rules, Regulations and Ordinances" shall be itemized on an appropriate sheet where a Professional Engineer has been signed and sealed by the State of Texas, which overrules the plans and/or plat.



36" PIPELINE
 APPROX. ELEV. 15 FT.
 BELOW GRADE

1.4450 ACRE±
 OUT OF TRACT 161
 IOWA COLONY SECTION 66
 HT&BRR CO. SURVEY
 ABSTRACT 560

S.I.R.
 P.O.B.
 1/2"

FLOWLINE
 AT CULVERT
 51.06'

FLOWLINE
 AT CULVERT
 51.48'

ROAD 81
 CAD 81

PROP. 2"
 WATERLINE

Item 5.

SYSTEM CALCULATIONS

SYSTEM 1:

LOADING NOTES

- 1. DANCE STUDIO (5 DAYS/WEEK)
= DAILY FLOW 15 GPD FOR 20 PATRONS = 300 GPD
- 2. OFFICE WORKERS (5 DAYS/WEEK)
= DAILY FLOW 5 GPD FOR 4 EMPLOYEES = 20 GPD

TOTAL
= 320 GPD (5 DAYS/WEEK)

TOTAL W/ WATER SAVING DEVICES
= 256 GPD (5 DAYS/WEEK)

BOD CALCULATIONS:

FLOW = 256 GPD
BOD EQUALS 300 MG/L FOR OFFICE USE
 $0.000256 \times 8.32 \times 300 \text{ MG/L} = 0.638976 \text{ LBS PER DAY}$
BOD LOADING CAPACITY FOR 500GPD ATU = 1.25 LBS

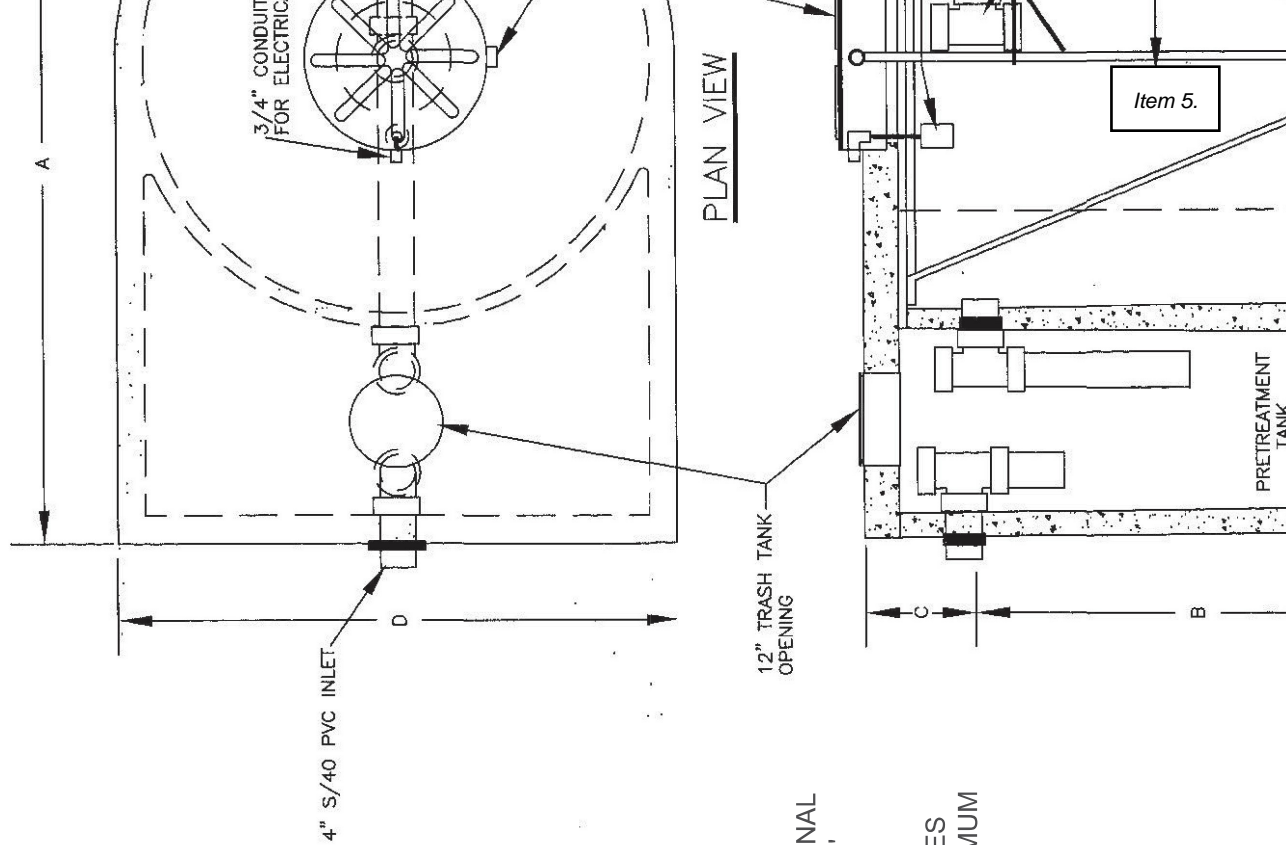
GENERAL NOTES

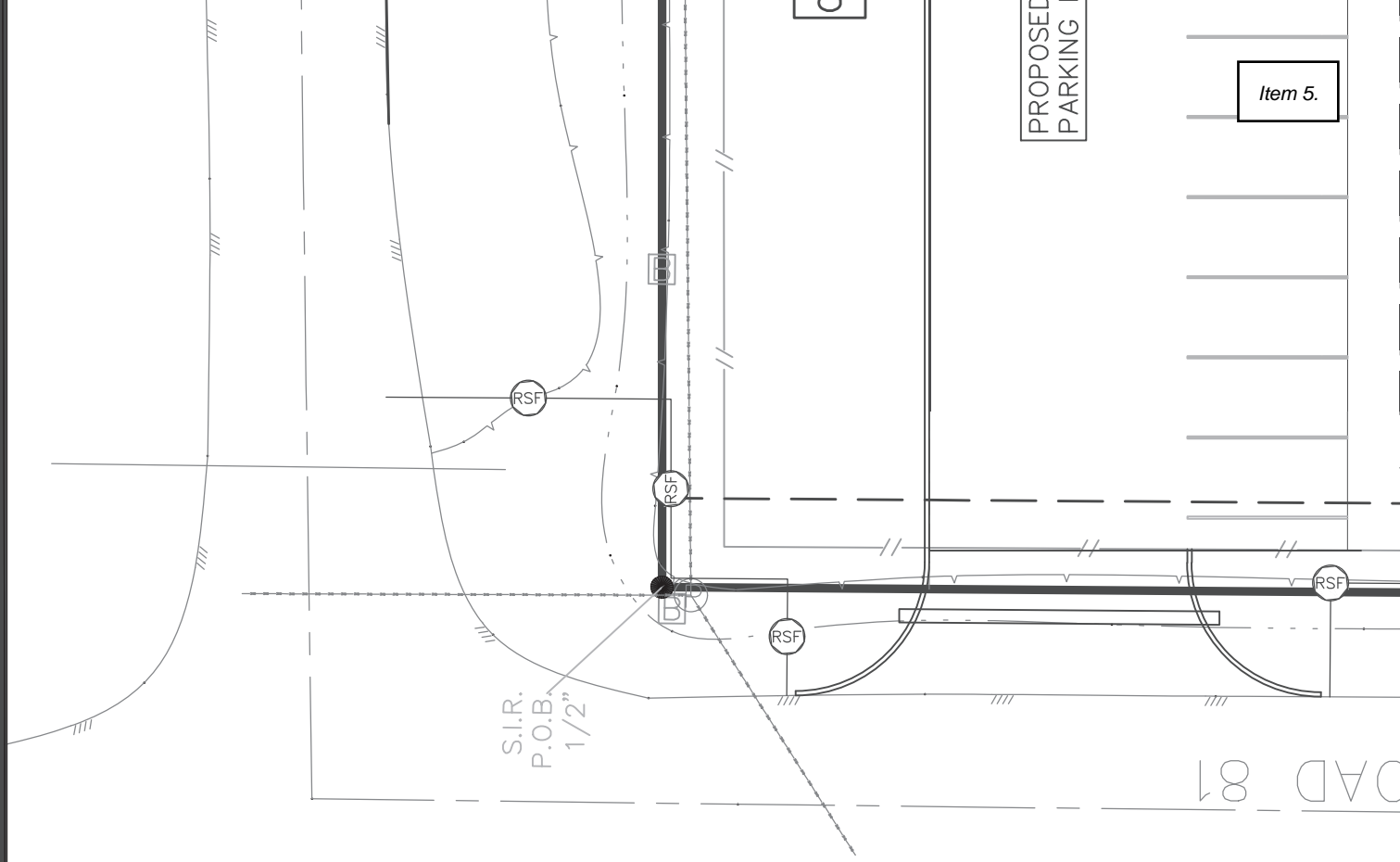
1. INSTALLATION WILL BE IN ACCORDANCE WITH TAC 285 AND BRAZORIA COUNTY RULES AND REGULATIONS.
2. PRIVATE WATER SUPPLY PROVIDED BY PRIVATE WATER WELL LOCATED ON-SITE.
3. PROVIDE SLEEVES FOR ALL SANITARY SEWER PIPE CROSSING UNDER PAVED AREAS. SLEEVE DIAMETER SHALL BE TWO NOMINAL SIZES GREATER THAN THE CARRIER PIPE AND SHALL EXTEND 2' BEYOND THE EDGE OF PAVEMENT.
4. PROVIDE SLEEVES FOR ALL SANITARY SEWER PIPE CROSSING WATER LINES. SLEEVE DIAMETER SHALL BE TWO NOMINAL SIZES GREATER THAN THE CARRIER PIPE. SLEEVES SHALL BE A MINIMUM OF 20 FEET IN LENGTH AND CENTERED AT THE WATERLINE CROSSING.
5. ALL POPULATION VALUES PROVIDED BY THE CLIENT.
6. APPROPRIATE CLEANOUTS SHALL BE INSTALLED EVERY 100'.
7. INSTALL SWPPP MEASURES AS NEEDED.

SPRAY AREA CALCULATIONS

1. RI FOR BRAZORIA COUNTY FROM TAC 285 TABLE 1 = 0.41
2. DAILY FLOW FROM ATU = 256 GPD (5 DAYS/WEEK)
3. DAILY FLOW FROM PUMP TANK = 100.00 GPD (5 DAYS/WEEK)

AEROBIC TREATMENT UNIT DETAIL
AEROBIC TREATMENT UNIT TO BE 500 GPD MODEL
MANUFACTURED BY CLEARSTREAM OR APPROXIMATE





SWPPP NOTES

1. PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL INSTALL POLLUTION PREVENTION SYSTEMS AT LOCATION SHOWN ON PLANS.
2. IF POLLUTION PREVENTION SYSTEMS ARE EXISTING FROM PRIOR CONTRACTS, OWNER AND/OR OWNER'S REPRESENTATIVE WITH THE CONTRACTOR SHALL EXAMINE THE EXISTING POLLUTION PREVENTION SYSTEMS FOR DAMAGE PRIOR TO CONTRACTOR STARTING CONSTRUCTION OF THE CONTRACT. ANY DAMAGE NOTED AT THIS TIME SHALL BE REPAIRED AT OWNER'S EXPENSE.
3. CONTRACTOR SHALL INSPECT ALL POLLUTION PREVENTION SYSTEMS SPECIFIED HEREIN, AS REQUIRED IN THE PERMIT.
4. CONTRACTOR SHALL MAINTAIN, REPAIR AND/OR REPLACE DAMAGED EROSION AND SEDIMENTATION CONTROL SYSTEMS THROUGHOUT THE DURATION OF THE CONTRACT.
5. CONTRACTOR SHALL PROVIDE PROTECTED STORAGE AREAS FOR CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS AND OTHER POTENTIALLY TOXIC MATERIALS.
6. CONTRACTOR SHALL LOCATE FUEL/MATERIAL STORAGE AREAS AWAY FROM STORM WATER CONVEYANCE SYSTEMS. CONTRACTOR SHALL USE A LINER UNDER ABOVE GROUND STORAGE TANKS. CONTRACTOR SHALL USE FILTER FABRIC FENCING, HAY BALES, OR BERMS AROUND FUEL STORAGE AREAS.
7. CONTRACTOR SHALL ADVISE OWNER IMMEDIATELY, VERBALLY, AND IN WRITING, OF ANY FUEL OR TOXIC MATERIAL SPILLS ONTO THE PROJECT/CONSTRUCTION AREA AND THE ACTIONS TAKEN TO REMEDY THE PROBLEM.
8. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF HIS FUELS, MATERIALS, AND CONTAMINATED EXCAVATIONS IN A LEGALLY APPROVED MANNER.



**CITY COUNCIL WORKSESSION
MINUTES**

Item 6.

**Wednesday, November 06, 2024
6:00 PM**

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

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

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 6th day of November 2024, the City Council of the City of Iowa Colony, Texas, held a Worksession at 6:00 P.M. at the Iowa Colony City Council Chambers, there being present and in attendance the following members to wit:

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

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

CALL TO ORDER

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

CITIZEN COMMENTS

There were no comments from the public.

EXECUTIVE SESSION- 6:01 P.M.

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

1. Discussion on potential or threatened legal action related to development agreement default.

The City Council returned to open session at **7:17 P.M.**

ADJOURNMENT

The worksession was adjourned at 7:17 P.M.

APPROVED THIS 9TH DAY OF DECEMBER 2024



Kayleen Rosser, City Secretary

Wil Kennedy, Mayor



**CITY OF
IOWA
COLONY**

**CITY COUNCIL WORKSESSION
MINUTES**

Item 7.

**Monday, November 18, 2024
6:00 PM**

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

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

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 18th day of November 2024, the City Council of the City of Iowa Colony, Texas, held a worksession at 6:00 P.M. at the Iowa Colony City Council Chambers, there being present and in attendance the following members to wit:

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

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

CALL TO ORDER

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

CITIZEN COMMENTS

There were no comments from public.

ITEMS FOR DISCUSSION

1. Discussion on introduction of new staff members.

Chief Bell introduced Israel Mazuera as a new patrol officer. The Public Works Foreman: Jeremy Franks introduced Richard Estrada as a new public works maintenance worker.

EXECUTIVE SESSION-6:03 P.M.

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

2. Discussion on potential or threatened legal action related to development agreement default.
3. Discuss personnel matters related to the City Manager's employment agreement.

The Council convened back in open session at 7:00 P.M.

ADJOURNMENT

The worksession was adjourned at 7:00 P.M.

APPROVED THIS 9TH DAY OF DECEMBER 2024

Item 7.

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor





CITY OF IOWA COLONY

CITY COUNCIL MEETING MINUTES

Item 8.

Monday, November 18, 2024
7:00 PM

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

Phone: 281-369-2471

Fax: 281-369-0005

www.iowacolonytx.gov

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 6th day of November 2024, the City Council of the City of Iowa Colony, Texas, held a meeting at 7:00 P.M. at the Iowa Colony City Council Chambers, there being present and in attendance the following members to wit:

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

And Councilmember McLean 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 7:00 P.M.

INVOCATION

Councilmember Varlack prayed aloud.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance and Texas Pledge were recited.

CITIZEN COMMENTS

Jim Johnson: President of the Pearland Chamber of Commerce asked that Iowa Colony consider writing a letter in support for the construction of a mental health crisis center in Brazoria County.

ITEMS FOR CONSIDERATION

1. Consider reappointment of Municipal Court Judges whose terms expires November 2024.
Motion made by Councilmember Varlack to reappoint Presiding Judge Robert Barfield and Associate Judges TJ Roberts and J. Dan Connelly, Seconded by Councilmember Murray.
Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

SPECIAL PRESENTATIONS & ANNOUNCEMENTS

Reserved for formal presentations and proclamations.

2. Administer the Oath of Office.

The Oath of Office was administered to Robert Barfield.

The Mayor requested that the City Council join the Jack and Jill Elite Black Opals for a picture and presentation.

PUBLIC HEARINGS

3. Hold a public hearing to consider a specific use permit for alcohol sales/store:

The property located at 3233 Meridiana Parkway, Suite 500, Iowa Colony, Texas 77583, forms part of the shopping center owned by Shops at Sterling Lakes LLC. The property is legally described as "Shops at Sterling Lakes LLC, A0289 H T & BRR Tract 3F16A & A0515 (HT&BRR) Tract 10A, encompassing 5.988 acres."

Mayor Kennedy opened the public hearing at 7:13 P.M. Ulrich Abundi: He is the applicant for the submittal of a specific use permit for the liquor store. He stated that this project will gain tax revenue for the city. They feel as though this store will attract a large customer base. Francis Bonghan: His friends contacted him about opening a liquor store in Houston. He advised them that there are a lot of liquor stores already in that area. He advised them that they should put the store in Iowa Colony as it is quickly growing. There were no other comments from the public. Mayor Kennedy closed the public hearing at 7:21 P.M.

EXECUTIVE SESSION-7:22 P.M.

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

4. Discussion on potential or threatened legal action related to development agreement default.
5. Discuss personnel matters related to the City Manager's employment agreement.

POST EXECUTIVE SESSION- 8:37 P.M.

ITEMS FOR CONSIDERATION

6. Consideration and possible action on a resolution casting votes for board members to the Brazoria County Appraisal District Board of Directors.

Motion made by Mayor Pro Tem Greene-Scott to adopt a resolution casting the City of Iowa Colony's 28 votes to Arnetta Murray, Seconded by Councilmember Hargroder.

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

7. Consideration and possible action on a resolution approving a contingent fee contract and engagement for bond counsel services with Bracewell, LLP.

Motion made by Councilmember Hargroder to approve a contingent fee contract and engagement for bond counsel services with Bracewell, LLP., Seconded by Mayor Pro Tem Greene-Scott.

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

- 8. Consideration and possible action on a resolution authorizing a Community Development Block Grant (CDBG) application to the Texas Department of Agriculture for the Community Development Fund.

Motion made by Councilmember Boyce to approve a resolution authorizing a Community Development Block Grant application to the Texas Department of Agriculture for the Community Development Fund, Seconded by Councilmember Varlack.

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

- 9. Consideration and possible action on a resolution authorizing a letter of support to the State Legislature regarding the development and creation of a Mental Health Crisis Center in Brazoria County.

Motion made by Councilmember Varlack to approve a resolution authorizing a letter of support to the State Legislature regarding the development and creation of a Mental Health Crisis Center in Brazoria County, Seconded by Mayor Pro Tem Greene-Scott.

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

- 10. Consideration and possible action on an ordinance granting a specific use permit for alcohol sales/liquor store at 3233 Meridiana Pkwy, Suite 500.

Motion made by Mayor Pro Tem Greene-Scott to approve an ordinance on first and final reading issuing a Specific Use Permit for alcohol sales/liquor store at 3233 Meridiana Pkwy, Suite 500, Seconded by Councilmember Hargroder. The City Secretary read the ordinance caption aloud.

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

- 11. Consideration and possible action on a specific use permit for a childcare facility in the Sierra Vista Town Center.

Motion made by Councilmember Hargroder to approve a Specific Use Permit for a childcare facility in the Sierra Vista Town Center, Seconded by Mayor Pro Tem Greene-Scott.

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

- 12. Consideration and possible action on a Professional Services Agreement with Burditt for architectural and design services related to the Municipal Government Center Master Plan.

Motion made by Mayor Pro Tem Greene-Scott to approve a Professional Services Agreement with Burditt for architectural and design services related to the Municipal Government Center Master Plan, Seconded by Councilmember Hargroder.

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

CONSENT AGENDA

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

Motion made by Councilmember Hargroder to approve the consent items as presented minus item no. 18 and item no. 19, Seconded by Mayor Pro Tem Greene-Scott.

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

- 13. Consider approval of the October 14, 2024 City Council work session minutes.

14. Consider approval of the October 14, 2024 City Council meeting minutes.
15. Consider approval of the November 6, 2024 City Council work session meeting minutes.
16. Consider approval of an interlocal agreement with Brazoria County.
17. Consider approval of an advanced funding agreement (AFA) with TxDOT for lighted street signs at TxDOT intersections.
18. Consider approval of a one-time six-month extension on the Caldwell Lakes Section 3 Preliminary Plat Approval.
 Motion made by Councilmember Hargroder to approve a one-time six-month extension on the Caldwell Lakes Section 3 Preliminary Plat Approval and a one-time six-month extension on the Caldwell Lakes Section 4 Preliminary Plat Approval, Seconded by Mayor Pro Tem Greene-Scott.
 Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce
19. Consider approval of a one-time six-month extension on the Caldwell Lakes Section 4 Preliminary Plat Approval.
 The action was taken during item no. 18.
20. Consider acceptance of Bullard Parkway Street Dedication Phase I Water, Drainage & Paving and Appurtenances into the One Year Maintenance Period.
21. Consider acceptance of Cedar Rapids Parkway Phase II Water, Drainage and Paving Facilities into One Year Maintenance Period.
22. Consider conditional approval of Sierra Vista Section 10 Water, Sanitary, Drainage and Paving Facilities into the One Year Maintenance Period.
23. Consider conditional approval of Sterling Lakes North Section 8 Water, Sanitary, Drainage and Paving Facilities into the One Year Maintenance Period.
24. Consider final approval of Sierra Vista West Section 4 Water, Sanitary, Drainage and Paving Facilities.

COUNCIL COMMENTS

Mayor Kennedy thanked the council for their participation at various veterans' day events in Iowa Colony. The Iowa Colony City Council Chambers was a voting location on election day. The city has the Festival of Lights event coming up on December 6th. He hopes to participate in the Christmas Parade. Also, there will be MLK events in Iowa Colony. He commended Councilmember Boyce on his work with the Teen Advisory Committee. He thanked Councilmember Varlack on his efforts to make us a part of the Chamber of Commerce. We will host the state of the city on January 21st at Alumni Hall.

Councilmember Barnett was absent.

Councilmember Murray mentioned an MLK parade, and they need sponsors and participation. The parade will end up at freedom field.

Mayor Pro Tem Greene-Scott thanked everyone who voted on November 5th. She thanked those in attendance at the meeting. She is excited for the Festival of Lights event on December 6th.

Councilmember Varlack thanked those in attendance. He is looking forward to the MLK day event. He thanked the staff for having the City Council Chambers as a polling location on election day. He asked that everyone to be aware that the holidays may be a difficult time for some, and we need to be kind.

Councilmember Boyce is excited for the end of the year festivities. He thanked the mayor for recognizing the Gulf Coast Brazoria Chapter of Jack and Jill youth group.

Councilmember Hargroder mentioned that the Iowa Colony Volunteer Fire Department will be having a parade on December 14th from 7 P.M. to 9 P.M. She thanked the mayor for joining the annual fire department banquet.

STAFF REPORTS

- 25. Building Official/Fire Marshal Monthly Report
- 26. Police Department Monthly Report
- 27. Municipal Court Monthly Report
- 28. Public Works Monthly Report
- 29. City Engineer Report
- 30. Finance Monthly Reports
- 31. Technology Department Monthly Report
- 32. Water/Wastewater Utility Monthly Report

ADJOURNMENT

The meeting was adjourned at 9:31 P.M.

APPROVED THIS 9TH DAY OF DECEMBER 2024

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor





City Council Agenda Item Request Form

Item 9.

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

Date:

Department Making Request: 35 - Community Development

Person Making Request:

Item Type: Action (other)

Budgeted? Y / N / n/a

Cost:

If budgeted, identify account:

Short Description:

Creekhaven Section One Early Plat Application

Explanation/Justification Details:

Adico, LLC has received an updated Early Plat Application Request from Elevation Land Solutions on behalf of Sandy Point DEV Owner, LP for Creekhaven Section 1. The Developer is proposing to record the plat in accordance with the City of Iowa Colony Subdivision Ordinance, as amended per Ordinance 2018-30.

If approved, total cash deposit shall be: \$3,205,919.27

Adico has provided a Letter of Recommendation to Approve. Early Plat request from the developer is included in the LOR.

Requestor Signature: Dinh Ho, P_E

Digitally signed by Dinh Ho, P_E
DN: cn=US, o=Adico, LLC, cn=Dinh Ho, P_E,
e=dinh@adico-llc.com
Reason: I am the author of this document
Location: your signing location here
Date: 2024-12-04 10:16:09
Foxit PhantomPDF Version: 9.7.5

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

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the

Council Agenda.

City Secretary

Tuesday, December 3, 2024

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

Re: Creekhaven Section One – Early Plat Application
Brazoria County Municipal Utility District No. 92
Sandy Point DEV Owner, LP
Letter of Recommendation to Approve - Updated
Adico Project No. 24101-02

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has received an updated Early Plat Application Request (attached) on or about December 2, 2024, from Elevation Land Solutions on behalf of Sandy Point DEV Owner, LP for Creekhaven Section 1. The Developer is proposing to record the plat in accordance with the City of Iowa Colony Subdivision Ordinance, as amended per Ordinance 2018-30.

Infrastructure construction plans are approved and construction is currently ongoing with the exception of BCMUD 92 Lift Station No. 1 project. The final plat is on the December 3, 2024, Planning and Zoning agenda and the December 9, 2024, City Council agenda. Below is a brief overview:

Below is a brief overview of the request.

CREEKHAVEN SECTION ONE EARLY PLAT APPLICATION					
CONTRACTS	CONTRACTOR	ORIGINAL CONTRACT	CHANGE ORDERS	CONFIRMED PAYMENTS	APPLICABLE EARLY PLAT PORTION AT TIME OF APPLICATION
Detention and Mass Grading Phase 1	Anchor Excavators, Inc.	\$ 5,587,284.84	\$ 518,935.75	\$ 5,490,301.64	\$ 615,918.95
BCMUD 92 WWTP PH 1 - Lift Station Only	AUC GROUP, LLC	\$ 1,276,000.00			\$ 1,276,000.00
OFFSITE FORCEMAIN (INCLUDED IN CREEKHAVEN SEC 3 CONTRACT)	Gonzalez Construction Enterprise	\$ 305,530.13	\$ (34,821.77)		\$ 270,708.36
Section 1, Creekhaven and Karsten Blvd, TxDOT Improvements	R Construction	\$ 7,959,768.30	\$ (592,530.25)	\$ 6,615,393.30	\$ 751,844.75
Total Remaining Contract Amount					\$ 2,914,472.06
Remaining construction plus 10%					\$ 291,447.21
Total Escrow of Cash Deposit due to City (within 10 days of CC approval)					\$ 3,205,919.27
Administrative Fee @ 2% on \$4,978,840.35		\$ 4,978,840.35			\$ 99,576.81
Check No. 1131 received 11/7/24		\$ 99,567.81			\$ 9.00
Cash Received 11/7/24		\$ 9.00			\$ (0.00)

Elevation Land Solutions has provided copies of contract documents, pay applications, change orders, Affidavit of Bills Paid, Waiver and Lien Release upon Partial and Final Payment and payment acknowledgements as required for the early plat application request.

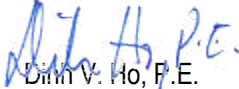
The amount remaining on all contracts is \$2,914,472.06. Per the Ordinance, a cash deposit of 110% of the remaining construction cost is required to be escrowed with the City within ten days of approval by City Council. The total cash deposit shall be \$3,205,919.27.

In addition, a 2% administrative fee based on the total cash deposit is required at the time of application submittal. The City received an administrative fee of \$99,576.81.

Based on our review of the documents provided, we have no objections to the Early Plat Application Request for Creekhaven Section 1. The Developer shall provide the cash deposit in the amount of \$3,205,919.27 within 10 days of approval by City Council.

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

Sincerely,
Adico, LLC


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

cc: Kayleen Rosser, City Secretary (krosser@iowacolonytx.gov)
Robert Hemminger, City Manager (rhemminger@iowacolonytx.gov)



November 27, 2024

Dinh V. Ho, PE
Adico Consulting Engineers
On behalf of City of Iowa Colony
2114 El Dorado Blvd., Suite 400
Friendswood, Texas 77546

Re: Early Plat Release Application Request
Creekhaven Section 1

Mr. Ho:

On behalf of Sandy Point DEV Owner, LP, this letter is to formally request the City of Iowa Colony process an application for an early plat escrow in connection with Creekhaven Section 1. Our intention is to obtain a recorded plat by December subject to City Council approval and deposit of escrowed funds per the agreement.

This escrow is proposed to include funds to complete the construction of water, sanitary, drainage and paving for the above referenced project. Construction of the projects is currently in progress, and we anticipate will be complete by December.

Exhibit A (attached) is a summary of the contract amounts and estimates for this project which is the basis for calculating the escrow amount per the City's policy. Sandy Point DEV Owner, LP will be submitting the escrow to the City within the appropriate timeline after City approval of the early plat application.

If you have any questions, please call us.

Best Regards,

A handwritten signature in black ink, appearing to read "J. Carline".

Jennifer L. Carline, PE
Project Manager

Cc: Kasper Musteikis – Hines



CITY OF IOWA COLONY - CONSTRUCTION ESCROW SUMMARY
Creekhaven Section 1
December 2, 2024

<u>Project</u>	<u>Contractor</u>	<u>Original Contract</u>		<u>Current Contract</u>		<u>Remaining Contract</u>	
		<u>Amount</u>	<u>Change Orders</u>	<u>Amount</u>	<u>Payments to Date</u>	<u>Amount</u>	
1. Section 1, Creekhaven and Karsten Blvd Ph 1, TxDoT Improvements	R Construction Civil, LLC	\$ 7,959,768.30	\$ (592,530.25)	\$ 7,367,238.05	\$ 6,615,393.30	\$ 751,844.75	
2. Detention & Mass Grading	Anchor Excavators, Inc	\$ 5,587,284.84	\$ 518,935.75	\$ 6,106,220.59	\$ 5,490,301.64	\$ 615,918.95	
3. Phase 1 Lift Station	AUC Group, LLC	\$ 1,276,000.00	\$ -	\$ 1,276,000.00	\$ -	\$ 1,276,000.00	
4. Offsite Forcemain	Gonzalez Construction Enterprise, Inc	\$ 305,530.13	\$ (34,821.77)	\$ 270,708.36	\$ -	\$ 270,708.36	
						Total Construction Contract Remaining	\$ 2,914,472.06
						Contingency (10%)	<u>291,447.21</u>
						Total Escrow	\$ 3,205,919.27 ⁽¹⁾

Notes:

(1) Escrow deposit due within 10 business days following City Council approval.

**TERMS AND CONDITIONS OF EARLY PLAT APPROVAL
(Creekhaven Section One– Early Plat Application)**

1. Terms and Special Provisions
 - a. “Developer” herein shall mean: SANDY POINT DEV OWNER, LP.
 - b. “City” herein shall mean: the CITY OF IOWA COLONY, TEXAS.
 - c. “District” herein shall mean: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 92.
 - d. “Section” herein shall mean all of the following, whether one or more: Creekhaven Section 1 – Early Plat Application.
 - e. “Plat” herein shall mean the plat of the Section.
 - f. “Facilities” herein shall mean the following infrastructure for the Section, as more fully described or shown on the plat, drawings, specifications, bid proposals, pay estimates, change orders, affidavits of bills paid, waivers and lien releases upon partial payment, and the letter of recommendation from the City Engineer, **a copy of which letter is attached hereto as Exhibit “A”**: water, sanitary sewer, drainage, and paving.
 - g. “Deposit Required” herein shall mean: **Three million, two hundred five thousand, nine hundred nineteen dollars and 27/100 Dollars (\$3,205,919.27).**
 - h. “City’s Administrative Fee” herein shall mean: **Ninety-nine thousand, five hundred seventy-six dollars and 81/100 Dollars (\$99,576.81), which has been received by the City.**
 - i. “Remaining Construction Cost” herein shall mean: **Two million, nine hundred fourteen thousand, four hundred seventy-two and 06/100 Dollars (\$2,914,472.06).**
 - j. “Additional Contracts” As a condition precedent to the approval of the early plat for Section 1, the Developer shall enter into and execute additional contracts included in the early plat Letter of Recommendation.

2. The Developer is developing the Section, in the city limits or extraterritorial jurisdiction of the City. The Facilities are included in the Section. The Facilities are under construction, pursuant to contract(s) entered into by the District and/or the Developer but have not been completed.

3. The Developer has applied for early approval and recording of the Plat of the Section pursuant to the procedures, terms, and conditions set forth in Ordinance No. 2018-30 (the “Early Platting Ordinance”) of the City, which was passed on December 17, 2018, and which amended the Subdivision Ordinance.

4. This document is not a contract; rather, it states the terms and conditions upon which the City hereby approves the Plat of the Section and authorizes early recordation of that Plat with the Brazoria County Clerk, pursuant to all terms and conditions of this document and the Early Platting Ordinance.

5. The Plat of the Section may be recorded with the Brazoria County Clerk upon payment to the City of the amounts required by this document and upon inclusion on that Plat of the notations required by Section Three of the Early Platting Ordinance.

6. After the Plat of the Section has been lawfully recorded pursuant to this document, then the fact that the Facilities in the Section have not been completed shall not be a cause to deny approval of the plat of the Section and shall not be a cause to deny early plat approval and building permits for the Section under the terms and conditions of the Early Platting Ordinance.

7. The Developer shall deposit with the City (1) the Deposited Funds for the purposes described herein and set forth on **Exhibit “A” attached hereto**, in lieu of the completion of the Facilities in the Section before recordation as would otherwise be required by City regulations; and (2) the City’s Administrative Fee under the Early Platting Ordinance. The City’s holding and use of the Deposited Funds and the Administrative Fee shall be governed by the Early Platting Ordinance and this document.

8. Regardless of any other provision, the funds paid hereunder shall not be an escrow, and the City shall not be an escrow agent, regardless whether any attachments to this document or any other sources refer to escrowed funds or similar phrases. Regardless of any provision, the City shall not under any circumstances owe any fiduciary duty to Developer or any other person in any way concerning this document, the subject matter hereof, or any funds paid hereunder.

9. The City Engineer has the right under the Early Platting Ordinance to require the deposit of additional funds at any time, if the City Engineer determines in his sole, good faith discretion, that the then remaining Deposited Funds are less than 110% of the then remaining construction cost of the Facilities.

10. The parties understand that the Deposited Funds represent the funds set aside for the Developer to make payments under construction contracts for the Facilities entered into by the District and/or Developer (the “Contract”, whether one nor more), under which Contract payments are guaranteed by the Developer. Therefore, the Developer may draw upon the Deposited Funds monthly to satisfy progress payments under the Contract for the Facilities; provided that (1) the amount of the Deposited Funds shall never be reduced to less than 110% of the then remaining cost to complete the construction of the Facilities, as determined by the City Engineer in his sole, good faith discretion; and further provided that (2) the Developer is not in default under this document or the Early Platting Ordinance.

11. The return of any unused portion of the Deposited Funds to the Developer upon completion of the Facilities shall be as provided in the Early Platting Ordinance. However, the Administrative Fee shall be nonrefundable and may be used for any purpose.

12. The City has an interlocal agreement with Brazoria County, providing that the City, not Brazoria County, shall regulate subdivision plats in the City’s extraterritorial jurisdiction.

13. This document implements the Early Platting Ordinance, which provides exceptions to certain requirements of the Subdivision Ordinance, but this document does not otherwise waive any requirements of the Subdivision Ordinance.

14. The Developer certifies that it does not boycott the State of Israel and will not boycott the State of Israel during the term of this document.

EFFECTIVE DATE: DECEMBER 9, 2024

CITY OF IOWA COLONY, TEXAS

By: _____
Wil Kennedy, Mayor

ATTEST:

Kayleen Rosser, City Secretary

ACCEPTED:

SANDY POINT DEV OWNER, LP

By: Sandy Point DEV GP LLC, its general partner

By: Sandy Point Venture LP, its sole member

By: HT Sandy Point LP, its general partner

By: Hines Sandy Point Member LP, its general partner

By: _____

Name: _____

Title: _____

**EXHIBIT "A" to
Terms and Conditions of Early Plat Approval**

**Letter of Recommendation
With Its Attachment(s)**



City Council Agenda Item Request Form

Item 10.

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

Date:

Department Making Request: 35 - Community Development

Person Making Request:

Item Type: Action (other)

Budgeted? Y / N / n/a Cost:

If budgeted, identify account:

Short Description:

Creekhaven Section Two Early Plat Application

Explanation/Justification Details:

Adico, LLC has received an updated Early Plat Application Request from Elevation Land Solutions on behalf of Sandy Point DEV Owner, LP for Creekhaven Section 2. The Developer is proposing to record the plat in accordance with the City of Iowa Colony Subdivision Ordinance, as amended per Ordinance 2018-30.

If approved, total cash deposit shall be: \$296,747.53

Adico has provided a Letter of Recommendation to Approve. Early Plat request from the developer is included in the LOR.

Requestor Signature: Dinh Ho, P_E Digitally signed by Dinh Ho, P_E...
DN: cn=US, o=Adico, LLC, cn=Dinh Ho, P_E,
e=dinh@adico-llc.com
Reason: I am the author of this document
Location: your signing location here
Date: 2024-12-04 10:16:09
Foxit PhantomPDF Version: 9.7.5

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

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary

Tuesday, December 3, 2024

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

Re: Creekhaven Section Two – Early Plat Application
Brazoria County Municipal Utility District No. 92
Sandy Point DEV Owner, LP
Letter of Recommendation to Approve
Adico Project No. 24101-03

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has received an updated Early Plat Application Request (attached) on or about December 2, 2024, from Elevation Land Solutions on behalf of Sandy Point DEV Owner, LP for Creekhaven Section 2. The Developer is proposing to record the plat in accordance with the City of Iowa Colony Subdivision Ordinance, as amended per Ordinance 2018-30.

Infrastructure construction plans are approved and construction is currently ongoing. The final plat is on the December 3, 2024, Planning and Zoning agenda and the December 9, 2024, City Council agenda. Below is a brief overview:

Below is a brief overview of the request.

CREEKHAVEN SECTION 2 - EARLY PLAT ESCROW SUMMARY					
CONTRACTS	CONTRACTOR	ORIGINAL CONTRACT	CHANGE ORDERS	CONFIRMED PAYMENTS	APPLICABLE EARLY PLAT PORTION AT TIME OF APPLICATION
WSD	Dimas Brothers	\$ 2,538,000.00	\$ (311,801.00)	\$ 2,065,246.24	\$ 160,952.76
Paving	Bay Paving, LLC	\$ 1,505,204.00	\$ (23,204.50)	\$ 1,373,181.78	\$ 108,817.72
<i>Total Remaining Contract Amount</i>					\$ 269,770.48
<i>Remaining construction plus 10%</i>					\$ 26,977.05
Total Escrow of Cash Deposit due to City (within 10 days of CC approval)					\$ 296,747.53
2% Administrative Fee					\$ 18,719.64
Check No. 1132 dated 11/7/24					\$ 18,719.64

Elevation Land Solutions has provided copies of contract documents, pay applications, change orders, Affidavit of Bills Paid, Waiver and Lien Release upon Partial and Final Payment and payment acknowledgements as required for the early plat application request.

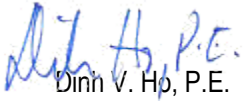
The amount remaining on all contracts is \$269,770.48. Per the Ordinance, a cash deposit of 110% of the remaining construction cost is required to be escrowed with the City within ten days of approval by City Council. The total cash deposit shall be \$296,747.53.

In addition, a 2% administrative fee based on the total cash deposit is required at the time of application submittal. The City received an administrative fee of \$18,719.64.

Based on our review of the documents provided, we have no objections to the Early Plat Application Request for Creekhaven Section 2. The Developer shall provide the cash deposit in the amount of \$296,747.53 within 10 days of approval by City Council.

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

Sincerely,
Adico, LLC



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

cc: Kayleen Rosser, City Secretary (krosser@iowacolonytx.gov)
Robert Hemminger, City Manager (rhemminger@iowacolonytx.gov)



November 27, 2024

Dinh V. Ho, PE
Adico Consulting Engineers
On behalf of City of Iowa Colony
2114 El Dorado Blvd., Suite 400
Friendswood, Texas 77546

Re: Early Plat Release Application Request
Creekhaven Section 2

Mr. Ho:

On behalf of Sandy Point DEV Owner, LP, this letter is to formally request the City of Iowa Colony process an application for an early plat escrow in connection with Creekhaven Section 2. Our intention is to obtain a recorded plat by December subject to City Council approval and deposit of escrowed funds per the agreement.

This escrow is proposed to include funds to complete the construction of water, sanitary, drainage and paving for the above referenced project. Construction of the projects is currently in progress, and we anticipate will be complete by December.

Exhibit A (attached) is a summary of the contract amounts and estimates for this project which is the basis for calculating the escrow amount per the City's policy. Sandy Point DEV Owner, LP will be submitting the escrow to the City within the appropriate timeline after City approval of the early plat application.

If you have any questions, please call us.

Best Regards,

A handwritten signature in black ink, appearing to read "J. Carline", is written over a horizontal line.

Jennifer L. Carline, PE
Project Manager

Cc: Kasper Musteikis – Hines



CITY OF IOWA COLONY - CONSTRUCTION ESCROW SUMMARY
Creekhaven Section 2
December 2, 2024

<u>Project</u>	<u>Contractor</u>	<u>Original Contract</u>		<u>Current Contract</u>		<u>Remaining Contract</u>	
		<u>Amount</u>	<u>Change Orders</u>	<u>Amount</u>	<u>Payments to Date</u>	<u>Amount</u>	
1. Section 2 WS&D	Dimas Bros. Construction	\$ 2,538,000.00	\$ (311,801.00)	\$ 2,226,199.00	\$ 2,065,246.24	\$ 160,952.76	
2. Section 2 Paving	Bay Paving, LLC	\$ 1,505,204.00	\$ (23,204.50)	\$ 1,481,999.50	\$ 1,373,181.78	\$ 108,817.72	

Total Construction Contract Remaining	\$ 269,770.48
Contingency (10%)	<u>26,977.05</u>
Total Escrow	\$ 296,747.53 ⁽¹⁾

Notes:

(1) Escrow deposit due within 10 business days following City Council approval.

**TERMS AND CONDITIONS OF EARLY PLAT APPROVAL
(Creekhaven Section Two– Early Plat Application)**

1. Terms and Special Provisions
 - a. “Developer” herein shall mean: SANDY POINT DEV OWNER, LP.
 - b. “City” herein shall mean: the CITY OF IOWA COLONY, TEXAS.
 - c. “District” herein shall mean: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 92.
 - d. “Section” herein shall mean all of the following, whether one or more: Creekhaven Section 2 – Early Plat Application.
 - e. “Plat” herein shall mean the plat of the Section.
 - f. “Facilities” herein shall mean the following infrastructure for the Section, as more fully described or shown on the plat, drawings, specifications, bid proposals, pay estimates, change orders, affidavits of bills paid, waivers and lien releases upon partial payment, and the letter of recommendation from the City Engineer, **a copy of which letter is attached hereto as Exhibit “A”**: water, sanitary sewer, drainage, and paving.
 - g. “Deposit Required” herein shall mean: **Two hundred ninety-six thousand, seven hundred forty-seven dollars and 53/100 Dollars (\$296,747.53).**
 - h. “City’s Administrative Fee” herein shall mean: **Eighteen thousand, seven hundred nineteen dollars and 64/100 Dollars (\$18,719.64), which has been received by the City.**
 - i. “Remaining Construction Cost” herein shall mean: **Two hundred sixty-nine thousand, seven hundred seventy dollars and 48/100 Dollars (\$269,770.48).**

2. The Developer is developing the Section, in the city limits or extraterritorial jurisdiction of the City. The Facilities are included in the Section. The Facilities are under construction, pursuant to contract(s) entered into by the District and/or the Developer but have not been completed.

3. The Developer has applied for early approval and recording of the Plat of the Section pursuant to the procedures, terms, and conditions set forth in Ordinance No. 2018-30 (the “Early Platting Ordinance”) of the City, which was passed on December 17, 2018, and which amended the Subdivision Ordinance.

4. This document is not a contract; rather, it states the terms and conditions upon which the City hereby approves the Plat of the Section and authorizes early recordation of that Plat with the Brazoria County Clerk, pursuant to all terms and conditions of this document and the Early Platting Ordinance.

5. The Plat of the Section may be recorded with the Brazoria County Clerk upon payment to the City of the amounts required by this document and upon inclusion on that Plat of the notations required by Section Three of the Early Platting Ordinance.

6. After the Plat of the Section has been lawfully recorded pursuant to this document, then the fact that the Facilities in the Section have not been completed shall not be a cause to deny approval of the plat of the Section and shall not be a cause to deny early plat approval and building permits for the Section under the terms and conditions of the Early Platting Ordinance.

7. The Developer shall deposit with the City (1) the Deposited Funds for the purposes described herein and set forth on **Exhibit "A" attached hereto**, in lieu of the completion of the Facilities in the Section before recordation as would otherwise be required by City regulations; and (2) the City's Administrative Fee under the Early Platting Ordinance. The City's holding and use of the Deposited Funds and the Administrative Fee shall be governed by the Early Platting Ordinance and this document.

8. Regardless of any other provision, the funds paid hereunder shall not be an escrow, and the City shall not be an escrow agent, regardless whether any attachments to this document or any other sources refer to escrowed funds or similar phrases. Regardless of any provision, the City shall not under any circumstances owe any fiduciary duty to Developer or any other person in any way concerning this document, the subject matter hereof, or any funds paid hereunder.

9. The City Engineer has the right under the Early Platting Ordinance to require the deposit of additional funds at any time, if the City Engineer determines in his sole, good faith discretion, that the then remaining Deposited Funds are less than 110% of the then remaining construction cost of the Facilities.

10. The parties understand that the Deposited Funds represent the funds set aside for the Developer to make payments under construction contracts for the Facilities entered into by the District and/or Developer (the "Contract", whether one nor more), under which Contract payments are guaranteed by the Developer. Therefore, the Developer may draw upon the Deposited Funds monthly to satisfy progress payments under the Contract for the Facilities; provided that (1) the amount of the Deposited Funds shall never be reduced to less than 110% of the then remaining cost to complete the construction of the Facilities, as determined by the City Engineer in his sole, good faith discretion; and further provided that (2) the Developer is not in default under this document or the Early Platting Ordinance.

11. The return of any unused portion of the Deposited Funds to the Developer upon completion of the Facilities shall be as provided in the Early Platting Ordinance. However, the Administrative Fee shall be nonrefundable and may be used for any purpose.

12. The City has an interlocal agreement with Brazoria County, providing that the City, not Brazoria County, shall regulate subdivision plats in the City’s extraterritorial jurisdiction.

13. This document implements the Early Platting Ordinance, which provides exceptions to certain requirements of the Subdivision Ordinance, but this document does not otherwise waive any requirements of the Subdivision Ordinance.

14. The Developer certifies that it does not boycott the State of Israel and will not boycott the State of Israel during the term of this document.

EFFECTIVE DATE: DECEMBER 9, 2024

CITY OF IOWA COLONY, TEXAS

By: _____
Wil Kennedy, Mayor

ATTEST:

Kayleen Rosser, City Secretary

ACCEPTED:

SANDY POINT DEV OWNER, LP

By: Sandy Point DEV GP LLC, its general partner

By: Sandy Point Venture LP, its sole member

By: HT Sandy Point LP, its general partner

By: Hines Sandy Point Member LP, its general partner

By: _____

Name: _____

Title: _____

**EXHIBIT "A" to
Terms and Conditions of Early Plat Approval**

**Letter of Recommendation
With Its Attachment(s)**



City Council Agenda Item Request Form

Item 11.

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

Date:

Department Making Request: 35 - Community Development

Person Making Request:

Item Type: Action (other)

Budgeted? Y / N / n/a

Cost:

If budgeted, identify account:

Short Description:

Creekhaven Section Three Early Plat Application

Explanation/Justification Details:

Adico, LLC has received an updated Early Plat Application Request from Elevation Land Solutions on behalf of Sandy Point DEV Owner, LP for Creekhaven Section 3. The Developer is proposing to record the plat in accordance with the City of Iowa Colony Subdivision Ordinance, as amended per Ordinance 2018-30.

If approved, total cash deposit shall be: \$812,595.68.

Adico has provided a Letter of Recommendation to Approve. Early Plat request from the developer is included in the LOR.

Requestor Signature: Dinh Ho, P_E Digitally signed by Dinh Ho, P_E...
DN: cn=US, o=Adico, LLC, cn=Dinh Ho, P_E,
e=dinh@adico-llc.com
Reason: I am the author of this document
Location: your signing location here
Date: 2024-12-04 10:16:09
Foxit PhantomPDF Version: 9.7.5

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

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary

Monday, December 2, 2024

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

Re: Creekhaven Section Three – Early Plat Application
Brazoria County Municipal Utility District No. 92
Sandy Point DEV Owner, LP
Letter of Recommendation to Approve - Updated
Adico Project No. 24101-04

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has received an updated Early Plat Application Request (attached) on or about December 2, 2024, from Elevation Land Solutions on behalf of Sandy Point DEV Owner, LP for Creekhaven Section 3. The Developer is proposing to record the plat in accordance with the City of Iowa Colony Subdivision Ordinance, as amended per Ordinance 2018-30.

Infrastructure construction plans are approved and construction is currently ongoing. The final plat is on the December 3, 2024, Planning and Zoning agenda and the December 9, 2024, City Council agenda. Below is a brief overview:

Below is a brief overview of the request.

CREEKHAVEN SECTION 3 - EARLY PLAT ESCROW SUMMARY					
CONTRACTS	CONTRACTOR	ORIGINAL CONTRACT	CHANGE ORDERS	CONFIRMED PAYMENTS	APPLICABLE EARLY PLAT PORTION AT TIME OF APPLICATION
WSD	Gonzalez Construction	\$ 2,132,236.60	\$ (61,199.02)	\$ 1,576,042.50	\$ 494,995.08
Paving	Bay Paving, LLC	\$ 1,537,818.50	\$ (52,327.50)	\$ 1,167,890.40	\$ 317,600.60
<i>Total Remaining Contract Amount</i>					\$ 812,595.68
<i>Remaining construction plus 10%</i>					\$ 81,259.57
Total Escrow of Cash Deposit due to City (within 10 days of CC approval)					\$ 893,855.25
2% Administrative Fee					\$ 40,978.18
Check No. 1133 dated 11/7/24					\$ 40,978.18

Elevation Land Solutions has provided copies of contract documents, pay applications, change orders, Affidavit of Bills Paid, Waiver and Lien Release upon Partial and Final Payment and payment acknowledgements as required for the early plat application request.

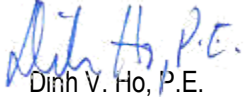
The amount remaining on all contracts is \$812,595.68. Per the Ordinance, a cash deposit of 110% of the remaining construction cost is required to be escrowed with the City within ten days of approval by City Council. The total cash deposit shall be \$893,855.25.

In addition, a 2% administrative fee based on the total cash deposit is required at the time of application submittal. The City received an administrative fee of \$40,978.18 on or about November 11, 2024.

Based on our review of the documents provided, we have no objections to the Early Plat Application Request for Creekhaven Section 3. The Developer shall provide the cash deposit in the amount of \$893,855.25 within 10 days of approval by City Council.

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

Sincerely,
Adico, LLC


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

cc: Kayleen Rosser, City Secretary (krosser@iowacolonytx.gov)
Robert Hemminger, City Manager (rhemminger@iowacolonytx.gov)



November 27, 2024

Dinh V. Ho, PE
Adico Consulting Engineers
On behalf of City of Iowa Colony
2114 El Dorado Blvd., Suite 400
Friendswood, Texas 77546

Re: Early Plat Release Application Request
Creekhaven Section 3

Mr. Ho:

On behalf of Sandy Point DEV Owner,LP, this letter is to formally request the City of Iowa Colony process an application for an early plat escrow in connection with Creekhaven Section 3. Our intention is to obtain a recorded plat by December subject to City Council approval and deposit of escrowed funds per the agreement.

This escrow is proposed to include funds to complete the construction of water, sanitary, drainage and paving for the above referenced project. Construction of the projects is currently in progress, and we anticipate will be complete by December.

Exhibit A (attached) is a summary of the contract amounts and estimates for this project which is the basis for calculating the escrow amount per the City's policy. Sandy Point DEV Owner, LP will be submitting the escrow to the City within the appropriate timeline after City approval of the early plat application.

If you have any questions, please call us.

Best Regards,

A handwritten signature in black ink, appearing to read "J. Carline".

Jennifer L. Carline, PE
Project Manager

Cc: Kasper Musteikis – Hines



CITY OF IOWA COLONY - CONSTRUCTION ESCROW SUMMARY
Creekhaven Section 3
December 2, 2024

<u>Project</u>	<u>Contractor</u>	<u>Original Contract</u>		<u>Current Contract</u>		<u>Remaining Contract</u>	
		<u>Amount</u>	<u>Change Orders</u>	<u>Amount</u>	<u>Payments to Date</u>	<u>Amount</u>	
1. Section 3 WS&D	Gonzalez Construction Enterprise, Inc	\$ 2,132,236.60	\$ (61,199.02)	\$ 2,071,037.58	\$ 1,576,042.50	\$ 494,995.08	
2. Section 3 Paving	Bay Paving, LLC	\$ 1,537,818.50	\$ (52,327.50)	\$ 1,485,491.00	\$ 1,167,890.40	\$ 317,600.60	
						Total Construction Contract Remaining	\$ 812,595.68
						Contingency (10%)	<u>81,259.57</u>
						Total Escrow	\$ 893,855.25 ⁽¹⁾

Notes:

(1) Escrow deposit due within 10 business days following City Council approval.

**TERMS AND CONDITIONS OF EARLY PLAT APPROVAL
(Creekhaven Section Three– Early Plat Application)**

1. Terms and Special Provisions
 - a. “Developer” herein shall mean: SANDY POINT DEV OWNER, LP.
 - b. “City” herein shall mean: the CITY OF IOWA COLONY, TEXAS.
 - c. “District” herein shall mean: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 92.
 - d. “Section” herein shall mean all of the following, whether one or more: Creekhaven Section 3 – Early Plat Application.
 - e. “Plat” herein shall mean the plat of the Section.
 - f. “Facilities” herein shall mean the following infrastructure for the Section, as more fully described or shown on the plat, drawings, specifications, bid proposals, pay estimates, change orders, affidavits of bills paid, waivers and lien releases upon partial payment, and the letter of recommendation from the City Engineer, **a copy of which letter is attached hereto as Exhibit “A”**: water, sanitary sewer, drainage, and paving.
 - g. “Deposit Required” herein shall mean: **Eight hundred ninety-three thousand, eight hundred fifty-five dollars and 25/100 Dollars (\$893,855.25).**
 - h. “City’s Administrative Fee” herein shall mean: **Forty thousand, nine hundred seventy-eight dollars and 18/100 Dollars (\$40,978.18), which has been received by the City.**
 - i. “Remaining Construction Cost” herein shall mean: **Eight hundred twelve thousand, five hundred ninety-five dollars and 68/100 Dollars (\$812,595.68).**

2. The Developer is developing the Section, in the city limits or extraterritorial jurisdiction of the City. The Facilities are included in the Section. The Facilities are under construction, pursuant to contract(s) entered into by the District and/or the Developer but have not been completed.

3. The Developer has applied for early approval and recording of the Plat of the Section pursuant to the procedures, terms, and conditions set forth in Ordinance No. 2018-30 (the “Early Platting Ordinance”) of the City, which was passed on December 17, 2018, and which amended the Subdivision Ordinance.

4. This document is not a contract; rather, it states the terms and conditions upon which the City hereby approves the Plat of the Section and authorizes early recordation of that Plat with the Brazoria County Clerk, pursuant to all terms and conditions of this document and the Early Platting Ordinance.

5. The Plat of the Section may be recorded with the Brazoria County Clerk upon payment to the City of the amounts required by this document and upon inclusion on that Plat of the notations required by Section Three of the Early Platting Ordinance.

6. After the Plat of the Section has been lawfully recorded pursuant to this document, then the fact that the Facilities in the Section have not been completed shall not be a cause to deny approval of the plat of the Section and shall not be a cause to deny early plat approval and building permits for the Section under the terms and conditions of the Early Platting Ordinance.

7. The Developer shall deposit with the City (1) the Deposited Funds for the purposes described herein and set forth on **Exhibit “A” attached hereto**, in lieu of the completion of the Facilities in the Section before recordation as would otherwise be required by City regulations; and (2) the City’s Administrative Fee under the Early Platting Ordinance. The City’s holding and use of the Deposited Funds and the Administrative Fee shall be governed by the Early Platting Ordinance and this document.

8. Regardless of any other provision, the funds paid hereunder shall not be an escrow, and the City shall not be an escrow agent, regardless whether any attachments to this document or any other sources refer to escrowed funds or similar phrases. Regardless of any provision, the City shall not under any circumstances owe any fiduciary duty to Developer or any other person in any way concerning this document, the subject matter hereof, or any funds paid hereunder.

9. The City Engineer has the right under the Early Platting Ordinance to require the deposit of additional funds at any time, if the City Engineer determines in his sole, good faith discretion, that the then remaining Deposited Funds are less than 110% of the then remaining construction cost of the Facilities.

10. The parties understand that the Deposited Funds represent the funds set aside for the Developer to make payments under construction contracts for the Facilities entered into by the District and/or Developer (the “Contract”, whether one nor more), under which Contract payments are guaranteed by the Developer. Therefore, the Developer may draw upon the Deposited Funds monthly to satisfy progress payments under the Contract for the Facilities; provided that (1) the amount of the Deposited Funds shall never be reduced to less than 110% of the then remaining cost to complete the construction of the Facilities, as determined by the City Engineer in his sole, good faith discretion; and further provided that (2) the Developer is not in default under this document or the Early Platting Ordinance.

11. The return of any unused portion of the Deposited Funds to the Developer upon completion of the Facilities shall be as provided in the Early Platting Ordinance. However, the Administrative Fee shall be nonrefundable and may be used for any purpose.

12. The City has an interlocal agreement with Brazoria County, providing that the City, not Brazoria County, shall regulate subdivision plats in the City’s extraterritorial jurisdiction.

13. This document implements the Early Platting Ordinance, which provides exceptions to certain requirements of the Subdivision Ordinance, but this document does not otherwise waive any requirements of the Subdivision Ordinance.

14. The Developer certifies that it does not boycott the State of Israel and will not boycott the State of Israel during the term of this document.

EFFECTIVE DATE: DECEMBER 9, 2024

CITY OF IOWA COLONY, TEXAS

By: _____
Wil Kennedy, Mayor

ATTEST:

Kayleen Rosser, City Secretary

ACCEPTED:

SANDY POINT DEV OWNER, LP

By: Sandy Point DEV GP LLC, its general partner

By: Sandy Point Venture LP, its sole member

By: HT Sandy Point LP, its general partner

By: Hines Sandy Point Member LP, its general partner

By: _____

Name: _____

Title: _____

**EXHIBIT "A" to
Terms and Conditions of Early Plat Approval**

**Letter of Recommendation
With Its Attachment(s)**

Wednesday, November 27, 2024

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

Re: Creekhaven Section 1 Final Plat
Letter of Recommendation to Approve
COIC Project No. 3858
Adico Project No. 16007-2-364

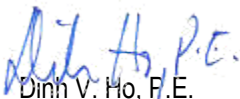
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the fourth submittal of Creekhaven Section 1 Final Plat, received on or about November 25, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat submitted on November 25, 2024. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Monday, December 2, 2024, for consideration at the December 3, 2024, Planning and Zoning meeting.

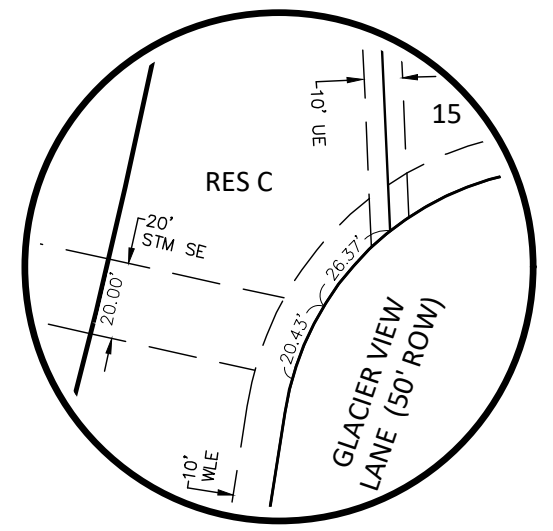
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-364



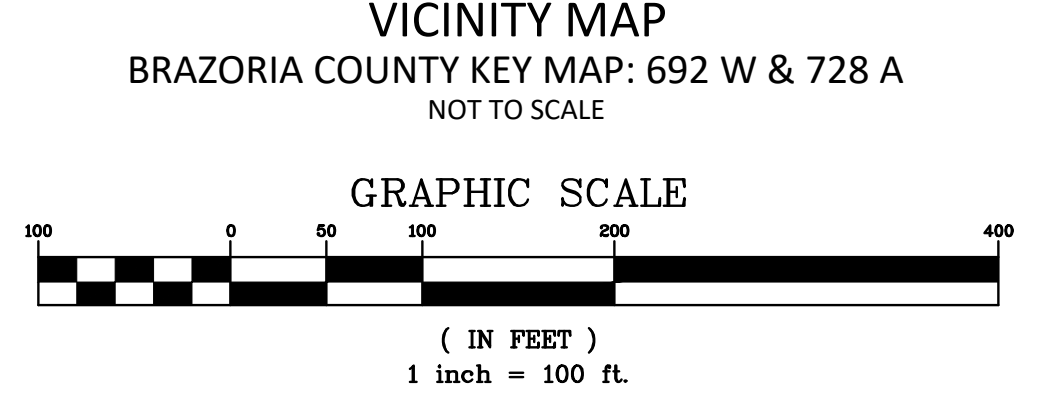
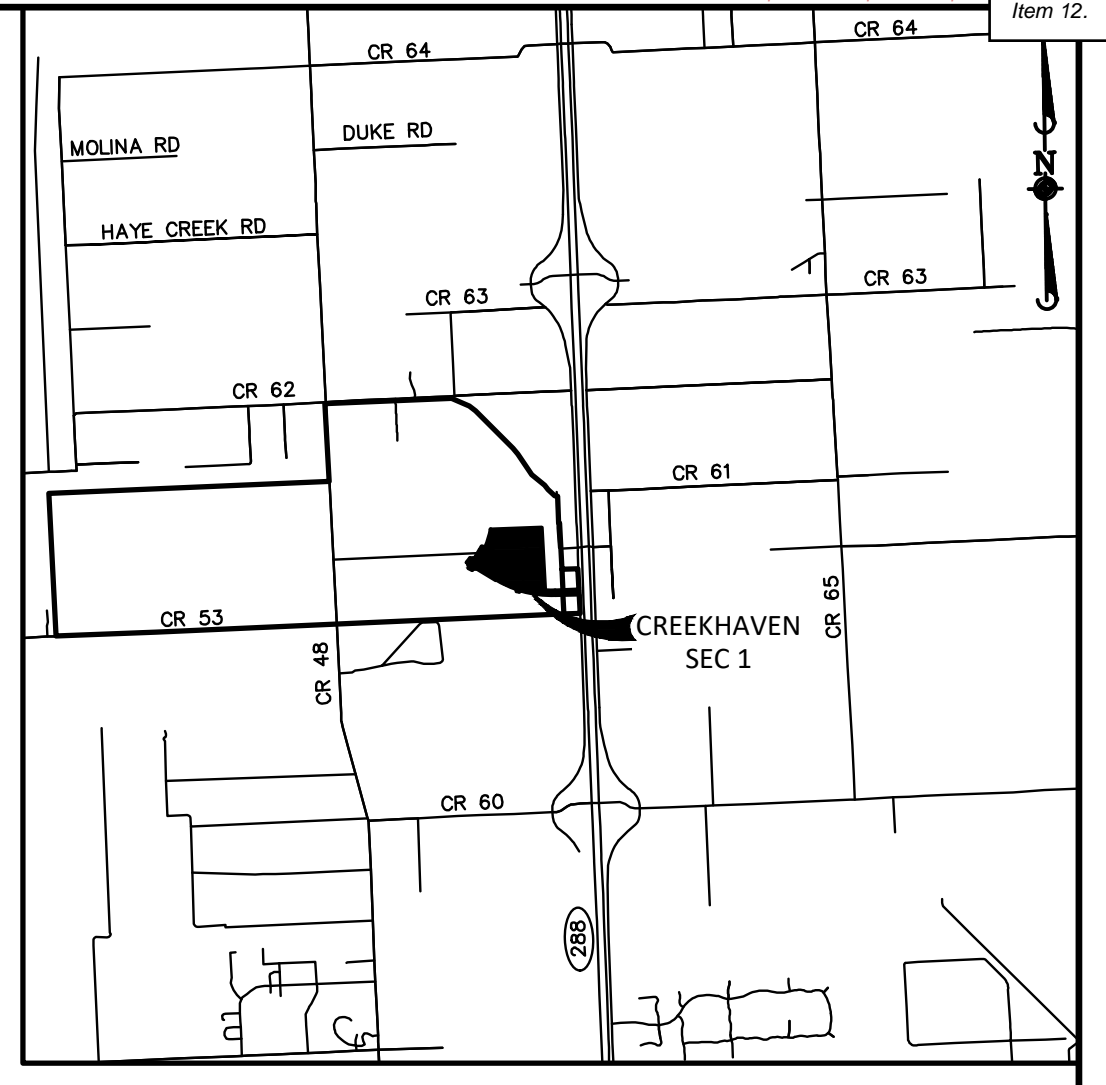
REMAINDER OF
CALLED 212.6754 ACRES (TRACT 1)
TO SANDY POINT DEV OWNER, LP
BCCF No. 2023012562
BCOPR

CALLLED 945.8984 ACRES
TO SANDY POINT OWNER, LP
BCCF No. 2023012556
BCOPR

CALLLED 8.01 ACRES
(20' PERMANENT EASEMENT)
BCCF No. 202301554
BCOPR

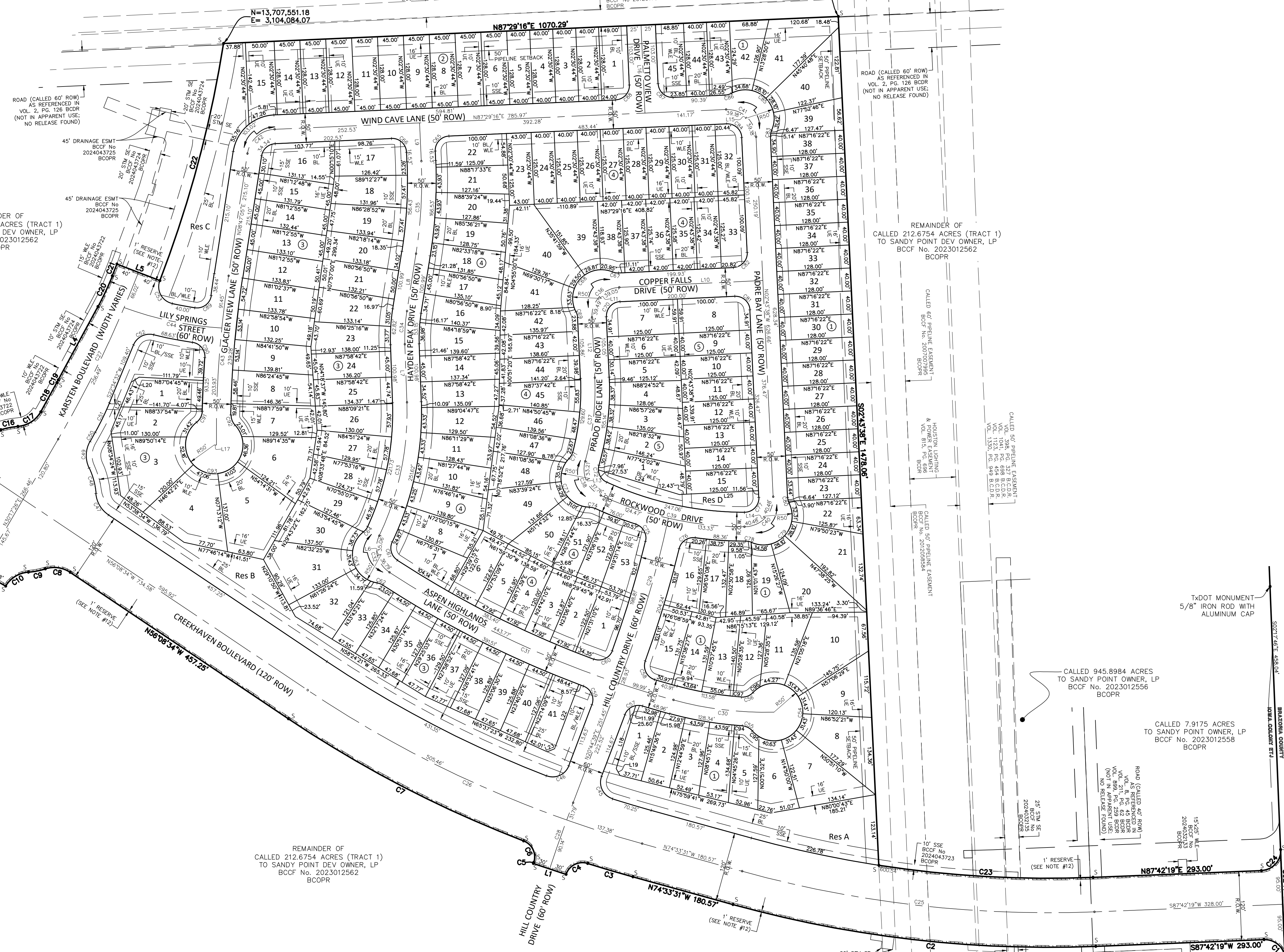
N=13,707,598.09
E= 3,105,153.19

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	32,690.29	0.7505	LANDSCAPE, OPEN SPACE AND UTILITIES
B	61,372.23	1.409	LANDSCAPE, OPEN SPACE AND UTILITIES
C	30,339.61	0.6965	LANDSCAPE, OPEN SPACE AND UTILITIES
D	7,085.62	0.1627	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	131,487.75	3.019	



ABBREVIATIONS

- AE= AERIAL EASEMENT
- DE= DRAINAGE EASEMENT
- PAE= PRIVATE ACCESS EASEMENT
- PUE= PUBLIC UTILITY EASEMENT
- SSE= SANITARY SEWER EASEMENT
- STM SE= STORM SEWER EASEMENT
- UVE= UNOBSTRUCTED VISIBILITY EASEMENT
- UE= UTILITY EASEMENT
- WLE= WATER LINE EASEMENT
- BL= BUILDING LINE
- PVT= PRIVATE
- ROW= RIGHT-OF-WAY
- BCCF= BRAZORIA COUNTY CLERK'S FILE
- BCDR= BRAZORIA COUNTY DEED RECORDS
- BCPR= BRAZORIA COUNTY MAP RECORDS
- BCOPR= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- VOL, PG, = VOLUME, PAGE
- FND= FOUND
- IR= IRON ROD
- SET 5/8" IRON ROD W/ CAP STAMPED "ELS" = STREET NAME CHANGE



N=13,706,785.91
E= 3,103,586.89

REMAINDER OF
CALLED 212.6754 ACRES (TRACT 1)
TO SANDY POINT DEV OWNER, LP
BCCF No. 2023012562
BCOPR

CALLLED 945.8984 ACRES
TO SANDY POINT OWNER, LP
BCCF No. 2023012556
BCOPR

CALLLED 7.9175 ACRES
TO SANDY POINT OWNER, LP
BCCF No. 2023012558
BCOPR

CALLLED 945.8984 ACRES
TO SANDY POINT OWNER, LP
BCCF No. 2023012556
BCOPR

CALLLED 7.9175 ACRES
TO SANDY POINT OWNER, LP
BCCF No. 2023012558
BCOPR

POINT OF BEGINNING
N=13,705,958.18
E= 3,105,929.94

FINAL PLAT CREEKHAVEN SEC 1

A SUBDIVISION OF 42.77 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130 AND THE
L.A. GUERINGER SURVEY, A-706
BRAZORIA COUNTY, TEXAS

169 LOTS 4 RESERVES 5 BLOCKS
NOVEMBER 2024

**OWNER/
DEVELOPER:** SANDY POINT DEV OWNER LP,
A DELAWARE LIMITED PARTNERSHIP
845 TEXAS STREET SUITE 3400
HOUSTON, TEXAS 77002
(713) 621-8000

**ENGINEER/
SURVEYOR:**  **ELEVATION**
Land solutions
TBPB REGISTRATION NUMBER F-22671
8700 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692

Wednesday, November 27, 2024

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

Re: Creekhaven Section 2 Final Plat
Letter of Recommendation to Approve
COIC Project No. 3859
Adico Project No. 16007-2-365

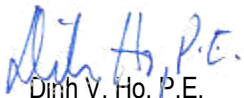
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the fourth submittal of Creekhaven Section 2 Final Plat, received on or about November 25, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

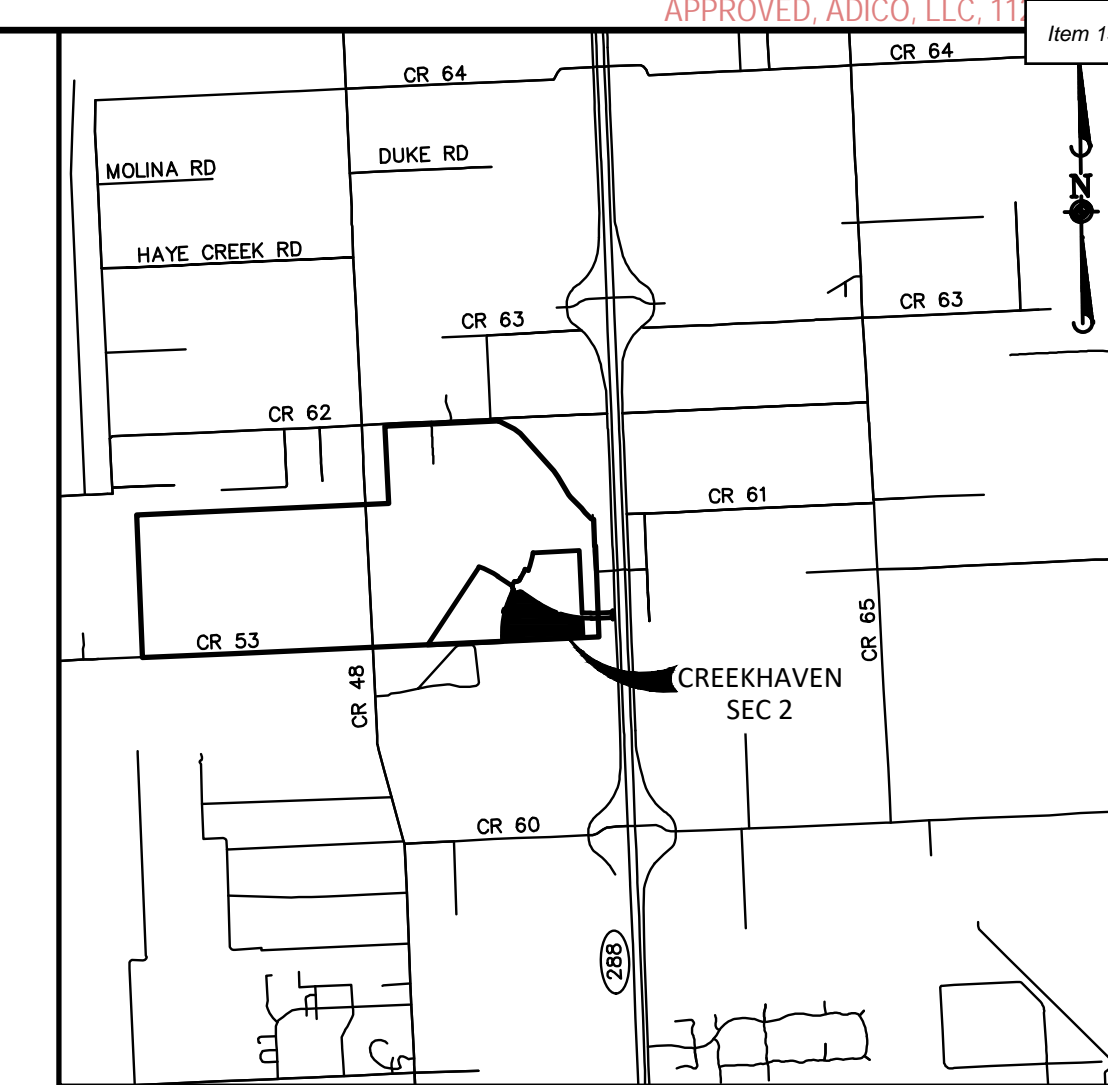
Based on our review, we have no objection to the plat submitted on November 25, 2024. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Monday, December 2, 2024, for consideration at the December 3, 2024, Planning and Zoning meeting.

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

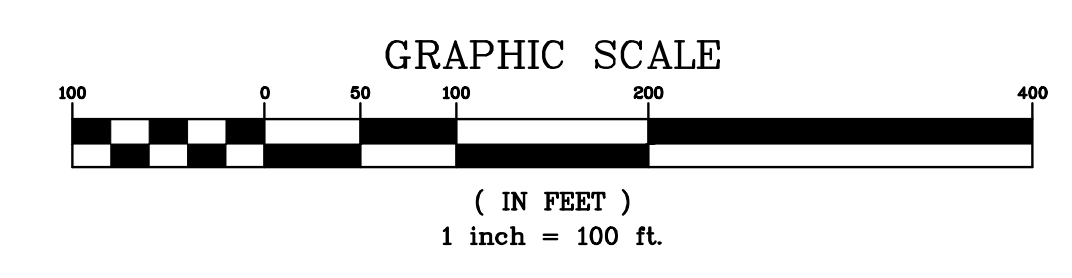
Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-365



VICINITY MAP
BRAZORIA COUNTY KEY MAP: 692 W & 728 A
NOT TO SCALE



ABBREVIATIONS

- AE= AERIAL EASEMENT
- DE= DRAINAGE EASEMENT
- PAE= PRIVATE ACCESS EASEMENT
- PUE= PUBLIC UTILITY EASEMENT
- SSE= SANITARY SEWER EASEMENT
- STM SE= STORM SEWER EASEMENT
- UVE= UNOBSTRUCTED VISIBILITY EASEMENT
- UE= UTILITY EASEMENT
- WLE= WATER LINE EASEMENT
- BL= BUILDING LINE
- PVT= PRIVATE
- ROW= RIGHT-OF-WAY
- BCCF= BRAZORIA COUNTY CLERK'S FILE
- BCDR= BRAZORIA COUNTY DEED RECORDS
- BCPR= BRAZORIA COUNTY MAP RECORDS
- BCOPR= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- VOL _ PG _ = VOLUME, PAGE
- FND= FOUND
- IR= IRON ROD
- SET 5/8" IRON ROD W/ CAP STAMPED "ELS" STREET NAME CHANGE



Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	15,744.74	0.3614	LANDSCAPE, OPEN SPACE AND UTILITIES
B	66,575.56	1.528	LANDSCAPE, OPEN SPACE AND UTILITIES
C	6,568.66	0.1508	LANDSCAPE, OPEN SPACE AND UTILITIES
D	10,824.81	0.2485	PARK, LANDSCAPE, OPEN SPACE AND UTILITIES
E	95,006.92	2.181	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
F	18,253.85	0.4191	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	212,974.54	4.889	

FINAL PLAT CREEKHAVEN SEC 2

A SUBDIVISION OF 31.30 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130
BRAZORIA COUNTY, TEXAS

111 LOTS 6 RESERVES 4 BLOCKS
NOVEMBER 2024

**OWNER/
DEVELOPER:** SANDY POINT DEV OWNER LP,
A DELAWARE LIMITED PARTNERSHIP
845 TEXAS STREET SUITE 3400
HOUSTON, TEXAS 77002
(713) 621-8000

**ENGINEER/
SURVEYOR:**  **ELEVATION**
land solutions
TBP REGISTRATION NUMBER F-22671
8700 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBP REGISTRATION NUMBER 10194692



REMAINDER OF
CALLED 212.6754 ACRES (TRACT 1)
TO SANDY POINT DEV OWNER, LP
BCCF No. 2023012562
BCOPR

N=13,706,657.83
E= 3,103,619.01

N=13,705,999.74
E= 3,105,229.32

POINT OF BEGINNING
N=13,705,582.17
E= 3,105,249.22

CALLLED 615.92 ACRES
TO AA SHARP INVESTMENTS, LTD.
BCCF No. 2007068904
BCOPR

CALLLED 945.8984 ACRES
TO SANDY POINT OWNER, LP
BCCF No. 2023012556
BCOPR

CALLLED 507.8888 ACRES
(420' ROW)
VOL. 1058, PG. 874 BCDR
VOL. 1073, PG. 643 BCDR

N=13,705,499.76
E= 3,103,458.75

FINAL PLAT NOTES:

1. THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 04/02/2024
2. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 92 BOUNDARY.
3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1,000/3789.
4. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
5. 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.
6. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
7. PRIMARY BENCHMARK: NGS MONUMENT DESIGNATION HGCS0 75, PID AW5683, WITH A PUBLISHED ELEVATION OF 48.1 FEET, NAVD 88.
8. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE INSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0120K, DATED DECEMBER 30, 2020.
9. EACH LOT SHALL BE RESTRICTED TO A SINGLE-FAMILY RESIDENTIAL USE.
10. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NOT 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 NOT MORE THAN 900 SQ. FT. ALSO SHALL 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.
11. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
12. 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 IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THEREON SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
13. ALL EASEMENT ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
14. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
15. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND paneled wooden fences along the perimeter and back to back easements and alongside rear lot lines are permitted, they too may be removed by the public utilities at the property owner's expense should they be an obstruction. Public utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
16. THERE ARE PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN HEREON.
17. 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.
18. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
19. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
20. ALL STORM SEWERS WILL BE MAINTAINED BY CITY OF IOWA COLONY.
21. 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.
22. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
23. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES.
24. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
25. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
26. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
27. 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.
28. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
29. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
30. FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
31. THE PLAT IS SUBJECT TO THE REQUIREMENTS OF 949 AC SH 288 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND HINES ACQUISITIONS, LLC.
32. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
33. THE DRAFT OF ANY PROTECTIVE COVENANTS WHEREBY THE SUBDIVIDER PROPOSES TO REGULATE THE USE OF THE LAND WITHIN THE SUBDIVISION; PROVIDED, HOWEVER, RESTRICTIVE COVENANTS, CONDITIONS, OR LIMITATIONS SHALL NEVER BE LESS THAN THE MINIMUM REQUIREMENTS OF THE CITY UNDER THE TERMS OF THIS ORDINANCE OR OTHER CITY ORDINANCES
34. THIS SUBDIVISION IS SUBJECT TO NEIGHBORHOOD AND PARKLAND DEDICATION FEES EXCEPT WHERE INDICATED IN 949 AC SH 288 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND HINES ACQUISITIONS, LLC.

BRAZORIA COUNTY DRAINAGE DISTRICT No. 5 FINAL PLAT AND CONSTRUCTION NOTES

1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 12-INCHES ABOVE CROWN OF ROAD AND/OR 24-INCHES ABOVE BASE FLOOD ELEVATION
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WITH THE EXCEPTION OF RESERVE "E" 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. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
7. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
8. PROHIBITED USE OF METAL PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
9. PROHIBITED USE OF RIP-RAP IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
10. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
11. 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.
12. 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.
13. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION; SUB-SECTION 1.5, PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

Line Table		
Line #	Length	Direction
L1	80.00'	N76°28'18"W
L2	60.00'	N10°56'24"E
L3	9.30'	S79°03'36"E
L4	99.76'	S59°42'34"E
L5	60.00'	S71°35'06"E
L6	11.12'	N30°17'26"E
L7	95.58'	N30°15'47"E
L8	5.25'	N58°56'03"W
L9	5.50'	N45°53'31"E
L10	51.50'	N39°39'28"W
L11	97.42'	N22°37'47"E
L12	10.50'	N16°28'01"W
L13	6.00'	N50°34'50"E
L14	3.00'	N83°54'38"W
L15	18.12'	N14°21'28"E
L16	13.50'	N68°38'29"W
L17	123.22'	N18°04'59"E
L18	14.31'	N62°24'21"E
L19	88.57'	N73°16'18"W
L20	98.37'	N75°58'50"W
L21	97.85'	N76°06'08"W
L22	103.75'	N76°35'52"W
L23	23.55'	N02°38'07"W
L24	156.94'	N71°30'00"W
L25	123.79'	N69°08'05"W

Line Table		
Line #	Length	Direction
L26	43.37'	N00°43'46"E
L27	25.00'	N87°21'53"E
L28	108.62'	N05°08'52"E
L29	108.58'	N08°44'05"E
L30	98.73'	N12°19'25"E
L31	13.69'	N59°08'01"E
L32	120.09'	N74°03'22"W
L33	117.83'	N20°35'17"E
L34	14.46'	N23°06'18"W
L35	120.21'	N70°47'13"W
L36	13.65'	N23°50'25"W
L37	77.63'	N26°26'49"E
L38	44.20'	N34°10'57"E
L39	43.15'	N49°04'11"E
L40	43.56'	N63°50'23"E
L41	46.94'	N78°30'08"E
L42	52.02'	N85°54'17"E
L43	62.63'	N02°38'07"W
L44	97.63'	N05°06'51"E
L45	97.63'	N10°28'09"E
L46	61.35'	N17°04'27"E
L47	86.71'	N72°55'33"W
L48	55.70'	N65°40'55"W

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	496.51'	1760.00'	016°09'49"	494.86'	N05°26'48"E
C2	48.48'	30.00'	092°35'18"	43.37'	N32°45'57"W
C3	43.84'	30.00'	083°43'24"	40.04'	N59°04'42"E
C4	228.45'	1840.00'	007°06'49"	228.30'	N20°46'25"E
C5	37.10'	500.00'	004°15'06"	37.09'	N26°27'22"E
C6	48.14'	50.00'	055°09'35"	46.30'	N58°19'01"E
C7	30.18'	127.00'	013°36'57"	30.11'	N79°05'19"E
C8	45.01'	50.00'	051°34'35"	43.50'	S81°55'52"E
C9	461.60'	2060.00'	012°50'20"	460.64'	S62°33'44"E
C10	45.78'	30.00'	087°26'04"	41.47'	S25°15'52"E
C11	1.99'	3030.00'	000°02'15"	1.99'	S18°26'03"W
C12	46.76'	30.00'	086°18'45"	42.17'	N63°04'18"E
C13	82.20'	2060.00'	002°17'11"	82.20'	S73°24'56"E
C14	265.13'	2060.00'	007°22'27"	264.95'	S78°14'45"E
C15	526.60'	1800.00'	016°45'44"	524.72'	S21°54'34"W
C16	141.75'	750.00'	010°49'45"	141.54'	S73°38'44"E
C17	268.73'	900.00'	017°06'28"	267.73'	S76°47'05"E
C18	65.79'	300.00'	012°33'55"	65.66'	N88°22'44"E
C19	45.23'	50.00'	051°49'59"	43.71'	N56°10'47"E
C20	648.67'	1200.00'	030°58'18"	640.80'	S15°34'48"W
C21	80.92'	50.00'	092°43'45"	72.37'	S46°16'14"E
C22	338.95'	300.00'	064°44'07"	321.21'	N54°59'50"E
C23	77.06'	50.00'	088°18'11"	69.66'	S78°33'23"W
C24	767.46'	2245.00'	019°35'13"	763.73'	N67°05'08"W
C25	200.08'	1500.00'	007°38'32"	199.93'	N80°42'01"W
C26	75.82'	50.00'	086°52'45"	68.76'	N41°04'54"W
C27	117.24'	1800.00'	003°43'54"	117.22'	N04°13'25"E
C28	155.01'	3000.00'	002°57'37"	154.99'	N16°56'06"E
C29	122.19'	1000.00'	007°00'03"	122.11'	N175°1'29"E
C30	26.13'	500.00'	002°59'40"	26.13'	N32°14'03"E
C31	72.31'	500.00'	008°17'12"	72.25'	S29°35'17"W
C32	237.07'	1760.00'	007°43'04"	236.90'	S21°35'09"W
C33	50.68'	30.00'	096°47'13"	44.86'	S30°40'00"E
C34	45.66'	30.00'	087°12'07"	41.38'	S57°20'20"W
C35	38.81'	25.00'	088°56'57"	35.03'	N28°35'43"W
C36	37.61'	25.00'	086°12'25"	34.17'	N64°01'41"E
C37	38.93'	25.00'	089°12'48"	35.11'	S23°37'27"E
C38	42.01'	25.00'	096°16'47"	37.24'	S63°37'45"W
C39	24.58'	300.00'	004°41'41"	24.58'	S70°34'42"E
C40	13.35'	300.00'	002°32'57"	13.35'	N66°57'23"W

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C41	37.93'	300.00'	007°14'38"	37.90'	S69°18'14"E
C42	18.05'	25.00'	041°22'34"	17.66'	N07°59'59"E
C43	240.56'	50.00'	275°39'56"	67.13'	N54°51'20"W
C44	23.93'	25.00'	054°51'13"	23.03'	S55°33'01"W
C45	10.80'	25.00'	024°45'14"	10.72'	N12°29'22"E
C46	120.38'	50.00'	137°57'00"	93.34'	S44°06'31"E
C47	10.71'	25.00'	024°32'35"	10.63'	S79°11'16"W
C48	5.36'	75.00'	004°05'40"	5.36'	N89°24'43"E
C49	40.46'	25.00'	092°43'45"	36.19'	S46°16'14"E
C50	108.92'	150.00'	041°36'15"	106.54'	N86°39'30"W
C51	111.35'	50.00'	127°36'10"	89.73'	N50°20'32"E
C52	108.92'	150.00'	041°36'15"	106.54'	S07°20'35"W
C53	33.37'	25.00'	076°28'29"	30.95'	N63°43'55"E
C54	49.38'	25.00'	113°09'44"	41.73'	S28°33'14"E
C55	9.65'	25.00'	022°07'17"	9.59'	N23°05'03"E
C56	107.47'	50.00'	123°08'46"	87.94'	S73°35'48"W
C57	8.87'	25.00'	020°20'22"	8.83'	S55°00'00"E
C58	10.31'	75.00'	007°52'39"	10.30'	N61°13'51"W
C59	38.53'	25.00'	088°18'11"	34.83'	S78°33'23"W
C60	38.73'	25.00'	088°45'06"	34.97'	N14°06'46"W
C61	38.73'	25.00'	088°45'06"	34.97'	S74°38'20"W
C62	38.73'	25.00'	088°45'06"	34.97'	N21°44'46"W
C63	38.73'	25.00'	088°45'06"	34.97'	S67°00'19"W
C64	41.12'	25.00'	094°14'29"	36.64'	N63°35'48"E
C65	38.63'	25.00'	088°31'44"	34.90'	S27°53'36"E
C66	39.54'	25.00'	090°37'42"	35.55'	N29°04'01"W
C67	37.98'	25.00'	087°03'10"	34.43'	S59°35'41"W
C68	10.09'	25.00'	023°07'07"	10.02'	N83°51'16"E
C69	119.08'	50.00'	136°27'17"	92.87'	N39°28'39"W
C70	11.46'	25.00'	026°16'03"	11.36'	S15°36'58"W
C71	37.91'	25.00'	086°52'45"	34.38'	N41°04'54"W
C72	22.75'	25.00'	052°08'45"	21.98'	N30°16'26"E
C73	19.29'	25.00'	044°12'28"	18.81'	S17°40'55"E
C74	240.97'	50.00'	276°07'59"	66.83'	S81°43'10"E
C75	27.42'	25.00'	062°50'09"	26.06'	N48°53'53"E
C76	13.55'	25.00'	031°02'35"	13.38'	S03°35'25"W
C77	237.58'	50.00'	272°14'50"	69.31'	S55°48'28"E

Creekhaven Parkland Table								
Section	No. of Lots	Public Park Requirement (1 Ac/54 Du)	Private Park/ Open Space Dedication (Ac)	Private Park/ Credit (100%)	Public Park/ Dedication (Ac) (Detention/Drainage)	Public Park/ Credit (50%)	Park Credit Provided (Ac)	Remaining Park Credit (Ac)
1	169	3.130	3.019	3.019	-	-	3.019	-0.111
2	111	2.056	2.708	2.708	2.181	1.091	3.798	1.631
3	124	2.296	2.484	2.484	11.49	5.744	8.228	7.563
TOTAL	404	7.482	8.211	8.211	13.67	6.835	15.045	

FINAL PLAT
CREEKHAVEN
SEC 2

A SUBDIVISION OF 31.30 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130
BRAZORIA COUNTY, TEXAS

111 LOTS 6 RESERVES 4 BLOCKS
NOVEMBER 2024

**OWNER/
DEVELOPER:** SANDY POINT DEV OWNER LP,
A DELAWARE LIMITED PARTNERSHIP
845 TEXAS STREET SUITE 3400
HOUSTON, TEXAS 77002
(713) 621-8000

**ENGINEER/
SURVEYOR:**  **ELEVATION**
land solutions
TBPB REGISTRATION NUMBER F-22671
8700 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 31.30 acre (1,363,451 square feet) tract of land situated in the David Talley Survey, Abstract No. 130, in Brazoria County, Texas, being a portion of a called 212.6754 acre tract (Tract 1) conveyed to Sandy Point Dev Owner LP, a Delaware limited partnership by deed recorded in Clerk's File No. 2023012562, Brazoria County Official Public Records; said 31.30 acre (1,363,451 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

COMMENCING at a 1/4-inch iron pipe found, being on the east line of a called 945.8984 acre tract conveyed to Sandy Point Owner LP, a Delaware limited partnership by deed recorded in Clerk's File No. 2023012556, Brazoria County Official Public Records, being on the east line of said called 212.6754 acre tract, being the northwest corner of a called 7.9175 acre tract conveyed to Sandy Point Owner LP, a Delaware limited partnership by deed recorded in Clerk's File No. 2023012558, Brazoria County Official Public Records, being the southwest corner of Lincoln Park according to the plat thereof recorded in Volume 8, Page 45, Brazoria County Map Records, and being in Valley Glen Drive (60-foot right-of-way) per Volume 8, Page 45, Brazoria County Map Records;

THENCE, North 87°41'15" East, along the north line of said called 7.9175 acre tract, 332.69 feet to a 1/2-inch iron pipe found, being the northeast corner of said called 7.9175 acre tract and being on the west right-of-way line of State Highway 288 (420-foot right-of-way) per Volume 1057, Page 910, Volume 1058, Page 874, and Volume 1073, Page 643, Brazoria County Deed Records;

THENCE, South 02°17'41" East, along the west right-of-way line of said State Highway 288, along the east line of said called 7.9175 acre tract, and along the east line of said called 212.6754 acre tract, at 42.94 feet passing a Texas Department of Transportation monument (with aluminum cap) found, continuing in all a total distance of 1,038.24 feet to the southeast corner of said called 7.9175 acre tract, being on the west right-of-way line of said State Highway 288;

THENCE, South 87°41'15" West, along the south line of said called 7.9175 acre tract, 332.79 feet to the southwest corner of said called 7.9175 acre tract;

THENCE, South 87°21'53" West, at 216.00 feet passing the southeast corner of said called 212.6754 acre tract, continuing in all a total distance of 362.59 feet to the southeast corner and POINT OF BEGINNING of the herein described tract, being on the south line of said called 212.6754 acre tract;

THENCE, South 87°21'53" West, along the south line of said called 212.6754 acre tract, 1,792.63 feet to the southwest corner of the herein described tract, being on the south line of said called 212.6754 acre tract;

THENCE, over and across said called 212.6754 acre tract, the following twenty-four (24) courses and distances:

- 1. North 02°38'07" West, at a distance of 53.00 feet passing a 5/8-inch iron rod (with cap stamped "ELS") set for reference, continuing in all a total distance of 134.85 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;
2. Along said curve to the right in a northerly direction, with a radius of 1,760.00 feet, a central angle of 16°09'49", an arc length of 496.51 feet, and a chord bearing North 05°26'48" East, 494.86 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
3. North 76°28'18" West, 80.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;
4. Along said curve to the left in a northwesterly direction, with a radius of 30.00 feet, a central angle of 92°35'18", an arc length of 48.48 feet, and a chord bearing North 32°45'57" West, 43.37 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
5. North 10°56'24" East, 60.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
6. South 79°03'36" East, 9.30 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;
7. Along said curve to the left in a northeasterly direction, with a radius of 30.00 feet, a central angle of 83°43'24", an arc length of 43.84 feet, and a chord bearing North 59°04'42" East, 40.04 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the right;
8. Along said reverse curve to the right in a northerly direction, with a radius of 1,840.00 feet, a central angle of 07°06'49", an arc length of 228.45 feet, and a chord bearing North 20°46'25" East, 228.30 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
9. North 24°19'50" East, 166.06 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;
10. Along said curve to the right in a northeasterly direction, with a radius of 500.00 feet, a central angle of 04°15'06", an arc length of 37.10 feet, and a chord bearing North 26°27'22" East, 37.09 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
11. South 59°42'34" East, 99.76 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;
12. Along said curve to the right in a northeasterly direction, with a radius of 50.00 feet, a central angle of 55°09'35", an arc length of 48.14 feet, and a chord bearing North 58°19'01" East, 46.30 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the left;
13. Along said reverse curve to the left in an easterly direction, with a radius of 127.00 feet, a central angle of 13°36'57", an arc length of 30.18 feet, and a chord bearing North 79°05'19" East, 30.11 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the right;
14. Along said reverse curve to the right in an easterly direction, with a radius of 50.00 feet, a central angle of 51°34'35", an arc length of 45.01 feet, and a chord bearing South 81°55'52" East, 43.50 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
15. South 56°08'34" East, 457.25 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;
16. Along said curve to the left in a southeasterly direction, with a radius of 2,060.00 feet, a central angle of 12°50'20", an arc length of 461.60 feet, and a chord bearing South 62°33'44" East, 460.64 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the right;
17. Along said reverse curve to the right in a southeasterly direction, with a radius of 30.00 feet, a central angle of 87°26'04", an arc length of 45.78 feet, and a chord bearing South 25°15'52" East, 41.47 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the left;
18. Along said reverse curve to the left in a southerly direction, with a radius of 3,030.00 feet, a central angle of 00°02'15", an arc length of 1.99 feet, and a chord bearing South 18°26'03" West, 1.99 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
19. South 71°35'05" East, 60.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;
20. Along said curve to the right in a southeasterly direction, with a radius of 30.00 feet, a central angle of 89°18'45", an arc length of 46.76 feet, and a chord bearing North 63°04'18" East, 42.17 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a compound curve to the right;
21. Along said compound curve to the right in a northeasterly direction, with a radius of 2060.00 feet, a central angle of 02°17'11", an arc length of 82.20 feet, and a chord bearing South 73°24'55" East, 82.20 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
22. South 74°33'31" East, 180.57 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;
23. Along said curve to the left in an easterly direction, with a radius of 2,060.00 feet, a central angle of 07°22'27", an arc length of 265.13 feet, and a chord bearing South 78°14'45" East, 264.95 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
24. South 02°43'38" East, at a distance of 365.12 feet passing a 5/8-inch iron rod (with cap stamped "ELS") set for reference, continuing in all a total distance of 418.12 feet to the POINT OF BEGINNING, CONTAINING 31.30 acres (1,363,451 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, SANDY POINT DEV OWNER LP, a Delaware limited partnership, acting by and through Carson Nunnely, Managing Director, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 31.30 Acre tract described in the above and foregoing map of CREEKHAVEN Sec 2, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of CREEKHAVEN Sec 2, where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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

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

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

IN TESTIMONY WHEREOF, SANDY POINT DEV OWNER LP, a Delaware limited partnership, has caused these presents to be signed by Carson Nunnely, Managing Director, thereunto authorized this _____ day of _____, 20____.

SANDY POINT DEV OWNER LP, a Delaware limited partnership

By: Carson Nunnely Managing Director

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

Will Kennedy Mayor

McLean Barnett

Arnetta Hicks-Murray

Marquette Greene-Scott

Tim Varlack

Kareem Boyce

Sydney Hargroder

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

David Hurst Chairman

Warren Davis

Les Hosey

Robert Wall

Brenda Dillon

Brian Johnson

Terry Hayes

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared _____, Authorized Person, being an officer of SANDY POINT DEV OWNER, LP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

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

Notary Public in and for the State of Texas

Printed Name: _____

My Commission expires _____

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

Paul R. Bretherton Texas Registration No. 5977

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

Dinh V. Ho, P.E.

Commissioner's signature for final approval:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, P.E. Date President

Kerry Osburn Date Vice President

Brandon Middleton Date Secretary/Treasurer

Dinh V. Ho, P.E. Date District Engineer

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

FINAL PLAT CREEKHAVEN SEC 2

A SUBDIVISION OF 31.30 ACRES OF LAND OUT OF THE DAVID TALLEY SURVEY, A-130 BRAZORIA COUNTY, TEXAS

111 LOTS 6 RESERVES 4 BLOCKS NOVEMBER 2024

OWNER/ DEVELOPER: SANDY POINT DEV OWNER LP, A DELAWARE LIMITED PARTNERSHIP 845 TEXAS STREET SUITE 3400 HOUSTON, TEXAS 77002 (713) 621-8000

ENGINEER/ SURVEYOR: ELEVATION land solutions TBPE REGISTRATION NUMBER F-22671 8709 LAKESIDE BLVD, SUITE 200 THE WOODLANDS, TX 77381 832-823-2200 TBPS REGISTRATION NUMBER 10194692

Wednesday, November 27, 2024

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

Re: Creekhaven Section 3 Final Plat
Letter of Recommendation to Approve
COIC Project No. 3860
Adico Project No. 16007-2-366

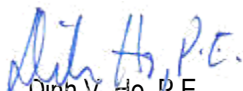
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the fourth submittal of Creekhaven Section 3 Final Plat, received on or about November 25, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat submitted on November 25, 2024. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Monday, December 2, 2024, for consideration at the December 3, 2024, Planning and Zoning meeting.

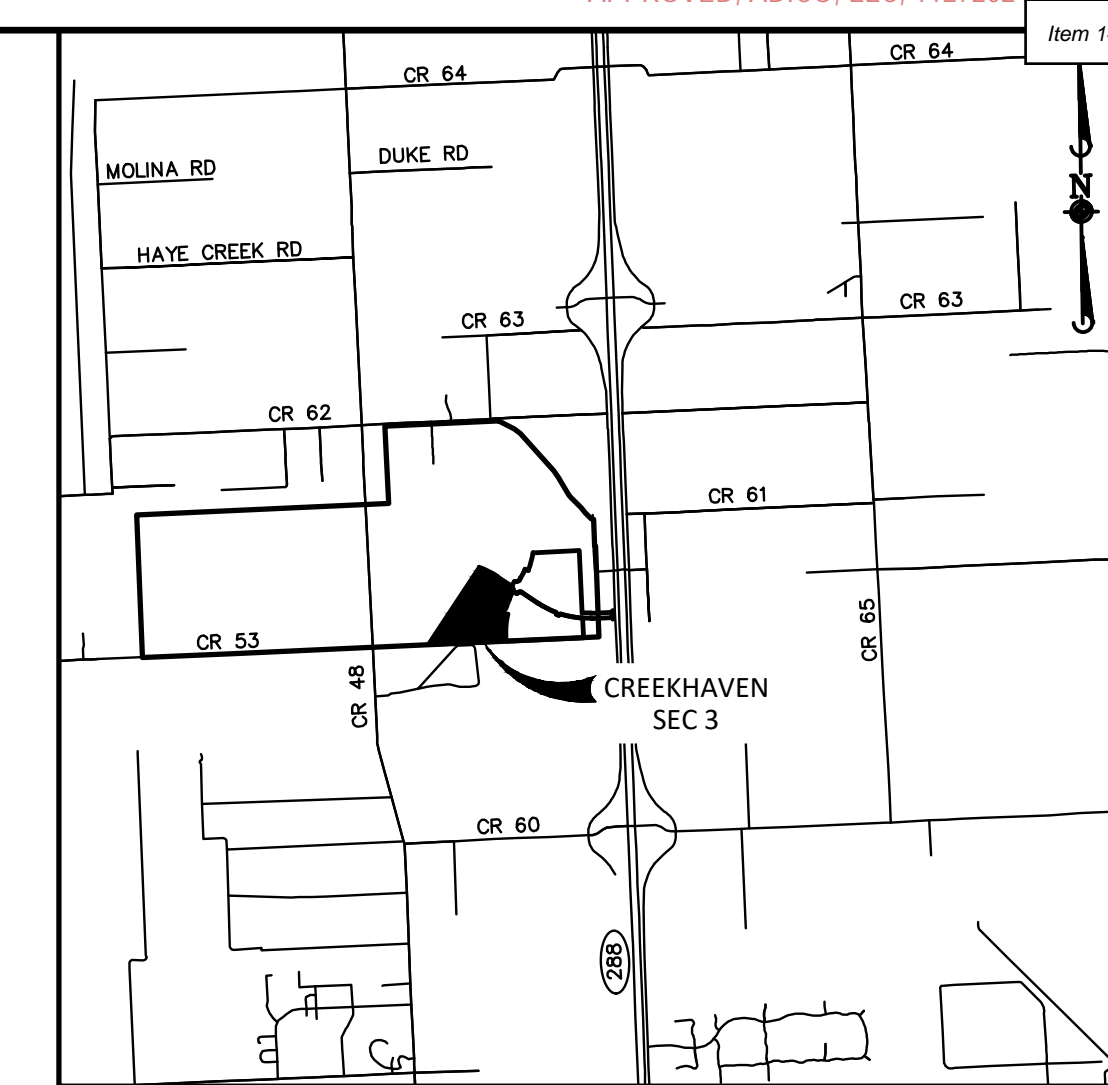
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC

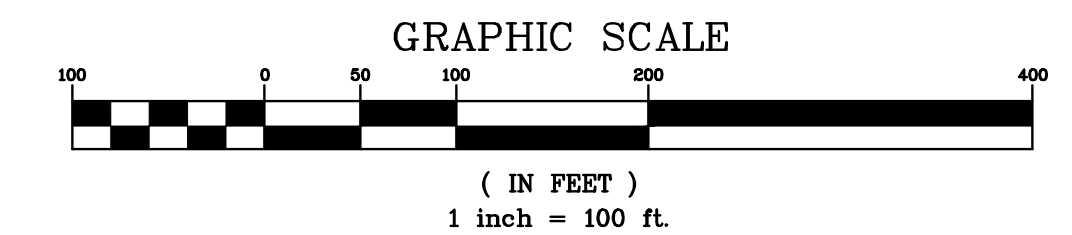

Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-366

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	51,519.73	1.183	LANDSCAPE, OPEN SPACE AND UTILITIES
B	14,804.27	0.3399	LANDSCAPE, OPEN SPACE AND UTILITIES
C	47,546.28	1.092	WATER PLANT SITE, LANDSCAPE, OPEN SPACE AND UTILITIES
D	106,467.56	2.444	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
E	4,787.91	0.1099	LANDSCAPE, OPEN SPACE AND UTILITIES
F	3,170.55	0.0728	LANDSCAPE, OPEN SPACE AND UTILITIES
G	393,944.59	9.044	DRAINAGE, DETENTION, LANDSCAPE, OPEN SPACE AND UTILITIES
H	33,890.69	0.7780	PARK SPACE, OPEN SPACE, LANDSCAPE, AND UTILITIES
TOTAL	656,131.58	15.06	

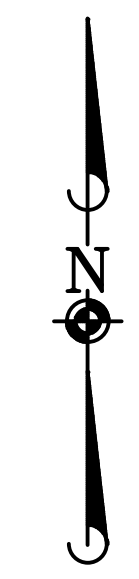


VICINITY MAP
BRAZORIA COUNTY KEY MAP: 728 A
NOT TO SCALE



ABBREVIATIONS

- AE= AERIAL EASEMENT
- DE= DRAINAGE EASEMENT
- PAE= PRIVATE ACCESS EASEMENT
- PUE= PUBLIC UTILITY EASEMENT
- SSE= SANITARY SEWER EASEMENT
- STM SE= STORM SEWER EASEMENT
- UVE= UNOBSTRUCTED VISIBILITY EASEMENT
- UE= UTILITY EASEMENT
- WLE= WATER LINE EASEMENT
- BL= BUILDING LINE
- PVT= PRIVATE
- ROW= RIGHT-OF-WAY
- BCCF= BRAZORIA COUNTY CLERK'S FILE
- BCDR= BRAZORIA COUNTY DEED RECORDS
- BCPR= BRAZORIA COUNTY MAP RECORDS
- BCOPR= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- VOL _ PG _ = VOLUME, PAGE
- FND= FOUND
- IR= IRON ROD
- 5" SET 5/8" IRON ROD W/ CAP STAMPED "ELS" STREET NAME CHANGE



CALLED 945.8984 ACRES TO SANDY POINT OWNER LP C.F. No. 2023012556 B.C.O.P.R.

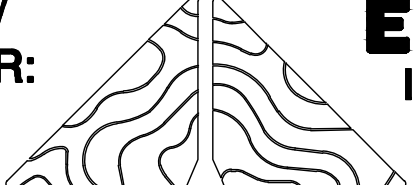
CALLED 615.92 ACRES TO AA SHARP INVESTMENTS, LTD. BCCF No. 2007068904 BCCPR

**FINAL PLAT
CREEKHAVEN
SEC 3**

A SUBDIVISION OF 46.66 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130
BRAZORIA COUNTY, TEXAS

124 LOTS 8 RESERVES 4 BLOCKS
NOVEMBER 2024

**OWNER/
DEVELOPER:** SANDY POINT DEV OWNER LP,
A DELAWARE LIMITED PARTNERSHIP
845 TEXAS STREET SUITE 3400
HOUSTON, TEXAS 77002
(713) 621-8000

**ENGINEER/
SURVEYOR:**  **ELEVATION**
land solutions
TBP REGISTRATION NUMBER F-22671
8709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBP REGISTRATION NUMBER 10194692

FINAL PLAT NOTES:

- THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 08/25/2023
- THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 92 BOUNDARY.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.
- BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
- SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
- PRIMARY BENCHMARK: NGS MONUMENT DESIGNATION HGCS 75, PID AW5683, WITH A PUBLISHED ELEVATION OF 481 FEET, NAVD 88.
- THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0120K, DATED DECEMBER 30, 2020.
- EACH LOT SHALL BE RESTRICTED TO A SINGLE-FAMILY RESIDENTIAL USE.
- SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NOT 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 NOT MORE THAN 900 SQ. FT. ALSO SHALL 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 BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- ALL EASEMENT ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
- ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDDATION.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND paneled wooden fences along the perimeter and back to back easements and alongside rear lot lines are permitted, they too may be removed by the public utilities at the property owner's expense should they be an obstruction, public utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- THERE ARE PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN HEREON.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
- ALL STORM SEWERS WILL BE MAINTAINED BY CITY OF IOWA COLONY.
- THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.

- A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
- THE PLAT IS SUBJECT TO THE REQUIREMENTS OF 949 AC SH 288 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND HINES ACQUISITIONS, LLC.
- BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
- THE DRAFT OF ANY PROTECTIVE COVENANTS WHEREBY THE SUBDIVIDER PROPOSES TO REGULATE THE USE OF THE LAND WITHIN THE SUBDIVISION; PROVIDED, HOWEVER, RESTRICTIVE COVENANTS, CONDITIONS, OR LIMITATIONS SHALL NEVER BE LESS THAN THE MINIMUM REQUIREMENTS OF THE CITY UNDER THE TERMS OF THIS ORDINANCE OR OTHER CITY ORDINANCES
- THIS SUBDIVISION IS SUBJECT TO NEIGHBORHOOD AND PARKLAND DEDICATION FEES EXCEPT WHERE INDICATED IN 949 AC SH 288 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND HINES ACQUISITIONS, LLC.

BRAZORIA COUNTY DRAINAGE DISTRICT No. 5 FINAL PLAT AND CONSTRUCTION NOTES

- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 12-INCHES ABOVE CROWN OF ROAD AND/OR 24-INCHES ABOVE BASE FLOOD ELEVATION.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WITH THE EXCEPTION OF RESERVE "D" WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- 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.
- PROHIBITED USE OF METAL PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- PROHIBITED USE OF RIP-RAP IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT NUMBER AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.
- IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 DEDICATED DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
- PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE 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.

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	495.27'	1940.00'	014°37'38"	493.92'	S63°27'23"E
C2	45.01'	50.00'	051°34'35"	43.50'	S30°21'16"E
C3	46.17'	127.00'	020°49'40"	45.91'	S14°58'49"E
C4	47.19'	50.00'	054°04'36"	45.46'	S01°38'39"W
C5	37.98'	500.00'	004°21'07"	37.97'	S26°30'23"W
C6	228.45'	1840.00'	007°06'49"	228.30'	S20°46'25"W
C7	43.84'	30.00'	083°43'24"	40.04'	S59°04'42"W
C8	48.48'	30.00'	092°35'18"	43.37'	S32°45'57"E
C9	519.08'	1840.00'	016°09'49"	517.36'	S05°26'48"W
C10	245.41'	2000.00'	007°01'50"	245.26'	S29°49'38"W
C11	370.60'	600.00'	035°23'24"	364.74'	S74°56'25"E
C12	405.75'	300.00'	077°29'36"	375.53'	N48°37'05"E
C13	671.32'	2200.00'	017°29'00"	668.72'	N18°36'48"E
C14	72.87'	50.00'	083°29'52"	66.59'	N14°23'38"W
C15	471.24'	300.00'	090°00'00"	424.26'	N78°20'33"E
C16	159.85'	1800.00'	005°05'18"	159.80'	S54°06'48"E
C17	204.67'	1200.00'	009°46'20"	204.42'	N28°27'23"E
C18	81.85'	50.00'	093°47'42"	73.01'	N70°28'04"E
C19	311.50'	2000.00'	008°55'26"	311.19'	S67°05'48"E
C20	469.20'	1200.00'	022°24'09"	466.22'	S67°51'32"E
C21	240.70'	50.00'	275°49'27"	67.03'	S68°02'22"E
C22	18.38'	25.00'	042°06'58"	17.97'	N48°48'53"E
C23	23.56'	25.00'	054°00'24"	22.70'	S01°03'06"W
C24	38.32'	25.00'	087°49'02"	34.68'	S75°13'56"W
C25	41.38'	25.00'	094°50'27"	36.82'	S14°04'40"E
C26	39.27'	25.00'	090°00'00"	35.36'	N11°39'27"W
C27	36.12'	25.00'	082°46'20"	33.06'	S74°43'43"W
C28	113.96'	150.00'	043°31'52"	111.24'	N65°35'57"E

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C29	75.98'	50.00'	087°03'44"	68.87'	S87°21'53"W
C30	113.96'	150.00'	043°31'52"	111.24'	S70°52'11"E
C31	39.28'	25.00'	090°01'57"	35.37'	S78°19'35"W
C32	39.27'	25.00'	090°00'00"	35.36'	S11°39'27"E
C33	25.66'	25.00'	058°48'07"	24.55'	N24°13'20"W
C34	15.78'	25.00'	036°10'02"	15.52'	S71°04'11"E
C35	239.40'	50.00'	274°19'55"	67.99'	N48°00'45"E
C36	38.72'	25.00'	088°45'02"	34.97'	S77°43'04"W
C37	39.66'	25.00'	090°53'31"	35.63'	S12°34'03"E
C38	40.93'	25.00'	093°47'42"	36.51'	S70°28'04"W
C39	11.28'	25.00'	025°50'31"	11.18'	N10°33'35"E
C40	126.82'	50.00'	145°19'18"	95.46'	S70°17'58"W
C41	11.14'	25.00'	025°31'31"	11.05'	S49°48'09"E
C42	40.52'	25.00'	092°51'56"	36.23'	S31°57'29"E
C43	39.35'	25.00'	090°11'23"	35.41'	S56°38'13"W
C44	37.24'	25.00'	085°20'59"	33.89'	N31°01'22"W
C45	40.21'	25.00'	092°09'22"	36.01'	N60°32'12"E
C46	6.70'	1230.00'	000°18'44"	6.70'	S73°32'29"E
C47	33.95'	300.00'	006°29'04"	33.93'	S70°08'35"E
C48	10.59'	300.00'	002°01'20"	10.59'	N67°54'43"W
C49	12.71'	300.00'	002°25'41"	12.71'	N74°35'58"W
C50	36.08'	300.00'	006°53'26"	36.06'	S72°22'06"E
C51	39.15'	25.00'	089°43'32"	35.27'	N25°15'13"W
C52	38.26'	25.00'	087°40'34"	34.63'	N65°59'40"E
C53	21.03'	25.00'	048°11'23"	20.41'	S32°02'53"E
C54	21.03'	25.00'	048°11'23"	20.41'	N80°14'15"W
C55	241.19'	50.00'	276°22'46"	66.67'	S33°51'26"W

Creekhaven Parkland Table								
Section	No. of Lots	Public Park Requirement (1 Ac/54 DU)	Private Park/Open Space Dedication (Ac)	Private Park/Credit (100%)	Public Park/Dedication (Ac) (Detention/Drainage)	Public Park/Credit (50%)	Park Credit Provided (Ac)	Remaining Park Credit (Ac)
1	169	3.130	3.019	3.019	-	-	3.019	-0.111
2	111	2.056	2.708	2.708	2.181	1.091	3.798	1.631
3	124	2.296	2.484	2.484	11.49	5.744	8.228	7.563
TOTAL	404	7.482	8.211	8.211	13.67	6.835	15.045	

Line Table		
Line #	Length	Direction
L1	9.30'	N79°03'36"W
L2	60.00'	S10°56'24"W
L3	5.00'	N63°41'17"W
L4	9.64'	N57°14'43"W
L5	30.00'	N02°38'07"W
L6	105.39'	N56°08'34"W
L7	61.42'	N56°39'27"W
L8	10.00'	N38°25'51"E
L9	2.50'	N19°41'29"W
L10	101.09'	N79°03'36"W
L11	22.74'	N56°39'27"W
L12	51.22'	N66°54'03"W
L13	42.70'	N75°48'48"W
L14	126.84'	N78°24'00"W
L15	14.29'	N34°01'12"W
L16	44.14'	N86°31'17"W
L17	13.53'	N83°03'24"E
L18	13.74'	N01°53'21"E
L19	99.12'	N201°33'33"E
L20	90.37'	N09°46'32"E
L21	29.26'	N02°38'07"W
L22	125.00'	N75°13'31"W
L23	14.25'	N60°12'52"E
L24	14.23'	N18°06'44"W
L25	102.60'	N62°46'10"W
L26	26.07'	N83°19'31"W

Line Table		
Line #	Length	Direction
L27	20.00'	N22°17'04"W
L28	122.00'	N58°26'43"W
L29	72.93'	N71°47'15"W
L30	59.36'	N67°58'09"W
L31	59.38'	N63°14'07"W
L32	14.39'	N12°39'06"W
L33	14.14'	N78°20'33"E
L34	16.89'	N26°31'24"E
L35	40.00'	N87°53'32"E
L36	40.00'	N73°07'05"W
L37	40.00'	N59°53'58"W
L38	127.00'	N16°53'25"E
L39	112.55'	N19°27'01"E
L40	18.61'	N85°38'56"E
L41	135.00'	N80°07'43"W
L42	52.95'	N14°37'40"E
L43	49.04'	N27°21'31"E
L44	50.52'	N87°10'24"E
L45	55.15'	N68°28'32"W
L46	63.76'	N62°14'24"W
L47	60.45'	N68°07'18"W
L48	31.10'	N72°05'17"E
L49	67.48'	N83°32'24"E
L50	33.25'	N13°34'55"E
L51	142.65'	N40°47'51"W
L52	132.34'	N13°44'07"E

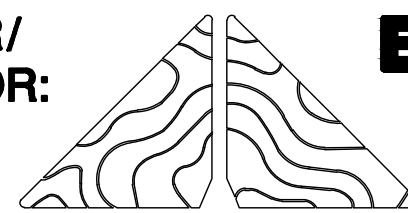
**FINAL PLAT
CREEKHAVEN
SEC 3**

A SUBDIVISION OF 46.66 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130
BRAZORIA COUNTY, TEXAS

124 LOTS 8 RESERVES 4 BLOCKS
NOVEMBER 2024

**OWNER/
DEVELOPER:** SANDY POINT DEV OWNER LP,
A DELAWARE LIMITED PARTNERSHIP
845 TEXAS STREET SUITE 3400
HOUSTON, TEXAS 77002
(713) 621-8000

**ENGINEER/
SURVEYOR:**



ELEVATION
land solutions
TBPB REGISTRATION NUMBER F-22671
8700 LAKEVIEW BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 46.66 acre (2,032,602 square feet) tract of land situated in the David Talley Survey, Abstract No. 130, in Brazoria County, Texas, being a portion of a called 212.6754 acre tract (Tract 1) conveyed to Sandy Point Dev Owner LP by deed recorded in Clerk's File No. 2023012562, Brazoria County Official Public Records; said 46.66 acre (2,032,602 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

COMMENCING at a 1/4-inch iron pipe found, being on the east line of a called 945.8984 acre tract conveyed to Sandy Point Owner LP by deed recorded in Clerk's File No. 2023012556, Brazoria County Official Public Records, being on the east line of said called 212.6754 acre tract, being the northwest corner of a called 7.9175 acre tract conveyed to Sandy Point Owner LP by deed recorded in Clerk's File No. 2023012558, Brazoria County Official Public Records, being the southwest corner of Lincoln Park according to the plat thereof recorded in Volume 8, Page 45, Brazoria County Map Records, and being in Valley Glen Drive (60-foot right-of-way) per Volume 8, Page 45, Brazoria County Map Records;

THENCE, North 87°41'15" East, along the north line of said called 7.9175 acre tract, 332.69 feet to a 1/2-inch iron pipe found, being the northeast corner of said called 7.9175 acre tract and being on the west right-of-way line of State Highway 288 (420-foot right-of-way) per Volume 1057, Page 910, Volume 1058, Page 874, and Volume 1073, Page 643, Brazoria County Deed Records;

THENCE, South 02°17'41" East, along the west right-of-way line of said State Highway 288, along the east line of said called 7.9175 acre tract, and along the east line of said called 212.6754 acre tract, at 42.94 feet passing a Texas Department of Transportation monument (with aluminum cap) found, continuing in all a total distance of 1,038.24 feet to the southeast corner of said called 7.9175 acre tract, being on the west right-of-way line of said State Highway 288;

THENCE, South 87°41'15" West, along the south line of said called 7.9175 acre tract, 332.79 feet to the southwest corner of said called 7.9175 acre tract;

THENCE, South 87°21'53" West, at 216.00 feet passing the southeast corner of said called 212.6754 acre tract, continuing in all a total distance of 2,235.22 feet to the southeast corner and POINT OF BEGINNING of the herein described tract, being on the south line of said called 212.6754 acre tract;

THENCE, South 87°21'53" West, along the south line of said called 212.6754 acre tract, 1,739.77 feet to the southwest corner of said called 212.6754 acre tract;

THENCE, North 33°24'04" East, along the west line of said called 212.6754 acre tract, at a distance of a 76.88 feet passing a 5/8-inch iron rod (with cap stamped "ELS") set for reference, continuing in all a total distance of 2,159.06 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;

THENCE, over and across said called 212.6754 acre tract, the following fourteen (14) courses and distances:

- 1. Along said curve to the right in a southeasterly direction, with a radius of 1,940.00 feet, a central angle of 14°37'38", an arc length of 495.27 feet, and a chord bearing South 63°27'23" East, 493.92 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
2. South 56°08'34" East, 380.06 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
3. Along said curve to the right in a southeasterly direction, with a radius of 50.00 feet, a central angle of 51°34'35", an arc length of 45.01 feet, and a chord bearing South 30°21'16" East, 43.50 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
4. Along said reverse curve to the left in a southerly direction, with a radius of 127.00 feet, a central angle of 20°49'40", an arc length of 46.17 feet, and a chord bearing South 14°58'49" East, 45.91 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a reverse curve to the right;
5. Along said reverse curve to the right in a southerly direction, with a radius of 50.00 feet, a central angle of 54°04'36", an arc length of 47.19 feet, and a chord bearing South 01°38'39" West, 45.46 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
6. Along said reverse curve to the left in a southwesterly direction, with a radius of 500.00 feet, a central angle of 04°21'07", an arc length of 37.98 feet, and a chord bearing South 26°30'23" West, 37.97 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
7. South 24°19'50" West, 166.06 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
8. Along said curve to the left in a southerly direction, with a radius of 1,840.00 feet, a central angle of 07°06'49", an arc length of 228.45 feet, and a chord bearing South 20°46'25" West, 228.30 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a reverse curve to the right;
9. Along said reverse curve to the right in a southwesterly direction, with a radius of 30.00 feet, a central angle of 83°43'24", an arc length of 43.84 feet, and a chord bearing South 59°04'42" West, 40.04 feet to a 5/8-inch iron rod (with cap) found;
10. North 79°03'36" West, 9.30 feet to a 5/8-inch iron rod (with cap) found;
11. South 10°56'24" West, 60.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
12. Along said curve to the right in a southeasterly direction, with a radius of 30.00 feet, a central angle of 92°35'18", an arc length of 48.48 feet, and a chord bearing South 32°45'57" East, 43.37 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
13. Along said reverse curve to the left in a southerly direction, with a radius of 1,840.00 feet, a central angle of 16°09'49", an arc length of 519.08 feet, and a chord bearing South 05°26'48" West, 517.36 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
14. South 02°38'07" East, at a distance of 72.85 feet passing a 5/8-inch iron rod (with cap stamped "ELS") set for reference, continuing in all a total distance of 134.85 feet to the POINT OF BEGINNING, CONTAINING 46.66 acres (2,032,602 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, SANDY POINT DEV OWNER LP, a Delaware limited partnership, acting by and through Carson Nunnally, Managing Director, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 46.66 Acre tract described in the above and foregoing map of CREEKHAVEN Sec 3, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

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

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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

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

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

IN TESTIMONY WHEREOF, SANDY POINT DEV OWNER LP, a Delaware limited partnership, has caused these presents to be signed by Carson Nunnally, Managing Director, thereunto authorized this _____ day of _____, 20____

SANDY POINT DEV OWNER LP, a Delaware limited partnership,

By: _____

Carson Nunnally
Managing Director

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

Wil Kennedy
Mayor

McLean Barnett

Arnetta Hicks-Murray

Marquette Greene-Scott

Tim Varlack

Kareem Boyce

Sydney Hargroder

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

David Hurst
Chairman

Warren Davis

Les Hosey

Robert Wall

Brenda Dillon

Brian Johnson

Terry Hayes

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared _____, Authorized Person, being an officer of SANDY POINT DEV OWNER, LP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

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

Notary Public in and for the State of Texas

Printed Name: _____

My Commission expires _____

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

Paul R. Bretherton
Texas Registration No. 5977

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

Dinh V. Ho, P.E.

Commissioner's signature for final approval:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, P.E.
President

Date

Kerry Osburn
Vice President

Date

Brandon Middleton
Secretary/Treasurer

Date

Dinh V. Ho, P.E.
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

FINAL PLAT
CREEKHAVEN
SEC 3

A SUBDIVISION OF 46.66 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130
BRAZORIA COUNTY, TEXAS

124 LOTS 8 RESERVES 4 BLOCKS
NOVEMBER 2024

OWNER/
DEVELOPER: SANDY POINT DEV OWNER LP,
A DELAWARE LIMITED PARTNERSHIP
845 TEXAS STREET SUITE 3400
HOUSTON, TEXAS 77002
(713) 621-8000

ENGINEER/
SURVEYOR: ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
8700 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

Friday, November 22, 2024

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

Re: Sierra Vista West Section 5 Water, Sanitary, Drainage and Paving Facilities
Recommendation for Final Approval of Facilities
City of Iowa Colony Project No. CSW 201207-1398
Adico, LLC Project No. 16007-4-337

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its anniversary inspection of Sierra Vista West Section 5 Water, Sanitary, Drainage and Paving Facilities. The final walk was completed on February 7, 2023, with all outstanding punch list items addressed on August 28, 2024.

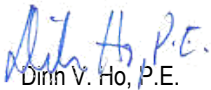
City Council approved the project into the One Year Maintenance Period on January 10, 2022. Adico recommends final approval of facilities, effective December 9, 2024, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the 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: 16007-4-337

Wednesday, January 5, 2022

Mayor Michael Byrum-Bratsen
City Council
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, TX 77553

Re: Sierra Vista West Section 5 Water, Sanitary, Drainage and Paving Facilities
Recommendation for Approval into One-Year Maintenance Period
City of Iowa Colony Project No. CSW 201207-1398
Adico, LLC Project No. 16007-4-337

Dear Mayor and City Council;

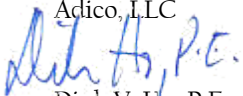
On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sierra Vista West Section 5 Water, Sanitary, Drainage and Paving Facilities. The final walk was completed on October 18, 2021, with all outstanding punch list items addressed on November 22, 2021. Therefore, Adico, LLC recommends approval of facilities into the One-Year Maintenance period. The effective date shall be January 10, 2022, 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: 16007-4-337



Engineer’s Certificate of Substantial Completion

OWNER: Brazoria County Municipal Utility District No. 53
 3200 Southwest Freeway, Suite 2600
 Houston, Texas 77027

CONTRACT: Construction of Water, Sanitary, Drainage, and Paving Facilities
 for Sierra Vista West Section 5

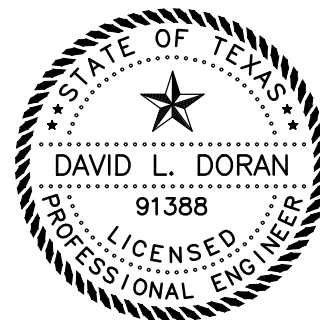
CONTRACTOR: Clearwater Utilities, Inc. and Clearpave, LLC
 22803 Schiel Rd.
 Cypress, Texas 77433

ENGINEER: Elevation Land Solutions
 2445 Technology Forest Boulevard, Suite
 200 The Woodlands, Texas 77381

I hereby certify that this project is substantially complete as of October 18, 2021; that the project was under periodic observation during construction; that all observation of the work was performed by or under my supervision; that to the best of my knowledge, the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and “Record Drawings” will be furnished to the Owner.

Sincerely,

David L. Doran, P.E., CCM
 Partner, Construction Management



October 19, 2021
 TBPE Firm Registration No. F-22671

DLD/mm

P:\020 Sierra Vista West Development\012 Section 5 WSD & Paving\Documents\Construction\Acceptance Packages\City of Iowa Colony\To City of Iowa Colony\Sierra Vista West Section 5 - Certificate of Substantial Completion.docx

Bond No. SUR0060157

MAINTENANCE BOND

STATE OF TEXAS

Contract Date 2-1-2021

COUNTY OF BRAZORIA

Date Bond Executed 2-1-2021

PRINCIPAL Clearwater Utilities, Inc.

SURETY Argonaut Insurance Company

OWNER Brazoria County Municipal Utility District No. 53

PENAL SUM OF BOND (in words and figures) **One Million Seven Hundred Eighty Nine Thousand One Hundred Thirty Dollars and Fifty Cents (\$1,789,130.50)**, being 100 percent of the Contract Price.

CONTRACT for Construction of Water, Sanitary, and Drainage Facilities for Sierra Vista West Sec. 5 for Brazoria County Municipal District No. 53, Brazoria County, Texas (the "Contract").

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

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

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

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

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

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.

Clearwater Utilities, Inc.
PRINCIPAL
By [Signature]
Name Dustin Berry
Title President
Address 22803 Schiel Road
Cypress, TX 77433

ATTEST
By [Signature]
Name Cale Kobza
Title Vice President

(SEAL)

Argonaut Insurance Company
SURETY
By [Signature]
Name Michael Maddux
Title Attorney-in-Fact

ATTEST
By [Signature]
Name Todd Mohr
Title Witness

(SEAL)

Physical Address:
13100 Wortham Center Drive, Ste 290
Houston, TX 77065

Mailing Address:
13100 Wortham Center Drive, Ste 290
Houston, TX 77065

Telephone: 281-640-7912


Local Recording Agent Personal Identification Number:
TX 1653623

Agency Name: Higginbotham Insurance Agency
Agency Address 11700 Katy Freeway, Ste 1100, Houston, TX 77079
Agency Telephone 713-952-9990

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

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, Cale Kobza, certify that I am the secretary of the corporation named as Principal in the Bond; that Dustin Perry, 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 (Corporate Seal)

ATTACH POWER OF ATTORNEY

**Argonaut Insurance Company
Deliveries Only: 225 W. Washington, 24th Floor
Chicago, IL 60606**

United States Postal Service: P.O. Box 469011, San Antonio, TX 78246

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the Argonaut Insurance Company, a Corporation duly organized and existing under the laws of the State of Illinois and having its principal office in the County of Cook, Illinois does hereby nominate, constitute and appoint:

Christopher Kolkhorst, Michael Maddux, Denise Raker, Dudley Ray, Sandra Villegas

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 its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$85,000,000.00

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut 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 Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 8th day of May, 2017.



Argonaut Insurance Company

Joshua C. Betz

by: _____

Joshua C. Betz, Senior Vice President

STATE OF TEXAS
COUNTY OF HARRIS SS:

On this 8th day of May, 2017 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, 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 Harris, the day and year first above written.



Kathleen M. Meeke

(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, 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, I have hereunto set my hand, and affixed the Seal of said Company, on the 1st day of February, 2021



James Bluzard

James Bluzard, Vice President-Surety

THIS DOCUMENT IS NOT VALID UNLESS THE WORDS ARGO POWER OF ATTORNEY ARE IN BLUE. IF YOU HAVE QUESTIONS ON AUTHENTICITY OF THIS DOCUMENT CALL (210) 321 - 8400.

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call Argonaut Insurance Company and its affiliates by telephone for information or to make a complaint:

ARGONAUT INSURANCE COMPANY

Please send all notices of claim on this bond to:

Argonaut Insurance Company
Argo Surety Claims
225 W. Washington St., 24th Floor
Chicago, IL 60606

(833) 820-9137 (toll-free)

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

(512) 490-1007

You may write the Texas Department of Insurance:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES:

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

ATTACH THIS NOTICE TO YOUR BOND:

This notice is for information only and does not become a part or condition of the attached document and is given to comply with Texas legal and regulatory requirements.

BOND

NO. LICX1206412

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

THAT WE, **Meritage Homes Of Texas, LLC** whose *(street address/phone)* is **3250 Briarpark, Suite 100 Houston, Texas 77042, 713-690-1166**, hereinafter called the Principal, and *(Surety)* **Lexon Insurance Company**, a Corporation existing under and by virtue of the laws of the State of **Texas** , and authorized to do an indemnifying business in the State of Texas, and whose principal office is located at *(street address/phone)* **12890 Lebanon Road, Mt. Juliet, TN 37122**, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought within said State is *(name/office)* **Jay Thompson**, and whose *(street address/phone)* is **701 Brazos St, Suite 1500, Suite 1500, Austin, TX 78701, 512-703-5060**, hereinafter called the Surety, and held and firmly bound unto L. M. (Matt) Sebesta, Jr., County Judge of Brazoria County, Texas or his successors in office, in the full sum of **Five Hundred Ninety Four Thousand, Four Hundred Fourteen Dollars and Twenty Five Cents (\$594,414.25)** current, lawful money of the United States of America, to be paid to said L. M. (Matt) Sebesta, Jr., County Judge of Brazoria County, Texas or his successors in office, to which payment well and truly to be made and done, we, the undersigned, bind ourselves and each of us, our heirs, executors, administrators, successors, assigns, and legal representatives, jointly and severally, by these presents.

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

SIERRA VISTA WEST

SEC 5

located in Brazoria County, Texas; and,

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

the County Engineer and accepted for maintenance by the Commissioners Court of Brazoria County, Texas (or in the case of subdivisions, streets or roads designated as private in the plat approved by the County Engineer and accepted by the Homeowners Association).

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

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

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

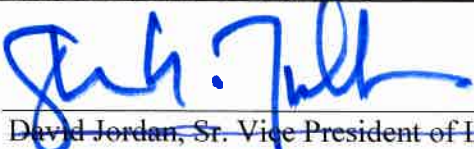
construction and maintenance of the roads, streets, bridges and drainage in the right-of-way in the above named Subdivision(s).

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

In the event of suit hereunder, such suit shall be brought in Brazoria County, Texas.

EXECUTED this 19th day of August, 2021.

Meritage Homes of Texas, LLC

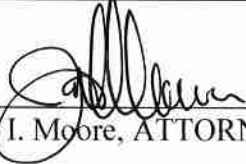
By: 
David Jordan, Sr. Vice President of Land

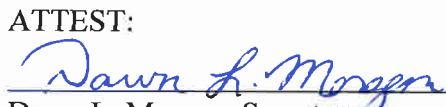
Glen Attk VP National Land Development

ATTEST:

[Title] Jason Cartney, witness

Lexon Insurance Company

By: 
James I. Moore, ATTORNEY IN FACT

ATTEST:

Dawn L. Morgan, Secretary



POWER OF ATTORNEY

1079

KNOW ALL BY THESE PRESENTS, that Endurance Assurance Corporation, a Delaware corporation, Endurance American Insurance Company, a Delaware corporation, Lexon Insurance Company, a Texas corporation, and/or Bond Safeguard Insurance Company, a South Dakota corporation, each, a "Company" and collectively, "Sompo International," do hereby constitute and appoint: James I. Moore, Stephen T. Kazmer, Dawn L. Morgan, Kelly A. Gardner, Jennifer J. McComb, Melissa Schmidt, Tariese M. Pisciotto, Diane Rubright, Amy Wickett, Martin Moss as true and lawful Attorney(s)-In-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of FIFTEEN MILLION Dollars (\$15,000,000.00).

Such bonds and undertakings for said purposes, when duly executed by said attorney(s)-in-fact, shall be binding upon the Company as fully and to the same extent as if signed by the President of the Company under its corporate seal attested by its Corporate Secretary.

This appointment is made under and by authority of certain resolutions adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019 and said resolution has not since been revoked, amended or repealed:

RESOLVED, that the signature of an individual named above and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signature or seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 15th day of June, 2019.

Endurance Assurance Corporation

Endurance American Insurance Company

Lexon Insurance Company

Bond Safeguard Insurance Company

By: Richard M Appel
Richard Appel; SVP & Senior Counsel

By: Richard M Appel
Richard Appel; SVP & Senior Counsel

By: Richard M Appel
Richard Appel; SVP & Senior Counsel

By: Richard M Appel
Richard Appel; SVP & Senior Counsel



ACKNOWLEDGEMENT

On this 15th day of June, 2019, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/she is an officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by-laws of each Company.

By: Amy Taylor
Amy Taylor, Notary Public - My Commission Expires 5/9/23



CERTIFICATE

I, the undersigned Officer of each Company, DO HEREBY CERTIFY that:

- 1. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof;
- 2. The following are resolutions which were adopted by the sole shareholder of each Company by unanimous written consent effective June 15, 2019 and said resolutions have not since been revoked, amended or modified:

"RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds, undertakings or obligations in surety or co-surety with others: RICHARD M. APPEL, BRIAN J. BEGGS, CHRISTOPHER DONELAN, SHARON L. SIMS, CHRISTOPHER L. SPARRO, MARIANNE L. WILBERT ; and be it further

RESOLVED, that each of the individuals named above is authorized to appoint attorneys-in-fact for the purpose of making, executing, sealing and delivering bonds, undertakings or obligations in surety or co-surety for and on behalf of the Company."

- 3. The undersigned further certifies that the above resolutions are true and correct copies of the resolutions as so recorded and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 19th day of August 20 21

By: Daniel S. Lurie, Secretary

NOTICE: U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)

No coverage is provided by this Notice nor can it be construed to replace any provisions of any surety bond or other surety coverage provided. This Notice provides information concerning possible impact on your surety coverage due to directives issued by OFAC. Please read this Notice carefully.

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorist organizations, and narcotics traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website - https://www.treasury.gov/resource-center/sanctions/SDN-List.

In accordance with OFAC regulations, if it is determined that you or any other person or entity claiming the benefits of any coverage has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, any coverage will be considered a blocked or frozen contract and all provisions of any coverage provided are immediately subject to OFAC. When a surety bond or other form of surety coverage is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments may also apply.

Any reproductions are void.

Surety Claims Submission: LexonClaimAdministration@sompo-intl.com

Telephone: 615-553-9500 Mailing Address: Sompo International; 12890 Lebanon Road; Mount Juliet, TN 37122-2870

State of Illinois }
 } ss.
County of DuPage }

On August 19, 2021, before me, Sinem Nava, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared James I. Moore known to me to be Attorney-in-Fact of Lexon Insurance Company the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires August 28, 2025

Sinem Nava
Sinem Nava, Notary Public

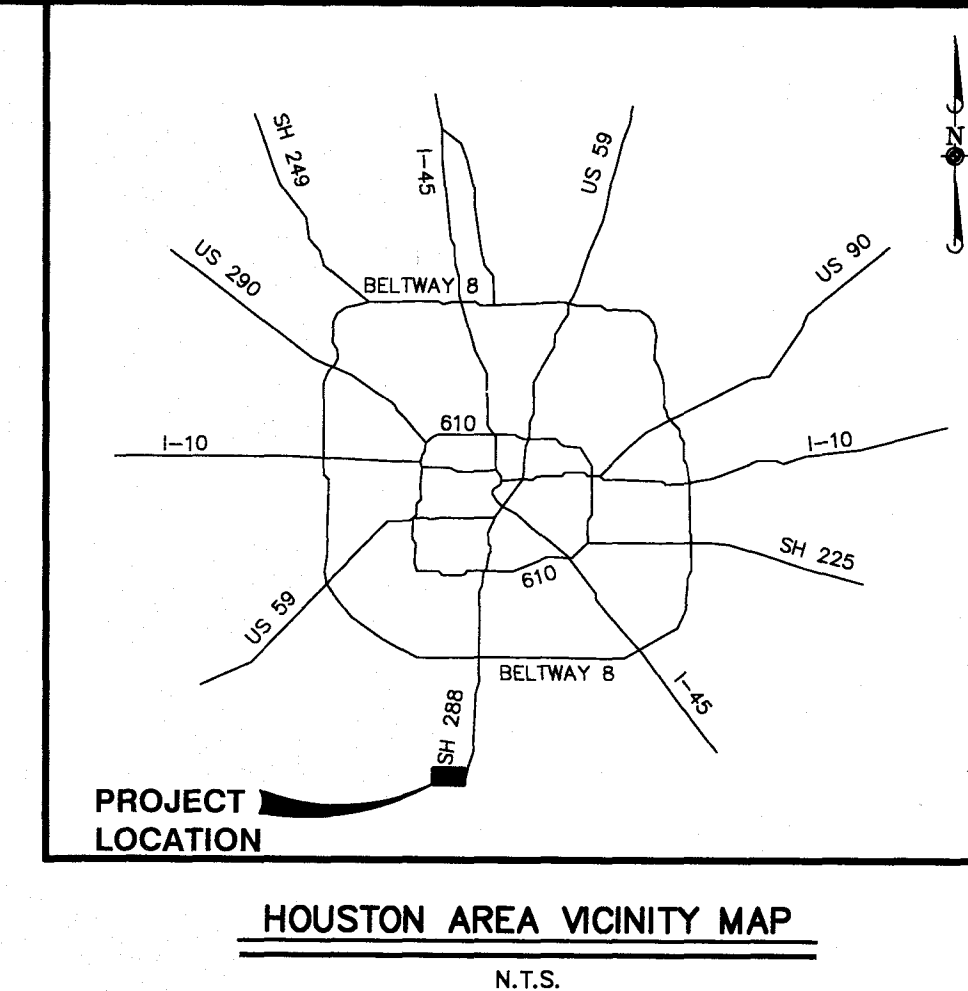


Commission No. 859777

DEVELOPER: MR JOSH WADLEY LAND
 TEJAS STERLING LAKES SOUTH, L.L.C.
 2450 FONDREN ROAD, SUITE 210
 HOUSTON, TEXAS 77063
 (713) 783-6702

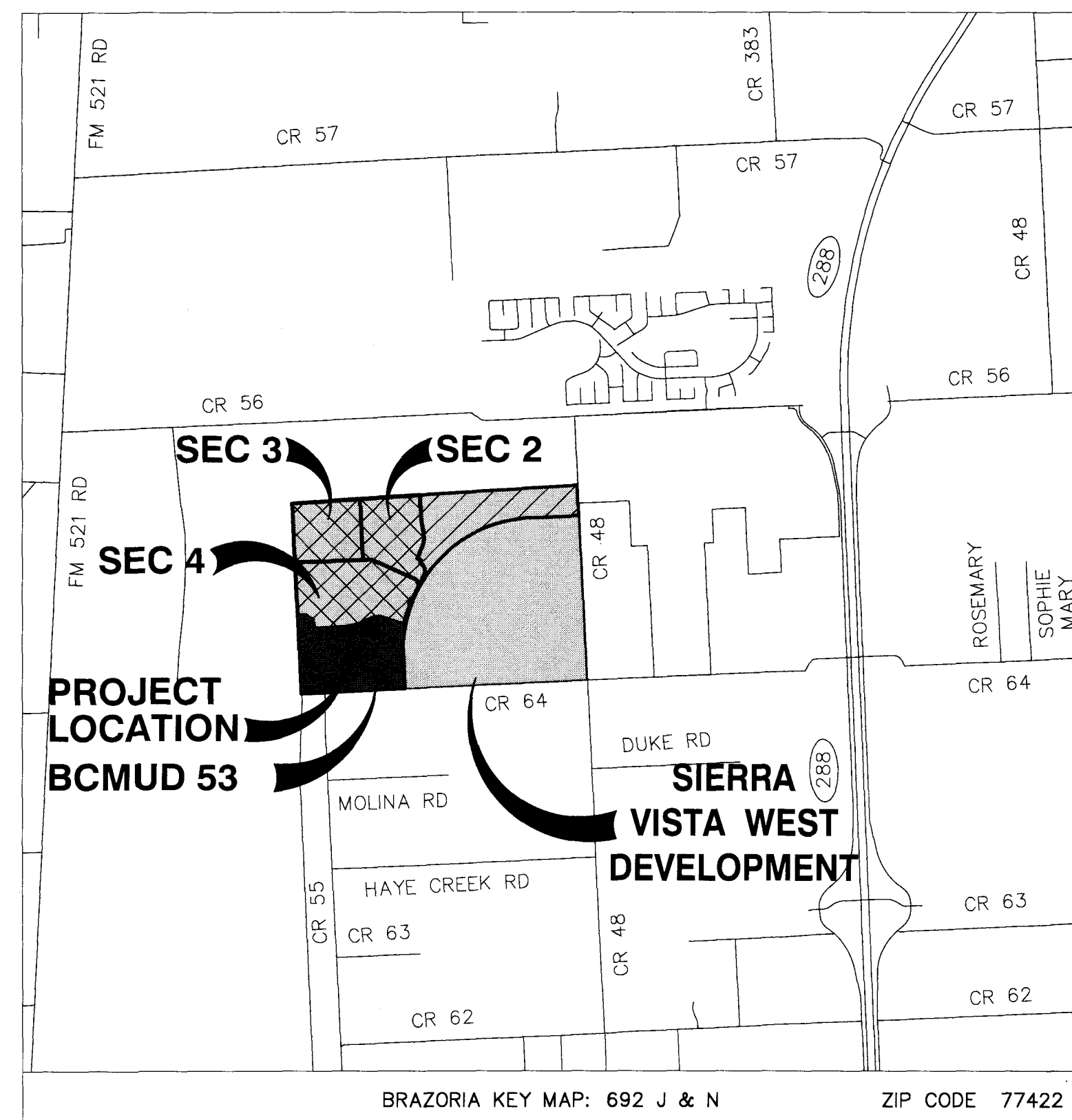
CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES FOR **SIERRA VISTA WEST SEC. 5**

BRAZORIA COUNTY M.U.D. NO. 53
BRAZORIA COUNTY, TX
PROJECT NO. 610.020012.00



INDEX OF SHEETS

Sheet Number	Sheet Title
1	TITLE SHEET & SHEET INDEX
2	GENERAL NOTES
3	WATER & SANITARY OVERALL - WEST
4	WATER & SANITARY OVERALL - EAST
5	DRAINAGE OVERALL - WEST
6	DRAINAGE OVERALL - EAST
7	DRAINAGE CALCULATIONS
8	GRADING OVERALL - WEST
9	GRADING OVERALL - EAST
10	STORM WATER POLLUTION PREVENTION PLAN - WEST
11	STORM WATER POLLUTION PREVENTION PLAN - EAST
12	TRAFFIC SIGNAGE & PAVEMENT MARKINGS - WEST
13	TRAFFIC SIGNAGE & PAVEMENT MARKINGS - EAST
14	CLIFFS VIEW DRIVE (STA 0+00 TO 6+00)
15	CLIFFS VIEW DRIVE (STA 6+00 TO 14+00)
16	CASCADE HILLS DRIVE (STA 0+50 TO 8+00)
17	CASCADE HILLS DRIVE (STA 8+00 TO 15+50)
18	BODIE HILLS DRIVE (STA 0+00 TO 7+50)
19	SUGAR PINE LANE (STA 0+00 TO 8+50)
20	EAGLE PASS DRIVE (STA 8+50 TO 14+50)
21	PIONEER REST LANE (STA 14+50 TO 19+50)
22	UPLIFT PATH DRIVE (STA 0+50 TO 5+00)
23	TAFT POINT LANE (STA 5+00 TO 10+00)
24	TAFT POINT LANE (STA 10+00 TO 15+00)
25	STORM SEWER OUTFALL 1 AND 2
26	STORM SEWER OUTFALL 3
27	WATERLINE DETAILS - 1
28	WATERLINE DETAILS - 2
29	SANITARY SEWER DETAILS - 1
30	SANITARY SEWER DETAILS - 2
31	SANITARY SEWER DETAILS - 3
32	STORM SEWER DETAILS - 1
33	STORM SEWER DETAILS - 2
34	STORM SEWER DETAILS - 3
35	STORM SEWER DETAILS - 4
36	PAVING DETAILS - 1
37	PAVING DETAILS - 2
38	PAVING DETAILS - 3
39	PAVING DETAILS - 4
40	STORM WATER POLLUTION PREVENTION DETAILS - 1
41	STORM OUTFALL - DETAIL
42	DRAINAGE AREA SERVICE MAP



**ISSUED FOR
 CONSTRUCTION**

Record Drawings

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. "B" BEING A SET 100-D NAIL IN A POWER POLE LOCATED EAST OF THE ENTRANCE TO STERLING LAKES SUBDIVISION.
 ELEVATION = 57.63 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:
 ACCORDING TO MAP NO. 48039C0120H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, DATED JUNE 5, 1989, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN.
 THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, OR RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**BRAZORIA COUNTY ENGINEERING DEPARTMENT
 REVIEWED FOR CONSTRUCTION:**
 MATT HANKS, PE, COUNTY ENGINEER DATE 07/13/2020
 JORGÉ REYNA, DEVELOPMENT COORDINATOR DATE 5-5-2020

ENGINEER'S SEAL
 STATE OF TEXAS
 JASON T. PIKA
 124800
 LICENSED PROFESSIONAL ENGINEER
 07/13/2020

**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 V. HO, P.E. © 832-895-1093 OR
 INSPECTIONS@ADICO-LLC.COM) AND BRAZORIA COUNTY
 ENGINEER AT CONSTRUCTION@BRAZORIA-COUNTY.COM 48
 HOURS BEFORE COMMENCING WORK.



2445 Technology Forest Blvd, Suite 200, The Woodlands, TX 77381 ph:832.883.2200 fx:832.883.2201 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners
 Texas Board of Professional Engineers Registration No. F-18141

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5
 Lee Walden, P.E. Date 8/3/20 President
 Kerry L. Osburn Date 8/3/20 Vice President
 Mark Roller Date 8/3/20 Secretary/Treasurer
 Jarrod D. Aden, P.E., C.F.M. Date 8/3/20 District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.
 BCCD 5 I.D. # B200025

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 BRUNNEN, MAYOR DATE 07272020
 DINH HO, P.E., CITY ENGINEER DATE 07272020

CITY OF IOWA COLONY

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

MANHARD CONSULTING, LTD. 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.

Manhard CONSULTING
 2445 Technology Forest Blvd, Suite 200, The Woodlands, TX 77381 ph:832.883.2200 fx:832.883.2201 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners
 Texas Board of Professional Engineers Registration No. F-18141

SIERRA VISTA WEST SEC. 5
 BRAZORIA COUNTY M.U.D. NO. 53
 TITLE SHEET & SHEET INDEX

PROJ. MGR.: JTP
 PROJ. ASSOC.: PBK
 DRAWN BY: TJC
 DATE: JULY 2020
 SCALE: N/A

SHEET
1 OF 42
 610.020012.00

FINAL APPROVAL



October 11, 2024

Mr. Dinh Ho, P.E
City of Iowa Colony
c/o Adico, LLC
2114 El Dorado Boulevard, Suite 400
Friendswood, Texas 77546

Re: 1-Year Inspection – Punchlist Items
Sierra Vista West Section 5 for
Brazoria County Municipal Utility District No. 53

Mr. Ho,

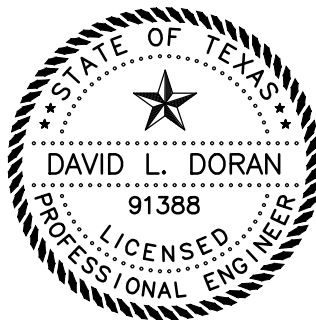
A final Inspection of the work on the above referenced project was conducted on February 7, 2023. Those participating were Mr. Jose Cerda representing ClearWater; Mr. Richard Ruiz representing ClearPave; Mr. Israel Wong and Mr. David Lane, Representing the City of Iowa Colony; Mr. Matthew Metcalf, Mr. William Stidman, and Mr. Mike Brenham representing Brazoria County; and Mr. Marcus Skinner representing Elevation Land Solutions.

The inspection revealed the punch-list items listed below:

- See the attached sheets and exhibit.

Sincerely,

David L. Doran, P.E., CCM
Partner, Construction Management



P:\020 Sierra Vista West Development\012 Section 5 WSD & Paving\Documents\Construction\Acceptance Packages\Sierra Vista West Section 5 WSD&P - 1-Year Inspection Punchlist Letter.docx



Sierra Vista West Section 5 - 1 year Warranty Inspection

02.07.2023 9:00 A.M.

Punch List

- Replace blue buttons throughout.
- Remove concrete spillage throughout
- Remove trash from storm sewer.
- Touch up thermal stripping throughout.

Bodie Hills Dr.

1. Clean out from T10 to T12 and from T15 to T13.
2. Install wedge poz-loc socket assembly at stop sign SE corner Bodie Hills and Taft Point.
3. Seal crack in knuckle and provide an extended 1 year warranty at STA. 15+00 LT.

Eagle Pass Dr.

1. Replace vent in MH inflow protector at House Address 1310.
2. Seal crack in knuckle at STA 13+80 RT.

Sugar Pine Ln.

1. Continue sidewalk around communications pedestal.
2. Replace inflow protector vent in sanitary MH J2.

Cascade Hills

1. Attach wire from inflow protector to MH wall T4.
2. Replace sidewalk panel at STA. 5+50 RT.

Cliffs View Ln.

1. Attach wire from inflow protector to MH wall at G1.
2. Attach wire from inflow protector to MH wall at G4 and replace vent.
3. Remove T-post from ROW at House Address 1083



October 11, 2024

Mr. Dinh Ho, P.E
 City of Iowa Colony
 c/o Adico, LLC
 2114 El Dorado Boulevard, Suite 400
 Friendswood, Texas 77546

Re: 1-Year Inspection – Punchlist Completion
 Sierra Vista West Section 5
 for Brazoria County Municipal Utility District No. 53

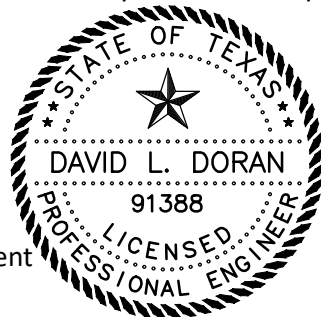
Mr. Ho,

This letter is to serve as a statement that the above referenced project has completed the one-year maintenance period. A final inspection for the referenced project occurred on February 7, 2023, with the appropriate municipal authority representatives present. The results of this inspection were recorded and are available for your reference upon request.

As of August 28, 2024, the aforementioned results have been addressed, and the project has since been verified as complete after a final walk was held with the appropriate representatives. The referenced project has reached completion per the City of Iowa Colony requirements.

Sincerely,

David L. Doran, P.E., CCM
 Partner, Construction Management





City Council Agenda Item Request Form

Item 16.

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

Date: 12/04/2024

Department Making Request: 35 - Community Development

Person Making Request: Engineering

Item Type: Action (other)

Budgeted? Y / N / n/a Cost:

If budgeted, identify account:

Short Description:

Davenport Parkway Street Dedication Preliminary Plat - Request for Extension of Plat Approval

Explanation/Justification Details:

Davenport Parkway Street Dedication Preliminary Plat - Request for Extension of Plat Approval
The plat was approved by City Council on 12/18/2023 and plat approval is set to expire on 12/18/2024. Developer is requesting a one-time six-month extension of approval from original date of approval. If approved by city council, the new approval expiration date is 06/18/2025.

Requestor Signature: Dinh Ho, P_E Digitally signed by Dinh Ho, P_E...
DN: cn=Dinh Ho, o=Adico, LLC, cn=Dinh Ho, P_E,
E=dinh@adico-llc.com
Reason: I am the author of this document
Location: your signing location here
Date: 2024-12-04 10:03:37
Foxit PhantomPDF Version: 9.7.5

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

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary



ENGINEERING THE FUTURE
SINCE 1936

EXTENSION OF APPROVAL LETTER

VIA E-MAIL: engineering@adico-llc.com

DATE: November 25, 2024

TO: Dinh Ho – Consulting Engineer
Adico, LLC

FROM: EHRA/Michael Turzillo
Planner II – Planning & Visioning

EXTENSION OF APPROVAL LETTER: Davenport Parkway Street Dedication Preliminary Plat

EHRA Engineering is requesting an extension of approval for the preliminary plat of Davenport Parkway Street Dedication. This plat was approved by Iowa Colony City Council on 12/18/2023 and will expire on 12/18/2024. Please include this item on the 12/9/2024 City Council agenda and allow an extension of approval of six months.

See the attached preliminary plat of Davenport Parkway Street Dedication for your reference and let me know if you require anything further to facilitate this request.

Regards,

Michael Turzillo,
Planner II
EHRA

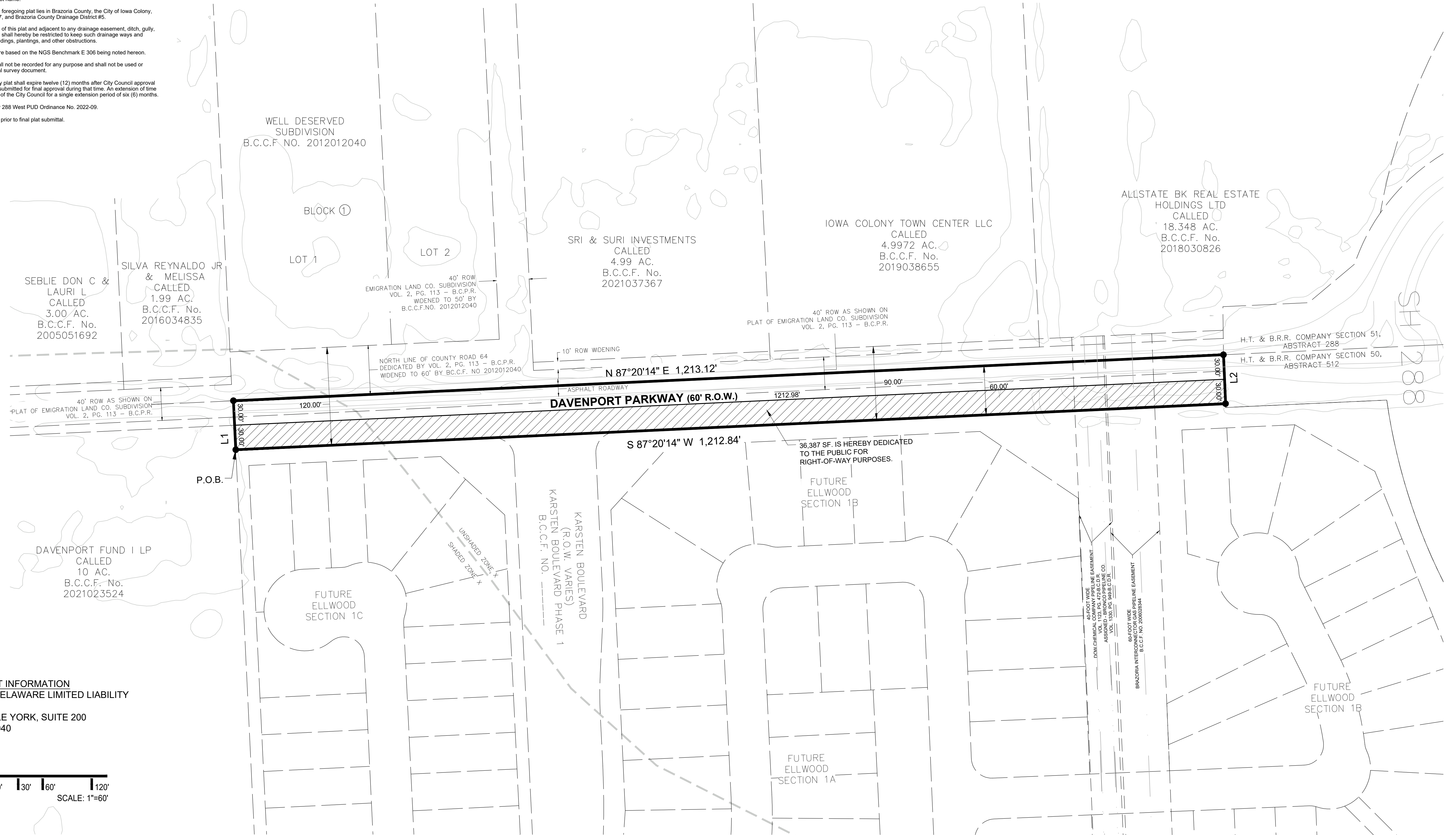
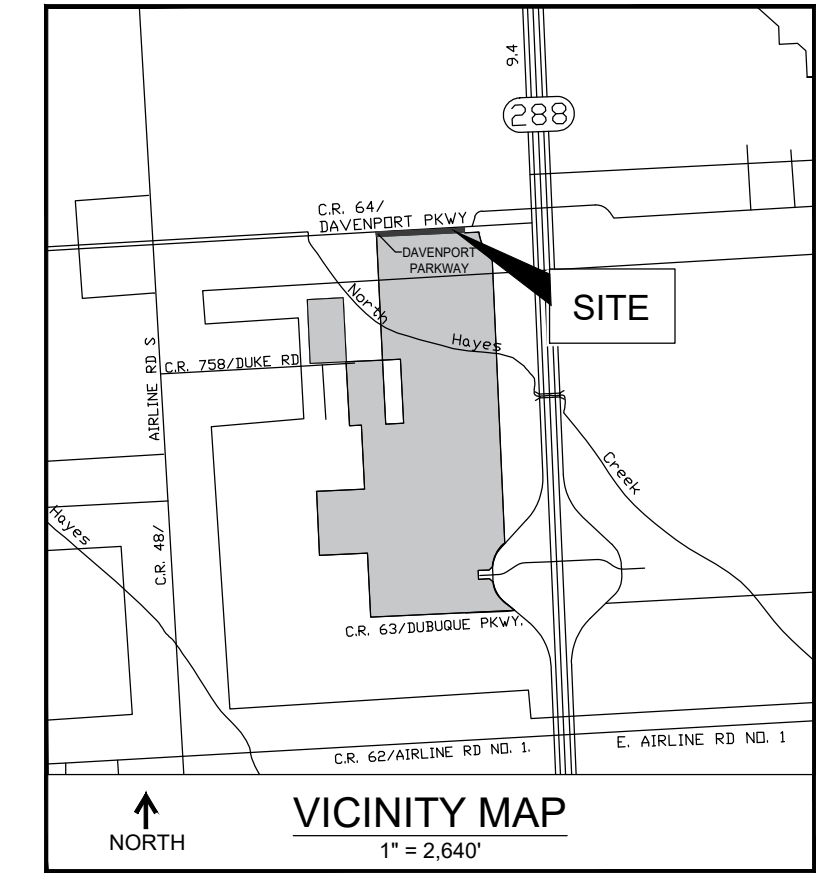
GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0120K, dated December 30, 2020, the property lies within Zone AE.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminister, Hinshaw, Russ & Associates, Inc. d/b/a EHRRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminister, Hinshaw, Russ & Associates, Inc. d/b/a EHRRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.R. indicates Brazoria County Deed Record.
B.C.P.R. indicates Brazoria County Plat Record.
B.L. indicates Building Line.
C.R. indicates County Road.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Drainage plans to be provided prior to final plat submittal.

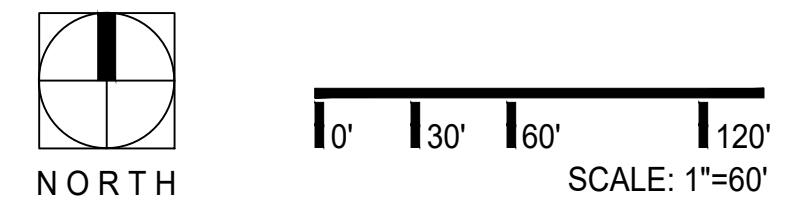
BENCHMARK(S):

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

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 02°45'50" W	60.00'
L2	S 02°29'27" E	60.00'



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



Davenport Parkway Street Dedication Preliminary Plat
 Being a subdivision of 1.67 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 467, 470, & 473 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.
 Owner: KLLB AIV LLC, a Delaware Limited Liability Company

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

EHRRA
 ENGINEERING THE FUTURE SINCE 1946
 EHRRA JOB NO. 221-1022-01

October 24, 2023



City Council Agenda Item Request Form

Item 17.

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

Date: 12/04/2024

Department Making Request: 35 - Community Development

Person Making Request: Engineering

Item Type: Action (other)

Budgeted? Y / N / n/a Cost:

If budgeted, identify account:

Short Description:

Ellwood Detention Reserve "D" Preliminary Plat - Request for Extension of Approval

Explanation/Justification Details:

Ellwood Detention Reserve "D" Preliminary Plat - Request for Extension of Approval
The plat was approved by City Council on 01/08/2024 and plat approval is set to expire on 01/08/2025. Developer is requesting a one-time six-month extension of approval from original date of approval. If approved by city council, the new approval expiration date is 07/08/2025.

Requestor Signature: Dinh Ho, P_E Digitally signed by Dinh Ho, P_E...
DN: cn=Dinh Ho, o=Adico, LLC, cn=Dinh Ho, P_E...
E=dinh@adico-llc.com
Reason: I am the author of this document
Location: your signing location here
Date: 2024-12-04 10:03:37
Foxit PhantomPDF Version: 9.7.5

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

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary



ENGINEERING THE FUTURE
SINCE 1936

EXTENSION OF APPROVAL LETTER

VIA E-MAIL: engineering@adico-llc.com

DATE: November 25, 2024

TO: Dinh Ho – Consulting Engineer
Adico, LLC

FROM: EHRA/Michael Turzillo
Planner II – Planning & Visioning

EXTENSION OF APPROVAL LETTER: Ellwood Detention Reserve 'D' Preliminary Plat

EHRA Engineering is requesting an extension of approval for the preliminary plat of Ellwood Detention Reserve 'D'. This plat was approved by Iowa Colony City Council on 1/08/2024 and will expire on 1/08/2025. Please include this item on the 12/9/2024 City Council agenda and allow an extension of approval of six months.

See the attached preliminary plat of Ellwood Detention Reserve 'D' for your reference and let me know if you require anything further to facilitate this request (six months).

Regards,

Michael Turzillo,
Planner II
EHRA

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039/0110K, dated December 30, 2020, the property lies within Zone AE, Shaded Zone X, and Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHR, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHR.
- B.C.C.F. indicates Brazoria County Clerk's File.
S.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
V.O.L. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- Drainage plans to be provided prior to final plat submittal.
- Reserve 'D' shall provide 1.13 acres of parkland as it complies with the requirements for areas within a detention reserve to be considered parkland.
- Final Plat is subject to the conditions and approval of the General Plan and adjacent plats.
- Reserve 'D' will be owned and maintained by Brazoria County M.U.D. No. 57.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

- Slab elevations (finished floor) shall be a minimum of 2 feet above natural 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, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No. 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
D	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	612,780.18	14.07

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 62°27'14" W	80.04'
L2	S 01°39'41" E	87.75'
L3	S 01°34'33" E	94.21'

PARKLAND TABLE

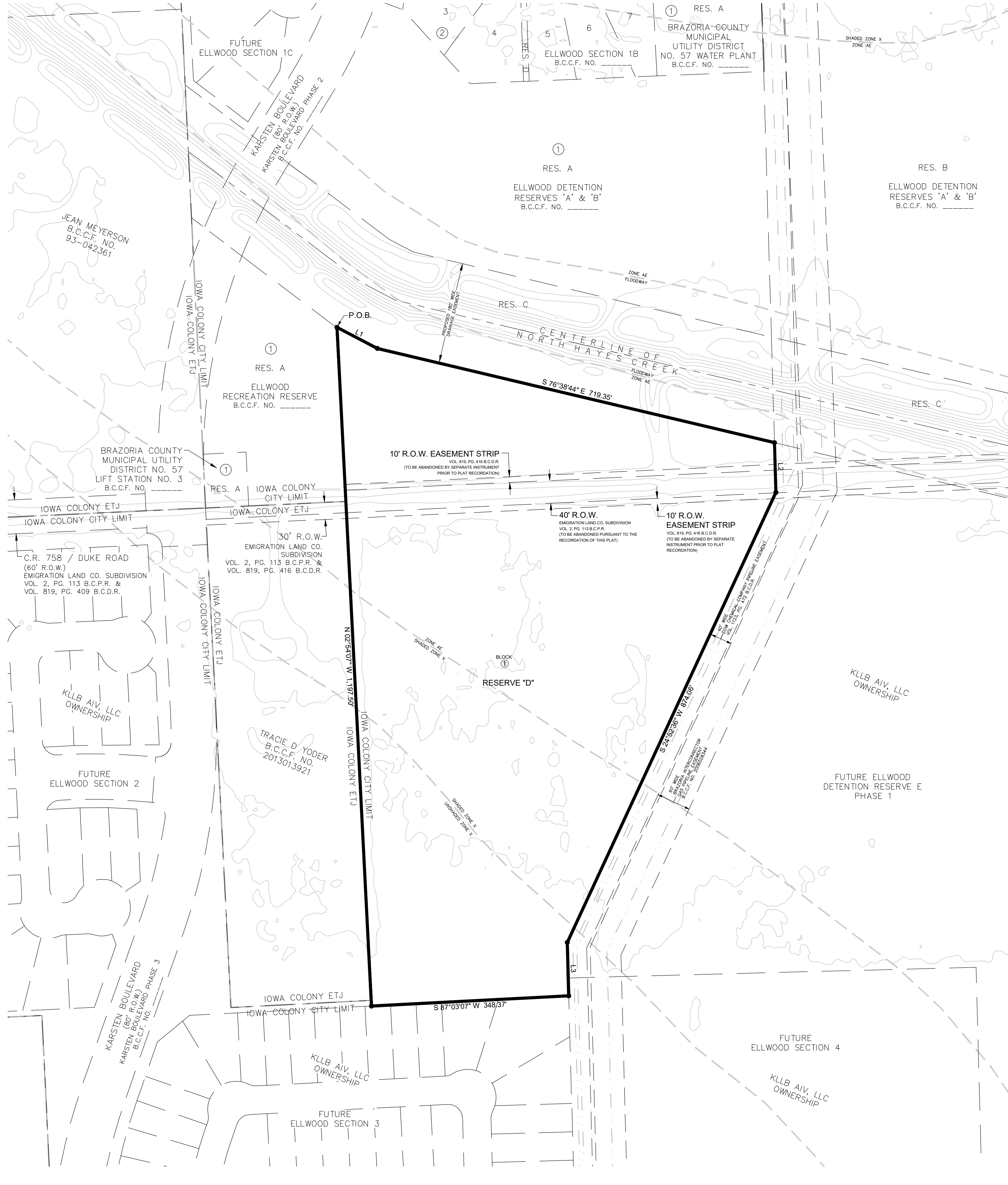
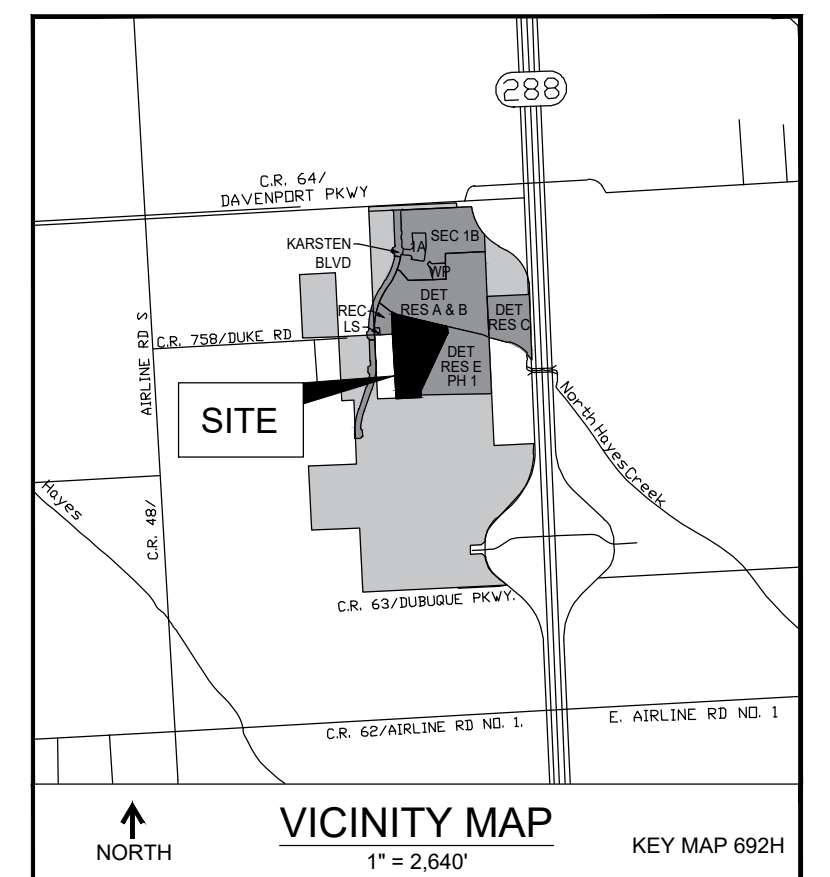
PLAT	ACREAGE
BCMUD NO. 57 LIFT STATION NO. 3	0.00 AC.
BCMUD NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PKWY. ST. DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.60 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD DETENTION RESERVE 'D'	1.13 AC.
ELLWOOD DETENTION RESERVE 'E' PH. 1	1.11 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	0.00 AC.
ELLWOOD RECREATION RESERVE	1.83 AC.
ELLWOOD SECTION 1A	0.00 AC.
ELLWOOD SECTION 1B	1.07 AC.
TOTAL	6.74 AC.

1) PARKLAND IN DETENTION RESERVES IS CALCULATED AT 50% OF THE AREA OF THE MAINTENANCE BERM. IF MAINTENANCE BERM INCLUDES TRAILS, IS AN AVERAGE MINIMUM WIDTH OF 3' AND A MINIMUM WIDTH OF 3', AND HAS SIDE SLOPES THAT DO NOT EXCEED A 1:1 RATIO.
2) ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.

LAND USE TABLE

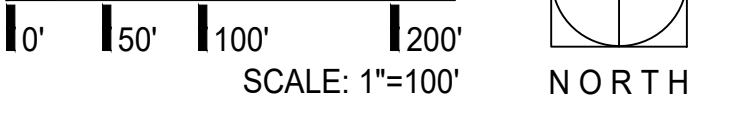
PLAT	SF - 60%	SF - 50%	COMM.	INST.	ARTERIALS & COLLECTORS/OPEN SPACE	PARKS & RECREATION	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.17 AC.	-	-	0.17 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.03 AC.	-	-	1.03 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	1.67 AC.	-	-	1.67 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.70 AC.	24.70 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD DETENTION RESERVE 'D'	-	-	-	-	-	14.07 AC.	14.07 AC.
ELLWOOD DETENTION RESERVE 'E' PH. 1	-	-	-	-	-	15.29 AC.	15.29 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	-	-	1.48 AC.	1.48 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	-	-	2.29 AC.	2.29 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	-	2.65 AC.	2.65 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.83 AC.	1.83 AC.
ELLWOOD SECTION 1A	0.51 AC.	1.28 AC.	-	-	-	-	1.79 AC.
ELLWOOD SECTION 1B	5.82 AC.	7.22 AC.	-	-	-	-	13.04 AC.
TOTAL	6.33 AC. (10%)	8.50 AC. (13%)	9.11 AC. (14%)	1.20 AC. (2%)	0.09 AC. (0%)	60.36 AC. (88%)	93.69 AC. (100%)

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



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

BENCHMARK(S):
 NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 87 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
 ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT



Ellwood Detention Reserve 'D' Preliminary Plat
 Being a subdivision of 14.07 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of of Lots 468, 469, 471, 472, 474, & 475 of the Emigration Land Co. Subdivision, in the City of Iowa Colony, Brazoria County, Texas.

1 Block and 1 Reserve
 Owner: KLLB AIV, LLC, a Texas Limited Partnership

December 7, 2023

EHR
 ENGINEERING THE FUTURE SINCE 1936
 10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRTTEAM.COM
 TBPE No. F-726
 TBPLS No. 10092300
 EHR JOB NO. 221-022-201
 No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\221-022-201\Plat\PLAT\Det Res D_Plat_rev.dwg Dec 13, 2023-8:40am Edited by: pligetsko



City Council Agenda Item Request Form

Item 18.

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

Date: 12/04/2024

Department Making Request: 35 - Community Development

Person Making Request: Engineering

Item Type: Action (other)

Budgeted? Y / N / n/a Cost:

If budgeted, identify account:

Short Description:

Ellwood Detention Reserve "E" Preliminary Plat - Request for Extension of Approval

Explanation/Justification Details:

Ellwood Detention Reserve "E" Phase I Preliminary Plat - Request for Extension of Plat Approval
The plat was approved by City Council on 01/08/2024 and plat approval is set to expire on 01/08/2025. Developer is requesting a one-time six-month extension of approval from original date of approval. If approved by city council, the new approval expiration date is 07/08/2025.

Requestor Signature: Dinh Ho, P_E Digitally signed by Dinh Ho, P_E...
DN: cn=Dinh Ho, P_E, o=Adico, LLC, c=US, email=Dinh.Ho@adico-llc.com
Reason: I am the author of this document
Location: your signing location here
Date: 2024.12.04 10:03:37
Foxit PhantomPDF Version: 9.7.5

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

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary



ENGINEERING THE FUTURE
SINCE 1936

TBPE No. F-726
TBPLS No. 10092300

Item 18.

EXTENSION OF APPROVAL LETTER

VIA E-MAIL: engineering@adico-llc.com

DATE: November 25, 2024

TO: Dinh Ho – Consulting Engineer
Adico, LLC

FROM: EHRA/Michael Turzillo
Planner II – Planning & Visioning

EXTENSION OF APPROVAL LETTER: Ellwood Detention Reserve 'E' Phase 1 Preliminary Plat

EHRA Engineering is requesting an extension of approval for the preliminary plat of Ellwood Detention Reserve 'E' Phase 1. This plat was approved by Iowa Colony City Council on 1/08/2024 and will expire on 1/08/2025. Please include this item on the 12/9/2024 City Council agenda and allow an extension of approval of six months.

See the attached preliminary plat of Ellwood Detention Reserve 'E' Phase 1 for your reference and let me know if you require anything further to facilitate this request.

Regards,

Michael Turzillo,
Planner II
EHRA

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies within Floodway, Zone AE, Shaded Zone X, and Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHR, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHR.
- B.C.C.F. indicates Brazoria County Clerk's File.
S.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
V.O.L. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- Drainage plans to be provided prior to final plat submittal.
- Reserve 'E' shall provide 1.11 acres of parkland as it complies with the requirements for areas within a detention reserve to be considered parkland.
- Final Plat is subject to the conditions and approval of the General Plan and adjacent plats.
- Reserve 'E' will be owned and maintained by Brazoria County M.U.D. No. 57.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

- Slab elevations (finished floor) shall be a minimum of 2 feet above natural 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, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No. 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
E	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	665,900.18	15.29

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 62°27'14" W	80.04'
L2	S 01°39'41" E	87.75'
L3	S 01°34'33" E	84.21'

PARKLAND TABLE

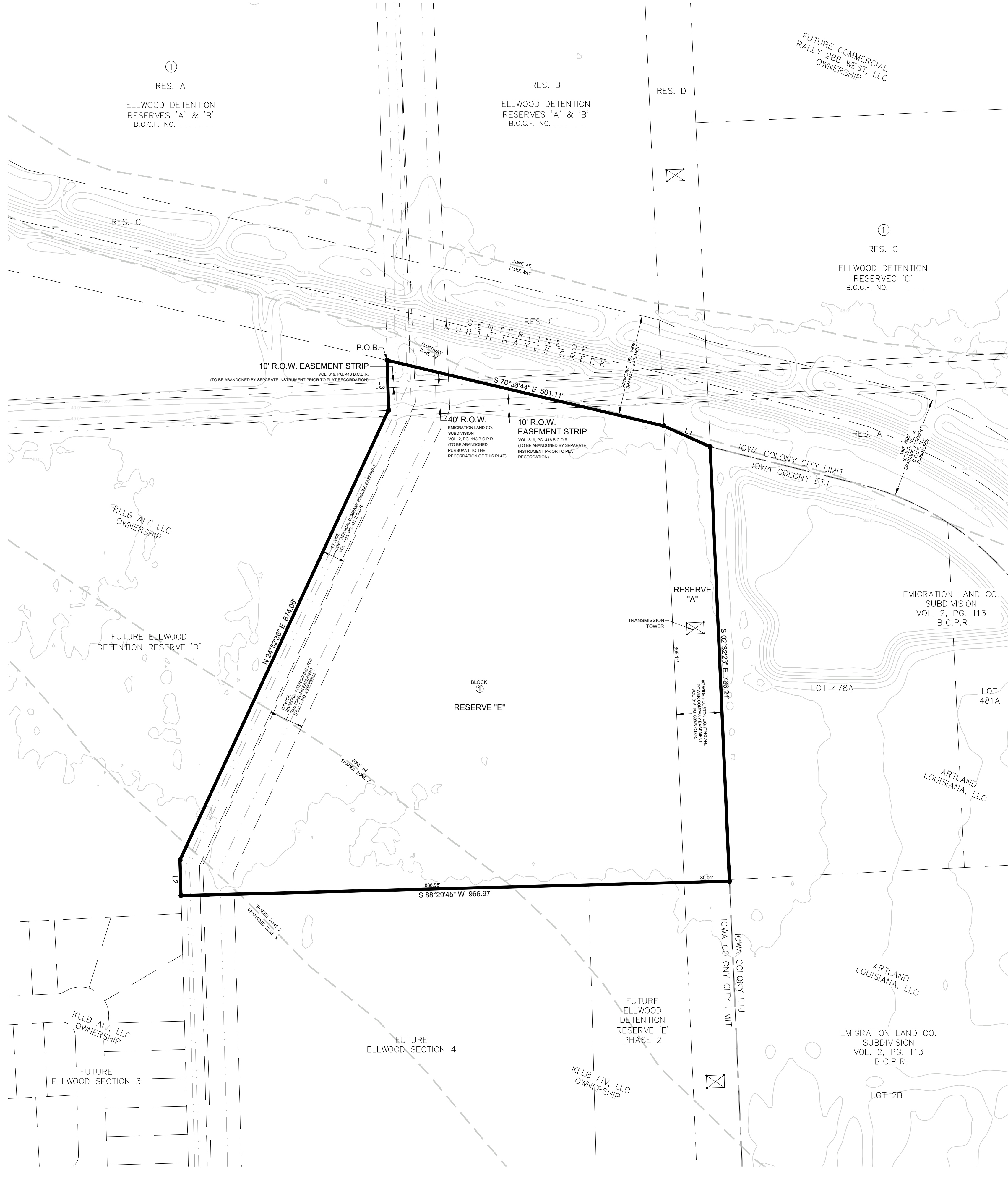
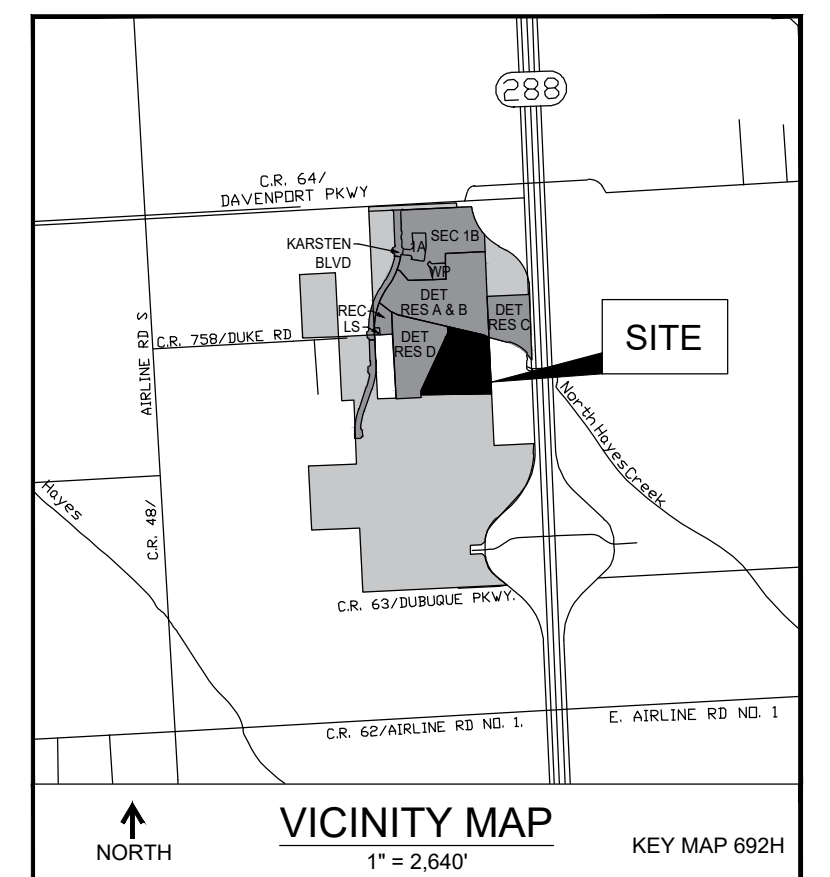
PLAT	ACREAGE
BCMUD NO. 57 LIFT STATION NO. 3	0.00 AC.
BCMUD NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PKWY. ST. DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.60 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD DETENTION RESERVE 'D'	1.13 AC.
ELLWOOD DETENTION RESERVE 'E' PH. 1	1.11 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	0.00 AC.
ELLWOOD RECREATION RESERVE	1.83 AC.
ELLWOOD SECTION 1A	0.00 AC.
ELLWOOD SECTION 1B	1.07 AC.
TOTAL	6.74 AC.

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

LAND USE TABLE

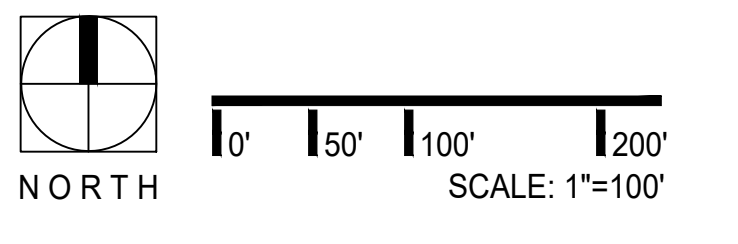
PLAT	SF - 60%	SF - 50%	COMM.	INST.	ARTERIALS E	PARKS & COLLECTORS (OR SPACE)	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.17 AC.	-	-	0.17 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.03 AC.	-	-	1.03 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	1.67 AC.	-	-	1.67 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.70 AC.	24.70 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD DETENTION RESERVE 'D'	-	-	-	-	-	14.07 AC.	14.07 AC.
ELLWOOD DETENTION RESERVE 'E' PH. 1	-	-	-	-	-	15.29 AC.	15.29 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	-	2.29 AC.	-	2.29 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	2.65 AC.	-	2.65 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.83 AC.	1.83 AC.
ELLWOOD SECTION 1A	0.51 AC.	1.28 AC.	-	-	-	-	1.79 AC.
ELLWOOD SECTION 1B	5.82 AC.	7.22 AC.	-	-	-	-	17.51 AC.
TOTAL	6.33 AC. (41%)	8.50 AC. (54%)	9.11 AC. (59%)	1.20 AC. (8%)	8.09 AC. (53%)	60.36 AC. (396%)	93.99 AC. (610%)

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



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

BENCHMARK(S):
 NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 8.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
 ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT



Ellwood Detention Reserve 'E' Phase 1 Preliminary Plat
 Being a subdivision of 15.29 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of of Lots 472, 474, 475, & 478 of the Emigration Land Co. Subdivision, in the City of Iowa Colony, Brazoria County, Texas.

1 Block and 1 Reserve
 Owner: KLLB AIV, LLC, a Texas Limited Partnership

December 13, 2023

EHR
 ENGINEERING THE FUTURE SINCE 1936
 10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRATEAM.COM
 TBPE No. F-726
 TBPLS No. 10092300
 EHR JOB NO. 221-022-201
 No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\221-022-201\PLAT\PLAT_023-040m_01.dwg Edited by: pibet/sio



City Council Agenda Item Request Form

Item 19.

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

Date: 12/04/2024

Department Making Request: 35 - Community Development

Person Making Request: Engineering

Item Type: Action (other)

Budgeted? Y / N / n/a Cost:

If budgeted, identify account:

Short Description:

Ellwood Detention Reserve "F" Preliminary Plat - Request for Extension of Approval

Explanation/Justification Details:

Ellwood Detention Reserve "F" Preliminary Plat - Request for Extension of Plat Approval
The plat was approved by City Council on 02/12/2024 and plat approval is set to expire on 02/12/2025. Developer is requesting a one-time six-month extension of approval from original date of approval. If approved by city council, the new approval expiration date is 08/12/2025.

Requestor Signature: Dinh Ho, P_E Digitally signed by Dinh Ho, P_E...
DN: cn=US, o=Adico, LLC, cn=Dinh Ho, P_E,
e=dinh@adico-llc.com
Reason: I am the author of this document
Location: your signing location here
Date: 2024-12-04 10:03:37
Foxit PhantomPDF Version: 9.7.5

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

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary



ENGINEERING THE FUTURE
SINCE 1936

EXTENSION OF APPROVAL LETTER

VIA E-MAIL: engineering@adico-llc.com

DATE: November 25, 2024

TO: Dinh Ho – Consulting Engineer
Adico, LLC

FROM: EHRA/Michael Turzillo
Planner II – Planning & Visioning

EXTENSION OF APPROVAL LETTER: Ellwood Detention Reserve 'F' Preliminary Plat

EHRA Engineering is requesting an extension of approval for the preliminary plat of Ellwood Detention Reserve 'F'. This plat was approved by Iowa Colony City Council on 2/12/2024 and will expire on 2/12/2025. Please include this item on the 12/9/2024 City Council agenda and allow an extension of approval of six months.

See the attached preliminary plat of Ellwood Detention Reserve 'F' for your reference and let me know if you require anything further to facilitate this request.

Regards,

Michael Turzillo,
Planner II
EHRA

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48030C0110K, dated December 30, 2020, the property lies within Zone AE, Shaded Zone X, and Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.R. indicates Brazoria County Deed Record.
B.C.P.R. indicates Brazoria County Plat Record.
B.L. indicates Building Line.
C.R. indicates County Road.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- Reserve 'F' will be owned and maintained by Brazoria County M.U.D. No. 57.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Drainage plans to be provided prior to final plat submittal.
- Final Plat is subject to the conditions and approval of the General Plan and adjacent plats.

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

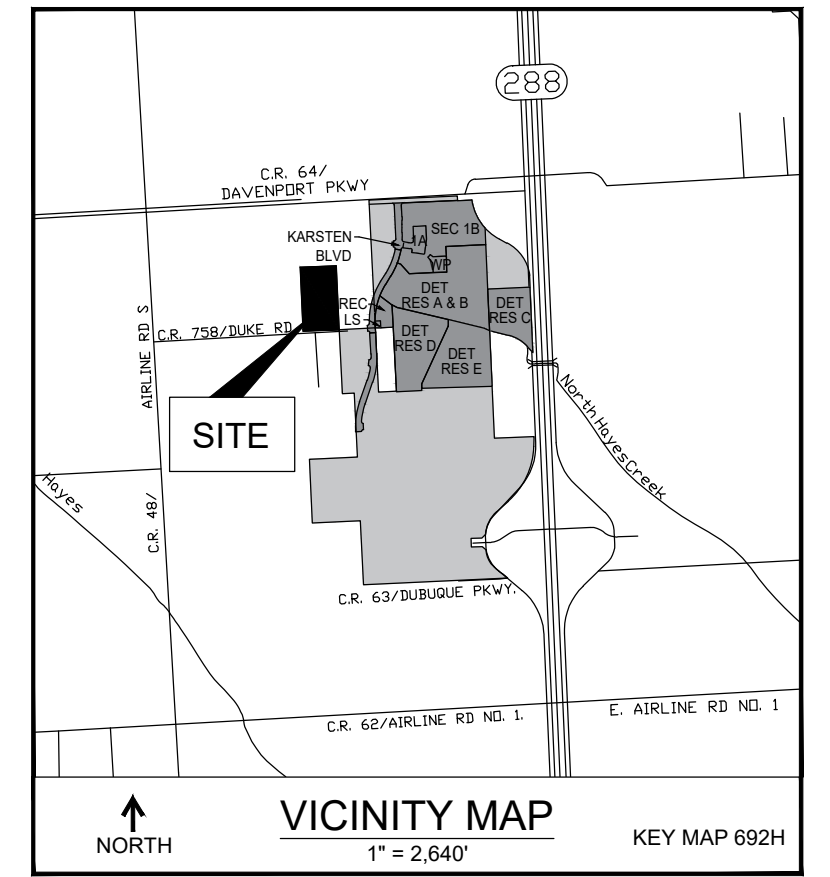
RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
F	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	416,063.29	9.55

PARKLAND TABLE

PLAT	ACREAGE
BCMUD NO. 57 LIFT STATION NO. 3	0.00 AC.
BCMUD NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PKWY. ST. DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.80 AC.
ELLWOOD DETENTION RESERVE 'C'	1.13 AC.
ELLWOOD DETENTION RESERVE 'D'	1.13 AC.
ELLWOOD DETENTION RESERVE 'E' PH. 1	1.11 AC.
ELLWOOD DETENTION RESERVE 'F'	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	0.00 AC.
ELLWOOD RECREATION RESERVE	1.83 AC.
ELLWOOD SECTION 1A	0.00 AC.
ELLWOOD SECTION 1B	1.07 AC.
TOTAL	6.74 AC.

1) PARKLAND IN DETENTION RESERVES IS CALCULATED AT 50% OF THE AREA OF THE MAINTENANCE BERM. IF MAINTENANCE BERM INCLUDES TRAILS, IS AN AVERAGE MINIMUM WIDTH OF 3' AND A MINIMUM WIDTH OF 20'. AND HAS SIDE SLOPES THAT DO NOT EXCEED A 5:1 RATIO.
2) ALL OTHER PARKLAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A 'RECREATION' RESTRICTION.

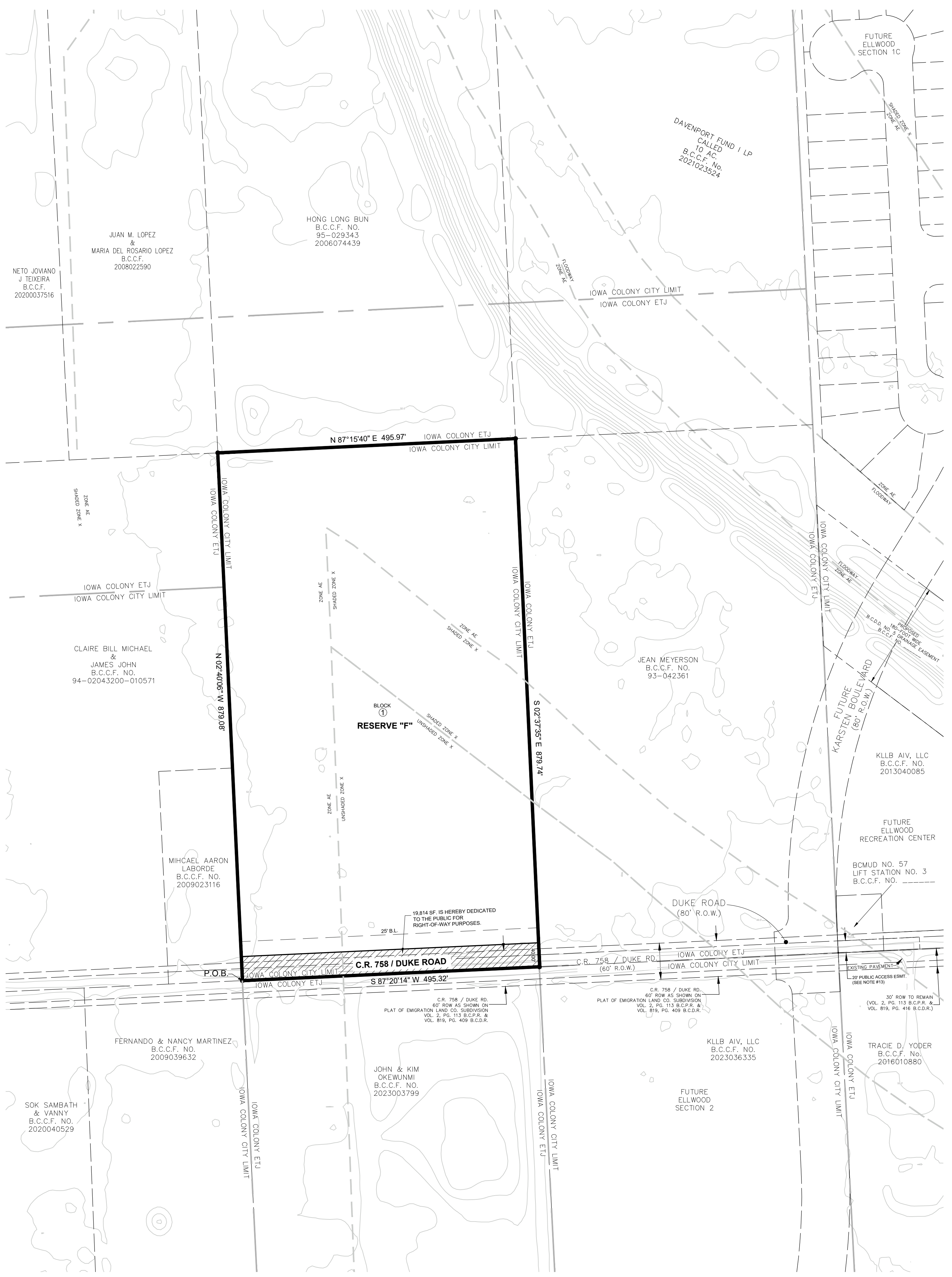


OWNER CONTACT INFORMATION
KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
10235 WEST LITTLE YORK, SUITE 200
HOUSTON, TX 77040
281-560-6600

LAND USE TABLE

PLAT	SF - 60%	SF - 50%	COMM.	INST.	ARTERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.17 AC.	-	-	0.17 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.03 AC.	-	-	1.03 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	1.67 AC.	-	1.67 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.70 AC.	24.70 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD DETENTION RESERVE 'D'	-	-	-	-	-	14.07 AC.	14.07 AC.
ELLWOOD DETENTION RESERVE 'E' PH. 1	-	-	-	-	-	15.29 AC.	15.29 AC.
ELLWOOD DETENTION RESERVE 'F'	-	-	-	-	0.46 AC.	-	0.46 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	-	2.29 AC.	-	2.29 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	2.85 AC.	-	2.85 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.83 AC.	1.83 AC.
ELLWOOD SECTION 1A	0.51 AC.	1.28 AC.	-	-	-	-	1.79 AC.
ELLWOOD SECTION 1B	5.82 AC.	7.22 AC.	-	-	-	-	13.04 AC.
TOTAL	6.33 AC. (10%)	8.50 AC. (13%)	9.11 AC. (14%)	1.20 AC. (2%)	8.09 AC. (13%)	60.36 AC. (48%)	93.59 AC. (100%)

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



Ellwood Detention Reserve 'F' Preliminary Plat
Being a subdivision of 10.01 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 451 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.
1 Block and 1 Reserve
Owner: KLLB AIV, LLC, a Texas Limited Partnership
January 5, 2023

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRATEAM.COM
TBPE No. F-726
TBPLS No. 10092300
EHRA JOB NO. 221-022-201
No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\221-022-201\Plat\PLAT\Det Res F Ellwood Det Res F Plat.dwg, Jan 19, 2024, 1:28:30pm Edited by nburzillo



IOWA COLONY FIRE MARSHAL'S OFFICE

Item 20.

3144 Meridiana Parkway
Iowa Colony, TX 77583

Albert Cantu, CFM

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

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

December 4, 2024

Mayor and Council,

See November 2024, monthly report for Building Department, Code Enforcement/Animal Control, Community Development, and Fire Marshal Offices below.

Community Development

Inspections conducted by Safebuilt-

Building Inspections-	407
Electrical Inspections-	278
Plumbing Inspections-	458
Mechanical Inspections-	<u>188</u>
Total-	1331

Total Paid to Safebuilt for November 2024, for a total of 1331 Inspections- \$29,947.50

Total Paid to Safebuilt for November 2023, for a total of 1357 Inspections- \$30,532.50

Plan Reviews- 97

Building- 5 Commercial Build Out- 3 Electrical- 4 New Residential- 84 Swimming Pools- 1

Permits Issued

2023- 88

New Home Permits- 32 Other Permits- 41 Engineering Projects- 15

2024- 147

New Home Permits- 83 Other Permits- 51 Engineering Projects- 13

Fees Collected

2023- \$165,745.22

New Home Permit Fees- \$60,473.50 Other Permit Fees- \$14,555.85 Engineer Project Fees- \$90,715.87

2024- \$547,160.74

New Home Permit Fees- \$399,110.46 Other Permit Fees- \$29,766.95 Engineer Project Fees- \$118,283.33

Animal Control

7- Calls for service

2- Returned to Owner 1- Dead Animal Call 3- Running at Large 1- Livestock

Code Compliance

201- Calls for service

198- Sign Removals 3 Tall Grass and Weeds

Ambrosia passed her State exam for Code Enforcement in Training. She is in the process of training to obtain her required hours to get her Code Enforcement Certification, it is a year long process.

Fire Marshal

16- Hydro conducted for fire sprinkler systems 3- Fire Marshal Building Finals

No fires investigated.

Thanks,

Albert Cantu, CFM

Fire Marshal/Building Official



IOWA COLONY POLICE DEPARTMENT

3144 Meridiana Pkwy
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

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

Monthly Report October 2024

Offense	October 2024	November 2024
Burglary	6	3
Theft	6	9
Robbery	0	0
Total Index Crimes Reported	12	12
Reports Taken		
Misdemeanor	32	26
Felony	10	8
Charges Filed/Arrests		
Misdemeanor	14	8
Felony	4	4
Outside Agency Warrant Arrest	5	3
Traffic Enforcement		
Number of Violations	800	752
Crash Investigations		
Minor Crashes	23	19
Major Crashes	7	6
Fatality Crashes	0	0
Calls for Service		
Alarms	39	33
Assist Other Agency	22	33
Disturbance	10	12
Other	245	176
Security Checks	529	563
Suspicious Activity/Persons	26	31

Significant Events

- November 1 – Officers conducted a traffic stop in the 4400 block of Meridiana Pkwy. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- November 3 – Officers conducted a traffic stop in the 9900 block of Sterling Gate Dr. During the stop it was found the driver had multiple outstanding warrants through Brazoria County. An arrest was made and a report was generated.
- November 6 – Officers conducted a traffic stop in the area of SH 288/Meridiana Pkwy. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.



IOWA COLONY POLICE DEPARTMENT

3144 Meridiana Pkwy
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

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

-
- November 11 – Officers were dispatched to the 2800 block of Sapphire Hill Dr in reference to thefts. Multiple residences under construction had items stolen from inside the residence. A report was generated and forwarded to investigations.
 - November 18 – Officers conducted a traffic stop in the area of SH 288/CR 60. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
 - November 21 – Officers were dispatched to the area of Cedar Rapids Pkwy/Karsten Blvd in reference to a suspicious person. Upon arrival the person was located and found to be intoxicated. An arrest was made and a report was generated.
 - November 22 – Officers conducted a traffic stop in the 3100 block of Meridiana Pkwy. During the stop it was found the driver had outstanding warrants through Fort Bend County. An arrest was made and a report was generated.
 - November 22 – Officers attempted to conduct a traffic stop in the area of Crystal View Dr/Meridiana Pkwy however the driver refused to stop and fled police. After a short pursuit, the vehicle stopped. An arrest was made and a report was generated.
 - November 23 – Officers were dispatched to the 12700 block of Pursley Blvd in reference to a minor crash. Upon arrival it was found the driver of the vehicle was intoxicated. Due to the driver needing medical attention, a warrant was later issued for the driver.
 - November 27 – Officers conducted a traffic stop in the area of Iowa Colony Blvd/Meridiana Pkwy. During the stop it was found the driver had outstanding warrants through Comal County. An arrest was made and a report was generated.
 - November 29 – Officers were dispatched to the 3600 block of Brook St in reference to a disturbance. During the investigation, it was found one person had been operating a vehicle during the incident and was intoxicated. An arrest was made and a report was generated.

City of Iowa Colony
Municipal Court Council Report
From 11/1/2024 to 11/30/2024

Violations by Type

Traffic	Penal	City Ordinance	Parking	Other	Total
374	1	10	0	8	393

Financial

State Fees	Court Costs	Fines	Tech Fund	Building Security	Total
\$14,041.61	\$18,991.48	\$8,526.30	\$638.06	\$781.65	\$42,979.10

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
45	0	39	13	101	198

Trials & Hearings

Jury	Bench	Appeal	Total
0	0	0	0

Omni/Scofflaw/Collection

Omni	Scofflaw	Collections	Total
1	0	1	2

Street SIGNAGE	Description	Complete	Dates
Brister & Pursley	installed street names	Complete	11/1/2024
Hay Meadows dr & Farmhouse Ln	installed street names	Complete	11/1/2024
Palo Verdie & Pursley	installed street names	Complete	11/1/2024
FCR 78 & CR 79	installed street names	Complete	11/1/2024
Watson & Kinsey	straighten stop sign pole	Complete	11/1/2024
Magnolia Bend	installed street names	Complete	11/4/2024
Davenport & Iowa Colony	installed stop	Complete	11/4/2024
Farmhouse Ln & Fig Orchard trl	fixed street names	Complete	11/4/2024
Crystal View & Meridiana	installed speed limit sign w/ pole	Complete	11/5/2024
Davenport & Discovery	picked up school crossing sign	Complete	11/13/2024
CR 382 & Ames	fixed stop sign w/ pole	Complete	11/18/2024
CR 62 & Hwy 288	picked up broken speed sign pole	Complete	11/18/2024
Ames & Davenport	installed stop sign & street names w/ pole	Complete	11/18/2024
Meridiana & Discovery	replaced lighted stop sign	Complete	11/21/2024
Meridiana & Iowa Colony	replaced lighted stop sign	Complete	11/21/2024
Meridiana & Iowa Colony	fixed stop sign pole	Complete	11/21/2024
Sterling Lakes & CR 48	replaced lighted stop sign	Complete	11/22/2024
Meridiana & Iowa Colony	replaced lighted stop sign	Complete	11/22/2024
Sterling Lakes & Meridiana	fixed street sign & turned stop sign	Complete	11/22/2024
Iowa Colony & meridiana(south)	installed speed limit sign	Complete	11/26/2024

MOWING/TREE TRIMMING	Description	Complete	Dates
Public works	cut grass	Complete	11/6/2024
Iowa Colony & Meridiana to Iowa Colony & Hwy 288	cut right away	Complete	11/6/2024
Cr 48 & Bullard to Cr 48 & Oak	cut right away	Complete	11/6/2024
Iowa Colony & Meridiana to Iowa Colony & Hwy 288	cut right away	Complete	11/7/2024
Cr 48 & Bullard to Cr 48 & Oak	cut right away	Complete	11/7/2024
Meridiana & Cr 48 to Meridiana & Cr 56	cut right away	Complete	11/7/2024
City Hall	cut grass	Complete	11/12/2024
Meridiana & Cr 48 to Meridiana & Cr 56	cut right away	Complete	11/12/2024
Iowa Colony & Davenport	cut grass in right away	Complete	11/12/2024
CR 524 (1acre)	cut grass	Complete	11/12/2024
Dubuque & Iowa Colony to Dubuque & Pursley	cut grass in right away	Complete	11/13/2024
Davenport & Pursley to Davenport & Hwy 288	cut grass in right away	Complete	11/13/2024
Davenport & Discovery	cut grass in right away	Complete	11/13/2024
Dubuque & Iowa Colony to Dubuque & Pursley	cut grass in right away	Complete	11/14/2024
Cedar Rapids & Iowa Colony to Cedar Rapids & Hwy 288	cut grass in right away	Complete	11/14/2024
Cedar Rapids & Iowa Colony to Cedar Rapids & Hwy 288	cut trees back	Complete	11/14/2024
2346 Cr 62 to Cr 62 & Ames	cut grass in ditch line	Complete	11/15/2024
CR 62 & Ames	cut grass in ditch line	Complete	11/18/2024
CR 62 & Ames	cut trees back	Complete	11/18/2024
Iowa Colony & Dubuque to Iowa Colony & Davenport	cut grass in ditch line	Complete	11/26/2024
Iowa Colony & Dubuque to Iowa Colony & Davenport	cut grass in ditch line	Complete	11/27/2024
Pursley & Dubuque to Pursley & Davenport	cut grass in ditch line	Complete	11/27/2024
Public works	cut grass	Complete	11/27/2024

STREET REPAIRS	Description	Complete	Dates
Pursley & Dubuque	filled pot holes	Complete	11/20/2024
Pursley & Bullard to Pursley & Cedar Rapids	filled pot holes	Complete	11/21/2024
Meridian & Iowa Colony	blow gravel off road	Complete	11/21/2024

Parks	Description	Complete	Dates
City Park	replaced filter in water fountain	Complete	11/5/2024
City Park	collect trash bags(4)	Complete	11/5/2024
City Park	survey park for open manhole	Complete	11/6/2024
City Park	collect trash bags(5)	Complete	11/8/2024
City Park	survey park for broken irrigation lids	Complete	11/8/2024
City Park	cut grass on soccer field	Complete	11/8/2024
City Park	replaced irrigation lids	Complete	11/8/2024
City Park	collect trash (4)	Complete	11/25/2024

Miscellaneous Works	Description		Complete	Dates
Cedar Rapids & Iowa Colony	picked up tires(?)		Complete	11/4/2024
Cedar Rapids & Iowa Colony	picked up trashed bed ditch line		Complete	11/4/2024
Pursley & Cr 380	picked up tire(1)		Complete	11/4/2024
Public Works	clean & reorganize conference room		Complete	11/4/2024
Cedar Rapids & Iowa Colony	picked up trashed in ditch line		Complete	11/5/2024
City Hall	replaced filter in water fountain(2)		Complete	11/5/2024
City Hall	checked air conditioning filters		Complete	11/5/2024
City Hall	put chairs back in council room and tables		Complete	11/6/2024
City Hall	change water filters on Keurig		Complete	11/8/2024
2802 Emerald Pines Lane	Street Light out		Complete	11/12/2024
City Hall	assemble Christmas decoration		Complete	11/13/2024
Public Works	wash and service equipment		Complete	11/14/2024
City Hall	replaced section of fence		Complete	11/15/2024
City Hall	replaced water filter		Complete	11/15/2024
City Hall	replaced air-condition filters		Complete	11/18/2024
City Hall	installed new water filters		Complete	11/18/2024
City Hall	relocating shelves for Chief		Complete	11/19/2024
Iowa Colony Blvd. and Cartier St .	Street Light out	Pole # 755402	Complete	11/20/2024
Public Works	picked up materials for shelves @ City Hall		Complete	11/20/2024
City Hall	mount shelves to wall		Complete	11/20/2024
Public Works	loaded pallet of asphalt from Home Depot		Complete	11/20/2024
City Hall	installed timer for reef		Complete	11/21/2024
Public Works	loaded materials from Home Depot for trailer		Complete	11/25/2024
Public Works	installed railing for trailer		Complete	11/25/2024
City Hall	flush drainage		Complete	11/26/2024
Faulkner Trail	Street Light out	Pole# 707951	Complete	11/27/2024
Public Works	worked on Christmas lights for trailer		Complete	11/27/2024

MEMORANDIUM

Date: December 9, 2024

To: Mayor Wil Kennedy
City Council Members

From: Dinh V. Ho, P.E.

RE: COIC Council Meeting – December 2024 Engineer’s Report

cc: Robert Hemminger, Kayleen Rosser

The following is a status report of various engineering items:

1. TxDOT Overpasses:
 - Staff has a standing monthly construction meeting with TxDOT for updates.
 - ILMS has been approved.

2. GRANTS UPDATE
 - GLO MIT MOD – ICB DRAINAGE IMPROVEMENTS
 - i. We received 5 bids for this project on 11/14/2024.
 - ii. Low bid was in the amount of \$1,657,737.85. 2nd low bid was \$1,695,000.
 - iii. Currently reviewing references.
 - iv. Expect to be awarded at the January 2025 Council Meeting.

3. Capital Improvement Projects
 - 2021 Waterline Extension - ARPA
 - i. GM Vera's Construction was selected as the contractor with a bid in the amount of \$1,179,533.14.
 - ii. Construction is expected to start in January.

 - 2023 Ames Blvd Extension
 - i. Working with the County on ROW acquisition.
 - ii. Currently under design at 80%, pending ROW acquisition.

 - Water Plant No. 1 – Filtration System for the removal of Iron and Manganese
 - i. The Pilot Study for the treatment of Iron and Manganese is complete.
 - ii. Recommended a Dual Media Sand/Anthracite filter system.
 - iii. Staff is working on engineering and procurement options for this system.

4. CONSTRUCTION PROJECT STATUS:
 - A. *MERIDIANA SUBDIVISION – RISE COMMUNITIES*
 - Active construction projects
 - Detention Pond O & P – Hardscape – 90% Complete
 - BCMUD 55 WWTP Expansion Ph 4 – 30% complete

 - B. *STERLING LAKES – LAND TEJAS*
 - Active construction projects.
 - BCMUD 31 WWTP Expansion Ph IV – 99% Complete. Awaiting punch list items to be addressed. Awaiting final closeout documents.
 - BCMUD 31 Water Well 1 and 2 Rework – Waiting of close-out docs Well No.2

- C. *SIERRA VISTA - LAND TEJAS*
 - Active construction projects

- D. *SIERRA VISTA WEST - LAND TEJAS*
 - Active construction projects:
 - BCMUD 53 Wastewater Treatment Plant Expansion – 85% complete
 - Sierra Vista West Mass Grading and Detention Phase II – Awaiting final walk.
 - Sierra Vista West Ph II B Excavation and Grading – 95% Complete.
 - BCMUD 53 Water Plant Expansion – 90% Complete.
 - SVW Civil Site – Amenity Center – Awaiting final walk.

- E. *STERLING LAKES NORTH*
 - Active construction projects:
 - Sterling Lakes North Detention – Awaiting punch list items.
 - Sterling Lakes North Lift Station No. 1 – 85% Complete. Awaiting Power
 - Sterling Lakes North Lift Station No. 2 – 85% Complete. Awaiting Power
 - Sterling Lakes North (Canterra Creek) Rec Center- Awaiting final walk
 - Karsten Blvd North Ph 2 -80% Utilities, 25% paving.

- F. *CALDWELL CROSSING*
 - Active construction projects
 - BCMUD 87 Detention and Grading Phase 2 – 70% Complete.
 - BCMUD 87 Water Plant No. 1 – 85% Complete. Awaiting power.
 - BCMUD 87 Offsite 8" Force Main & Waterline – 75% utilities.
 - BCMUD 87 Lift Station No. 2 – 70% complete, awaiting power.
 - BCMUD 87 WWTP Expansion and Onsite Lift Station No. 1 – 70% complete
 - Caldwell Ranch Crossing Detention Ph IIB – 75% complete
 - Caldwell Crossing Section 3 – 80% Utilities, 75% Paving
 - Caldwell Crossing Section 4 – 75% Utilities, 15% Paving

- G. *CALDWELL LAKES*
 - BCMUD 87 Detention and Grading Ph 3 – 80% complete
 - Caldwell Lakes Section 1 – 35% Utilities
 - Caldwell Lakes Section 2 – 15% Utilities
 - Caldwell Ranch Blvd Ph IIIB – permit pulled.

- H. *CREEKHAVEN – MUD 92*
 - Active construction projects:
 - Mass Grading and Detention Ph 1 – 75% complete
 - BCMUD 92 Water Plant No. 1 – 60% complete
 - Creekhaven Sec 1 – Awaiting final walk.
 - Creekhaven Sec 2 – 80% utilities, 80% paving, awaiting final walk.
 - Creekhaven Sec 3 – 75% utilities, 60% paving
 - Creekhaven Blvd and Karsten Blvd Ph 1- 75% utilities, 75% paving

- I. *ELLWOOD*
 - Ellwood Sec 1 Ph 1 Detention, Excavation, Spoils and Outfall –50%
 - Ellwood Sec 1A – permit pulled, mobilized.
 - Ellwood Karsten Blvd – permit pulled, mobilized.
 - BCMUD 57 Lift Station No. 3 – permit pulled

- J. *OTHER CONSTRUCTION PROJECTS*
 - Magnolia Bend Sec 2 – awaiting closeout documents.

- Primespot C-Store (Pursley & Meridiana Pkwy)– 80% utilities complete
- Shops at Meridiana (Pursley & Meridiana Pkwy)– 80% utilities complete
- McDonald's – mobilized
- Prose Sierra Vista – 60% utilities
- Autozone- 35% utilities
- Centre at Sierra Vista – precon held.
- Sierra Vista Retail Pad Site D
- Sierra Vista Driveways and Utility Extensions

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

12/5/2024 1

Item 25.

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Assets				
	10-1000	Cash / Due From Consolidated Cash	7,881,760.60	
	10-1002	Retainer Account	0.00	
	10-1003	First State Bank - Manvel	(3,340.97)	
	10-1004	Petty Cash	300.00	
	10-1005	Texas Advantage - CD	6,290.33	
	10-1006	TexStar CD	2,707,744.96	
	10-1007	Veritex - CD 5471	3,393.18	
	10-1008	Veritex - CD 7818	145,000.00	
	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	105,613.00	
	10-1112	Allowance for Fines Receivable	(298,310.04)	
	10-1113	Fines Receivable	314,011.00	
	10-1114	Property Taxes Receivable	30,646.00	
	10-1115	Property Tax Receivable - P & I	10,334.00	
	10-1302	Due from Retainer Fund	0.00	
	10-1303	Due from Project Fund Series 2022	(0.38)	
	10-4915	Investment Fair Value Adjustment	0.00	
	Total Assets		<u>10,903,441.68</u>	<u>10,903,441.68</u>

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

12/5/2024 1

Item 25.

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Liabilities				
	10-2000	Due To Consolidated Cash / Accounts Payable	324,625.72	
	10-2001	Accounts Payable at Year End	(202.13)	
	10-2101	Due to Other Funds - CCPD	0.00	
	10-2200	Wages Payable	34,236.99	
	10-2201	Employee Dental Insurance	8,657.75	
	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	4,322.03	
	10-2206	Texas Workforce Commission Payable	(2,344.39)	
	10-2207	Health & Life Insurance Payable	(10,344.91)	
	10-2208	Child Support Payable	(1,256.04)	
	10-2209	457(b) Payable	0.00	
	10-2300	State Fees	42,973.70	
	10-2301	Collections	0.00	
	10-2302	Bond Liability Account	0.00	
	10-2303	Refunds Payable	0.00	
	10-2304	Credit Card Fee	2,267.55	
	10-2305	Deferred Revenues - Fines	15,701.00	
	10-2400	Road Damage Deposit	0.00	
	10-2405	Deferred Inflows-Prop taxes	40,980.00	
	10-2410	Bond 1 - Series 2020	0.00	
	10-2500	American Rescue Plan Fund	0.00	
	10-2501	Baseball Field Reserve	14,008.50	
	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	
	10-2511	Meridiana Escrow	(770.00)	
	10-2512	Old Airline Market-Axis Dev	(0.50)	
	10-2513	Sierra Vista - Land Tejas	0.00	

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

12/5/2024 1

Item 25.

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Liabilities				
	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%	0.27	
	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	0.01	
	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	
	10-2542	Early Plat - Sterling Lakes North Sec 2, 3	158,278.98	
	10-2543	Early Plat - Sterling Lakes North Sec 1	158,279.00	
	10-2544	Early Plat - Sterling Lakes North Sec 4 & Force Main	54,977.99	
	10-2548	Early Plat - Sterling Lakes North Sec 8	0.00	
	10-2602	Due to Retainer Fund	0.00	
	10-2603	Due to Crime Prevention	(3,993.01)	
	10-2604	Due to CIP (Local)	0.00	
	10-2605	Due to State & Federal Grants	0.00	
	10-2606	Due to ARPA Fund	0.20	
	10-2607	Due to ICDA	0.00	
	10-2608	Due to Court Tech Fund	(79.00)	
	10-7001	Transfer to Vehicle Replacement	(112,000.00)	

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

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Liabilities				
		Total Liabilities	2,464,334.43	
Fund Balance				
	10-3000	Fund Balance	7,737,453.35	
	10-3001	Fund Balance Committed	0.00	
	10-3002	Fund Balance Assigned	600,000.00	
		Total Fund Balance	8,337,453.35	
		Total Revenue	1,846,476.17	
		Total Expenses	1,120,958.78	
		Current Year Increase (Decrease)	101,653.90	
		Fund Balance Total	8,337,453.35	
		Current Year Increase (Decrease)	101,653.90	
		Total Fund Balance/Equity	8,439,107.25	
		Total Liabilities & Fund Balance		10,903,441.68

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

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Assets				
	11-1000	Cash / Due From Consolidated Cash	(131,557.00)	
	11-1002	Retainer Account	2,007,166.08	
	11-1301	Due from General Fund	0.00	
	Total Assets		1,875,609.08	1,875,609.08
				1,875,609.08

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

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	3,325.00	
	11-2200	Wages Payable	0.00	
	11-2400	Road Damage Deposit	342,183.65	
	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	7,646.13	
	11-2509	Formosa/Lav Pipeline-TRC	10,826.04	
	11-2510	M2E3/Enterprise Pipeline	(47,206.15)	
	11-2511	Meridiana Escrow	4,345.00	
	11-2512	Old Airline Market-Axis Dev	208.00	
	11-2513	Sierra Vista - Land Tejas	1,223.10	
	11-2514	Sierra Vista West - Land Tejas	22,456.83	
	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	2,337.88	
	11-2536	Rally 288 West PUD	7,509.33	
	11-2537	Southern Star PUD	5,686.21	
	11-2538	PUD Hines Investments	7,745.00	
	11-2539	SVW Entertainment Dist PUD	7,305.38	
	11-2541	Extension of Ames Blvd Project	1,455,097.50	
	11-2545	Crystal Center Entertainment District	(162.50)	
	11-2546	Maple Farms Tract - Special District	7,690.00	
	11-2547	PUD - Caldwell, Active Adult Community	8,342.50	
	11-2601	Due to General Fund	0.00	
	Total Liabilities		1,875,608.09	

Fund Balance

11-3000	Fund Balance	0.00
---------	--------------	------

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

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Fund Balance				
		Total Fund Balance	0.00	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	0.99	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	0.99	
		Total Fund Balance/Equity	0.99	
		Total Liabilities & Fund Balance		1,875,609.08

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

Account Type	Account Number	Description	Balance	Total
12 - Project Fund Series 2022				
Assets				
	12-1000	Cash / Due From Consolidated Cash	(5,686,025.66)	
	12-1010	Project Fund Series 2022	1,608,084.16	
	12-1011	Proj Fund Series 2022 - Frost Investments	0.00	
	12-1012	Proj Fund Series 22 - Tx Class	4,538,335.92	
	12-1301	Due from General Fund	0.00	
	12-4915	Investment Fair Value Adjustment	0.00	
	12-4937	Interest Income - Investments	(54,000.00)	
	Total Assets		406,394.42	406,394.42

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

Account Type	Account Number	Description	Balance	Total
12 - Project Fund Series 2022				
Liabilities				
	12-2000	Due To Consolidated Cash / Accounts Payable	477,195.34	
	12-2001	Accounts Payable at Year End	17,236.63	
	12-2200	Wages Payable	0.00	
	12-2411	Project Fund Series 22 - Unearned Revenue	0.00	
	12-2601	Due to General Fund	(0.38)	
	Total Liabilities		494,431.59	
Fund Balance				
	12-3000	Fund Balance	573,529.42	
	Total Fund Balance		573,529.42	
		Total Revenue	19,337.33	
		Total Expenses	3,455.61	
		Current Year Increase (Decrease)	(661,566.59)	
		Fund Balance Total	573,529.42	
		Current Year Increase (Decrease)	(661,566.59)	
		Total Fund Balance/Equity	(88,037.17)	
	Total Liabilities & Fund Balance			406,394.42

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

12/5/2024 1

Item 25.

Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District Fund				
Assets				
	20-1000	Cash / Due From Consolidated Cash	137,348.75	
	20-1013	TexStar - Crime Control	454,211.20	
	20-1301	Due from General Fund	(3,993.01)	
	20-1302	Sales Tax Receivable Crime Prevention District	43,273.00	
	Total Assets		<u>630,839.94</u>	
				<u><u>630,839.94</u></u>

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

12/5/2024 1

Item 25.

Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District Fund				
Liabilities				
	20-2000	Due To Consolidated Cash / Accounts Payable	8,880.60	
	20-2001	Accounts Payable at Year End	976.17	
	20-2200	Wages Payable	0.00	
	20-2201	Employee Dental Insurance	536.82	
	20-2203	Federal Tax Payable	0.00	
	20-2204	Social Security/Medicare Payable	0.00	
	20-2205	TMRS Payable	0.00	
	20-2206	Texas Workforce Commission Payable	54.43	
	20-2207	Health & Life Insurance Payable	9,790.15	
	Total Liabilities		20,238.17	
Fund Balance				
	20-3000	Fund Balance	586,232.99	
	Total Fund Balance		586,232.99	
		Total Revenue	56,746.36	
		Total Expenses	46,142.28	
		Current Year Increase (Decrease)	24,368.78	
		Fund Balance Total	586,232.99	
		Current Year Increase (Decrease)	24,368.78	
		Total Fund Balance/Equity	610,601.77	
	Total Liabilities & Fund Balance			630,839.94

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

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

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

Account Type	Account Number	Description	Balance	Total
21 - Law Enforcement				
Liabilities				
	21-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	21-2200	Wages Payable	0.00	
	Total Liabilities		0.00	
Fund Balance				
	21-3000	Fund Balance	1,585.50	
	Total Fund Balance		1,585.50	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	0.00	
		Fund Balance Total	1,585.50	
		Current Year Increase (Decrease)	0.00	
		Total Fund Balance/Equity	1,585.50	
	Total Liabilities & Fund Balance			1,585.50

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

Account Type	Account Number	Description	Balance	Total
30 - Capital Improvements Plan				
Fund (Debt Service)				
Assets				
	30-1000	Cash / Due From Consolidated Cash	(1,348,318.09)	
	30-1114	Property Taxes Receivable	8,055.00	
	30-1115	Property Tax Receivable - P & I	1,666.00	
	Total Assets		(1,338,597.09)	(1,338,597.09)
				(1,338,597.09)

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

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	9,721.00	
	Total Liabilities		9,721.00	
Fund Balance				
	30-3000	Fund Balance	(1,026,003.09)	
	Total Fund Balance		(1,026,003.09)	
		Total Revenue	0.00	
		Total Expenses	322,315.00	
		Current Year Increase (Decrease)	(322,315.00)	
		Fund Balance Total	(1,026,003.09)	
		Current Year Increase (Decrease)	(322,315.00)	
		Total Fund Balance/Equity	(1,348,318.09)	
	Total Liabilities & Fund Balance			(1,338,597.09)

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

Account Type	Account Number	Description	Balance	Total
35 - Capital Improvements Plan Fund (Local)				
Assets				
	35-1000	Cash / Due From Consolidated Cash	86,785.68	
	35-1101	Grant / Funding Account	(0.25)	
	35-1301	Due from General Fund	0.00	
	Total Assets		86,785.43	
				86,785.43

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

Account Type	Account Number	Description	Balance	Total
35 - Capital Improvements Plan Fund (Local)				
Liabilities				
	35-2000	Due To Consolidated Cash / Accounts Payable	12,245.00	
	35-2411	TWDB Unearned Revenue	(0.25)	
	35-2526	Public Safety Building Reserve	0.00	
	35-2532	Road Works Fund	99,999.56	
	Total Liabilities		112,244.31	
Fund Balance				
	35-3000	Fund Balance	(5,588.88)	
	Total Fund Balance		(5,588.88)	
		Total Revenue	0.00	
		Total Expenses	16,820.00	
		Current Year Increase (Decrease)	(19,870.00)	
		Fund Balance Total	(5,588.88)	
		Current Year Increase (Decrease)	(19,870.00)	
		Total Fund Balance/Equity	(25,458.88)	
	Total Liabilities & Fund Balance			86,785.43

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

Account Type	Account Number	Description	Balance	Total
36 - Public Safety Grants				
Assets				
	36-1000	Cash / Due From Consolidated Cash	22,521.72	
	36-1301	Due from General Fund	0.00	
	Total Assets		22,521.72	22,521.72
				22,521.72

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

Account Type	Account Number	Description	Balance	Total
36 - Public Safety Grants				
Liabilities				
	36-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	36-2200	Wages Payable	0.00	
	Total Liabilities		0.00	
Fund Balance				
	36-3000	Fund Balance	5,699.22	
	Total Fund Balance		5,699.22	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	16,822.50	
		Fund Balance Total	5,699.22	
		Current Year Increase (Decrease)	16,822.50	
		Total Fund Balance/Equity	22,521.72	
	Total Liabilities & Fund Balance			22,521.72

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

Account Type	Account Number	Description	Balance	Total
37 - Parkland Fund				
Assets				
	37-1000	Cash / Due From Consolidated Cash	115,847.00	
	Total Assets		115,847.00	115,847.00

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

Account Type	Account Number	Description	Balance	Total
37 - Parkland Fund				
Liabilities				
	37-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	37-2200	Wages Payable	0.00	
	Total Liabilities		0.00	
Fund Balance				
	37-3000	Fund Balance	0.00	
	Total Fund Balance		0.00	
		Total Revenue	115,847.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	115,847.00	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	115,847.00	
		Total Fund Balance/Equity	115,847.00	
	Total Liabilities & Fund Balance			115,847.00

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

Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Assets				
	40-1000	Cash / Due From Consolidated Cash	21,894.62	
	40-1301	Due from General Fund	(79.00)	
	Total Assets		21,815.62	21,815.62
				21,815.62

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

Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Liabilities				
	40-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	Total Liabilities		0.00	
Fund Balance				
	40-3000	Fund Balance	19,793.71	
	Total Fund Balance		19,793.71	
		Total Revenue	1,458.12	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	2,021.91	
		Fund Balance Total	19,793.71	
		Current Year Increase (Decrease)	2,021.91	
		Total Fund Balance/Equity	21,815.62	
	Total Liabilities & Fund Balance			21,815.62

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

Account Type	Account Number	Description	Balance	Total
41 - Court Security Fund				
Assets				
	41-1000	Cash / Due From Consolidated Cash	34,850.82	
	Total Assets		34,850.82	34,850.82

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

Account Type	Account Number	Description	Balance	Total
41 - Court Security Fund				
Liabilities				
	41-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	Total Liabilities		0.00	
Fund Balance				
	41-3000	Fund Balance	32,374.16	
	Total Fund Balance		32,374.16	
		Total Revenue	1,786.22	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	2,476.66	
		Fund Balance Total	32,374.16	
		Current Year Increase (Decrease)	2,476.66	
		Total Fund Balance/Equity	34,850.82	
	Total Liabilities & Fund Balance			34,850.82

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

Account Type	Account Number	Description	Balance	Total
45 - American Rescue Plan Act (ARPA) Fund				
Assets				
	45-1000	Cash / Due From Consolidated Cash	900,751.00	
	45-1101	Grant / Funding Account	0.00	
	45-1301	Due from General Fund	0.20	
	Total Assets		900,751.20	900,751.20
				900,751.20

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

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

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

Account Type	Account Number	Description	Balance	Total
50 - Vehicle Replacement Fund				
Assets				
	50-1000	Cash / Due From Consolidated Cash	(129,229.18)	
	50-1014	TexStar - Veh Rep Fund	346,661.29	
	Total Assets		217,432.11	
				217,432.11

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

Account Type	Account Number	Description	Balance	Total
50 - Vehicle Replacement Fund				
Liabilities				
	50-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	Total Liabilities		0.00	
Fund Balance				
	50-3000	Fund Balance	108,012.79	
	Total Fund Balance		108,012.79	
		Total Revenue	2,760.25	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	109,419.32	
		Fund Balance Total	108,012.79	
		Current Year Increase (Decrease)	109,419.32	
		Total Fund Balance/Equity	217,432.11	
	Total Liabilities & Fund Balance			217,432.11

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

Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Assets				
	99-1000	Cash	2,308,507.66	
	99-1210	Due From General Fund	157,329.72	
	99-1220	Due From Crime Prevention District Fund	8,935.60	
	99-1230	Due From Debt Service Fund	0.00	
	99-1235	Due From Capital Improvement Projects Fund	12,245.00	
	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	
	99-2110	Due to General Fund	0.00	
	Total Assets		2,487,017.98	2,487,017.98
				2,487,017.98

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

Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Liabilities				
	99-2000	Accounts Payable	178,510.32	
	99-2110	Due To General Fund	12,516,012.00	
	99-2120	Due To Crime Prevention District Fund	0.00	
	99-2130	Due To Debt Service Fund	64,456.00	
	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	997,244.00	
	99-2150	Due To Vehicle Replacement Fund	0.00	
	99-2200	Wages Payable	0.00	
	99-2999	Due To Other Funds	(11,269,204.34)	
	Total Liabilities		2,487,017.98	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	0.00	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	0.00	
		Total Fund Balance/Equity	0.00	
	Total Liabilities & Fund Balance		2,487,017.98	

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

12/5/2024 1

Item 25.

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales Tax	63,451.03	60,392.50	3,058.53	123,821.42	725,000.00	17.08%	601,178.58
Property Tax	234,458.04	351,291.50	(116,833.46)	297,951.20	4,216,800.00	7.07%	3,918,848.80
Miscellaneous	12,797.10	70,595.29	(57,798.19)	23,992.64	847,300.00	2.83%	823,307.36
License & Permits	575,956.27	247,385.28	328,570.99	1,281,113.11	2,969,800.00	43.14%	1,688,686.89
Business & Franchise	33,558.75	44,984.00	(11,425.25)	54,438.59	540,000.00	10.08%	485,561.41
Fines & Forfeitures	27,614.44	28,214.01	(599.57)	65,159.21	338,700.00	19.24%	273,540.79
Revenue Totals	<u>947,835.63</u>	<u>802,862.58</u>	<u>144,973.05</u>	<u>1,846,476.17</u>	<u>9,637,600.00</u>	<u>19.16%</u>	<u>7,791,123.83</u>
Expense Summary							
Personnel Services	249,373.67	365,787.61	(116,413.94)	490,787.77	4,391,190.00	11.18%	3,900,402.23
Professional/Contract Services	259,437.08	168,327.29	91,109.79	442,632.79	2,020,600.00	21.91%	1,577,967.21
Materials & Supplies	63,018.66	50,228.53	12,790.13	154,259.13	602,900.00	25.59%	448,640.87
Services	2,731.79	56,254.29	(53,522.50)	33,241.57	675,200.00	4.92%	641,958.43
Capital Outlay	37.52	12,500.00	(12,462.48)	37.52	150,000.00	0.03%	149,962.48
Expense Totals	<u>574,598.72</u>	<u>653,097.72</u>	<u>(78,499.00)</u>	<u>1,120,958.78</u>	<u>7,839,890.00</u>	<u>14.30%</u>	<u>6,718,931.22</u>

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

12/5/2024 1

Item 25.

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	572.30	416.50	155.80	1,128.42	5,000.00	22.57%	3,871.58
10-4110 City Sales Tax	62,878.73	59,976.00	2,902.73	122,693.00	720,000.00	17.04%	597,307.00
Sales Tax Totals	63,451.03	60,392.50	3,058.53	123,821.42	725,000.00	17.08%	601,178.58
Property Tax							
10-4120 Property Tax	240,184.33	209,816.04	30,368.29	313,095.44	2,518,800.00	12.43%	2,205,704.56
10-4121 Delinquent Property Tax	(5,726.29)	0.00	(5,726.29)	(15,144.24)	0.00	0.00%	15,144.24
10-4135 Property Tax MUD 31 - 70%	0.00	61,325.46	(61,325.46)	0.00	736,200.00	0.00%	736,200.00
10-4139 Admin Fee Revenue	0.00	80,150.00	(80,150.00)	0.00	961,800.00	0.00%	961,800.00
Property Tax Totals	234,458.04	351,291.50	(116,833.46)	297,951.20	4,216,800.00	7.07%	3,918,848.80
Miscellaneous							
10-4124 Accident Reports	30.00	24.99	5.01	110.00	300.00	36.67%	190.00
10-4134 Intermodel Ship Container	2,322.51	499.80	1,822.71	2,322.51	6,000.00	38.71%	3,677.49
10-4140 Intergovernmental receipts from	0.00	4,000.00	(4,000.00)	0.00	48,000.00	0.00%	48,000.00
10-4141 Public Safety Debt Contribution	0.00	25,000.00	(25,000.00)	0.00	300,000.00	0.00%	300,000.00
10-4142 Land Acquisition Reimbursement	0.00	9,000.00	(9,000.00)	0.00	108,000.00	0.00%	108,000.00
10-4910 Interest Income	10,444.59	12,495.00	(2,050.41)	21,560.13	150,000.00	14.37%	128,439.87
10-4911 Other Revenue	0.00	14,577.50	(14,577.50)	0.00	175,000.00	0.00%	175,000.00
10-4912 Donations/Sponsorships	0.00	4,998.00	(4,998.00)	0.00	60,000.00	0.00%	60,000.00
Miscellaneous Totals	12,797.10	70,595.29	(57,798.19)	23,992.64	847,300.00	2.83%	823,307.36
License & Permits							
10-4201 Building Construction Permits	162,488.86	124,950.00	37,538.86	503,932.74	1,500,000.00	33.60%	996,067.26
10-4202 Trade Fees	18,898.45	5,831.00	13,067.45	32,222.43	70,000.00	46.03%	37,777.57
10-4203 Reinspection Fees	6,850.00	5,414.50	1,435.50	17,800.00	65,000.00	27.38%	47,200.00
10-4204 Signs	100.00	41.65	58.35	100.00	500.00	20.00%	400.00

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

12/5/2024 1

Item 25.

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
License & Permits							
10-4205 Property Improvement Permits	0.00	333.20	(333.20)	0.00	4,000.00	0.00%	4,000.00
10-4206 Dirt Work Permits	0.00	83.33	(83.33)	500.00	1,000.00	50.00%	500.00
10-4207 Driveway Permits	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-4208 Encroachment Permit	0.00	25.00	(25.00)	0.00	300.00	0.00%	300.00
10-4210 Culvert Permit	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
10-4211 Commercial Vehicle Permit	0.00	166.60	(166.60)	0.00	2,000.00	0.00%	2,000.00
10-4212 Park Use Permit	0.00	249.90	(249.90)	0.00	3,000.00	0.00%	3,000.00
10-4213 Mobile Food Unit Permit	800.00	249.90	550.10	1,775.00	3,000.00	59.17%	1,225.00
10-4214 Solicitation Fees	0.00	0.00	0.00	50.00	0.00	0.00%	(50.00)
10-4301 Preliminary Plat Fees	0.00	6,247.50	(6,247.50)	0.00	75,000.00	0.00%	75,000.00
10-4302 Final Plat Fees	0.00	4,998.00	(4,998.00)	4,420.00	60,000.00	7.37%	55,580.00
10-4303 Abbreviated Plat Fees	0.00	2,083.33	(2,083.33)	0.00	25,000.00	0.00%	25,000.00
10-4305 Admin Fee - Early Plat Recording	159,274.63	6,664.00	152,610.63	159,274.63	80,000.00	199.09%	(79,274.63)
10-4401 Infrastructure Plan Review Fee	11,390.50	22,907.50	(11,517.00)	33,325.50	275,000.00	12.12%	241,674.50
10-4403 Civil Site Plan Review Fee	46,864.83	66,640.00	(19,775.17)	134,013.81	800,000.00	16.75%	665,986.19
10-4501 Rezoning Fees	0.00	249.90	(249.90)	0.00	3,000.00	0.00%	3,000.00
10-4502 ROW Plan Review Fee	500.00	41.67	458.33	750.00	500.00	150.00%	(250.00)
10-4503 Specific Use Permit	0.00	83.33	(83.33)	2,000.00	1,000.00	200.00%	(1,000.00)
10-4504 Water Meter Fees	168,789.00	0.00	168,789.00	390,949.00	0.00	0.00%	(390,949.00)
License & Permits Totals	575,956.27	247,385.28	328,570.99	1,281,113.11	2,969,800.00	43.14%	1,688,686.89
Business & Franchise							
10-4601 Franchise Tax - Electric	20,879.84	33,320.00	(12,440.16)	41,759.68	400,000.00	10.44%	358,240.32
10-4602 Franchise Tax - Gas	12,635.02	4,998.00	7,637.02	12,635.02	60,000.00	21.06%	47,364.98
10-4603 Telecommunication Fee - Sales	43.89	1,666.00	(1,622.11)	43.89	20,000.00	0.22%	19,956.11

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

12/5/2024 1

Item 25.

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Business & Franchise							
10-4604 Franchise Fees - Water/Wastewtr	0.00	5,000.00	(5,000.00)	0.00	60,000.00	0.00%	60,000.00
Business & Franchise Totals	<u>33,558.75</u>	<u>44,984.00</u>	<u>(11,425.25)</u>	<u>54,438.59</u>	<u>540,000.00</u>	<u>10.08%</u>	<u>485,561.41</u>
Fines & Forfeitures							
10-4701 Citations/Warrants	8,417.35	6,664.00	1,753.35	17,706.85	80,000.00	22.13%	62,293.15
10-4703 Municipal Jury Funds	15.94	16.67	(0.73)	36.44	200.00	18.22%	163.56
10-4704 Local Truancy Prevention	5.24	666.67	(661.43)	27.15	8,000.00	0.34%	7,972.85
10-4705 Time Payment Reimbursement	70.10	41.67	28.43	100.10	500.00	20.02%	399.90
10-4709 Court Costs	19,105.81	20,825.00	(1,719.19)	47,288.67	250,000.00	18.92%	202,711.33
Fines & Forfeitures Totals	<u>27,614.44</u>	<u>28,214.01</u>	<u>(599.57)</u>	<u>65,159.21</u>	<u>338,700.00</u>	<u>19.24%</u>	<u>273,540.79</u>
Revenue Totals	<u><u>947,835.63</u></u>	<u><u>802,862.58</u></u>	<u><u>144,973.05</u></u>	<u><u>1,846,476.17</u></u>	<u><u>9,637,600.00</u></u>	<u><u>19.16%</u></u>	<u><u>7,791,123.83</u></u>

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

12/5/2024 11:46

Item 25.

10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	10,155.67	12,370.12	(2,214.45)	52,003.40	148,500.00	35.02%	96,496.60
Personnel Services	56,673.10	86,149.73	(29,476.63)	113,320.72	1,034,190.00	10.96%	920,869.28
Professional/Contract Services	9,442.45	37,660.22	(28,217.77)	42,201.35	452,100.00	9.33%	409,898.65
Services	2,319.98	12,020.36	(9,700.38)	27,371.90	144,300.00	18.97%	116,928.10
Administration Totals	<u>78,591.20</u>	<u>148,200.43</u>	<u>(69,609.23)</u>	<u>234,897.37</u>	<u>1,779,090.00</u>	<u>13.20%</u>	<u>1,544,192.63</u>

10 - General Fund Finance	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	150.46	2,682.28	(2,531.82)	14,977.90	32,200.00	46.52%	17,222.10
Personnel Services	24,337.13	26,448.54	(2,111.41)	36,273.10	317,510.00	11.42%	281,236.90
Professional/Contract Services	0.00	1,457.75	(1,457.75)	343.00	17,500.00	1.96%	17,157.00
Finance Totals	<u>24,487.59</u>	<u>30,588.57</u>	<u>(6,100.98)</u>	<u>51,594.00</u>	<u>367,210.00</u>	<u>14.05%</u>	<u>315,616.00</u>

10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	35,852.33	11,130.33	24,722.00	41,943.10	133,600.00	31.39%	91,656.90
Personnel Services	113,075.79	166,260.93	(53,185.14)	229,874.68	1,995,930.00	11.52%	1,766,055.32
Professional/Contract Services	715.00	958.33	(243.33)	10,320.68	11,500.00	89.75%	1,179.32
Services	0.00	11,328.80	(11,328.80)	3,538.11	136,000.00	2.60%	132,461.89
Police Totals	<u>149,643.12</u>	<u>189,678.39</u>	<u>(40,035.27)</u>	<u>285,676.57</u>	<u>2,277,030.00</u>	<u>12.55%</u>	<u>1,991,353.43</u>

10 - General Fund Animal Control	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	118.44	908.01	(789.57)	878.00	10,900.00	8.06%	10,022.00

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

12/5/2024 11:46

Item 25.

Personnel Services	8,872.01	11,389.59	(2,517.58)	18,704.91	136,730.00	13.68%	118,025.09
Professional/Contract Services	0.00	649.75	(649.75)	100.00	7,800.00	1.28%	7,700.00
Services	0.00	1,965.88	(1,965.88)	498.45	23,600.00	2.11%	23,101.55
Animal Control Totals	<u>8,990.45</u>	<u>14,913.23</u>	<u>(5,922.78)</u>	<u>20,181.36</u>	<u>179,030.00</u>	<u>11.27%</u>	<u>158,848.64</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	458.22	(458.22)	0.00	5,500.00	0.00%	5,500.00
Professional/Contract Services	0.00	833.24	(833.24)	13,765.05	10,000.00	137.65%	(3,765.05)
Emergency Management Totals	<u>0.00</u>	<u>1,291.46</u>	<u>(1,291.46)</u>	<u>13,765.05</u>	<u>15,500.00</u>	<u>88.81%</u>	<u>1,734.95</u>

10 - General Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	161.48	1,407.77	(1,246.29)	473.93	16,900.00	2.80%	16,426.07
Personnel Services	12,153.45	16,627.47	(4,474.02)	23,935.19	199,610.00	11.99%	175,674.81
Professional/Contract Services	0.00	8,596.56	(8,596.56)	6,075.54	103,200.00	5.89%	97,124.46
Municipal Court Totals	<u>12,314.93</u>	<u>26,631.80</u>	<u>(14,316.87)</u>	<u>30,484.66</u>	<u>319,710.00</u>	<u>9.54%</u>	<u>289,225.34</u>

10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	4,798.95	10,872.56	(6,073.61)	10,086.86	130,500.00	7.73%	120,413.14
Personnel Services	17,506.52	24,629.29	(7,122.77)	35,096.10	295,670.00	11.87%	260,573.90
Professional/Contract Services	750.00	22,491.07	(21,741.07)	1,455.00	270,000.00	0.54%	268,545.00
Services	411.81	26,932.49	(26,520.68)	1,451.76	323,200.00	0.45%	321,748.24
Public Works Totals	<u>23,467.28</u>	<u>84,925.41</u>	<u>(61,458.13)</u>	<u>48,089.72</u>	<u>1,019,370.00</u>	<u>4.72%</u>	<u>971,280.28</u>

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

12/5/2024 11:46

Item 25.

10 - General Fund Parks & Recreation	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	444.83	7,791.25	(7,346.42)	7,901.45	93,500.00	8.45%	85,598.55
Professional/Contract Services	29,487.75	10,412.67	19,075.08	29,887.75	125,000.00	23.91%	95,112.25
Parks & Recreation Totals	<u>29,932.58</u>	<u>18,203.92</u>	<u>11,728.66</u>	<u>37,789.20</u>	<u>218,500.00</u>	<u>17.29%</u>	<u>180,710.80</u>

10 - General Fund Community Development	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	11,004.18	1,391.63	9,612.55	25,203.75	16,700.00	150.92%	(8,503.75)
Personnel Services	5,954.19	22,146.10	(16,191.91)	11,574.38	265,860.00	4.35%	254,285.62
Professional/Contract Services	189,094.38	59,611.20	129,483.18	275,052.61	715,500.00	38.44%	440,447.39
Services	0.00	3,023.79	(3,023.79)	0.00	36,300.00	0.00%	36,300.00
Community Development Totals	<u>206,052.75</u>	<u>86,172.72</u>	<u>119,880.03</u>	<u>311,830.74</u>	<u>1,034,360.00</u>	<u>30.15%</u>	<u>722,529.26</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	332.32	1,216.36	(884.04)	790.74	14,600.00	5.42%	13,809.26
Personnel Services	10,801.48	12,135.96	(1,334.48)	22,008.69	145,690.00	15.11%	123,681.31
Professional/Contract Services	29,947.50	25,656.50	4,291.00	63,431.81	308,000.00	20.59%	244,568.19
Services	0.00	982.97	(982.97)	381.35	11,800.00	3.23%	11,418.65
Fire Marshal/Building Official Totals	<u>41,081.30</u>	<u>39,991.79</u>	<u>1,089.51</u>	<u>86,612.59</u>	<u>480,090.00</u>	<u>18.04%</u>	<u>393,477.41</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	37.52	12,500.00	(12,462.48)	37.52	150,000.00	0.03%	149,962.48

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

12/5/2024 11:46

Item 25.

Capital and Planning Projects Totals	<u>37.52</u>	<u>12,500.00</u>	<u>(12,462.48)</u>	<u>37.52</u>	<u>150,000.00</u>	<u>0.03%</u>	<u>149,962.48</u>
Expense Total	<u>574,598.72</u>	<u>653,097.72</u>	<u>(78,499.00)</u>	<u>1,120,958.78</u>	<u>7,839,890.00</u>	<u>14.30%</u>	<u>6,718,931.22</u>

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

12/5/2024 11:11

Item 25.

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	42,612.80	61,476.23	(18,863.43)	85,225.60	738,010.00	11.55%	652,784.40
10-10-5102 Salaries - Part Time	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00
10-10-5103 Salaries - Temp	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
10-10-5106 Social Security/Medicare	2,265.03	4,703.11	(2,438.08)	4,884.14	56,460.00	8.65%	51,575.86
10-10-5107 TMRS	4,940.84	6,763.12	(1,822.28)	9,809.08	81,190.00	12.08%	71,380.92
10-10-5108 Health & Life Insurance	4,550.59	6,997.20	(2,446.61)	9,101.18	84,000.00	10.83%	74,898.82
10-10-5109 Worker's Comp	0.00	478.14	(478.14)	203.04	5,740.00	3.54%	5,536.96
10-10-5110 Texas Workforce Commission	0.00	68.30	(68.30)	0.00	820.00	0.00%	820.00
10-10-5111 Vehicle Allowance	553.84	600.00	(46.16)	1,107.68	7,200.00	15.38%	6,092.32
10-10-5112 457(b) Reimbursement	1,090.00	1,221.17	(131.17)	2,180.00	14,660.00	14.87%	12,480.00
10-10-5114 Benefits Admin Fees	0.00	42.48	(42.48)	150.00	510.00	29.41%	360.00
10-10-5115 Longevity Pay	660.00	49.98	610.02	660.00	600.00	110.00%	(60.00)
10-10-5201 Legal Services	0.00	3,332.00	(3,332.00)	7.50	40,000.00	0.02%	39,992.50
10-10-5202 Audit Services	0.00	5,831.00	(5,831.00)	0.00	70,000.00	0.00%	70,000.00
10-10-5206 Professional Services	241.64	10,829.00	(10,587.36)	15,962.46	130,000.00	12.28%	114,037.54
10-10-5210 Election Expenses	0.00	666.67	(666.67)	0.00	8,000.00	0.00%	8,000.00
10-10-5211 Bank Fees	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
10-10-5212 Credit Card Processing Fees	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-10-5213 Legal Notices Expense	109.65	583.10	(473.45)	667.15	7,000.00	9.53%	6,332.85
10-10-5215 BCAD Fee	1,955.16	3,873.45	(1,918.29)	1,955.16	46,500.00	4.20%	44,544.84
10-10-5217 Professional Cleaning Services	2,250.00	2,332.40	(82.40)	4,500.00	28,000.00	16.07%	23,500.00
10-10-5221 Website Administration	0.00	416.50	(416.50)	0.00	5,000.00	0.00%	5,000.00
10-10-5223 Training & Travel	743.32	4,998.00	(4,254.68)	8,447.25	60,000.00	14.08%	51,552.75
10-10-5224 Dues & Subscriptions	3,590.67	1,832.60	1,758.07	7,055.67	22,000.00	32.07%	14,944.33
10-10-5225 Seminars & Meetings	552.01	2,332.40	(1,780.39)	3,606.16	28,000.00	12.88%	24,393.84
10-10-5227 Legislative Affairs	0.00	499.80	(499.80)	0.00	6,000.00	0.00%	6,000.00

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

12/5/2024 11:13

Item 25.

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	341.37	1,666.00	(1,324.63)	972.23	20,000.00	4.86%	19,027.77
10-10-5302 Janitorial Supplies	177.37	249.90	(72.53)	222.17	3,000.00	7.41%	2,777.83
10-10-5309 Uniforms	0.00	416.50	(416.50)	18.00	5,000.00	0.36%	4,982.00
10-10-5310 Postage	342.97	208.25	134.72	303.89	2,500.00	12.16%	2,196.11
10-10-5311 Building Repairs &	1,772.28	1,499.40	272.88	2,672.28	18,000.00	14.85%	15,327.72
10-10-5312 Recognition,	303.96	416.50	(112.54)	617.71	5,000.00	12.35%	4,382.29
10-10-5314 Computer & Technology	158.00	1,666.00	(1,508.00)	207.25	20,000.00	1.04%	19,792.75
10-10-5315 Computer Software/License	6,927.00	5,414.50	1,512.50	45,315.07	65,000.00	69.72%	19,684.93
10-10-5317 Equipment & Other Rentals	132.72	499.80	(367.08)	887.99	6,000.00	14.80%	5,112.01
10-10-5329 Mayor's Special Expense	0.00	166.60	(166.60)	0.00	2,000.00	0.00%	2,000.00
10-10-5330 Miscellaneous	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
10-10-5331 Signs & Postings	0.00	0.00	0.00	786.81	0.00	0.00%	(786.81)
10-10-5401 Utilities - Electricity	468.82	3,748.50	(3,279.68)	4,691.09	45,000.00	10.42%	40,308.91
10-10-5403 Utilities - Telephone	1,794.34	1,832.60	(38.26)	3,588.19	22,000.00	16.31%	18,411.81
10-10-5404 Mobile Technology Expense	0.00	149.94	(149.94)	125.55	1,800.00	6.98%	1,674.45
10-10-5405 Insurance - Liability & Prop	0.00	1,666.00	(1,666.00)	18,910.25	20,000.00	94.55%	1,089.75
10-10-5406 Insurance - Windstorm	0.00	4,165.00	(4,165.00)	0.00	50,000.00	0.00%	50,000.00
10-10-5407 Insurance - Vehicles	0.00	24.99	(24.99)	0.00	300.00	0.00%	300.00
10-10-5409 Utilities - Water/Sewer	0.00	333.33	(333.33)	0.00	4,000.00	0.00%	4,000.00
10-10-5412 Utilities - Gas	56.82	100.00	(43.18)	56.82	1,200.00	4.74%	1,143.18
Administration Totals	78,591.20	148,200.43	(69,609.23)	234,897.37	1,779,090.00	13.20%	1,544,192.63

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

12/5/2024 11:13

Item 25.

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	17,209.60	19,149.00	(1,939.40)	25,733.60	229,880.00	11.19%	204,146.40
10-15-5106 Social Security/Medicare	1,301.38	1,465.24	(163.86)	1,932.68	17,590.00	10.99%	15,657.32
10-15-5107 TMRS	1,944.86	2,106.65	(161.79)	2,907.89	25,290.00	11.50%	22,382.11
10-15-5108 Health & Life Insurance	3,281.47	3,207.05	74.42	4,752.06	38,500.00	12.34%	33,747.94
10-15-5109 Worker's Comp	0.00	77.46	(77.46)	100.14	930.00	10.77%	829.86
10-15-5110 Texas Workforce Commission	129.04	29.98	99.06	145.17	360.00	40.33%	214.83
10-15-5114 Benefits Admin Fees	0.00	18.32	(18.32)	0.00	220.00	0.00%	220.00
10-15-5115 Longevity Pay	240.00	19.99	220.01	240.00	240.00	100.00%	0.00
10-15-5117 Certificate/Education Pay	230.78	374.85	(144.07)	461.56	4,500.00	10.26%	4,038.44
10-15-5223 Training & Travel	0.00	1,332.80	(1,332.80)	343.00	16,000.00	2.14%	15,657.00
10-15-5224 Dues & Subscriptions	0.00	124.95	(124.95)	0.00	1,500.00	0.00%	1,500.00
10-15-5301 Office Supplies	79.43	208.25	(128.82)	717.65	2,500.00	28.71%	1,782.35
10-15-5309 Uniforms	59.96	41.65	18.31	59.96	500.00	11.99%	440.04
10-15-5310 Postage	0.00	58.31	(58.31)	55.59	700.00	7.94%	644.41
10-15-5314 Computer & Technology	0.00	416.50	(416.50)	4,134.77	5,000.00	82.70%	865.23
10-15-5315 Computer Software/License	0.00	1,915.90	(1,915.90)	9,936.28	23,000.00	43.20%	13,063.72
10-15-5317 Equipment & Other Rentals	11.07	41.67	(30.60)	73.65	500.00	14.73%	426.35
Finance Totals	24,487.59	30,588.57	(6,100.98)	51,594.00	367,210.00	14.05%	315,616.00

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

12/5/2024 11:13

Item 25.

10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-20-5101 Salaries - Full Time	75,791.91	109,111.33	(33,319.42)	151,461.49	1,309,860.00	11.56%	1,158,398.51
10-20-5104 Salaries - Overtime	4,009.76	8,711.51	(4,701.75)	7,233.45	104,580.00	6.92%	97,346.55
10-20-5106 Social Security/Medicare	6,035.95	8,149.23	(2,113.28)	11,970.73	97,830.00	12.24%	85,859.27
10-20-5107 TMRS	9,117.33	11,717.81	(2,600.48)	18,089.25	140,670.00	12.86%	122,580.75
10-20-5108 Health & Life Insurance	15,035.36	20,408.50	(5,373.14)	30,070.72	245,000.00	12.27%	214,929.28
10-20-5109 Worker's Comp	0.00	4,357.42	(4,357.42)	6,066.62	52,310.00	11.60%	46,243.38
10-20-5110 Texas Workforce Commission	2.38	175.76	(173.38)	76.22	2,110.00	3.61%	2,033.78
10-20-5114 Benefits Admin Fees	0.00	108.29	(108.29)	0.00	1,300.00	0.00%	1,300.00
10-20-5115 Longevity Pay	1,260.00	109.95	1,150.05	1,260.00	1,320.00	95.45%	60.00
10-20-5117 Certificate Pay	1,823.10	3,411.13	(1,588.03)	3,646.20	40,950.00	8.90%	37,303.80
10-20-5206 Professional Services	500.00	708.33	(208.33)	8,825.68	8,500.00	103.83%	(325.68)
10-20-5224 Dues & Subscriptions	0.00	166.67	(166.67)	405.00	2,000.00	20.25%	1,595.00
10-20-5231 Recruiting & Hiring Expense	215.00	83.33	131.67	1,090.00	1,000.00	109.00%	(90.00)
10-20-5301 Office Supplies	56.80	250.00	(193.20)	210.80	3,000.00	7.03%	2,789.20
10-20-5309 Uniforms	2,054.50	699.72	1,354.78	2,988.50	8,400.00	35.58%	5,411.50
10-20-5310 Postage	0.00	16.66	(16.66)	0.00	200.00	0.00%	200.00
10-20-5313 Fuel Expense	2,872.07	3,333.33	(461.26)	6,283.96	40,000.00	15.71%	33,716.04
10-20-5317 Equipment & Other Rentals	321.58	1,790.95	(1,469.37)	747.05	21,500.00	3.47%	20,752.95
10-20-5319 Vehicle Repairs & Maintenance	547.38	1,249.50	(702.12)	1,425.89	15,000.00	9.51%	13,574.11
10-20-5328 Small Tools & Minor	30,000.00	3,748.50	26,251.50	30,036.90	45,000.00	66.75%	14,963.10
10-20-5330 Miscellaneous	0.00	41.67	(41.67)	250.00	500.00	50.00%	250.00
10-20-5404 Mobile Technology Expense	0.00	666.40	(666.40)	614.61	8,000.00	7.68%	7,385.39
10-20-5405 Insurance - Liability & Prop	0.00	999.60	(999.60)	(58.25)	12,000.00	(0.49%)	12,058.25
10-20-5407 Insurance - Vehicles	0.00	1,332.80	(1,332.80)	2,981.75	16,000.00	18.64%	13,018.25
10-20-5410 Vehicle Replacement Fund	0.00	8,330.00	(8,330.00)	0.00	100,000.00	0.00%	100,000.00
Police Totals	149,643.12	189,678.39	(40,035.27)	285,676.57	2,277,030.00	12.55%	1,991,353.43

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

12/5/2024 11:11

Item 25.

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	6,353.60	7,018.02	(664.42)	12,707.20	84,250.00	15.08%	71,542.80
10-21-5104 Salaries - Overtime	185.34	258.23	(72.89)	525.13	3,100.00	16.94%	2,574.87
10-21-5106 Social Security/Medicare	492.50	537.28	(44.78)	996.82	6,450.00	15.45%	5,453.18
10-21-5107 TMRS	719.29	772.19	(52.90)	1,455.57	9,270.00	15.70%	7,814.43
10-21-5108 Health & Life Insurance	1,121.28	2,332.40	(1,211.12)	2,242.56	28,000.00	8.01%	25,757.44
10-21-5109 Worker's Comp	0.00	438.99	(438.99)	777.63	5,270.00	14.76%	4,492.37
10-21-5110 Texas Workforce Commission	0.00	19.99	(19.99)	0.00	240.00	0.00%	240.00
10-21-5114 Benefits Admin Fees	0.00	12.49	(12.49)	0.00	150.00	0.00%	150.00
10-21-5223 Training & Travel	0.00	416.50	(416.50)	0.00	5,000.00	0.00%	5,000.00
10-21-5224 Dues & Subscriptions	0.00	25.00	(25.00)	0.00	300.00	0.00%	300.00
10-21-5229 Contractual Services	0.00	208.25	(208.25)	100.00	2,500.00	4.00%	2,400.00
10-21-5301 Office Supplies	0.00	16.66	(16.66)	0.00	200.00	0.00%	200.00
10-21-5309 Uniforms	0.00	124.95	(124.95)	0.00	1,500.00	0.00%	1,500.00
10-21-5310 Postage	0.00	16.67	(16.67)	0.00	200.00	0.00%	200.00
10-21-5313 Fuel Expense	118.44	499.80	(381.36)	650.83	6,000.00	10.85%	5,349.17
10-21-5319 Vehicle Repairs & Maintenance	0.00	83.33	(83.33)	227.17	1,000.00	22.72%	772.83
10-21-5328 Small Tools & Minor	0.00	166.60	(166.60)	0.00	2,000.00	0.00%	2,000.00
10-21-5404 Mobile Technology Expense	0.00	166.60	(166.60)	113.70	2,000.00	5.69%	1,886.30
10-21-5407 Insurance - Vehicles	0.00	133.28	(133.28)	384.75	1,600.00	24.05%	1,215.25
10-21-5410 Vehicle Replacement Fund	0.00	1,666.00	(1,666.00)	0.00	20,000.00	0.00%	20,000.00
Animal Control Totals	8,990.45	14,913.23	(5,922.78)	20,181.36	179,030.00	11.27%	158,848.64

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

12/5/2024 11:13

Item 25.

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	249.90	(249.90)	0.00	3,000.00	0.00%	3,000.00
10-22-5229 Contractual Services	0.00	416.67	(416.67)	13,765.05	5,000.00	275.30%	(8,765.05)
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	291.55	(291.55)	0.00	3,500.00	0.00%	3,500.00
Emergency Management Totals	0.00	1,291.46	(1,291.46)	13,765.05	15,500.00	88.81%	1,734.95

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

12/5/2024 11:11

Item 25.

10 - General Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-25-5101 Salaries - Full Time	8,654.40	10,997.26	(2,342.86)	17,308.80	132,020.00	13.11%	114,711.20
10-25-5104 Salaries - Overtime	0.00	234.90	(234.90)	22.31	2,820.00	0.79%	2,797.69
10-25-5106 Social Security/Medicare	696.41	841.33	(144.92)	1,362.40	10,100.00	13.49%	8,737.60
10-25-5107 TMRS	1,017.46	1,210.34	(192.88)	1,991.18	14,530.00	13.70%	12,538.82
10-25-5108 Health & Life Insurance	1,189.80	2,915.50	(1,725.70)	2,379.60	35,000.00	6.80%	32,620.40
10-25-5109 Worker's Comp	0.00	44.98	(44.98)	100.14	540.00	18.54%	439.86
10-25-5110 Texas Workforce Commission	0.00	29.98	(29.98)	0.00	360.00	0.00%	360.00
10-25-5114 Benefits Admin Fees	0.00	18.32	(18.32)	0.00	220.00	0.00%	220.00
10-25-5115 Longevity Pay	420.00	34.98	385.02	420.00	420.00	100.00%	0.00
10-25-5117 Certificate Pay	175.38	299.88	(124.50)	350.76	3,600.00	9.74%	3,249.24
10-25-5203 Attorney/Prosecutor Fees	0.00	4,165.00	(4,165.00)	3,750.00	50,000.00	7.50%	46,250.00
10-25-5209 Judge Fees	0.00	4,165.00	(4,165.00)	2,287.50	50,000.00	4.58%	47,712.50
10-25-5220 Interpreter Services	0.00	99.96	(99.96)	38.04	1,200.00	3.17%	1,161.96
10-25-5223 Training & Travel	0.00	166.60	(166.60)	0.00	2,000.00	0.00%	2,000.00
10-25-5301 Office Supplies	148.67	291.55	(142.88)	195.19	3,500.00	5.58%	3,304.81
10-25-5308 Jury Trial Expense	0.00	166.60	(166.60)	48.30	2,000.00	2.42%	1,951.70
10-25-5309 Uniforms	0.00	74.97	(74.97)	0.00	900.00	0.00%	900.00
10-25-5310 Postage	0.00	124.95	(124.95)	95.91	1,500.00	6.39%	1,404.09
10-25-5315 Computer Software/License	0.00	666.40	(666.40)	0.00	8,000.00	0.00%	8,000.00
10-25-5317 Equipment & Other Rentals	12.81	83.30	(70.49)	134.53	1,000.00	13.45%	865.47
Municipal Court Totals	12,314.93	26,631.80	(14,316.87)	30,484.66	319,710.00	9.54%	289,225.34

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

12/5/2024 11:11

Item 25.

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	11,589.44	15,102.29	(3,512.85)	22,658.24	181,300.00	12.50%	158,641.76
10-30-5104 Salaries - Overtime	542.78	833.00	(290.22)	1,001.39	10,000.00	10.01%	8,998.61
10-30-5106 Social Security/Medicare	927.43	1,155.37	(227.94)	1,790.22	13,870.00	12.91%	12,079.78
10-30-5107 TMRS	1,360.96	1,661.83	(300.87)	2,628.98	19,950.00	13.18%	17,321.02
10-30-5108 Health & Life Insurance	2,827.73	4,664.80	(1,837.07)	5,655.46	56,000.00	10.10%	50,344.54
10-30-5109 Worker's Comp	0.00	1,128.71	(1,128.71)	1,069.47	13,550.00	7.89%	12,480.53
10-30-5110 Texas Workforce Commission	18.18	39.15	(20.97)	52.34	470.00	11.14%	417.66
10-30-5114 Benefits Admin Fees	0.00	24.15	(24.15)	0.00	290.00	0.00%	290.00
10-30-5115 Longevity Pay	240.00	19.99	220.01	240.00	240.00	100.00%	0.00
10-30-5217 Professional Cleaning Services	750.00	666.40	83.60	1,350.00	8,000.00	16.88%	6,650.00
10-30-5219 Roads, Bridges & Drainage	0.00	21,658.00	(21,658.00)	0.00	260,000.00	0.00%	260,000.00
10-30-5223 Training & Travel	0.00	166.67	(166.67)	105.00	2,000.00	5.25%	1,895.00
10-30-5301 Office Supplies	0.00	249.90	(249.90)	0.00	3,000.00	0.00%	3,000.00
10-30-5309 Uniforms	0.00	333.20	(333.20)	609.85	4,000.00	15.25%	3,390.15
10-30-5311 Building Repairs &	95.00	666.67	(571.67)	2,727.91	8,000.00	34.10%	5,272.09
10-30-5313 Fuel Expense	765.32	999.60	(234.28)	1,912.77	12,000.00	15.94%	10,087.23
10-30-5317 Equipment & Other Rentals	23.24	1,000.00	(976.76)	38.24	12,000.00	0.32%	11,961.76
10-30-5319 Vehicle Repairs & Maintenance	2,219.20	208.33	2,010.87	2,274.20	2,500.00	90.97%	225.80
10-30-5321 Public Works Maintenance	1,076.85	2,083.33	(1,006.48)	1,301.97	25,000.00	5.21%	23,698.03
10-30-5322 Special Road Work	0.00	4,165.00	(4,165.00)	0.00	50,000.00	0.00%	50,000.00
10-30-5328 Small Tools & Minor	619.34	333.20	286.14	923.84	4,000.00	23.10%	3,076.16
10-30-5331 Signs & Postings	0.00	833.33	(833.33)	298.08	10,000.00	2.98%	9,701.92
10-30-5401 Utilities - Electricity	411.81	833.33	(421.52)	953.69	10,000.00	9.54%	9,046.31
10-30-5404 Mobile Technology Expense	0.00	99.96	(99.96)	79.57	1,200.00	6.63%	1,120.43
10-30-5407 Insurance - Vehicles	0.00	333.20	(333.20)	418.50	4,000.00	10.46%	3,581.50
10-30-5410 Vehicle Replacement Fund	0.00	1,666.00	(1,666.00)	0.00	20,000.00	0.00%	20,000.00

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

12/5/2024 11

Item 25.

10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-30-5413 Residential Garbage Subsidy	0.00	24,000.00	(24,000.00)	0.00	288,000.00	0.00%	288,000.00
Public Works Totals	23,467.28	84,925.41	(61,458.13)	48,089.72	1,019,370.00	4.72%	971,280.28

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

12/5/2024 11:13

Item 25.

10 - General Fund Parks & Recreation	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-32-5217 Professional Cleaning Services	400.00	416.67	(16.67)	800.00	5,000.00	16.00%	4,200.00
10-32-5229 Contractual Services	29,087.75	9,996.00	19,091.75	29,087.75	120,000.00	24.24%	90,912.25
10-32-5301 Office Supplies	444.83	249.90	194.93	837.83	3,000.00	27.93%	2,162.17
10-32-5309 Uniforms	0.00	208.25	(208.25)	0.00	2,500.00	0.00%	2,500.00
10-32-5317 Equipment & Other Rentals	0.00	583.10	(583.10)	0.00	7,000.00	0.00%	7,000.00
10-32-5324 Park Maintenance	0.00	6,666.67	(6,666.67)	7,063.62	80,000.00	8.83%	72,936.38
10-32-5331 Signs & Postings	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
Parks & Recreation Totals	29,932.58	18,203.92	11,728.66	37,789.20	218,500.00	17.29%	180,710.80

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

12/5/2024 11:11

Item 25.

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	3,872.00	15,378.01	(11,506.01)	7,744.00	184,610.00	4.19%	176,866.00
10-35-5104 Salaries - Overtime	0.00	157.43	(157.43)	36.30	1,890.00	1.92%	1,853.70
10-35-5106 Social Security/Medicare	317.42	1,177.02	(859.60)	610.08	14,130.00	4.32%	13,519.92
10-35-5107 TMRS	465.52	1,691.82	(1,226.30)	895.43	20,310.00	4.41%	19,414.57
10-35-5108 Health & Life Insurance	939.25	3,498.60	(2,559.35)	1,878.50	42,000.00	4.47%	40,121.50
10-35-5109 Worker's Comp	0.00	149.94	(149.94)	50.07	1,800.00	2.78%	1,749.93
10-35-5110 Texas Workforce Commission	0.00	39.15	(39.15)	0.00	470.00	0.00%	470.00
10-35-5114 Benefits Admin Fees	0.00	24.15	(24.15)	0.00	290.00	0.00%	290.00
10-35-5115 Longevity Pay	360.00	29.98	330.02	360.00	360.00	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	0.00	6,250.00	(6,250.00)	5,608.06	75,000.00	7.48%	69,391.94
10-35-5223 Training & Travel	0.00	125.00	(125.00)	0.00	1,500.00	0.00%	1,500.00
10-35-5232 Early Plat - Admin Fee	127,419.70	5,331.20	122,088.50	127,419.70	64,000.00	199.09%	(63,419.70)
10-35-5233 Eng Svc: Permits/Inspections	50,394.31	29,155.00	21,239.31	110,603.23	350,000.00	31.60%	239,396.77
10-35-5234 Eng Svc: Plan Review	8,280.37	8,333.33	(52.96)	25,106.62	100,000.00	25.11%	74,893.38
10-35-5235 Eng Svc: Platting	3,000.00	6,250.00	(3,250.00)	6,315.00	75,000.00	8.42%	68,685.00
10-35-5301 Office Supplies	0.00	83.30	(83.30)	137.97	1,000.00	13.80%	862.03
10-35-5309 Uniforms	0.00	16.66	(16.66)	0.00	200.00	0.00%	200.00
10-35-5315 Computer Software/License	11,000.00	1,250.00	9,750.00	25,000.00	15,000.00	166.67%	(10,000.00)
10-35-5317 Equipment & Other Rentals	4.18	41.67	(37.49)	65.78	500.00	13.16%	434.22
10-35-5411 TIF Fund/MUD 31 Payable	0.00	3,023.79	(3,023.79)	0.00	36,300.00	0.00%	36,300.00
Community Development Totals	206,052.75	86,172.72	119,880.03	311,830.74	1,034,360.00	30.15%	722,529.26

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

12/5/2024 11:13

Item 25.

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	8,046.40	8,780.65	(734.25)	15,993.60	105,410.00	15.17%	89,416.40
10-36-5106 Social Security/Medicare	621.34	672.23	(50.89)	1,216.74	8,070.00	15.08%	6,853.26
10-36-5107 TMRS	911.51	966.28	(54.77)	1,785.71	11,600.00	15.39%	9,814.29
10-36-5108 Health & Life Insurance	982.23	1,166.20	(183.97)	1,964.46	14,000.00	14.03%	12,035.54
10-36-5109 Worker's Comp	0.00	518.95	(518.95)	808.18	6,230.00	12.97%	5,421.82
10-36-5110 Texas Workforce Commission	0.00	9.99	(9.99)	0.00	120.00	0.00%	120.00
10-36-5114 Benefits Admin Fees	0.00	6.67	(6.67)	0.00	80.00	0.00%	80.00
10-36-5115 Longevity Pay	240.00	14.99	225.01	240.00	180.00	133.33%	(60.00)
10-36-5207 Building Inspector	29,947.50	24,990.00	4,957.50	63,247.50	300,000.00	21.08%	236,752.50
10-36-5223 Training & Travel	0.00	416.50	(416.50)	184.31	5,000.00	3.69%	4,815.69
10-36-5224 Dues & Subscriptions	0.00	250.00	(250.00)	0.00	3,000.00	0.00%	3,000.00
10-36-5301 Office Supplies	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-36-5303 Public Education & Training	0.00	249.90	(249.90)	0.00	3,000.00	0.00%	3,000.00
10-36-5307 Investigation Supplies	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-36-5309 Uniforms	77.00	125.00	(48.00)	77.00	1,500.00	5.13%	1,423.00
10-36-5310 Postage	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
10-36-5313 Fuel Expense	255.32	250.00	5.32	562.79	3,000.00	18.76%	2,437.21
10-36-5319 Vehicle Repairs & Maintenance	0.00	166.60	(166.60)	150.95	2,000.00	7.55%	1,849.05
10-36-5328 Small Tools & Minor	0.00	249.90	(249.90)	0.00	3,000.00	0.00%	3,000.00
10-36-5404 Mobile Technology Expense	0.00	83.33	(83.33)	71.85	1,000.00	7.19%	928.15
10-36-5407 Insurance - Vehicles	0.00	66.64	(66.64)	309.50	800.00	38.69%	490.50
10-36-5410 Vehicle Replacement Fund	0.00	833.00	(833.00)	0.00	10,000.00	0.00%	10,000.00
Fire Marshal/Building Official Totals	41,081.30	39,991.79	1,089.51	86,612.59	480,090.00	18.04%	393,477.41

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

12/5/2024 11

Item 25.

10 - General Fund Capital and Planning Projects	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-90-5620 Building Purchase,	37.52	0.00	37.52	37.52	0.00	0.00%	(37.52)
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	37.52	12,500.00	(12,462.48)	37.52	150,000.00	0.03%	149,962.48
Expense Totals	574,598.72	653,097.72	(78,499.00)	1,120,958.78	7,839,890.00	14.30%	6,718,931.22

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

12/5/2024 1

Item 25.

12 - Project Fund Series 2022	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	19,337.33	0.00	0.00%	(19,337.33)
Revenue Totals	0.00	0.00	0.00	19,337.33	0.00	0.00%	(19,337.33)
Expense Summary							
Services	3,455.61	0.00	3,455.61	3,455.61	0.00	0.00%	(3,455.61)
Expense Totals	3,455.61	0.00	3,455.61	3,455.61	0.00	0.00%	(3,455.61)

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

12/5/2024 1

Item 25.

12 - Project Fund Series 2022	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous							
12-4938 Interest Income - Investments	0.00	0.00	0.00	19,337.33	0.00	0.00%	(19,337.33)
Miscellaneous Totals	0.00	0.00	0.00	19,337.33	0.00	0.00%	(19,337.33)
Revenue Totals	0.00	0.00	0.00	19,337.33	0.00	0.00%	(19,337.33)

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

12/5/2024 11:46

Item 25.

12 - Project Fund Series 2022 Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Services	3,455.61	0.00	3,455.61	3,455.61	0.00	0.00%	(3,455.61)
Administration Totals	<u>3,455.61</u>	<u>0.00</u>	<u>3,455.61</u>	<u>3,455.61</u>	<u>0.00</u>	<u>0.00%</u>	<u>(3,455.61)</u>
Expense Total	<u><u>3,455.61</u></u>	<u><u>0.00</u></u>	<u><u>3,455.61</u></u>	<u><u>3,455.61</u></u>	<u><u>0.00</u></u>	<u><u>0.00%</u></u>	<u><u>(3,455.61)</u></u>

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

12/5/2024 11:11

Item 25.

12 - Project Fund Series 2022 Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
12-10-5401 Utilities - Electricity	3,455.61	0.00	3,455.61	3,455.61	0.00	0.00%	(3,455.61)
Administration Totals	3,455.61	0.00	3,455.61	3,455.61	0.00	0.00%	(3,455.61)
Expense Totals	3,455.61	0.00	3,455.61	3,455.61	0.00	0.00%	(3,455.61)

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

12/5/2024 1

Item 25.

20 - Crime Control and Prevention District Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales Tax	27,523.54	21,991.20	5,532.34	53,129.77	264,000.00	20.12%	210,870.23
Miscellaneous	1,752.04	1,666.67	85.37	3,616.59	20,000.00	18.08%	16,383.41
Revenue Totals	<u>29,275.58</u>	<u>23,657.87</u>	<u>5,617.71</u>	<u>56,746.36</u>	<u>284,000.00</u>	<u>19.98%</u>	<u>227,253.64</u>
Expense Summary							
Personnel Services	12,904.67	11,078.89	1,825.78	26,203.07	133,000.00	19.70%	106,796.93
Professional/Contract Services	60.00	3,082.10	(3,022.10)	2,986.96	37,000.00	8.07%	34,013.04
Materials & Supplies	7,337.20	9,925.56	(2,588.36)	16,952.25	119,150.00	14.23%	102,197.75
Capital Outlay	0.00	4,165.00	(4,165.00)	0.00	50,000.00	0.00%	50,000.00
Expense Totals	<u>20,301.87</u>	<u>28,251.55</u>	<u>(7,949.68)</u>	<u>46,142.28</u>	<u>339,150.00</u>	<u>13.61%</u>	<u>293,007.72</u>

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

12/5/2024 1

Item 25.

20 - Crime Control and Prevention District Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Sales Tax							
20-4112 CCPD - Sales Tax	27,523.54	21,991.20	5,532.34	53,129.77	264,000.00	20.12%	210,870.23
Sales Tax Totals	27,523.54	21,991.20	5,532.34	53,129.77	264,000.00	20.12%	210,870.23
Miscellaneous							
20-4910 Interest Income	1,752.04	1,666.67	85.37	3,616.59	20,000.00	18.08%	16,383.41
Miscellaneous Totals	1,752.04	1,666.67	85.37	3,616.59	20,000.00	18.08%	16,383.41
Revenue Totals	29,275.58	23,657.87	5,617.71	56,746.36	284,000.00	19.98%	227,253.64

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

12/5/2024 11:46

Item 25.

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	4,165.00	(4,165.00)	0.00	50,000.00	0.00%	50,000.00
Materials & Supplies	7,337.20	9,925.56	(2,588.36)	16,952.25	119,150.00	14.23%	102,197.75
Personnel Services	12,904.67	11,078.89	1,825.78	26,203.07	133,000.00	19.70%	106,796.93
Professional/Contract Services	60.00	3,082.10	(3,022.10)	2,986.96	37,000.00	8.07%	34,013.04
Police Totals	<u>20,301.87</u>	<u>28,251.55</u>	<u>(7,949.68)</u>	<u>46,142.28</u>	<u>339,150.00</u>	<u>13.61%</u>	<u>293,007.72</u>
Expense Total	<u>20,301.87</u>	<u>28,251.55</u>	<u>(7,949.68)</u>	<u>46,142.28</u>	<u>339,150.00</u>	<u>13.61%</u>	<u>293,007.72</u>

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

12/5/2024 11:11

Item 25.

20 - Crime Control and Prevention Dist Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
20-20-5101 Salaries - Full Time	8,489.28	6,758.96	1,730.32	16,433.64	81,140.00	20.25%	64,706.36
20-20-5104 Salaries - Overtime	57.36	666.40	(609.04)	1,003.98	8,000.00	12.55%	6,996.02
20-20-5106 Social Security/Medicare	632.97	517.29	115.68	1,227.54	6,210.00	19.77%	4,982.46
20-20-5107 TMRS	940.14	743.86	196.28	1,825.07	8,930.00	20.44%	7,104.93
20-20-5108 Health & Life Insurance	2,754.10	2,332.40	421.70	5,508.20	28,000.00	19.67%	22,491.80
20-20-5109 Worker's Comp	0.00	27.50	(27.50)	150.21	330.00	45.52%	179.79
20-20-5110 Texas Workforce Commission	30.82	19.99	10.83	54.43	240.00	22.68%	185.57
20-20-5114 Benefits Admin Fees	0.00	12.49	(12.49)	0.00	150.00	0.00%	150.00
20-20-5206 Professional Services	60.00	1,041.25	(981.25)	120.00	12,500.00	0.96%	12,380.00
20-20-5222 Investigations	0.00	249.90	(249.90)	0.00	3,000.00	0.00%	3,000.00
20-20-5223 Training & Travel	0.00	1,249.50	(1,249.50)	2,866.96	15,000.00	19.11%	12,133.04
20-20-5230 Radio Service	0.00	541.45	(541.45)	0.00	6,500.00	0.00%	6,500.00
20-20-5301 Office Supplies	0.00	166.60	(166.60)	468.90	2,000.00	23.45%	1,531.10
20-20-5303 Public Education & Training	0.00	1,050.41	(1,050.41)	1,376.56	12,610.00	10.92%	11,233.44
20-20-5307 Investigation Supplies	0.00	1,332.80	(1,332.80)	0.00	16,000.00	0.00%	16,000.00
20-20-5309 Uniforms	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
20-20-5314 Computer & Technology	0.00	833.00	(833.00)	0.00	10,000.00	0.00%	10,000.00
20-20-5315 Computer Software/License	7,000.00	1,627.68	5,372.32	9,646.00	19,540.00	49.37%	9,894.00
20-20-5316 Equipment Repair/Parts	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
20-20-5317 Equipment & Other Rentals	337.20	3,581.90	(3,244.70)	5,460.79	43,000.00	12.70%	37,539.21
20-20-5328 Small Tools & Minor	0.00	416.50	(416.50)	0.00	5,000.00	0.00%	5,000.00
20-20-5330 Miscellaneous	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
20-20-5650 Vehicles & Machinery	0.00	4,165.00	(4,165.00)	0.00	50,000.00	0.00%	50,000.00
Police Totals	20,301.87	28,251.55	(7,949.68)	46,142.28	339,150.00	13.61%	293,007.72
Expense Totals	20,301.87	28,251.55	(7,949.68)	46,142.28	339,150.00	13.61%	293,007.72

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

12/5/2024 1

Item 25.

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	149,085.34	(149,085.34)	322,315.00	1,789,700.00	18.01%	1,467,385.00
Expense Totals	<u>0.00</u>	<u>149,085.34</u>	<u>(149,085.34)</u>	<u>322,315.00</u>	<u>1,789,700.00</u>	<u>18.01%</u>	<u>1,467,385.00</u>

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

12/5/2024 11:46

Item 25.

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	149,085.34	(149,085.34)	322,315.00	1,789,700.00	18.01%	1,467,385.00
Administration Totals	0.00	149,085.34	(149,085.34)	322,315.00	1,789,700.00	18.01%	1,467,385.00
Expense Total	0.00	149,085.34	(149,085.34)	322,315.00	1,789,700.00	18.01%	1,467,385.00

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

12/5/2024 11:11

Item 25.

30 - Capital Improvements Plan Fund (Administration)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
30-10-5501 Debt Principal	0.00	82,442.01	(82,442.01)	0.00	989,700.00	0.00%	989,700.00
30-10-5513 Interest on Debt	0.00	0.00	0.00	322,315.00	0.00	0.00%	(322,315.00)
30-10-5520 MUD 55 Debt Adjustment	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00
30-10-5521 MUD 31 Rebate Payment	0.00	58,310.00	(58,310.00)	0.00	700,000.00	0.00%	700,000.00
Administration Totals	<u>0.00</u>	<u>149,085.34</u>	<u>(149,085.34)</u>	<u>322,315.00</u>	<u>1,789,700.00</u>	<u>18.01%</u>	<u>1,467,385.00</u>
Expense Totals	<u>0.00</u>	<u>149,085.34</u>	<u>(149,085.34)</u>	<u>322,315.00</u>	<u>1,789,700.00</u>	<u>18.01%</u>	<u>1,467,385.00</u>

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

12/5/2024 1

Item 25.

35 - Capital Improvements Plan Fund (Local)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Expense Summary							
Professional/Contract Services	16,820.00	0.00	16,820.00	16,820.00	0.00	0.00%	(16,820.00)
Expense Totals	<u>16,820.00</u>	<u>0.00</u>	<u>16,820.00</u>	<u>16,820.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>(16,820.00)</u>

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

12/5/2024 11:46

Item 25.

35 - Capital Improvements Plan Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Professional/Contract Services	16,820.00	0.00	16,820.00	16,820.00	0.00	0.00%	(16,820.00)
Administration Totals	16,820.00	0.00	16,820.00	16,820.00	0.00	0.00%	(16,820.00)
Expense Total	16,820.00	0.00	16,820.00	16,820.00	0.00	0.00%	(16,820.00)

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

12/5/2024 11:11

Item 25.

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	16,820.00	0.00	16,820.00	16,820.00	0.00	0.00%	(16,820.00)
Administration Totals	16,820.00	0.00	16,820.00	16,820.00	0.00	0.00%	(16,820.00)
Expense Totals	16,820.00	0.00	16,820.00	16,820.00	0.00	0.00%	(16,820.00)

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

12/5/2024 1

Item 25.

37 - Parkland Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
License & Permits	43,586.00	0.00	43,586.00	115,847.00	0.00	0.00%	(115,847.00)
Revenue Totals	<u>43,586.00</u>	<u>0.00</u>	<u>43,586.00</u>	<u>115,847.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>(115,847.00)</u>

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

12/5/2024 1

Item 25.

37 - Parkland Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
License & Permits							
37-4808 Regional Parkland Revenue	43,586.00	0.00	43,586.00	115,847.00	0.00	0.00%	(115,847.00)
License & Permits Totals	43,586.00	0.00	43,586.00	115,847.00	0.00	0.00%	(115,847.00)
Revenue Totals	43,586.00	0.00	43,586.00	115,847.00	0.00	0.00%	(115,847.00)

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

12/5/2024 1

Item 25.

40 - Court Technology Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	638.06	0.00	638.06	1,458.12	0.00	0.00%	(1,458.12)
Revenue Totals	638.06	0.00	638.06	1,458.12	0.00	0.00%	(1,458.12)

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

12/5/2024 1

Item 25.

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	638.06	0.00	638.06	1,458.12	0.00	0.00%	(1,458.12)
Fines & Forfeitures Totals	638.06	0.00	638.06	1,458.12	0.00	0.00%	(1,458.12)
Revenue Totals	638.06	0.00	638.06	1,458.12	0.00	0.00%	(1,458.12)

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

12/5/2024 1

Item 25.

41 - Court Security Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	781.65	0.00	781.65	1,786.22	0.00	0.00%	(1,786.22)
Revenue Totals	<u>781.65</u>	<u>0.00</u>	<u>781.65</u>	<u>1,786.22</u>	<u>0.00</u>	<u>0.00%</u>	<u>(1,786.22)</u>

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

12/5/2024 1

Item 25.

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	781.65	0.00	781.65	1,786.22	0.00	0.00%	(1,786.22)
Fines & Forfeitures Totals	781.65	0.00	781.65	1,786.22	0.00	0.00%	(1,786.22)
Revenue Totals	781.65	0.00	781.65	1,786.22	0.00	0.00%	(1,786.22)

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

12/5/2024 1

Item 25.

50 - Vehicle Replacement Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Miscellaneous	1,337.16	0.00	1,337.16	2,760.25	0.00	0.00%	(2,760.25)
Revenue Totals	<u>1,337.16</u>	<u>0.00</u>	<u>1,337.16</u>	<u>2,760.25</u>	<u>0.00</u>	<u>0.00%</u>	<u>(2,760.25)</u>

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

12/5/2024 1

Item 25.

50 - Vehicle Replacement Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous							
50-4910 Interest Income	1,337.16	0.00	1,337.16	2,760.25	0.00	0.00%	(2,760.25)
Miscellaneous Totals	1,337.16	0.00	1,337.16	2,760.25	0.00	0.00%	(2,760.25)
Revenue Totals	1,337.16	0.00	1,337.16	2,760.25	0.00	0.00%	(2,760.25)

Technology Department

- Tenant Migration to GCC:
 - Completed the migration of the city's Microsoft Tenant from a Commercial to a Government Community Cloud (GCC) environment, reducing disruption as much as possible during this large-scale project. While Microsoft does not offer any native tools to support such migrations, significant manual effort is required to address granular modifications and unexpected discrepancies. A detailed log was created documenting issues that arose, providing a critical benchmark for any future tenant rebuilding efforts.
- Cybersecurity Awareness:
 - Distributed multiple cybersecurity announcements to staff and officials, addressing key security practices and emphasizing the importance of safeguarding accounts against unauthorized access and fraudulent activity. These announcements were based on observed incidents and tailored to the city's needs.
- Office Infrastructure Expansion:
 - Collaborated with other departments on non-technology-related tasks to convert the Emergency Operations Center (EOC) storage into a new office space. Focused on the technology side of the project, including engaging contractors for data connectivity and preparing necessary IT equipment for seamless integration.
- Resolution of Technical Challenges:
 - Addressed issues with critical security technology equipment and undertook significant work to resolve configuration challenges with the Southern Software CAD/RMS system. This complex project required substantial after-hours time and effort, extending beyond typical workdays, to ensure the system was restored and operational to support Public Safety operations.

Technology Department

(Continued)

- **Streamlining Employee Transitional Procedures:**
 - Supported the onboarding and reallocation of resources for new and transitioning employees. Efforts included workstation setup, access modifications, and coordination with various departments to ensure smooth transitions while maintaining operational continuity.
- **Vendor Coordination and Operational Efficiency:**
 - Maintained detailed communication with vendors, including CivicPlus for website service updates, DataVox for tenant migration support, and VisualEdgeIT for service agreement refinements. These interactions upheld municipal best practices and contributed to the long-term efficiency and effectiveness of city operations.

City Of Iowa Colony

Operations Report for the meeting held on December 9th, 2024.

Management Report Summary

1. Maintenance & Repairs:

- **Wastewater Treatment Plant**
 - i. C.R. 57 S1 – Installed new transmitter sensors for chlorine alarm.
 - ii. C.R. 57 S1 – Installed new pump for Non-Pot system.
 - iii. C.R. 57 S1 – Trouble shoot check valves for blowers #2 & #4. Both valves need replacement, were able to free up for the short term. Placed an order for both valves to be replaced.
 - iv. C.R. 57 S1 – Vactor truck work to clean out headworks and diffusers.
- **Lift Station**
 - i. Sterling Lakes Dr L1 – Pulled and cleaned both lift pumps for heavy debris build up.
 - ii. Ames Blvd L2 – Pulled and cleaned both lift pumps for heavy debris build up.
- **Water Plant**
 - i. Bronze Shore Dr W1 – Installed new transmitter sensor for chlorine alarm.
- **Water Distribution**
 - i. In District – Performed monthly end of line flushing.
 - ii. In District –
 - iii. 8227 Clear Quartz Dr – Relocated meter outside area of sidewalk.
 - iv. 8303 Clear Quartz Ln – Relocated meter outside area of sidewalk.
 - v. 2514 Mint Garnet Dr – Relocated meter outside area of sidewalk.
 - vi. 3233 Meridiana Pkwy – Excavation to relocate hydrant out of the way of the street.
- **Sanitary Sewer Collection**
 - i. 9910,9911, 9914 Bronze Mill Ln – Brokeout sanitary manhole and set to grade.
 - ii. 9914,9915 Jewel Ln – Brokeout sanitary manhole and set to grade.
- **Storm Sewer**
 - i. 2830 Sapphire Hills Dr – Resealed throat of storm manhole.

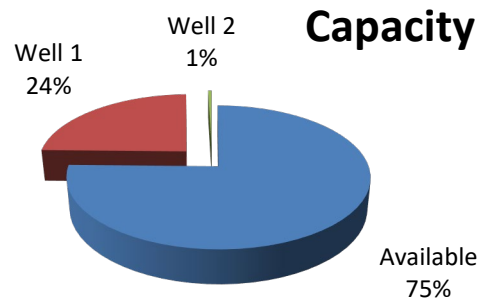
City of Iowa Colony
Production Report

Item 27.

NOVEMBER 2024 PUMPAGE X 1,000 GALS								
Date	Well 1	Well 2	Total	Capacity	Purch	From	Sold	To
1	647	0	647	23.6%			0	B053
2	644	0	644	23.5%			0	B053
3	381	151	532	19.4%			0	B053
4	886	114	1,000	36.5%			0	B053
5	650	0	650	23.7%			0	B053
6	711	0	711	26.0%			0	B053
7	695	0	695	25.4%			0	B053
8	620	0	620	22.6%			0	B053
9	730	0	730	26.7%			0	B053
10	703	0	703	25.7%			0	B053
11	715	0	715	26.1%			0	B053
12	707	38	745	27.2%			0	B053
13	738	0	738	26.9%			0	B053
14	809	0	809	29.5%			0	B053
15	686	0	686	25.0%			0	B053
16	666	0	666	24.3%			0	B053
17	709	0	709	25.9%			0	B053
18	522	0	522	19.1%			0	B053
19	648	39	687	25.1%			0	B053
20	653	0	653	23.8%			0	B053
21	678	0	678	24.8%			0	B053
22	511	0	511	18.7%			0	B053
23	640	0	640	23.4%			0	B053
24	794	0	794	29.0%			0	B053
25	722	46	768	28.0%			0	B053
26	771	0	771	28.2%			0	B053
27	565	0	565	20.6%			0	B053
28	846	0	846	30.9%			0	B053
29	625	0	625	22.8%			0	B053
30	890	0	890	32.5%			0	B053
31	0	0	0	0.0%				
TOTAL:	20,562	388	20,950		0		0	

BC31 PERMIT	PERMIT TERM	GALLONS PUMPED	PERMIT USED	MONTHS	
	2/1/24 - 1/31/25			AVAIL	PROJ
300,000	x 1,000 gallons	236,640	79%	2	3

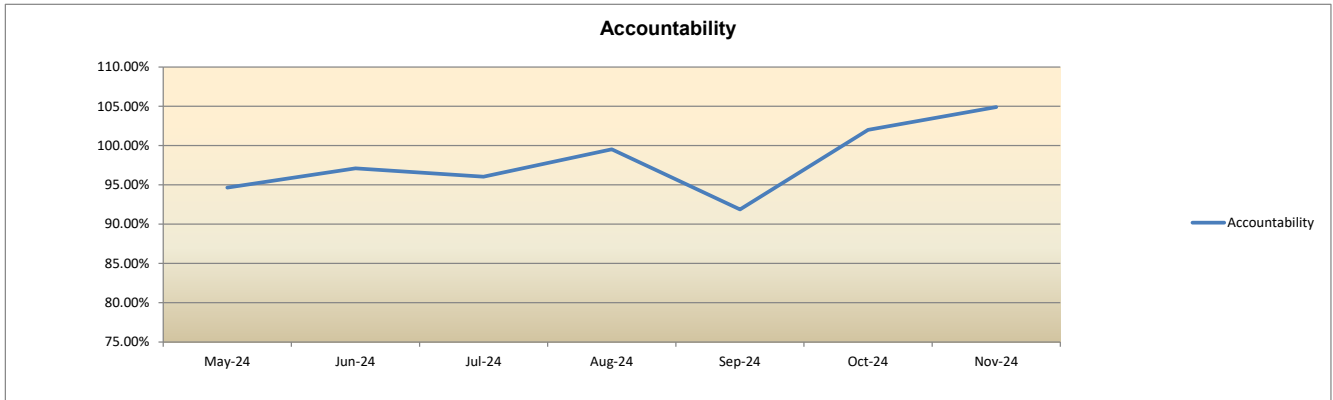
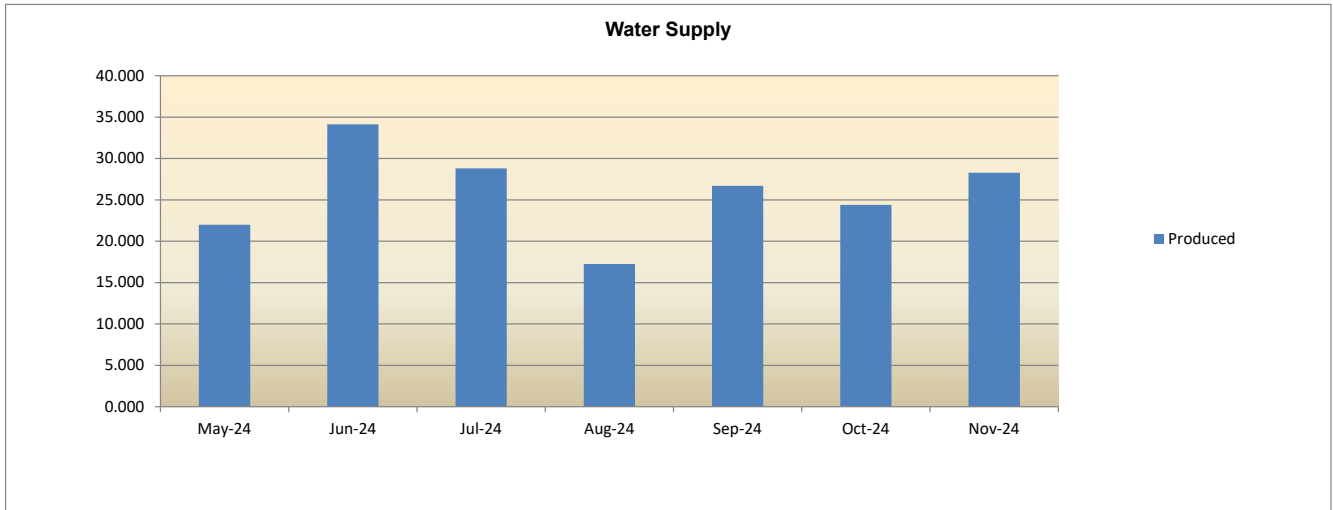
WATER WELL	PRODUCT TEST	GPM	DAILY CAPACITY
1	6/1/23	1311	1,888
2	5/16/24	622	851
TOTAL			2,739



City of Iowa Colony Accountability Report

Item 27.

Billing Period	Produced	Purchased I/C	Total Supplied	Metered COIC	Metered B032	Sold to B053	Unmetered	Repairs	Accountability	Four month average
04/11/24 - 05/10/24	21.993	0.000	21.993	11.768	5.834	0.000	0.715	2.500	94.65%	96.46%
05/11/24 - 06/10/24	34.122	0.000	34.122	26.725	6.022	0.000	0.387	0.000	97.10%	96.22%
06/11/24 - 07/11/24	28.807	0.000	28.807	20.639	6.861	0.000	0.167	0.000	96.04%	95.60%
07/12/24 - 08/08/24	17.237	3.300	20.537	15.248	4.943	0.000	0.252	0.000	99.54%	96.84%
08/09/24 - 09/09/24	26.704	0.000	26.704	16.939	7.376	0.000	0.220	0.000	91.88%	96.14%
09/10/24 - 10/07/24	24.399	0.000	24.399	16.249	8.421	0.000	0.221	0.000	102.02%	97.37%
10/08/24 - 11/07/24	28.274	0.000	28.274	28.731	0.000	0.000	0.930	0.000	104.91%	99.59%



City of Iowa Colony
Wastewater Treatment Plant

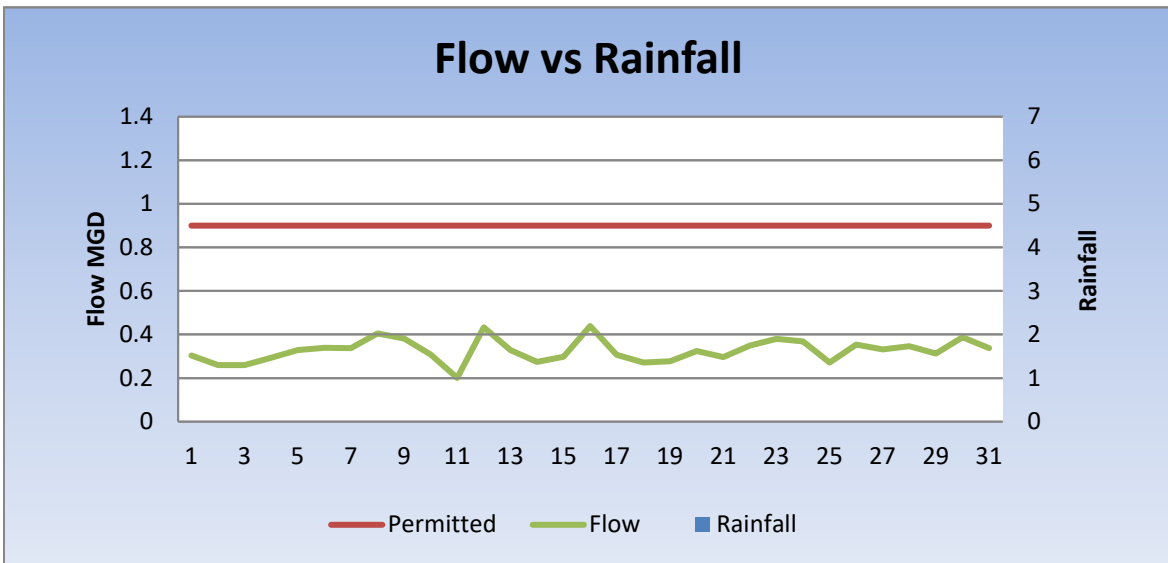
Item 27.

Permit # 14546-001
Expires: 6/26/2024

Design: 0.900 MGD
Utilized 39.3%

PARAMETER		UNITS	PERMIT LIMITS	Oct-24 RESULTS	EXCURSION
Dissolved Oxygen:	Min	mg / l	4.0	6.9	0
pH:	Min	S.U.	6.0	7.0	0
	Max	S.U.	9.0	7.6	0
Total Suspended Solids:	Avg	lbs / day	113.0	21.2	0
	Avg	mg / l	15.0	7.6	0
	Max	mg / l	40.0	14.0	0
Ammonia:	Avg	lbs / day	23.0	1.8	0
	Avg	mg / l	3.0	0.6	0
	Max	mg / l	10.0	1.5	0
Flow:	Avg	M.G.D.	0.90	0.35	0
2-Hour Peak Flow:	Max	gpm	3.60	0.48	0
Chlorine:	Min	mg / l	1.0	1.7	0
	Max	mg / l	4.0	3.3	0
E.coli:	Avg	CFU/100ml	126	1.0	0
	Max	CFU/100ml	399	1.0	0
CBOD:	Avg	lbs / day	75.0	8.3	0
	Avg	mg / l	10.0	3.0	0
	Max	mg / l	25.0	3.3	0

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



City of Iowa Colony Customer Billing Report

Item 27.

	November 11, 2024	October 11, 2024	September 11, 2024
Beginning Date	10/26/2024	9/27/2024	8/24/2024
Closing Date	11/25/2024	10/25/2024	9/26/2024

Collected Amount

Penalty	\$ 5,126.01	\$ 3,317.86	\$ 5,076.19
Water	\$ 87,069.04	\$ 55,420.92	\$ 117,656.12
Sewer	\$ 72,477.17	\$ 39,823.79	\$ 43,811.14
Garbage Tax	\$ 2,953.89	\$ 2,748.93	\$ 3,049.59
Garbage Collection Fees	\$ 36,337.51	\$ 32,993.21	\$ 36,643.08
Franchise	\$ 5,485.89	\$ 4,850.87	\$ 8,056.56
Voluntary Fire	\$ 4,748.70	\$ 3,272.37	\$ 3,350.29
Grease Trap	\$ 803.00	\$ -	\$ -
Deposit	\$ 4,989.86	\$ 3,018.10	\$ 1,496.05
Transfer Fee	\$ 1,853.67	\$ 1,437.24	\$ 780.32
Miscellaneous	\$ 7,096.63	\$ 4,973.97	\$ 5,078.49
TOTAL COLLECTED	\$ 228,941.37	\$ 151,857.26	\$ 224,997.83
OVERPAYMENT	\$ 11,779.65	\$ 6,427.58	\$ 22,056.37
TOTAL COLLECTED	\$ 240,721.02	\$ 158,284.84	\$ 247,054.20

Billed Amounts

Water	\$ 132,319.99	\$ 79,704.10	\$ 81,026.09
Sewer	\$ 64,525.02	\$ 43,855.00	\$ 43,384.98
Garbage Tax	\$ 4,595.58	\$ 2,946.36	\$ 2,936.04
Garbage	\$ 55,587.20	\$ 35,630.40	\$ 35,505.60
Franchise Fee	\$ 9,842.39	\$ 6,176.99	\$ 6,219.86
Voluntary Fire	\$ 6,960.00	\$ 4,965.00	\$ 4,956.00
Grease Trap	\$ 1,608.00	\$ 134.00	\$ 134.00
Deposit	\$ 12,600.00	\$ 3,075.00	\$ 3,975.00
Transfer Fee	\$ 3,880.00	\$ 1,190.00	\$ 1,855.00
Miscellaneous	\$ 1,400.00	\$ 500.00	\$ 600.00
TOTAL BILLED	\$ 293,318.18	\$ 178,176.85	\$ 180,592.57

Aged Receivables

30 Days Arrears	\$ 31,904.10	\$ 33,807.82	\$ 34,493.49
60 Days Arrears	\$ 20,195.13	\$ 27,135.86	\$ 28,318.99
90 Days Arrears	\$ 6,113.08	\$ 20,903.14	\$ 4,143.03
Over 120 Days Arrears	\$ 12,535.33	\$ 3,717.90	\$ 3,463.44
Previous Month Overpymt	\$ (12,447.66)	\$ (10,749.38)	\$ (17,889.51)
Total Aged Receivables	\$ 58,299.98	\$ 74,815.34	\$ 52,529.44
Current Month Overpymt	\$ (10,044.89)	\$ (8,300.25)	\$ (12,692.48)
TOTAL LESS OVERPYMT	\$ 48,255.09	\$ 66,515.09	\$ 39,836.96
TOTAL RECEIVABLES	\$ 341,573.27	\$ 244,691.94	\$ 220,429.53

Deposit Liabilities	\$ 257,370.00	\$ 164,220.00	\$ 165,095.00
----------------------------	----------------------	----------------------	----------------------

Average Usage For Meters	6,781	6,867	6,865
---------------------------------	-------	-------	-------

City Of Iowa Colony
 Connection Report

Item 27.

	November 11, 2024	
	B031	B032
Occupied Single Family	1711	679
Vacant Single Family	20	4
Multi-Family	0	0
Commercial	4	9
Builder	142	39
Irrigation	23	33
Rental Meters	14	0
District Meters	1	0
TOTAL CONNECTIONS	1915	764