CITY COUNCIL MEETING

Monday, July 21, 2025
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, JULY 21, 2025** AT **IOWA COLONY CITY HALL**, 3144 MERIDIANA PARKWAY, IOWA COLONY, TEXAS 77583 FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

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

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS & ANNOUNCEMENTS
Reserved for formal presentations and proclamations.

1. Presentation of Fourth of July Sponsorship Awards

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

COUNCIL COMMENTS

STAFF REPORTS

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

PUBLIC HEARINGS

10. Hold a public hearing to consider rezoning the following property from Single Family Residential to Mixed Use:

    Approximately 19.82 acres of land, more commonly known as 7710 Iowa Colony Blvd, Iowa Colony, TX 77583. The property consists of Lots 48 and 58 of the Emigration Land Company Subdivision, Section 67, recorded in Volume 21, Page 81 of the Brazoria County Plat Records, located in the H.T. and B. Railroad Company Survey, Abstract 281, Brazoria County, Texas.

ITEMS FOR CONSIDERATION

11. Consideration and possible action to accept the Fiscal Year 2024 Annual Audit Report.
12. Consideration and possible action on a resolution authorizing a $3.00 increase to the voluntary fire service contribution included on monthly water utility bills.
13. Consideration and possible action on an ordinance on first and final reading regarding rezoning the following property from Single Family Residential to Mixed Use.

    Approximately 19.82 acres of land, more commonly known as 7710 Iowa Colony Blvd, Iowa Colony, TX 77583. The property consists of Lots 48 and 58 of the Emigration Land Company Subdivision, Section 67, recorded in Volume 21, Page 81 of the Brazoria County Plat Records, located in the H.T. and B. Railroad Company Survey, Abstract 281, Brazoria County, Texas.

14. Consideration and possible action on an ordinance granting a variance to the transparency requirements in the City's Unified Development Code for the Alvin ISD new elementary school No. 23 to be located at the corner of Karsten Blvd. and White Gold Drive.
15. Consideration and possible action on an ordinance granting a variance to the build to line requirements in the City's Unified Development Code for the Alvin ISD new elementary school No. 23 to be located at the corner of Karsten Blvd. and White Gold Drive.
16. Consideration and possible action on the proposed master signage plan for the Creekhaven Development.
17. Consideration and possible action on the proposed master signage plan for the Ellwood Development.
18. Consideration and possible action on a resolution accepting the Fourth of July donations.
19. Consideration and possible action appointing members to the Crime Control and Prevention District Board of Directors.
20. Consideration and possible action appointing members to the Parks and Recreation Board.
21. Consideration and possible action to set the date, time, and place for the public hearing on the proposed Crime Control and Prevention District Plan and Budget.
22. Consideration and possible action on a petition for annexation submitted by Majestic Developers for the Sunset Prairie development, and a resolution authorizing the creation of a Municipal Utility District (MUD) within the proposed area.
23. Consideration and possible action on a resolution authorizing the revision of Contract No. 24-065-009-E166 with the General Land Office related to the CDBG-MIT regional method of distribution.
24. Consider approval of Sterling Lakes Section 4 Partial Replat No. 1.
25. Consideration and possible action on a road improvement agreement for Cedar Rapids Parkway.

26. Consideration and possible action on amendments to the Rules of Procedure document and related materials.

CONSENT ORDINANCES – SECOND READING

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

27. Consideration and possible action on an ordinance assigning annexed areas to council districts.
28. Consideration and possible action to amend the zoning ordinance to allow certain commercial uses to operate 24 hours per day.

CONSENT AGENDA

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

29. Consider approval of the May 27, 2025 City Council meeting minutes.
30. Consider approval of June 16, 2025 City Council worksession minutes.
31. Consider approval of the June 16, 2025 City Council meeting minutes.
32. Consider approval of the Karsten Boulevard North Phase II Abbreviated Plat.
33. Consider approval of Caldwell Lakes Section 7 Preliminary Plat.
34. Consider approval of Karsten Boulevard Phase IIIA and Commercial Reserves Preliminary Plat.
35. Consider acceptance of the Quarterly Investment Report.
36. Consider acceptance of Brazoria County Municipal Utility District No. 31 - Sterling Lakes North Lift Station No. 2 into the One Year Maintenance Period.
37. Consider acceptance of Brazoria County Municipal Utility District No. 92 - Water Plant No. 1 Phase 1 into the One Year Maintenance Period.
38. Consider acceptance of Caldwell Crossing Section 3 Water, Sanitary, Drainage and Paving facilities into the One Year Maintenance Period.

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:

39. Discuss matters pertaining to the selection process for a new City Manager.
40. Discussion on annual performance appraisal for the City Attorney.

POST EXECUTIVE SESSION

ITEMS FOR CONSIDERATION

41. Consideration and possible action on Executive Session matters.

ADJOURNMENT

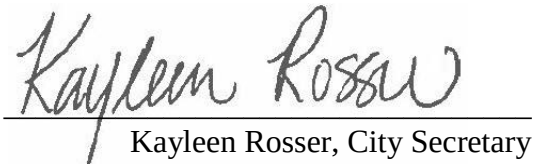
I, Kayleen Rosser, hereby certify that the above notice of meeting of the Iowa Colony City Council was posted pursuant to the Texas Open Meeting Act (Chapter 551 of the Texas Government Code) on July 18, 2025.

CITY OF IOWA COLONY

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, City Secretary

Date Signed:_____

IOWA COLONY FIRE MARSHAL'S OFFICE

3144 Meridiana Parkway
Iowa Colony, TX 77583

Albert Cantu, CFM

Office Phone: (346) 395-4551
Cell Phone: (346) 278-9218
Email: acantu@iowacolonytx.gov
Website: iowacolonytx.gov

July 14, 2025

Mayor and Council,

See June 2025, monthly report for Building Department, Code Enforcement/Animal Control, Community Development, and Fire Marshal Offices below.

Community Development

Inspections conducted by Safe Built-

Building Inspections-	442
Electrical Inspections-	411
Plumbing Inspections-	582
Mechanical Inspections-	164
Total-	**1599**

Total Paid to Safe Built for June 2025, for a total of 1599 Inspections- $35,977.00

Total Paid to Safe Built for June 2024, for a total of 1336 Inspections- $30,060.00

June 2024 Plan Reviews- 89

Building- 2	Commercial Buildout- 1	Electrical- 7	New Residential- 76	Swimming Pools- 1	New Addition- 2

June 2025 Plan Reviews- 60

Building- 3	Commercial Buildout- 2	Electrical- 1	New Residential- 52	Planning & Zoning 1	New Addition- 1

Permits Issued

2024- 145

Engineer Projects- 17	Other Permits- 79	New Home Permits- 49

2025- 148

Engineer Projects- 28	Other Permits- 63	New Home Permits- 57

Fees Collected

2024- $300,122.32

Engineer Projects- $133,991.88	Other Permit Fees- $21,548.78	New Home Permit Fees- $144,581.66

2025- $371,854.75

Engineer Projects- $100,277.14	Other Permit Fees- $29,721.84	New Home Permit Fees- $241,855.77

Animal Control- 18 Calls for service

17- Animal at Large	3- Deceased Animals	1- Animal Cruelty Investigations
Taken to SPCA	Properly disposed of	Unable to locate

Bryant attended 1 Class, Advanced Animal Control Course. Bryant successfully passed the course he attended. He is doing a great job by being pro-active and visual to the community.

Code Compliance

110- Calls for service

Tall Grass and Weeds- 5	Junked Vehicles- 11	Debris and Unsanitary Conditions- 3	No Address- 6	Rubbish/Trash- 5
Sign Removal- 59	Violation Notices- 23	Notice of Compliance Letters- 2		

We have been focusing on getting the mobile home park located off Louisiana and Hwy. 6 cleaned the top table are violations from the mobile home park.

Abatement letter sent to the following addresses:

Address	Violation	Date
101 Kiowa Ct -	Motor Vehicles	6/5/2025
141 Kiowa Ct	Junk Notice -resident	6/5/2025
141 Kiowa Ct	Junk Notice -Registered owner	6/5/2025
141 Kiowa Ct	Junk Vehicles	6/5/2025
141 Kiowa Ct	Junk Notice- Lien Holder	6/5/2025
141 Kiowa Ct	Address Identification	6/5/2025
145 Kiowa Ct	Junk Vehicles	6/6/2025
153 Kiowa Ct	Junk Vehicles	6/6/2025
155 Kiowa Ct	Junk Vehicles	6/6/2025
154 Kiowa Ct	High weeds & grass	6/6/2025
140 Kiowa Ct	Junk Vehicles	6/6/2025
140 Kiowa Ct	Junk Notice	6/6/2025
138 Kiowa Ct	Junk Vehicles	6/6/2025
138 Kiowa Ct	Rubbish	6/6/2025
138 Kiowa Ct	Junk Notice	6/6/2025
134 Kiowa Ct	Address Notice	6/6/2025
130 Kiowa Ct	Junk Vehicle	6/18/2025
124 Kiowa Ct	Junk Vehicles	6/18/2025
124 Kiowa Ct	High weeds & grass	6/18/2025
126 Kiowa Ct	High weeds & grass	6/18/2025
126 Kiowa Ct	Rubbish	6/18/2025
142 Kiowa Ct	High grass	6/18/2025

Fire Marshal's Report

1. All finals for 10203 Karsten Blvd Building 1 and Clubhouse were completed. These building were given Certificates of Occupancy to allow them to start occupying.
2. I attended 3 DRC Meeting for new projects.

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
June 2025

Offense	May 2025	June 2025
Burglary	3	3
Theft	8	2
Robbery	0	1
Total Index Crimes Reported	11	6
Reports Taken		
Misdemeanor	32	24
Felony	10	10
Charges Filed/Arrests		
Misdemeanor	21	20
Felony	2	4
Outside Agency Warrant Arrest	2	2
Traffic Enforcement		
Number of Violations	833	713
Crash Investigations		
Minor Crashes	21	13
Major Crashes	6	6
Fatality Crashes	0	0
Calls for Service		
Alarms	37	39
Assist Other Agency	30	24
Disturbance	18	21
Other	302	260
Security Checks	552	627
Suspicious Activity/Persons	26	33

Significant Events

- June 1 – Officers conducted a traffic stop in the area of SH 288/Iowa Colony Blvd. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- June 1 – Officers conducted a traffic stop in the area of Iowa Colony Blvd/CR 588. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- June 2 – Officers were dispatched to the 2800 block of Sterling Lakes Dr in reference to a theft. A report was generated and forwarded to investigations. A suspect was later identified and an arrest was made.

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

- June 10 – Officers conduced a traffic stop in the 3300 block of Meridiana Pkwy. During the stop it was found the driver had a suspended driver license. An arrest was made and a report was generated.
- June 11 – Officers were dispatched to the 4000 block of Balboa Dr in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- June 12 – Officers were dispatched to the 9400 block of Sapphire Creek Ln in reference a criminal mischief. An arrest was made and a report was generated.
- June 13 – Officers conducted a traffic stop in the area of Sterling Lakes Dr/Sterling Gate Dr. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- June 14 – Officers conducted a traffic stop in the area of SH 288/Meridiana Pkwy. During the stop the driver, a juvenile, was found to have tobacco and alcohol inside the vehicle. Citations were issued and the driver was released.
- June 17 – Officers were dispatched to the 9700 block of Steel Knot Dr in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- June 17 – Officers were dispatched to the 9400 block of Beryl Lake Dr in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- June 23 – Officers were dispatched to the 10200 block of Coastal Ct in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- June 25 – Officers were dispatched to the 4000 block of Champlain Way in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- June 28 – Officers conducted a traffic stop in the area of Saber Power Ln/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.
- June 30 – 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.

City of Iowa Colony
Municipal Court Council Report
From 6/1/2025 to 6/30/2025

Violations by Type

Traffic	Penal	City Ordinance	Parking	Other	Total
271	0	0	0	3	274

Financial

State Fees	Court Costs	Fines	Tech Fund	Building Security	Total
$25,329.05	$37,129.13	$14,924.70	$1,150.59	$1,407.54	$79,941.01

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
84	0	89	37	154	364

Trials & Hearings

Jury	Bench	Appeal	Total
0	0	0	0

Omni/Scofflaw/Collection

Omni	Scofflaw	Collections	Total
2	0	2	4

Street SIGNAGE	Descritption		Complete	Dates
Vaughan Way & Fender Dr	stop sign pole bent		Complete	6/2/2025
Vaughan Way & Fender Dr	straighten stop sign pole		Complete	6/2/2025
CR 79 & CR 380	straighten stop sign pole		Complete	6/5/2025
Brister & Pursley	remove broken pole w/ dead end sign		Complete	6/11/2025
Brister & Pursley	install pole w/ dead end sign		Complete	6/11/2025
Brister & Iowa Colony	remove broken pole w/ city limit sign		Complete	6/11/2025
CR 62 & Ames	install pole w/ speed limit sign		Complete	6/17/2025

DEBRIS REMOVAL	Descritption		Complete	Dates
Ames & Cr 382	remove trash debris from side of road		Complete	6/2/2025
Iowa Colony & Meridiana to Iowa Colony & Cedar Rapids	remove trash debris from side of road		Complete	6/5/2025
Cedar Rapids & iowa colony to Cedar Rapids & Hwy 288	remove trash debris from side of road		Complete	6/5/2025
Iowa Colony & Bullard	remove trash debrsi from side of road		Complete	6/9/2025
Bullard & Iowa Colony	remove trash debris from side of road		Complete	6/13/2025
Iowa Colony & CR 48	remove tree debris from side of road		Complete	6/16/2025
Iowa Colony City	collect trash & debris		Complete	6/16/2025
Iowa Colony & Brister	remove tree debris out of ditch line		Complete	6/17/2025
Iowa Colony & Oak	remove trash debris from side of road		Complete	6/18/2025
Pursley	remove trash debris from side of road		Complete	6/18/2025
CR 79	remove trash debris from side of road		Complete	6/18/2025
Pursley & Dubuque south bound	cut & remove tree from ditch line		Complete	6/25/2025

MOWING/TREE TRIMMING	Descritption		Complete	Dates
Public Works	mow property		Complete	6/2/2025
City Hall	mow property		Complete	6/2/2025
Cedar Rapids & Ruth to Cedar Rapids & Canterra Creek	mow property		Complete	6/3/2025
Cedar Rapids & Ruth dead end	mow property		Complete	6/3/2025
2345 CR 62	mow ditch line (waiting on repairs for slope mower)		pending	6/3/2025
Meridiana & Ames to Meridiana city limits	mow right away		Complete	6/4/2025
City property 1 acre	mow property		Complete	6/4/2025
Davenport & Iowa Colony eastside of stadium	mow right away		Complete	6/4/2025
Iowa Colony & Meridiana to Iowa Colony & Hwy 288	mow right away		Complete	6/5/2025
City property 43 acres	mow property		Complete	6/5/2025
iowa Colony & Cedar rapids to Cedar Rapids bridge	mow ditch line		Complete	6/5/2025
Iowa Colony & Hwy 288	mow right away		Complete	6/9/2025
Pursley & CR 380 to Pursley & Bullard	mow right away		Complete	6/9/2025
Iowa Colony & Shaw to Frontage Rd Hwy 288	mow undeveloped road		Complete	6/9/2025
CR 62 & Ames to CR 62 & Frontage rd Hwy 288	mow ditch line		Complete	6/11/2025
Bullard & Iowa Colony	cut trees back		Complete	6/13/2025
Bullard & Iowa Colony	mow right away		Complete	6/13/2025
Louisiana & Hwy 6 to Louisiana & Des Moines	cut trees back		Complete	6/16/2025
Louisiana & Hwy 6 to Louisiana & Des Moines	cut trees back		Complete	6/17/2025
CR 62 & Ames to CR 62 & Frontage rd Hwy 288	mow ditch line		Complete	5/17/2025
City Hall	mow property & trim trees		Complete	6/17/2025
CR 78 & CR 79	mow ditch line & trim trees		Complete	6/18/2025
City property 1 acre	mow property		Complete	6/23/2025
Pursley & CR 380 to Pursley & Cedar Rapids	mow ditch line		Complete	6/23/2025
Pursley & CR 380 to Pursley & Cedar Rapids	cut trees back		Complete	6/23/2025
Pursley & CR 380 to CR 380 dead end	mow ditch line		Complete	6/23/2025
CR 380 & Pursley to CR 380 & CR 79	mow ditch line		Complete	6/23/2025
CR 380 & CR 79 to CR 79 & FCR 78	mow ditch line		Complete	6/23/2025
Dubuque & Pursley to Pursley & Brister	mow ditch line		Complete	6/24/2025
Iowa Colony & Brister	mow right away		Complete	6/24/2025
Dubuque & Iowa Colony to Dubuque & Pursley	mow right away		Complete	6/24/2025
Pursley & CR 380 to Pursley & Bullard	mow right away		Complete	6/24/2025
Bullard & Pursley to Bullard & CR 79	mow ditch line		Complete	6/24/2025
Iowa Colony & Dubuque to Iowa Colony & CR 62	mow ditch line		Complete	6/25/2025
Brister & Iowa Colony to Iowa Colony & Dubuque	mow right away		Complete	6/26/2025
Dubuque & Iowa Colony to Iowa Colony & Davenport	mow right away & ditch line		Complete	6/26/2025
Frontage Rd hwy 288 & Davenport to Davenport & Iowa Colony	mow right away & ditch line		Complete	6/27/2025
Davenport & Sophie Mary (200 ft)	mow ditch line		Complete	6/27/2025
Davenport & Iowa Colony eastside of stadium	mow right away & ditch line		Complete	6/30/2025
Iowa Colony & Meridiana 200ft north bound to Iowa Colony & C	mow right away & ditch line		Complete	6/30/2025
Iowa Colony & Cedar Rapids to Iowa Colony & Frontage Rd 288	mow right away & ditch line		Complete	6/30/2025

STREET REPAIRS	Descritption		Complete	Dates
Sterling Lakes Subdivision	broken manhole cover		reported to SI Enviromental	6/23/2025
Cedar Rapids (CR 57)	street potholes		incomplete (entire street needs to be repaved)	6/23/2025
2711 Emerald pines Ln	reported street light out (#715865)		complete	6/26/2025

Ditch Drainage issue	Descritption		Complete	Dates

Parks	Descritption		Complete	Dates
City Park	collect trash bags (5)		Complete	6/2/2025
City Park	collect trash bags (4)		Complete	6/9/2025
City Park	collect trash bags		Complete	6/16/2025
City Park	unclog urinal in men restroom		Complete	6/16/2025
City Park	collect trash bags		Complete	6/20/2025
City Park	collect trash bags		Complete	6/23/2025
City Park	install volleyball nets		Complete	6/25/2025

Miscellaneous Works	Descritption		Complete	Dates
City Hall	collect trash bags (1)		Complete	6/2/2025
Public Works	wash fuel tank		Complete	6/3/2025
Public Works	take pickup truck #1904 to 288 Automotive for emissions test		Complete	6/4/2025
Public Works	clean equipment parking lot		Complete	6/3/2025
Public Works	clean & service equipment		Complete	6/6/2025
Public Works	pickup materials from Home Depot		Complete	6/9/2025
Public Works	pickup materials from John Deere		Complete	6/9/2025
Public Works	replace chains on saws		Complete	6/9/2025
Public Works	assit mechanic with slope mower		Complete	6/10/2025
Public Works	remove wires from ceiling		Complete	6/10/2025
Public Works	clean up dumpster area		Complete	6/11/2025
City Hall	inspect council chambers for entry door		Complete	6/13/2025
Public Works	drop off pickup truck for outfitting		Complete	6/16/2025
Public Works	pickup materials from Home Depot		Complete	6/16/2025
Public Works	clean & organize tool cabinet		Complete	6/16/2025
City Hall	construction on door of Council Chambers dais		Complete	6/20/2025
Public Works	loaded 2 pallets of water, cokes & snakcs for 4th July		Complete	6/24/2025
City Hall	collect trash bags		Complete	6/25/2025
Public Works	take all equipment to fuel		Complete	6/26/2025
Public Works	Relocate dumpster & pickup trash		Complete	6/30/2027
City Hall	construction on door of Council Chambers dais		Complete	6/30/2025

ADICO
CONSULTING ENGINEERS

MEMORANDIUM

Date: July 6, 2025

To: Mayor Wil Kennedy

City Council Members

From: Dinh V. Ho, P.E.

RE: COIC Council Meeting – July Engineer's Report

cc: Kayleen Rosser, Natasha Brooks

The following is a status report of various engineering items:

1. TxDOT Overpasses:
   - Staff has a standing monthly construction meeting with TxDOT for updates.
   - Landscape planning to be determined by City Council.
   - Construction for the pavement widening at Meridiana Parkway in ongoing. Expected completion by end of July.
   - All other construction is expected to completed by 3rd Qtr 2025.

2. GRANTS UPDATE
   - GLO MIT MOD – ICB DRAINAGE IMPROVEMENTS
     i. Contractor is approximately 85% complete.
     ii. Expected closure until August 2025.

3. Capital Improvement Projects
   - 2021 Waterline Extension - ARPA
     i. Contractor is approximately 95% complete.
     ii. Pipeline company is recommending a realignment for the waterline.
     iii. Change Order No. 1 through Change Order No. 4 have been submitted and approved.

   - 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. On hold until financing for this project is determined.

   - NW WWTP 0.75 MGD
     i. Construction Documents approximately 50% complete.

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 – 55% 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
- BCMUD 31 Waterplant No. 2 Phase I – 10% complete

C. SIERRA VISTA - LAND TEJAS

- Active construction projects

D. SIERRA VISTA WEST - LAND TEJAS

- Active construction projects:
  - BCMUD 53 Wastewater Treatment Plant Expansion – Awaiting on punchlist Itms
  - Sierra Vista West Mass Grading and Detention Phase II – Awaiting punchlist items.
  - Sierra Vista West Ph II B Excavation and Grading – Awaiting punchlist items.
  - Sierra Vista West Section 11 – permit pulled

E. STERLING LAKES NORTH

- Active construction projects:
  - Sterling Lakes North Detention – Awaiting punch list items.
  - Karsten Blvd North Phase IV – 50% complete
  - Sterling Lakes Dr. Extension – 30% complete
  - Sterling Lakes North Lift Station No. 1 – Awaiting closeout documents.
  - Sterling Lakes North Lift Station No. 2 – On agenda for acceptance into OYMP.

F. CALDWELL CROSSING

- Active construction projects
  - BCMUD 87 Detention and Grading Phase 2 – 90% 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 – 80% complete, awaiting power and gas.
  - BCMUD 87 WWTP Expansion and Onsite Lift Station No. 1 – 75% complete
  - Caldwell Ranch Crossing Detention Ph IIB – 85%
  - Caldwell Crossing Section 3 – On agenda for acceptance into OYMP
  - Caldwell Crossing Section 4 – Awaiting closeout and punch list completion.

G. CALDWELL LAKES

- Active construction projects
  - BCMUD 87 Detention and Grading Ph 3 – Awaiting Final Walk.
  - Caldwell Lakes Section 1 – 80% Utilities, 80% Paving.
  - Caldwell Lakes Section 2 – 80% Utilities, 80% Paving.
  - Caldwell Ranch Blvd Ph IIIB – permit pulled.
  - BCMUD 87 Detention and Mass Grading Ph IV -25%

H. CREEKHAVEN – MUD 92

- Active construction projects:
  - Mass Grading and Detention Ph 1 – 80% complete
  - BCMUD 92 Water Plant No. 1 – On agenda for acceptance into OYMP.
  - BCMUD 92 WWTP No. 1- 5% complete
  - BCMUD 92 Offsite lift station. – 5% complete.
  - Creekhaven Mass Grading Phase II – permit pulled

I. ELLWOOD

- Ellwood Offsite Force main and Water Line- 60% complete.
- BCMUD 57 Lift Station No. 3 – 70% complete.
- Ellwood Water Supply and Storage Closet- 50% complete.
- Ellwood Section 1B-80% complete

J. OTHER CONSTRUCTION PROJECTS

- Prose Sierra Vista – Awaiting punchlist.

City of Iowa Colony
Balance Sheet
As of June 30, 2025

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Assets				
	10-1000	Cash / Due From Consolidated Cash	13,635,556.07	
	10-1002	Retainer Account	0.00	
	10-1003	First State Bank - Manvel	0.00	
	10-1004	Petty Cash	300.00	
	10-1005	Texas Advantage - CD	0.00	
	10-1006	TexStar CD	2,777,166.77	
	10-1007	Veritex - CD 5471	0.00	
	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	0.00	
	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	52.21	
	Total Assets		16,614,755.63	
				16,614,755.63

City of Iowa Colony
Balance Sheet
As of June 30, 2025

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Liabilities				
	10-2000	Due To Consolidated Cash / Accounts Payable	22,444.30	
	10-2001	Accounts Payble 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	1,519.90	
	10-2202	Employee Vision Insurance	0.00	
	10-2203	Federal Tax Payable	13,816.29	
	10-2204	Social Security/Medicare Payable	13,986.79	
	10-2205	TMRS Payable	4,322.18	
	10-2206	Texas Workforce Commission Payable	(428.85)	
	10-2207	Health & Life Insurance Payable	(17,204.94)	
	10-2208	Child Support Payable	(385.16)	
	10-2209	457(b) Payable	0.00	
	10-2300	State Fees	85,133.54	
	10-2301	Collections	0.00	
	10-2302	Bond Liability Account	0.00	
	10-2303	Refunds Payable	0.00	
	10-2304	Credit Card Fee	2,461.97	
	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	16,383.50	
	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 June 30, 2025

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	0.00	
	10-2548	Early Plat - Sterling Lakes North Sec 8	0.00	
	10-2550	Early Plat - Creekhaven Sec 1	1,965,546.29	
	10-2551	Early Plat - Creekhaven Sec 2	0.00	
	10-2552	Early Plat - Creekhaven Sec 3	0.00	
	10-2602	Due to Retainer Fund	797,940.00	
	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 June 30, 2025

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Liabilities				
	10-7012	Inactive Account	0.00	
	Total Liabilities		4,926,967.34	
Fund Balance				
	10-3000	Fund Balance	7,071,748.52	
	10-3001	Fund Balance Committed	0.00	
	10-3002	Fund Balance Assigned	600,000.00	
	Total Fund Balance		7,671,748.52	
		Total Revenue	12,967,117.68	
		Total Expenses	8,948,093.23	
		Current Year Increase (Decrease)	4,016,039.77	
		Fund Balance Total	7,671,748.52	
		Current Year Increase (Decrease)	4,016,039.77	
		Total Fund Balance/Equity	11,687,788.29	
	Total Liabilities & Fund Balance			16,614,755.63

City of Iowa Colony
Balance Sheet
As of June 30, 2025

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	529,086.24	
	11-1015	Ames Blvd Ret - TX Class	1,608,558.85	
	11-1301	Due from General Fund	0.00	
	Total Assets		2,006,088.09	
				2,006,088.09

City of Iowa Colony
Balance Sheet
As of June 30, 2025

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Liabilities				
	11-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	11-2001	Accounts Payble 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	21,871.83	
	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	6,689.56	
	11-2541	Extension of Ames Blvd Project	1,452,492.50	
	11-2545	Crystal Center Entertainment District	12,238.26	
	11-2546	Maple Farms Tract - Special District	1,024.72	
	11-2547	PUD - Caldwell, Active Adult Community	8,342.50	
	11-2549	PUD - Sunset Prairie: Majestic Developers	9,415.00	
	11-2553	PUD - Coogan Tract	9,122.50	
	11-2601	Due to General Fund	0.00	
	Total Liabilities			1,896,075.25

City of Iowa Colony
Balance Sheet
As of June 30, 2025

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Fund Balance				
	11-3000	Fund Balance	55,659.17	
	Total Fund Balance		55,659.17	
		Total Revenue	54,352.68	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	54,353.67	
		Fund Balance Total	55,659.17	
		Current Year Increase (Decrease)	54,353.67	
		Total Fund Balance/Equity	110,012.84	
	Total Liabilities & Fund Balance			2,006,088.09

City of Iowa Colony
Balance Sheet
As of June 30, 2025

Account Type	Account Number	Description	Balance	Total
12 - Project Fund Series 2022				
Assets				
	12-1000	Cash / Due From Consolidated Cash	(5,689,569.59)	
	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	4,677,034.05	
	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		541,548.62	
				541,548.62

City of Iowa Colony
Balance Sheet
As of June 30, 2025

Account Type	Account Number	Description	Balance	Total
12 - Project Fund Series 2022				
Liabilities				
	12-2000	Due To Consolidated Cash / Accounts Payable	473,739.73	
	12-2001	Accounts Payble 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		490,975.98	
Fund Balance				
	12-3000	Fund Balance	(103,918.89)	
	Total Fund Balance		(103,918.89)	
		Total Revenue	158,035.46	
		Total Expenses	3,543.93	
		Current Year Increase (Decrease)	154,491.53	
		Fund Balance Total	(103,918.89)	
		Current Year Increase (Decrease)	154,491.53	
		Total Fund Balance/Equity	50,572.64	
	Total Liabilities & Fund Balance			541,548.62

City of Iowa Colony
Balance Sheet
As of June 30, 2025

Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District Fund				
Assets				
	20-1000	Cash / Due From Consolidated Cash	192,523.09	
	20-1013	TexStar - Crime Control	465,856.43	
	20-1301	Due from General Fund	(3,993.01)	
	20-1302	Sales Tax Receivable Crime Prevention District	0.00	
	Total Assets		654,386.51	
				654,386.51

City of Iowa Colony
Balance Sheet
As of June 30, 2025

Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District Fund				
Liabilities				
	20-2000	Due To Consolidated Cash / Accounts Payable	(839.64)	
	20-2001	Accounts Payble at Year End	976.17	
	20-2200	Wages Payable	0.00	
	20-2201	Employee Dental Insurance	0.00	
	20-2203	Federal Tax Payable	240.06	
	20-2204	Social Security/Medicare Payable	544.58	
	20-2205	TMRS Payable	0.02	
	20-2206	Texas Workforce Commission Payable	126.00	
	20-2207	Health & Life Insurance Payable	(245.89)	
	Total Liabilities		801.30	
Fund Balance				
	20-3000	Fund Balance	609,853.90	
	Total Fund Balance		609,853.90	
		Total Revenue	307,282.03	
		Total Expenses	263,551.28	
		Current Year Increase (Decrease)	43,731.31	
		Fund Balance Total	609,853.90	
		Current Year Increase (Decrease)	43,731.31	
		Total Fund Balance/Equity	653,585.21	
	Total Liabilities & Fund Balance			654,386.51

City of Iowa Colony
Balance Sheet
As of June 30, 2025

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 June 30, 2025

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 June 30, 2025

Account Type	Account Number	Description	Balance	Total
30 - Capital Improvements Plan Fund (Debt Service)				
Assets				
	30-1000	Cash / Due From Consolidated Cash	(2,015,633.09)	
	30-1114	Property Taxes Receivable	8,055.00	
	30-1115	Property Tax Receivable - P & I	1,666.00	
	Total Assets		(2,005,912.09)	
				(2,005,912.09)

City of Iowa Colony
Balance Sheet
As of June 30, 2025

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	989,630.00	
		Current Year Increase (Decrease)	(989,630.00)	
		Fund Balance Total	(1,026,003.09)	
		Current Year Increase (Decrease)	(989,630.00)	
		Total Fund Balance/Equity	(2,015,633.09)	
	Total Liabilities & Fund Balance			(2,005,912.09)

City of Iowa Colony
Balance Sheet
As of June 30, 2025

Account Type	Account Number	Description	Balance	Total
35 - Capital Improvements Plan Fund (Local)				
Assets				
	35-1000	Cash / Due From Consolidated Cash	(894,938.81)	
	35-1100	Accounts Receivable	0.00	
	35-1101	Grant / Funding Account	(0.25)	
	35-1301	Due from General Fund	0.00	
	Total Assets		(894,939.06)	
				(894,939.06)

City of Iowa Colony
Balance Sheet
As of June 30, 2025

Account Type	Account Number	Description	Balance	Total
35 - Capital Improvements Plan Fund (Local)				
Liabilities				
	35-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	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		99,999.31	
Fund Balance				
	35-3000	Fund Balance	(5,588.88)	
	Total Fund Balance		(5,588.88)	
		Total Revenue	16,820.00	
		Total Expenses	1,006,169.49	
		Current Year Increase (Decrease)	(989,349.49)	
		Fund Balance Total	(5,588.88)	
		Current Year Increase (Decrease)	(989,349.49)	
		Total Fund Balance/Equity	(994,938.37)	
	Total Liabilities & Fund Balance			(894,939.06)

City of Iowa Colony
Balance Sheet
As of June 30, 2025

Account Type	Account Number	Description	Balance	Total
36 - Public Safety Grants				
Assets				
	36-1000	Cash / Due From Consolidated Cash	(3,044.59)	
	36-1301	Due from General Fund	0.00	
	Total Assets		(3,044.59)	
				(3,044.59)

City of Iowa Colony
Balance Sheet
As of June 30, 2025

Account Type	Account Number	Description	Balance	Total
36 - Public Safety Grants				
Liabilities				
	36-2000	Due To Consolidated Cash / Accounts Payable	(892.68)	
	36-2200	Wages Payable	0.00	
	36-2201	Employee Dental Insurance	0.00	
	36-2203	Federal Tax Payable	372.46	
	36-2204	Social Security/Medicare Payable	520.22	
	36-2205	TMRS Payable	0.04	
	36-2206	Texas Workforce Commission Payable	43.88	
	36-2207	Health & Life Insurance Payable	180.00	
	Total Liabilities		223.92	
Fund Balance				
	36-3000	Fund Balance	22,521.72	
	Total Fund Balance		22,521.72	
		Total Revenue	3,035.62	
		Total Expenses	28,825.85	
		Current Year Increase (Decrease)	(25,790.23)	
		Fund Balance Total	22,521.72	
		Current Year Increase (Decrease)	(25,790.23)	
		Total Fund Balance/Equity	(3,268.51)	
	Total Liabilities & Fund Balance			(3,044.59)

City of Iowa Colony
Balance Sheet
As of June 30, 2025

Account Type	Account Number	Description	Balance	Total
37 - Parkland Fund				
Assets				
	37-1000	Cash / Due From Consolidated Cash	243,164.00	
	Total Assets		243,164.00	
				243,164.00

City of Iowa Colony
Balance Sheet
As of June 30, 2025

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	243,164.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	243,164.00	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	243,164.00	
		Total Fund Balance/Equity	243,164.00	
	Total Liabilities & Fund Balance			243,164.00

City of Iowa Colony
Balance Sheet
As of June 30, 2025

Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Assets				
	40-1000	Cash / Due From Consolidated Cash	29,077.78	
	40-1301	Due from General Fund	(79.00)	
	Total Assets		28,998.78	
				28,998.78

City of Iowa Colony
Balance Sheet
As of June 30, 2025

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	20,357.05	
	Total Fund Balance		20,357.05	
		Total Revenue	8,641.28	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	8,641.73	
		Fund Balance Total	20,357.05	
		Current Year Increase (Decrease)	8,641.73	
		Total Fund Balance/Equity	28,998.78	
	Total Liabilities & Fund Balance			28,998.78

City of Iowa Colony
Balance Sheet
As of June 30, 2025

Account Type	Account Number	Description	Balance	Total
41 - Court Security Fund				
Assets				
	41-1000	Cash / Due From Consolidated Cash	43,758.89	
	Total Assets		43,758.89	
				43,758.89

City of Iowa Colony
Balance Sheet
As of June 30, 2025

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	33,064.24	
	Total Fund Balance		33,064.24	
		Total Revenue	10,694.29	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	10,694.65	
		Fund Balance Total	33,064.24	
		Current Year Increase (Decrease)	10,694.65	
		Total Fund Balance/Equity	43,758.89	
	Total Liabilities & Fund Balance			43,758.89

City of Iowa Colony
Balance Sheet
As of June 30, 2025

Account Type	Account Number	Description	Balance	Total
42 - Consolidated Security and Technology Fund				
Assets				
	42-1000	Cash / Due From Consolidated Cash	0.00	
	Total Assets		0.00	
				0.00

City of Iowa Colony
Balance Sheet
As of June 30, 2025

Account Type	Account Number	Description	Balance	Total
42 - Consolidated Security and Technology Fund				
Liabilities				
	42-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	42-2200	Wages Payable	0.00	
	42-2999	Due To Other Funds	0.00	
	Total Liabilities		0.00	
Fund Balance				
	42-3000	Fund Balance	0.00	
	Total Fund Balance		0.00	
		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			0.00

City of Iowa Colony
Balance Sheet
As of June 30, 2025

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

City of Iowa Colony
Balance Sheet
As of June 30, 2025

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 June 30, 2025

Account Type	Account Number	Description	Balance	Total
50 - Vehicle Replacement Fund				
Assets				
	50-1000	Cash / Due From Consolidated Cash	(261,855.67)	
	50-1014	TexStar - Veh Rep Fund	355,549.09	
	Total Assets		93,693.42	
				93,693.42

City of Iowa Colony
Balance Sheet
As of June 30, 2025

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	214,671.86	
	Total Fund Balance		214,671.86	
		Total Revenue	11,648.05	
		Total Expenses	132,626.49	
		Current Year Increase (Decrease)	(120,978.44)	
		Fund Balance Total	214,671.86	
		Current Year Increase (Decrease)	(120,978.44)	
		Total Fund Balance/Equity	93,693.42	
	Total Liabilities & Fund Balance			93,693.42

City of Iowa Colony
Financial Statement
As of June 30, 2025

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales Tax	77,770.88	60,392.50	17,378.38	677,048.05	725,000.00	93.39%	47,951.95
Property Tax	52,110.29	351,291.50	(299,181.21)	6,546,152.84	4,216,800.00	155.24%	(2,329,352.84)
Miscellaneous	40,261.44	70,595.29	(30,333.85)	170,825.29	847,300.00	20.16%	676,474.71
Fines & Forfeitures	52,316.44	28,214.01	24,102.43	393,336.70	338,700.00	116.13%	(54,636.70)
License & Permits	328,250.75	247,385.28	80,865.47	4,504,874.15	2,969,800.00	151.69%	(1,535,074.15)
Business & Franchise	228.86	44,984.00	(44,755.14)	348,895.79	540,000.00	64.61%	191,104.21
Grant Income	8,853.90	0.00	8,853.90	325,984.86	0.00	0.00%	(325,984.86)
Investment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Not Categorized	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	559,792.56	802,862.58	(243,070.02)	12,967,117.68	9,637,600.00	134.55%	(3,329,517.68)
Expense Summary							
Debt Service	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Services	22,923.30	56,254.29	(33,330.99)	3,209,899.67	675,200.00	475.40%	(2,534,699.67)
Personnel Services	261,884.51	365,787.61	(103,903.10)	2,482,354.56	4,391,190.00	56.53%	1,908,835.44
Professional/Contract Services	263,474.75	168,327.29	95,147.46	1,743,355.88	2,020,600.00	86.28%	277,244.12
Materials & Supplies	43,827.62	50,228.53	(6,400.91)	426,041.07	602,900.00	70.67%	176,858.93
Capital Outlay	21,000.00	12,500.00	8,500.00	1,086,442.05	150,000.00	724.29%	(936,442.05)
Expense Totals	613,110.18	653,097.72	(39,987.54)	8,948,093.23	7,839,890.00	114.14%	(1,108,203.23)

City of Iowa Colony
Financial Statement
As of June 30, 2025

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	437.24	416.50	20.74	4,368.18	5,000.00	87.36%	631.82
10-4110 City Sales Tax	77,333.64	59,976.00	17,357.64	672,679.87	720,000.00	93.43%	47,320.13
Sales Tax Totals	77,770.88	60,392.50	17,378.38	677,048.05	725,000.00	93.39%	47,951.95
Property Tax							
10-4120 Property Tax	45,695.24	209,816.04	(164,120.80)	6,545,156.65	2,518,800.00	259.85%	(4,026,356.65)
10-4121 Delinquent Property Tax	6,415.05	0.00	6,415.05	996.19	0.00	0.00%	(996.19)
10-4130 Property Tax - TIF - 70%	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4131 Delinquent Tax - TIF - 70%	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4132 City Property Tax TIF 30%	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4133 City Property Delinquent TIF 30%	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
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
10-4136 Delinquent Tax MUD 31 - 70%	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4137 Property Tax MUD 31 - 30%	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4138 Delinquent Tax MUD 31 - 30%	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
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	52,110.29	351,291.50	(299,181.21)	6,546,152.84	4,216,800.00	155.24%	(2,329,352.84)
Miscellaneous							
10-4124 Accident Reports	0.00	24.99	(24.99)	361.00	300.00	120.33%	(61.00)
10-4126 MUD 53- Pub Safety Contr	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4127 MUD 32 Pub Saf	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4134 Intermodel Ship Container	0.00	499.80	(499.80)	5,649.64	6,000.00	94.16%	350.36
10-4140 Intergovernmental receipts from	0.00	4,000.00	(4,000.00)	8,000.00	48,000.00	16.67%	40,000.00
10-4141 Public Safety Debt Contribution	0.00	25,000.00	(25,000.00)	0.00	300,000.00	0.00%	300,000.00

City of Iowa Colony
Financial Statement
As of June 30, 2025

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous							
10-4142 Land Acquistion Reimbursement	0.00	9,000.00	(9,000.00)	0.00	108,000.00	0.00%	108,000.00
10-4444 Prior Software Adjustment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4805 Park Reserves	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4910 Interest Income	11,370.18	12,495.00	(1,124.82)	96,520.97	150,000.00	64.35%	53,479.03
10-4911 Other Revenue	1,141.26	14,577.50	(13,436.24)	9,043.68	175,000.00	5.17%	165,956.32
10-4912 Donations/Sponsorships	27,750.00	4,998.00	22,752.00	51,250.00	60,000.00	85.42%	8,750.00
10-4913 Sale of land and capital assets	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Miscellaneous Totals	40,261.44	70,595.29	(30,333.85)	170,825.29	847,300.00	20.16%	676,474.71
Fines & Forfeitures							
10-4125 Arrest Fee	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4701 Citations/Warrants	14,815.75	6,664.00	8,151.75	105,949.20	80,000.00	132.44%	(25,949.20)
10-4702 Delinquent Court Collection	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4703 Municipal Jury Funds	28.65	16.67	11.98	98.00	200.00	49.00%	102.00
10-4704 Local Truancy Prevention	17.39	666.67	(649.28)	168.12	8,000.00	2.10%	7,831.88
10-4705 Time Payment Reimbursement	45.00	41.67	3.33	585.00	500.00	117.00%	(85.00)
10-4706 Omnibase Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4709 Court Costs	37,409.65	20,825.00	16,584.65	286,536.38	250,000.00	114.61%	(36,536.38)
Fines & Forfeitures Totals	52,316.44	28,214.01	24,102.43	393,336.70	338,700.00	116.13%	(54,636.70)
License & Permits							
10-4201 Building Construction Permits	125,585.27	124,950.00	635.27	1,680,338.32	1,500,000.00	112.02%	(180,338.32)
10-4202 Trade Fees	11,478.34	5,831.00	5,647.34	104,200.62	70,000.00	148.86%	(34,200.62)
10-4203 Reinspection Fees	15,350.00	5,414.50	9,935.50	116,050.00	65,000.00	178.54%	(51,050.00)
10-4204 Signs	1,200.00	41.65	1,158.35	3,250.00	500.00	650.00%	(2,750.00)
10-4205 Property Improvement Permits	50.00	333.20	(283.20)	2,273.06	4,000.00	56.83%	1,726.94

City of Iowa Colony
Financial Statement
As of June 30, 2025

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
License & Permits							
10-4206 Dirt Work Permits	1,500.00	83.33	1,416.67	2,500.00	1,000.00	250.00%	(1,500.00)
10-4207 Driveway Permits	300.00	83.30	216.70	300.00	1,000.00	30.00%	700.00
10-4208 Encroachment Permit	0.00	25.00	(25.00)	0.00	300.00	0.00%	300.00
10-4210 Culvert Permit	300.00	41.67	258.33	450.00	500.00	90.00%	50.00
10-4211 Commercial Vehicle Permit	100.00	166.60	(66.60)	950.00	2,000.00	47.50%	1,050.00
10-4212 Park Use Permit	0.00	249.90	(249.90)	1,400.00	3,000.00	46.67%	1,600.00
10-4213 Mobile Food Unit Permit	750.00	249.90	500.10	3,475.00	3,000.00	115.83%	(475.00)
10-4214 Solicitation Fees	0.00	0.00	0.00	50.00	0.00	0.00%	(50.00)
10-4301 Preliminary Plat Fees	12,910.00	6,247.50	6,662.50	48,170.00	75,000.00	64.23%	26,830.00
10-4302 Final Plat Fees	15,490.00	4,998.00	10,492.00	47,560.00	60,000.00	79.27%	12,440.00
10-4303 Abbreviated Plat Fees	0.00	2,083.33	(2,083.33)	7,540.00	25,000.00	30.16%	17,460.00
10-4305 Admin Fee - Early Plat Recording	0.00	6,664.00	(6,664.00)	265,757.14	80,000.00	332.20%	(185,757.14)
10-4401 Infrastructure Plan Review Fee	18,444.91	22,907.50	(4,462.59)	235,481.40	275,000.00	85.63%	39,518.60
10-4403 Civil Site Plan Review Fee	51,632.23	66,640.00	(15,007.77)	603,961.61	800,000.00	75.50%	196,038.39
10-4501 Rezoning Fees	0.00	249.90	(249.90)	4,000.00	3,000.00	133.33%	(1,000.00)
10-4502 ROW Plan Review Fee	0.00	41.67	(41.67)	1,500.00	500.00	300.00%	(1,000.00)
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	73,160.00	0.00	73,160.00	1,361,619.00	0.00	0.00%	(1,361,619.00)
10-4809 Penalties and Other Fees	0.00	0.00	0.00	12,048.00	0.00	0.00%	(12,048.00)
License & Permits Totals	328,250.75	247,385.28	80,865.47	4,504,874.15	2,969,800.00	151.69%	(1,535,074.15)
Business & Franchise							
10-4601 Franchise Tax - Electric	0.00	33,320.00	(33,320.00)	187,918.56	400,000.00	46.98%	212,081.44
10-4602 Franchise Tax - Gas	228.86	4,998.00	(4,769.14)	57,610.38	60,000.00	96.02%	2,389.62

City of Iowa Colony
Financial Statement
As of June 30, 2025

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Business & Franchise							
10-4603 Telecommunication Fee - Sales	0.00	1,666.00	(1,666.00)	25,772.19	20,000.00	128.86%	(5,772.19)
10-4604 Franchise Fees - Water/Wastewtr	0.00	5,000.00	(5,000.00)	77,594.66	60,000.00	129.32%	(17,594.66)
Business & Franchise Totals	228.86	44,984.00	(44,755.14)	348,895.79	540,000.00	64.61%	191,104.21
Grant Income							
10-4803 State & Federal Grants	8,853.90	0.00	8,853.90	325,984.86	0.00	0.00%	(325,984.86)
Grant Income Totals	8,853.90	0.00	8,853.90	325,984.86	0.00	0.00%	(325,984.86)
Investment							
10-4915 Investment Fair Value	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Investment Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Not Categorized							
10-7906 Other Financing Source - Leases	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Not Categorized Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	559,792.56	802,862.58	(243,070.02)	12,967,117.68	9,637,600.00	134.55%	(3,329,517.68)

10 - General Fund Transfer Department	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Debt Service	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Transfer Department Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	0.00	0.00	5,277.21	0.00	0.00%	(5,277.21)
Materials & Supplies	23,727.97	12,370.12	11,357.85	114,396.58	148,500.00	77.03%	34,103.42
Personnel Services	42,553.74	86,149.73	(43,595.99)	535,494.43	1,034,190.00	51.78%	498,695.57
Professional/Contract Services	50,177.98	37,660.22	12,517.76	290,240.92	452,100.00	64.20%	161,859.08
Services	7,408.74	12,020.36	(4,611.62)	101,422.07	144,300.00	70.29%	42,877.93
Administration Totals	123,868.43	148,200.43	(24,332.00)	1,046,831.21	1,779,090.00	58.84%	732,258.79

10 - General Fund Finance	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	614.97	2,682.28	(2,067.31)	19,941.98	32,200.00	61.93%	12,258.02
Personnel Services	26,974.97	26,448.54	526.43	191,050.00	317,510.00	60.17%	126,460.00
Professional/Contract Services	1,637.21	1,457.75	179.46	9,621.56	17,500.00	54.98%	7,878.44
Finance Totals	29,227.15	30,588.57	(1,361.42)	220,613.54	367,210.00	60.08%	146,596.46

10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	6,967.70	11,130.33	(4,162.63)	152,247.11	133,600.00	113.96%	(18,647.11)
Personnel Services	135,723.95	166,260.93	(30,536.98)	1,236,193.54	1,995,930.00	61.94%	759,736.46

Professional/Contract Services	181.31	958.33	(777.02)	13,120.41	11,500.00	114.09%	(1,620.41)
Services	563.16	11,328.80	(10,765.64)	34,919.99	136,000.00	25.68%	101,080.01
Police Totals	143,436.12	189,678.39	(46,242.27)	1,436,481.05	2,277,030.00	63.09%	840,548.95

10 - General Fund Animal Control	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	229.77	908.01	(678.24)	5,253.85	10,900.00	48.20%	5,646.15
Personnel Services	7,909.13	11,389.59	(3,480.46)	67,018.48	136,730.00	49.02%	69,711.52
Professional/Contract Services	3,049.81	649.75	2,400.06	8,465.49	7,800.00	108.53%	(665.49)
Services	41.88	1,965.88	(1,924.00)	1,885.84	23,600.00	7.99%	21,714.16
Animal Control Totals	11,230.59	14,913.23	(3,682.64)	82,623.66	179,030.00	46.15%	96,406.34

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)	739.40	5,500.00	13.44%	4,760.60
Professional/Contract Services	671.60	833.24	(161.64)	21,060.64	10,000.00	210.61%	(11,060.64)
Emergency Management Totals	671.60	1,291.46	(619.86)	21,800.04	15,500.00	140.65%	(6,300.04)

10 - General Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	5,681.09	1,407.77	4,273.32	12,614.48	16,900.00	74.64%	4,285.52
Personnel Services	11,885.63	16,627.47	(4,741.84)	112,731.54	199,610.00	56.48%	86,878.46
Professional/Contract Services	7,231.23	8,596.56	(1,365.33)	60,904.15	103,200.00	59.02%	42,295.85
Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Municipal Court Totals	24,797.95	26,631.80	(1,833.85)	186,250.17	319,710.00	58.26%	133,459.83

10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	5,425.20	10,872.56	(5,447.36)	51,656.23	130,500.00	39.58%	78,843.77
Personnel Services	20,372.73	24,629.29	(4,256.56)	181,931.01	295,670.00	61.53%	113,738.99
Professional/Contract Services	3,300.00	22,491.07	(19,191.07)	(93,821.41)	270,000.00	(34.75%)	363,821.41
Services	14,795.76	26,932.49	(12,136.73)	123,721.72	323,200.00	38.28%	199,478.28
Public Works Totals	43,893.69	84,925.41	(41,031.72)	263,487.55	1,019,370.00	25.85%	755,882.45

10 - General Fund Parks & Recreation	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	573.90	7,791.25	(7,217.35)	38,043.82	93,500.00	40.69%	55,456.18
Professional/Contract Services	41,759.40	10,412.67	31,346.73	158,505.93	125,000.00	126.80%	(33,505.93)
Parks & Recreation Totals	42,333.30	18,203.92	24,129.38	196,549.75	218,500.00	89.95%	21,950.25

10 - General Fund Community Development	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	98.94	1,391.63	(1,292.69)	25,881.77	16,700.00	154.98%	(9,181.77)
Personnel Services	5,804.81	22,146.10	(16,341.29)	53,856.94	265,860.00	20.26%	212,003.06
Professional/Contract Services	121,009.14	59,611.20	61,397.94	969,881.01	715,500.00	135.55%	(254,381.01)
Services	0.00	3,023.79	(3,023.79)	2,946,238.94	36,300.00	8116.36%	(2,909,938.94)
Community Development Totals	126,912.89	86,172.72	40,740.17	3,995,858.66	1,034,360.00	386.31%	(2,961,498.66)

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	508.08	1,216.36	(708.28)	5,265.85	14,600.00	36.07%	9,334.15
Personnel Services	10,659.55	12,135.96	(1,476.41)	104,078.62	145,690.00	71.44%	41,611.38

Professional/Contract Services	34,457.07	25,656.50	8,800.57	305,377.18	308,000.00	99.15%	2,622.82
Services	113.76	982.97	(869.21)	1,711.11	11,800.00	14.50%	10,088.89
Fire Marshal/Building Official Totals	45,738.46	39,991.79	5,746.67	416,432.76	480,090.00	86.74%	63,657.24

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	21,000.00	12,500.00	8,500.00	1,081,164.84	150,000.00	720.78%	(931,164.84)
Capital and Planning Projects Totals	21,000.00	12,500.00	8,500.00	1,081,164.84	150,000.00	720.78%	(931,164.84)
Expense Total	613,110.18	653,097.72	(39,987.54)	8,948,093.23	7,839,890.00	114.14%	(1,108,203.23)

City of Iowa Colony
Financial Statement
As of June 30, 2025

10 - General Fund **Transfer Department**	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-00-7000 Transfer to Debt Service	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-00-7001 Transfer to Vehicle	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Transfer Department Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

City of Iowa Colony
Financial Statement
As of June 30, 2025

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	33,339.20	61,476.23	(28,137.03)	407,564.00	738,010.00	55.22%	330,446.00
10-10-5102 Salaries - Part Time	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00
10-10-5103 Salaries - Temp	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
10-10-5104 Salaries - Overtime	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5106 Social Security/Medicare	2,524.98	4,703.11	(2,178.13)	28,536.69	56,460.00	50.54%	27,923.31
10-10-5107 TMRS	3,697.78	6,763.12	(3,065.34)	46,326.43	81,190.00	57.06%	34,863.57
10-10-5108 Health & Life Insurance	2,714.86	6,997.20	(4,282.34)	37,928.21	84,000.00	45.15%	46,071.79
10-10-5109 Worker's Comp	0.00	478.14	(478.14)	627.31	5,740.00	10.93%	5,112.69
10-10-5110 Texas Workforce Commission	0.00	68.30	(68.30)	252.00	820.00	30.73%	568.00
10-10-5111 Vehicle Allowance	276.92	600.00	(323.08)	4,707.64	7,200.00	65.38%	2,492.36
10-10-5112 457(b) Reimbursement	0.00	1,221.17	(1,221.17)	8,217.15	14,660.00	56.05%	6,442.85
10-10-5114 Benefits Admin Fees	0.00	42.48	(42.48)	675.00	510.00	132.35%	(165.00)
10-10-5115 Longevity Pay	0.00	49.98	(49.98)	660.00	600.00	110.00%	(60.00)
10-10-5117 Certificate Pay	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5121 Payroll Expense/Direct	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5201 Legal Services	30.00	3,332.00	(3,302.00)	16,153.97	40,000.00	40.38%	23,846.03
10-10-5202 Audit Services	0.00	5,831.00	(5,831.00)	15,259.00	70,000.00	21.80%	54,741.00
10-10-5206 Professional Services	44,109.79	10,829.00	33,280.79	157,489.48	130,000.00	121.15%	(27,489.48)
10-10-5207 Building Inspector	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5208 Engineering Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5210 Election Expenses	0.00	666.67	(666.67)	5,962.89	8,000.00	74.54%	2,037.11
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)	25.00	1,000.00	2.50%	975.00
10-10-5213 Legal Notices Expense	630.75	583.10	47.65	2,416.68	7,000.00	34.52%	4,583.32
10-10-5214 Advertising/Printing Expense	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5215 BCAD Fee	0.00	3,873.45	(3,873.45)	25,037.66	46,500.00	53.84%	21,462.34

City of Iowa Colony
Financial Statement
As of June 30, 2025

10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5216 Pest Control Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5217 Professional Cleaning Services	0.00	2,332.40	(2,332.40)	20,650.00	28,000.00	73.75%	7,350.00
10-10-5218 Lawn Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5221 Website Adminstration	2,185.00	416.50	1,768.50	2,185.00	5,000.00	43.70%	2,815.00
10-10-5223 Training & Travel	1,288.79	4,998.00	(3,709.21)	16,186.93	60,000.00	26.98%	43,813.07
10-10-5224 Dues & Subscriptions	180.00	1,832.60	(1,652.60)	12,858.55	22,000.00	58.45%	9,141.45
10-10-5225 Seminars & Meetings	1,753.65	2,332.40	(578.75)	13,265.94	28,000.00	47.38%	14,734.06
10-10-5227 Legislative Affairs	0.00	499.80	(499.80)	441.44	6,000.00	7.36%	5,558.56
10-10-5228 Tax Appraisal & Collection	0.00	41.67	(41.67)	2,308.38	500.00	461.68%	(1,808.38)
10-10-5301 Office Supplies	497.52	1,666.00	(1,168.48)	5,253.00	20,000.00	26.27%	14,747.00
10-10-5302 Janitorial Supplies	0.00	249.90	(249.90)	1,915.38	3,000.00	63.85%	1,084.62
10-10-5303 Public Education & Training	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5309 Uniforms	89.97	416.50	(326.53)	496.75	5,000.00	9.94%	4,503.25
10-10-5310 Postage	401.00	208.25	192.75	627.53	2,500.00	25.10%	1,872.47
10-10-5311 Building Repairs &	19,579.37	1,499.40	18,079.97	38,937.71	18,000.00	216.32%	(20,937.71)
10-10-5312 Recognition,	306.82	416.50	(109.68)	5,580.43	5,000.00	111.61%	(580.43)
10-10-5314 Computer & Technology	210.28	1,666.00	(1,455.72)	2,827.67	20,000.00	14.14%	17,172.33
10-10-5315 Computer Software/License	1,951.99	5,414.50	(3,462.51)	52,200.69	65,000.00	80.31%	12,799.31
10-10-5317 Equipment & Other Rentals	691.02	499.80	191.22	4,293.61	6,000.00	71.56%	1,706.39
10-10-5329 Mayor's Special Expense	0.00	166.60	(166.60)	1,477.00	2,000.00	73.85%	523.00
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	4,908.07	3,748.50	1,159.57	35,442.01	45,000.00	78.76%	9,557.99
10-10-5402 Utilities - Traffic Signals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5403 Utilities - Telephone	1,796.11	1,832.60	(36.49)	16,175.49	22,000.00	73.52%	5,824.51
10-10-5404 Mobile Technology Expense	125.64	149.94	(24.30)	1,742.11	1,800.00	96.78%	57.89

City of Iowa Colony
Financial Statement
As of June 30, 2025

10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5405 Insurance - Liability & Prop	0.00	1,666.00	(1,666.00)	44,356.78	20,000.00	221.78%	(24,356.78)
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	506.29	333.33	172.96	3,039.93	4,000.00	76.00%	960.07
10-10-5412 Utilities - Gas	72.63	100.00	(27.37)	665.75	1,200.00	55.48%	534.25
10-10-5505 Lease Principal	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5518 Lease Interest	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5630 Furniture & Equipment	0.00	0.00	0.00	5,277.21	0.00	0.00%	(5,277.21)
Administration Totals	123,868.43	148,200.43	(24,332.00)	1,046,831.21	1,779,090.00	58.84%	732,258.79

City of Iowa Colony
Financial Statement
As of June 30, 2025

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	21,989.79	19,149.00	2,840.79	140,015.17	229,880.00	60.91%	89,864.83
10-15-5104 Salaries - Overtime	883.36	0.00	883.36	4,550.53	0.00	0.00%	(4,550.53)
10-15-5106 Social Security/Medicare	839.93	1,465.24	(625.31)	9,258.34	17,590.00	52.63%	8,331.66
10-15-5107 TMRS	1,228.62	2,106.65	(878.03)	13,697.84	25,290.00	54.16%	11,592.16
10-15-5108 Health & Life Insurance	1,987.11	3,207.05	(1,219.94)	21,586.31	38,500.00	56.07%	16,913.69
10-15-5109 Worker's Comp	0.00	77.46	(77.46)	309.53	930.00	33.28%	620.47
10-15-5110 Texas Workforce Commission	0.00	29.98	(29.98)	423.00	360.00	117.50%	(63.00)
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	0.00	19.99	(19.99)	240.00	240.00	100.00%	0.00
10-15-5117 Certificate/Education Pay	46.16	374.85	(328.69)	969.28	4,500.00	21.54%	3,530.72
10-15-5223 Training & Travel	1,637.21	1,332.80	304.41	9,581.56	16,000.00	59.88%	6,418.44
10-15-5224 Dues & Subscriptions	0.00	124.95	(124.95)	40.00	1,500.00	2.67%	1,460.00
10-15-5301 Office Supplies	539.00	208.25	330.75	3,010.76	2,500.00	120.43%	(510.76)
10-15-5309 Uniforms	0.00	41.65	(41.65)	466.62	500.00	93.32%	33.38
10-15-5310 Postage	0.00	58.31	(58.31)	425.71	700.00	60.82%	274.29
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)	11,553.49	23,000.00	50.23%	11,446.51
10-15-5317 Equipment & Other Rentals	75.97	41.67	34.30	350.63	500.00	70.13%	149.37
Finance Totals	29,227.15	30,588.57	(1,361.42)	220,613.54	367,210.00	60.08%	146,596.46

City of Iowa Colony
Financial Statement
As of June 30, 2025

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	94,632.84	109,111.33	(14,478.49)	837,279.40	1,309,860.00	63.92%	472,580.60
10-20-5102 Salaries - Part Time	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5104 Salaries - Overtime	3,661.59	8,711.51	(5,049.92)	45,198.16	104,580.00	43.22%	59,381.84
10-20-5106 Social Security/Medicare	7,364.11	8,149.23	(785.12)	66,368.58	97,830.00	67.84%	31,461.42
10-20-5107 TMRS	11,063.71	11,717.81	(654.10)	99,516.55	140,670.00	70.74%	41,153.45
10-20-5108 Health & Life Insurance	16,677.22	20,408.50	(3,731.28)	146,949.90	245,000.00	59.98%	98,050.10
10-20-5109 Worker's Comp	0.00	4,357.42	(4,357.42)	18,199.86	52,310.00	34.79%	34,110.14
10-20-5110 Texas Workforce Commission	39.85	175.76	(135.91)	1,309.30	2,110.00	62.05%	800.70
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	0.00	109.95	(109.95)	1,260.00	1,320.00	95.45%	60.00
10-20-5117 Certificate Pay	2,284.63	3,411.13	(1,126.50)	20,111.79	40,950.00	49.11%	20,838.21
10-20-5206 Professional Services	26.31	708.33	(682.02)	9,311.99	8,500.00	109.55%	(811.99)
10-20-5222 Investigations	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5223 Training & Travel	0.00	0.00	0.00	546.95	0.00	0.00%	(546.95)
10-20-5224 Dues & Subscriptions	0.00	166.67	(166.67)	543.00	2,000.00	27.15%	1,457.00
10-20-5230 Radio Service	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5231 Recruiting & Hiring Expense	155.00	83.33	71.67	2,718.47	1,000.00	271.85%	(1,718.47)
10-20-5301 Office Supplies	151.87	250.00	(98.13)	1,954.72	3,000.00	65.16%	1,045.28
10-20-5303 Public Education & Training	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5309 Uniforms	0.00	699.72	(699.72)	7,560.80	8,400.00	90.01%	839.20
10-20-5310 Postage	0.00	16.66	(16.66)	30.37	200.00	15.19%	169.63
10-20-5311 Building Repairs &	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5313 Fuel Expense	4,236.70	3,333.33	903.37	28,137.59	40,000.00	70.34%	11,862.41
10-20-5314 Computer & Technology	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5315 Computer Software/License	0.00	0.00	0.00	491.00	0.00	0.00%	(491.00)
10-20-5317 Equipment & Other Rentals	378.63	1,790.95	(1,412.32)	58,923.54	21,500.00	274.06%	(37,423.54)

City of Iowa Colony
Financial Statement
As of June 30, 2025

10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-20-5318 Vehicle Equipment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5319 Vehicle Repairs & Maintenance	2,012.37	1,249.50	762.87	17,946.58	15,000.00	119.64%	(2,946.58)
10-20-5320 Traffic Equipment & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5325 Lab Equipment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5326 Radio Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5328 Small Tools & Minor	188.13	3,748.50	(3,560.37)	36,719.36	45,000.00	81.60%	8,280.64
10-20-5330 Miscellaneous	0.00	41.67	(41.67)	483.15	500.00	96.63%	16.85
10-20-5404 Mobile Technology Expense	563.16	666.40	(103.24)	5,006.52	8,000.00	62.58%	2,993.48
10-20-5405 Insurance - Liability & Prop	0.00	999.60	(999.60)	5,210.22	12,000.00	43.42%	6,789.78
10-20-5407 Insurance - Vehicles	0.00	1,332.80	(1,332.80)	8,945.25	16,000.00	55.91%	7,054.75
10-20-5410 Vehicle Replacement Fund	0.00	8,330.00	(8,330.00)	15,758.00	100,000.00	15.76%	84,242.00
Police Totals	143,436.12	189,678.39	(46,242.27)	1,436,481.05	2,277,030.00	63.09%	840,548.95

City of Iowa Colony
Financial Statement
As of June 30, 2025

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	6,195.20	7,018.02	(822.82)	49,704.96	84,250.00	59.00%	34,545.04
10-21-5104 Salaries - Overtime	229.44	258.23	(28.79)	998.71	3,100.00	32.22%	2,101.29
10-21-5106 Social Security/Medicare	491.49	537.28	(45.79)	3,858.94	6,450.00	59.83%	2,591.06
10-21-5107 TMRS	706.71	772.19	(65.48)	5,577.45	9,270.00	60.17%	3,692.55
10-21-5108 Health & Life Insurance	286.29	2,332.40	(2,046.11)	4,430.23	28,000.00	15.82%	23,569.77
10-21-5109 Worker's Comp	0.00	438.99	(438.99)	2,332.89	5,270.00	44.27%	2,937.11
10-21-5110 Texas Workforce Commission	0.00	19.99	(19.99)	115.30	240.00	48.04%	124.70
10-21-5114 Benefits Admin Fees	0.00	12.49	(12.49)	0.00	150.00	0.00%	150.00
10-21-5115 Longevity Pay	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-21-5117 Certificate Pay	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-21-5223 Training & Travel	329.81	416.50	(86.69)	2,094.45	5,000.00	41.89%	2,905.55
10-21-5224 Dues & Subscriptions	0.00	25.00	(25.00)	11.25	300.00	3.75%	288.75
10-21-5229 Contractual Services	2,720.00	208.25	2,511.75	6,359.79	2,500.00	254.39%	(3,859.79)
10-21-5301 Office Supplies	0.00	16.66	(16.66)	88.69	200.00	44.35%	111.31
10-21-5309 Uniforms	0.00	124.95	(124.95)	894.00	1,500.00	59.60%	606.00
10-21-5310 Postage	0.00	16.67	(16.67)	15.85	200.00	7.93%	184.15
10-21-5311 Building Repairs &	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-21-5313 Fuel Expense	229.77	499.80	(270.03)	2,155.71	6,000.00	35.93%	3,844.29
10-21-5318 Vehicle Equipment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-21-5319 Vehicle Repairs & Maintenance	0.00	83.33	(83.33)	291.83	1,000.00	29.18%	708.17
10-21-5328 Small Tools & Minor	0.00	166.60	(166.60)	1,807.77	2,000.00	90.39%	192.23
10-21-5404 Mobile Technology Expense	41.88	166.60	(124.72)	731.59	2,000.00	36.58%	1,268.41
10-21-5407 Insurance - Vehicles	0.00	133.28	(133.28)	1,154.25	1,600.00	72.14%	445.75
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	11,230.59	14,913.23	(3,682.64)	82,623.66	179,030.00	46.15%	96,406.34

City of Iowa Colony
Financial Statement
As of June 30, 2025

10 - General Fund Emergency Management	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-22-5206 Professional Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
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	671.60	249.90	421.70	1,170.60	3,000.00	39.02%	1,829.40
10-22-5229 Contractual Services	0.00	416.67	(416.67)	19,890.04	5,000.00	397.80%	(14,890.04)
10-22-5301 Office Supplies	0.00	166.67	(166.67)	739.40	2,000.00	36.97%	1,260.60
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	671.60	1,291.46	(619.86)	21,800.04	15,500.00	140.65%	(6,300.04)

City of Iowa Colony
Financial Statement
As of June 30, 2025

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	8,824.54	10,997.26	(2,172.72)	82,974.79	132,020.00	62.85%	49,045.21
10-25-5104 Salaries - Overtime	0.00	234.90	(234.90)	446.25	2,820.00	15.82%	2,373.75
10-25-5106 Social Security/Medicare	673.97	841.33	(167.36)	6,423.22	10,100.00	63.60%	3,676.78
10-25-5107 TMRS	989.98	1,210.34	(220.36)	9,405.68	14,530.00	64.73%	5,124.32
10-25-5108 Health & Life Insurance	1,221.76	2,915.50	(1,693.74)	10,959.96	35,000.00	31.31%	24,040.04
10-25-5109 Worker's Comp	0.00	44.98	(44.98)	309.53	540.00	57.32%	230.47
10-25-5110 Texas Workforce Commission	0.00	29.98	(29.98)	126.00	360.00	35.00%	234.00
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	0.00	34.98	(34.98)	420.00	420.00	100.00%	0.00
10-25-5117 Certificate Pay	175.38	299.88	(124.50)	1,666.11	3,600.00	46.28%	1,933.89
10-25-5203 Attorney/Prosecutor Fees	3,750.00	4,165.00	(415.00)	35,025.00	50,000.00	70.05%	14,975.00
10-25-5206 Professional Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-25-5209 Judge Fees	3,387.50	4,165.00	(777.50)	24,497.60	50,000.00	49.00%	25,502.40
10-25-5220 Interpreter Services	93.73	99.96	(6.23)	871.55	1,200.00	72.63%	328.45
10-25-5223 Training & Travel	0.00	166.60	(166.60)	510.00	2,000.00	25.50%	1,490.00
10-25-5301 Office Supplies	288.77	291.55	(2.78)	2,271.74	3,500.00	64.91%	1,228.26
10-25-5308 Jury Trial Expense	0.00	166.60	(166.60)	777.62	2,000.00	38.88%	1,222.38
10-25-5309 Uniforms	87.56	74.97	12.59	87.56	900.00	9.73%	812.44
10-25-5310 Postage	0.00	124.95	(124.95)	951.71	1,500.00	63.45%	548.29
10-25-5314 Computer & Technology	5,209.32	0.00	5,209.32	7,965.57	0.00	0.00%	(7,965.57)
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	95.44	83.30	12.14	560.28	1,000.00	56.03%	439.72
10-25-5408 Fines	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Municipal Court Totals	24,797.95	26,631.80	(1,833.85)	186,250.17	319,710.00	58.26%	133,459.83

City of Iowa Colony
Financial Statement
As of June 30, 2025

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	13,907.19	15,102.29	(1,195.10)	119,157.75	181,300.00	65.72%	62,142.25
10-30-5104 Salaries - Overtime	372.95	833.00	(460.05)	5,930.81	10,000.00	59.31%	4,069.19
10-30-5106 Social Security/Medicare	1,072.88	1,155.37	(82.49)	9,390.14	13,870.00	67.70%	4,479.86
10-30-5107 TMRS	1,575.91	1,661.83	(85.92)	13,792.55	19,950.00	69.14%	6,157.45
10-30-5108 Health & Life Insurance	3,379.44	4,664.80	(1,285.36)	29,801.06	56,000.00	53.22%	26,198.94
10-30-5109 Worker's Comp	0.00	1,128.71	(1,128.71)	3,208.41	13,550.00	23.68%	10,341.59
10-30-5110 Texas Workforce Commission	18.22	39.15	(20.93)	352.62	470.00	75.03%	117.38
10-30-5114 Benefits Admin Fees	0.00	24.15	(24.15)	0.00	290.00	0.00%	290.00
10-30-5115 Longevity Pay	0.00	19.99	(19.99)	240.00	240.00	100.00%	0.00
10-30-5117 Certificate Pay	46.14	0.00	46.14	57.67	0.00	0.00%	(57.67)
10-30-5217 Professional Cleaning Services	0.00	666.40	(666.40)	2,350.00	8,000.00	29.38%	5,650.00
10-30-5219 Roads, Bridges & Drainage	0.00	21,658.00	(21,658.00)	(100,076.53)	260,000.00	(38.49%)	360,076.53
10-30-5223 Training & Travel	0.00	166.67	(166.67)	105.00	2,000.00	5.25%	1,895.00
10-30-5229 Contractual Services	3,300.00	0.00	3,300.00	3,800.12	0.00	0.00%	(3,800.12)
10-30-5301 Office Supplies	0.00	249.90	(249.90)	1,056.76	3,000.00	35.23%	1,943.24
10-30-5309 Uniforms	0.00	333.20	(333.20)	860.65	4,000.00	21.52%	3,139.35
10-30-5311 Building Repairs &	23.49	666.67	(643.18)	7,056.41	8,000.00	88.21%	943.59
10-30-5313 Fuel Expense	1,024.07	999.60	24.47	5,972.94	12,000.00	49.77%	6,027.06
10-30-5316 Equipment Repair/Parts	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-30-5317 Equipment & Other Rentals	49.71	1,000.00	(950.29)	1,007.70	12,000.00	8.40%	10,992.30
10-30-5318 Vehicle Equipment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-30-5319 Vehicle Repairs & Maintenance	150.00	208.33	(58.33)	3,441.30	2,500.00	137.65%	(941.30)
10-30-5321 Public Works Maintenance	4,177.93	2,083.33	2,094.60	24,236.58	25,000.00	96.95%	763.42
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	0.00	333.20	(333.20)	4,593.20	4,000.00	114.83%	(593.20)
10-30-5331 Signs & Postings	0.00	833.33	(833.33)	3,430.69	10,000.00	34.31%	6,569.31

City of Iowa Colony
Financial Statement
As of June 30, 2025

10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-30-5401 Utilities - Electricity	0.00	833.33	(833.33)	4,023.53	10,000.00	40.24%	5,976.47
10-30-5404 Mobile Technology Expense	83.76	99.96	(16.20)	540.19	1,200.00	45.02%	659.81
10-30-5407 Insurance - Vehicles	0.00	333.20	(333.20)	1,255.50	4,000.00	31.39%	2,744.50
10-30-5410 Vehicle Replacement Fund	0.00	1,666.00	(1,666.00)	6,262.50	20,000.00	31.31%	13,737.50
10-30-5413 Residential Garbage Subsidy	14,712.00	24,000.00	(9,288.00)	111,640.00	288,000.00	38.76%	176,360.00
Public Works Totals	43,893.69	84,925.41	(41,031.72)	263,487.55	1,019,370.00	25.85%	755,882.45

City of Iowa Colony
Financial Statement
As of June 30, 2025

10 - General Fund Parks & Recreation	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-32-5206 Professional Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-32-5217 Professional Cleaning Services	0.00	416.67	(416.67)	3,450.00	5,000.00	69.00%	1,550.00
10-32-5229 Contractual Services	41,759.40	9,996.00	31,763.40	155,055.93	120,000.00	129.21%	(35,055.93)
10-32-5301 Office Supplies	0.00	249.90	(249.90)	1,074.61	3,000.00	35.82%	1,925.39
10-32-5309 Uniforms	0.00	208.25	(208.25)	402.10	2,500.00	16.08%	2,097.90
10-32-5317 Equipment & Other Rentals	0.00	583.10	(583.10)	97.94	7,000.00	1.40%	6,902.06
10-32-5323 Park Improvements	0.00	0.00	0.00	3,000.00	0.00	0.00%	(3,000.00)
10-32-5324 Park Maintenance	0.00	6,666.67	(6,666.67)	32,463.32	80,000.00	40.58%	47,536.68
10-32-5330 Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-32-5331 Signs & Postings	573.90	83.33	490.57	1,005.85	1,000.00	100.59%	(5.85)
Parks & Recreation Totals	42,333.30	18,203.92	24,129.38	196,549.75	218,500.00	89.95%	21,950.25

City of Iowa Colony
Financial Statement
As of June 30, 2025

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	4,028.81	15,378.01	(11,349.20)	37,477.61	184,610.00	20.30%	147,132.39
10-35-5104 Salaries - Overtime	0.00	157.43	(157.43)	82.82	1,890.00	4.38%	1,807.18
10-35-5106 Social Security/Medicare	301.62	1,177.02	(875.40)	2,842.47	14,130.00	20.12%	11,287.53
10-35-5107 TMRS	443.17	1,691.82	(1,248.65)	4,171.27	20,310.00	20.54%	16,138.73
10-35-5108 Health & Life Insurance	1,031.21	3,498.60	(2,467.39)	8,705.01	42,000.00	20.73%	33,294.99
10-35-5109 Worker's Comp	0.00	149.94	(149.94)	154.76	1,800.00	8.60%	1,645.24
10-35-5110 Texas Workforce Commission	0.00	39.15	(39.15)	63.00	470.00	13.40%	407.00
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	0.00	29.98	(29.98)	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	11,013.80	6,250.00	4,763.80	42,674.18	75,000.00	56.90%	32,325.82
10-35-5223 Training & Travel	0.00	125.00	(125.00)	0.00	1,500.00	0.00%	1,500.00
10-35-5232 Early Plat - Admin Fee	0.00	5,331.20	(5,331.20)	265,846.07	64,000.00	415.38%	(201,846.07)
10-35-5233 Eng Svc: Permits/Inspections	101,354.03	29,155.00	72,199.03	437,340.17	350,000.00	124.95%	(87,340.17)
10-35-5234 Eng Svc: Plan Review	0.00	8,333.33	(8,333.33)	90,699.03	100,000.00	90.70%	9,300.97
10-35-5235 Eng Svc: Platting	8,641.31	6,250.00	2,391.31	133,321.56	75,000.00	177.76%	(58,321.56)
10-35-5301 Office Supplies	0.00	83.30	(83.30)	516.61	1,000.00	51.66%	483.39
10-35-5309 Uniforms	44.76	16.66	28.10	44.76	200.00	22.38%	155.24
10-35-5314 Computer & Technology	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-35-5315 Computer Software/License	0.00	1,250.00	(1,250.00)	25,000.00	15,000.00	166.67%	(10,000.00)
10-35-5317 Equipment & Other Rentals	54.18	41.67	12.51	320.40	500.00	64.08%	179.60
10-35-5411 TIF Fund/MUD 31 Payable	0.00	3,023.79	(3,023.79)	2,946,238.94	36,300.00	8116.36%	(2,909,938.94)
Community Development Totals	126,912.89	86,172.72	40,740.17	3,995,858.66	1,034,360.00	386.31%	(2,961,498.66)

City of Iowa Colony
Financial Statement
As of June 30, 2025

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	8,145.60	8,780.65	(635.05)	77,900.16	105,410.00	73.90%	27,509.84
10-36-5104 Salaries - Overtime	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-36-5106 Social Security/Medicare	610.34	672.23	(61.89)	5,863.23	8,070.00	72.65%	2,206.77
10-36-5107 TMRS	896.02	966.28	(70.26)	8,595.46	11,600.00	74.10%	3,004.54
10-36-5108 Health & Life Insurance	1,007.59	1,166.20	(158.61)	8,992.23	14,000.00	64.23%	5,007.77
10-36-5109 Worker's Comp	0.00	518.95	(518.95)	2,424.54	6,230.00	38.92%	3,805.46
10-36-5110 Texas Workforce Commission	0.00	9.99	(9.99)	63.00	120.00	52.50%	57.00
10-36-5114 Benefits Admin Fees	0.00	6.67	(6.67)	0.00	80.00	0.00%	80.00
10-36-5115 Longevity Pay	0.00	14.99	(14.99)	240.00	180.00	133.33%	(60.00)
10-36-5207 Building Inspector	34,290.00	24,990.00	9,300.00	304,290.00	300,000.00	101.43%	(4,290.00)
10-36-5223 Training & Travel	27.07	416.50	(389.43)	262.48	5,000.00	5.25%	4,737.52
10-36-5224 Dues & Subscriptions	140.00	250.00	(110.00)	824.70	3,000.00	27.49%	2,175.30
10-36-5301 Office Supplies	0.00	83.30	(83.30)	371.30	1,000.00	37.13%	628.70
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	0.00	125.00	(125.00)	424.94	1,500.00	28.33%	1,075.06
10-36-5310 Postage	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
10-36-5313 Fuel Expense	295.56	250.00	45.56	2,468.39	3,000.00	82.28%	531.61
10-36-5319 Vehicle Repairs & Maintenance	13.29	166.60	(153.31)	381.19	2,000.00	19.06%	1,618.81
10-36-5328 Small Tools & Minor	199.23	249.90	(50.67)	1,620.03	3,000.00	54.00%	1,379.97
10-36-5404 Mobile Technology Expense	113.76	83.33	30.43	782.61	1,000.00	78.26%	217.39
10-36-5407 Insurance - Vehicles	0.00	66.64	(66.64)	928.50	800.00	116.06%	(128.50)
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	45,738.46	39,991.79	5,746.67	416,432.76	480,090.00	86.74%	63,657.24

City of Iowa Colony
Financial Statement
As of June 30, 2025

10 - General Fund Capital and Planning Projects	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-90-5610 Land Purchase and	0.00	0.00	0.00	35,700.00	0.00	0.00%	(35,700.00)
10-90-5620 Building Purchase,	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-90-5620 Building Purchase,	0.00	0.00	0.00	1,024,464.84	0.00	0.00%	(1,024,464.84)
10-90-5630 Furniture & Equipment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-90-5640 Capital Assets	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-90-5650 Vehicles & Machinery	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-90-5660 Contingency/Reserves	21,000.00	12,500.00	8,500.00	21,000.00	150,000.00	14.00%	129,000.00
10-90-5690 Capital Outlay - Lease	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Capital and Planning Projects Totals	21,000.00	12,500.00	8,500.00	1,081,164.84	150,000.00	720.78%	(931,164.84)
Expense Totals	613,110.18	653,097.72	(39,987.54)	8,948,093.23	7,839,890.00	114.14%	(1,108,203.23)

City of Iowa Colony
Financial Statement
As of June 30, 2025

12 - Project Fund Series 2022	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Investment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Not Categorized	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Miscellaneous	16,890.01	0.00	16,890.01	158,035.46	0.00	0.00%	(158,035.46)
Transfers	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	16,890.01	0.00	16,890.01	158,035.46	0.00	0.00%	(158,035.46)
Expense Summary							
Professional/Contract Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Materials & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Services	0.00	0.00	0.00	3,543.93	0.00	0.00%	(3,543.93)
Debt Service	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	0.00	0.00	3,543.93	0.00	0.00%	(3,543.93)

City of Iowa Colony
Financial Statement
As of June 30, 2025

12 - Project Fund Series 2022	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Investment							
12-4915 Investment Fair Value	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Investment Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Not Categorized							
12-4935 Proceeds from issuance of bonds	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
12-4936 Proceeds from bond issuance -	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Not Categorized Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Miscellaneous							
12-4938 Interest Income - Investments	16,890.01	0.00	16,890.01	158,035.46	0.00	0.00%	(158,035.46)
Miscellaneous Totals	16,890.01	0.00	16,890.01	158,035.46	0.00	0.00%	(158,035.46)
Transfers							
12-8000 Transfer In	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Transfers Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	16,890.01	0.00	16,890.01	158,035.46	0.00	0.00%	(158,035.46)

12 - Project Fund Series 2022 Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Debt Service	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Materials & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Professional/Contract Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Services	0.00	0.00	0.00	3,543.93	0.00	0.00%	(3,543.93)
Administration Totals	0.00	0.00	0.00	3,543.93	0.00	0.00%	(3,543.93)
Expense Total	0.00	0.00	0.00	3,543.93	0.00	0.00%	(3,543.93)

City of Iowa Colony
Financial Statement
As of June 30, 2025

12 - Project Fund Series 2022 Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
12-10-5206 Professional Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
12-10-5208 Engineering Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
12-10-5229 Contractual Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
12-10-5301 Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
12-10-5314 Computer & Technology	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
12-10-5401 Utilities - Electricity	0.00	0.00	0.00	3,455.61	0.00	0.00%	(3,455.61)
12-10-5403 Utilities - Telephone	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
12-10-5405 Insurance - Liability & Prop	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
12-10-5409 Utilities - Water/Sewer	0.00	0.00	0.00	88.32	0.00	0.00%	(88.32)
12-10-5412 Utilities - Gas	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
12-10-5510 Bond Issuance Cost	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
12-10-5630 Furniture & Equipment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Administration Totals	0.00	0.00	0.00	3,543.93	0.00	0.00%	(3,543.93)
Expense Totals	0.00	0.00	0.00	3,543.93	0.00	0.00%	(3,543.93)

City of Iowa Colony
Financial Statement
As of June 30, 2025

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	31,278.13	21,991.20	9,286.93	292,020.21	264,000.00	110.61%	(28,020.21)
Miscellaneous	1,634.52	1,666.67	(32.15)	15,261.82	20,000.00	76.31%	4,738.18
Revenue Totals	32,912.65	23,657.87	9,254.78	307,282.03	284,000.00	108.20%	(23,282.03)
Expense Summary							
Personnel Services	9,724.63	11,078.89	(1,354.26)	96,324.88	133,000.00	72.42%	36,675.12
Professional/Contract Services	1,966.63	3,082.10	(1,115.47)	27,871.13	37,000.00	75.33%	9,128.87
Materials & Supplies	10,858.28	9,925.56	932.72	93,134.33	119,150.00	78.17%	26,015.67
Capital Outlay	38,187.50	4,165.00	34,022.50	46,220.94	50,000.00	92.44%	3,779.06
Expense Totals	60,737.04	28,251.55	32,485.49	263,551.28	339,150.00	77.71%	75,598.72

City of Iowa Colony
Financial Statement
As of June 30, 2025

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	31,278.13	21,991.20	9,286.93	292,020.21	264,000.00	110.61%	(28,020.21)
Sales Tax Totals	31,278.13	21,991.20	9,286.93	292,020.21	264,000.00	110.61%	(28,020.21)
Miscellaneous							
20-4910 Interest Income	1,634.52	1,666.67	(32.15)	15,261.82	20,000.00	76.31%	4,738.18
Miscellaneous Totals	1,634.52	1,666.67	(32.15)	15,261.82	20,000.00	76.31%	4,738.18
Revenue Totals	32,912.65	23,657.87	9,254.78	307,282.03	284,000.00	108.20%	(23,282.03)

20 - Crime Control and Prevention Distr Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	38,187.50	4,165.00	34,022.50	46,220.94	50,000.00	92.44%	3,779.06
Materials & Supplies	10,858.28	9,925.56	932.72	93,134.33	119,150.00	78.17%	26,015.67
Personnel Services	9,724.63	11,078.89	(1,354.26)	96,324.88	133,000.00	72.42%	36,675.12
Professional/Contract Services	1,966.63	3,082.10	(1,115.47)	27,871.13	37,000.00	75.33%	9,128.87
Police Totals	60,737.04	28,251.55	32,485.49	263,551.28	339,150.00	77.71%	75,598.72
Expense Total	60,737.04	28,251.55	32,485.49	263,551.28	339,150.00	77.71%	75,598.72

City of Iowa Colony
Financial Statement
As of June 30, 2025

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	6,836.80	6,758.96	77.84	65,673.28	81,140.00	80.94%	15,466.72
20-20-5104 Salaries - Overtime	302.85	666.40	(363.55)	2,472.60	8,000.00	30.91%	5,527.40
20-20-5106 Social Security/Medicare	550.18	517.29	32.89	5,126.89	6,210.00	82.56%	1,083.11
20-20-5107 TMRS	800.59	743.86	56.73	7,509.64	8,930.00	84.09%	1,420.36
20-20-5108 Health & Life Insurance	1,095.75	2,332.40	(1,236.65)	13,983.15	28,000.00	49.94%	14,016.85
20-20-5109 Worker's Comp	0.00	27.50	(27.50)	409.67	330.00	124.14%	(79.67)
20-20-5110 Texas Workforce Commission	0.00	19.99	(19.99)	180.43	240.00	75.18%	59.57
20-20-5114 Benefits Admin Fees	0.00	12.49	(12.49)	0.00	150.00	0.00%	150.00
20-20-5115 Longevity Pay	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
20-20-5117 Certificate Pay	138.46	0.00	138.46	969.22	0.00	0.00%	(969.22)
20-20-5206 Professional Services	60.00	1,041.25	(981.25)	11,612.54	12,500.00	92.90%	887.46
20-20-5214 Advertising/Printing Expense	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
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	1,906.63	1,249.50	657.13	11,038.59	15,000.00	73.59%	3,961.41
20-20-5230 Radio Service	0.00	541.45	(541.45)	5,220.00	6,500.00	80.31%	1,280.00
20-20-5301 Office Supplies	0.00	166.60	(166.60)	1,038.48	2,000.00	51.92%	961.52
20-20-5303 Public Education & Training	1,996.08	1,050.41	945.67	8,776.84	12,610.00	69.60%	3,833.16
20-20-5307 Investigation Supplies	2,422.50	1,332.80	1,089.70	4,840.29	16,000.00	30.25%	11,159.71
20-20-5309 Uniforms	789.50	416.67	372.83	2,287.73	5,000.00	45.75%	2,712.27
20-20-5314 Computer & Technology	3,899.96	833.00	3,066.96	3,899.96	10,000.00	39.00%	6,100.04
20-20-5315 Computer Software/License	491.00	1,627.68	(1,136.68)	26,507.30	19,540.00	135.66%	(6,967.30)
20-20-5316 Equipment Repair/Parts	707.58	416.67	290.91	1,560.33	5,000.00	31.21%	3,439.67
20-20-5317 Equipment & Other Rentals	51.66	3,581.90	(3,530.24)	42,489.42	43,000.00	98.81%	510.58
20-20-5319 Vehicle Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
20-20-5328 Small Tools & Minor	0.00	416.50	(416.50)	733.98	5,000.00	14.68%	4,266.02
20-20-5330 Miscellaneous	500.00	83.33	416.67	1,000.00	1,000.00	100.00%	0.00

City of Iowa Colony
Financial Statement
As of June 30, 2025

20 - Crime Control and Prevention Dist Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
20-20-5630 Furniture & Equipment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
20-20-5650 Vehicles & Machinery	38,187.50	4,165.00	34,022.50	46,220.94	50,000.00	92.44%	3,779.06
Police Totals	60,737.04	28,251.55	32,485.49	263,551.28	339,150.00	77.71%	75,598.72
Expense Totals	60,737.04	28,251.55	32,485.49	263,551.28	339,150.00	77.71%	75,598.72

City of Iowa Colony
Financial Statement
As of June 30, 2025

30 - Capital Improvements Plan Fund (Debt Service)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Summary							
Professional/Contract Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Debt Service	0.00	149,085.34	(149,085.34)	989,630.00	1,789,700.00	55.30%	800,070.00
Expense Totals	0.00	149,085.34	(149,085.34)	989,630.00	1,789,700.00	55.30%	800,070.00

30 - Capital Improvements Plan Fund (	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

30 - Capital Improvements Plan Fund (Adminstration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Adminstration Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Total	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

City of Iowa Colony
Financial Statement
As of June 30, 2025

30 - Capital Improvements Plan Fund (	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
30--4121 Delinquent Property Tax	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30--4910 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

City of Iowa Colony
Financial Statement
As of June 30, 2025

30 - Capital Improvements Plan Fund (Adminstration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
30-10-4120 Property Tax	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Adminstration Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

30 - Capital Improvements Plan Fund (Adminstration	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)	989,630.00	1,789,700.00	55.30%	800,070.00
Professional/Contract Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Adminstration Totals	0.00	149,085.34	(149,085.34)	989,630.00	1,789,700.00	55.30%	800,070.00
Expense Total	0.00	149,085.34	(149,085.34)	989,630.00	1,789,700.00	55.30%	800,070.00

City of Iowa Colony
Financial Statement
As of June 30, 2025

30 - Capital Improvements Plan Fund (Adminstration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
30-10-5221 Website Adminstration	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5501 Debt Principal	0.00	82,442.01	(82,442.01)	345,000.00	989,700.00	34.86%	644,700.00
30-10-5502 Bond Principal	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5503 Long Term Debt Principal	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5504 Paying Agent Fee	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5507 Debt Service	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5510 Bond Issuance Cost	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5511 Interest on Bonds	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5513 Interest on Debt	0.00	0.00	0.00	644,630.00	0.00	0.00%	(644,630.00)
30-10-5514 Amortization of Bonds & Other	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5515 Amortization of Premium &	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5519 Interest Expenditures	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
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
Adminstration Totals	0.00	149,085.34	(149,085.34)	989,630.00	1,789,700.00	55.30%	800,070.00
Expense Totals	0.00	149,085.34	(149,085.34)	989,630.00	1,789,700.00	55.30%	800,070.00

City of Iowa Colony
Financial Statement
As of June 30, 2025

40 - Court Technology Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	1,150.59	0.00	1,150.59	8,641.28	0.00	0.00%	(8,641.28)
Revenue Totals	1,150.59	0.00	1,150.59	8,641.28	0.00	0.00%	(8,641.28)
Expense Summary							
Materials & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

City of Iowa Colony
Financial Statement
As of June 30, 2025

40 - Court Technology Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Fines & Forfeitures							
40-4707 Court Technology Fee	1,150.59	0.00	1,150.59	8,641.28	0.00	0.00%	(8,641.28)
Fines & Forfeitures Totals	1,150.59	0.00	1,150.59	8,641.28	0.00	0.00%	(8,641.28)
Revenue Totals	1,150.59	0.00	1,150.59	8,641.28	0.00	0.00%	(8,641.28)

40 - Court Technology Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Municipal Court Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Total	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

City of Iowa Colony
Financial Statement
As of June 30, 2025

40 - Court Technology Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
40-25-5332 Court Technology	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Municipal Court Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

City of Iowa Colony
Financial Statement
As of June 30, 2025

41 - Court Security Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	1,407.54	0.00	1,407.54	10,694.29	0.00	0.00%	(10,694.29)
Revenue Totals	1,407.54	0.00	1,407.54	10,694.29	0.00	0.00%	(10,694.29)
Expense Summary							
Materials & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

City of Iowa Colony
Financial Statement
As of June 30, 2025

41 - Court Security Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Fines & Forfeitures							
41-4708 Court Security Fee	1,407.54	0.00	1,407.54	10,694.29	0.00	0.00%	(10,694.29)
Fines & Forfeitures Totals	1,407.54	0.00	1,407.54	10,694.29	0.00	0.00%	(10,694.29)
Revenue Totals	1,407.54	0.00	1,407.54	10,694.29	0.00	0.00%	(10,694.29)

41 - Court Security Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Municipal Court Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Total	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

City of Iowa Colony
Financial Statement
As of June 30, 2025

41 - Court Security Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
41-25-5333 Court Security	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Municipal Court Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

City of Iowa Colony
Financial Statement
As of June 30, 2025

50 - Vehicle Replacement Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Miscellaneous	1,247.46	0.00	1,247.46	11,648.05	0.00	0.00%	(11,648.05)
Transfers	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	1,247.46	0.00	1,247.46	11,648.05	0.00	0.00%	(11,648.05)
Expense Summary							
Capital Outlay	76,375.00	0.00	76,375.00	132,626.49	0.00	0.00%	(132,626.49)
Expense Totals	76,375.00	0.00	76,375.00	132,626.49	0.00	0.00%	(132,626.49)

City of Iowa Colony
Financial Statement
As of June 30, 2025

50 - Vehicle Replacement Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous							
50-4000 Vehicle Replacement Revenue	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
50-4910 Interest Income	1,247.46	0.00	1,247.46	11,648.05	0.00	0.00%	(11,648.05)
Miscellaneous Totals	1,247.46	0.00	1,247.46	11,648.05	0.00	0.00%	(11,648.05)
Transfers							
50-8000 Transfer In	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Transfers Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	1,247.46	0.00	1,247.46	11,648.05	0.00	0.00%	(11,648.05)

50 - Vehicle Replacement Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	76,375.00	0.00	76,375.00	132,626.49	0.00	0.00%	(132,626.49)
Administration Totals	76,375.00	0.00	76,375.00	132,626.49	0.00	0.00%	(132,626.49)
Expense Total	76,375.00	0.00	76,375.00	132,626.49	0.00	0.00%	(132,626.49)

City of Iowa Colony
Financial Statement
As of June 30, 2025

50 - Vehicle Replacement Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
50-10-5650 Vehicles & Machinery	76,375.00	0.00	76,375.00	132,626.49	0.00	0.00%	(132,626.49)
Administration Totals	76,375.00	0.00	76,375.00	132,626.49	0.00	0.00%	(132,626.49)
Expense Totals	76,375.00	0.00	76,375.00	132,626.49	0.00	0.00%	(132,626.49)

Technology Department

- **Council and Leadership Technology Accommodation:**
    - Implemented and configured a secure, wireless-only printer for use by the Mayor and Council, enabling iPad-based printing while preserving cybersecurity posture. Issued a step-by-step guide to ensure all councilmembers could operate the new device without staff reliance. This was in response to persistent print access concerns while maintaining boundaries around external device connections and USB-based risks.
- **Website Modernization and Staff Onboarding:**
    - Continued to advance the City's website transition from legacy systems to a modern content management platform. Completed necessary user permission configurations and began setting the groundwork to encourage cross-departmental participation in the upcoming training sessions. Coordinated with various department heads to ensure proper representation and continuity during these early stages of the platform migration.
- **Interdepartmental Security and Infrastructure Support:**
    - Led coordination of access control repairs following ghost call reports, ensuring Dispatch and entry panel systems returned to full functionality. Concurrently supported physical A/V system improvements and cable termination remediation, helping resolve legacy workmanship issues while maintaining project cost efficiency through independent review and escalation of deficiencies.
- **Strategic Input and I.T. Policy Development:**
    - Provided critical guidance and policy rationale during discussions regarding councilmember equipment, printing privileges, and cybersecurity protocols. Participated in executive-level meetings addressing equipment procurement, budget planning, and council governance expectations. Helped shape citywide procedural responses to evolving technological needs and council dynamics.

Technology Department

(Continued)

- **Cybersecurity & CJIS Audit Readiness:**
    - Expanded collaboration with the City's virtual CISO to identify gaps in compliance, patch management, and network visibility. Initiated research and documentation efforts to align with CJIS standards, coordinated internal audit preparation materials, and proposed secure, scalable solutions for long-term compliance without immediate procurement impact.
- **FourthFest A/V and Sponsor Coordination:**
    - Oversaw the technical coordination for the City's FourthFest celebration, including the finalization and formatting of the event slideshow for jumbotron display. Managed last-minute updates to ensure alignment between sponsor records and promotional materials. Verified media delivery met external stakeholder requirements while balancing city branding and accuracy.
- **Organizational Unit Restructuring and Group Policy Realignment:**
    - Initiated a formal reorganization of Active Directory's Organizational Unit (OU) structure to improve long-term manageability of group policies. Completed Police Department OU restructuring, updated Microsoft 365 group memberships for departmental alignment, and began extending the approach to remaining City departments. This foundational update improves scalability, clarity, and security for user and policy management across the organization.
- **Enterprise Document Management Exploration and Staff Demo:**
    - Led exploration into a citywide Laserfiche deployment as a SaaS consolidation candidate. Coordinated the initial product demonstration with Canon USA, provided context for departmental use cases, and scheduled a staff-wide presentation to assess functional value. The initiative seeks to reduce operational silos, enhance public records compliance, and improve cross-department collaboration through centralized document workflows.

Si Environmental, LLC

City of Iowa Colony

Operations Report for the meeting held on July 14th, 2025.

Management Report Summary

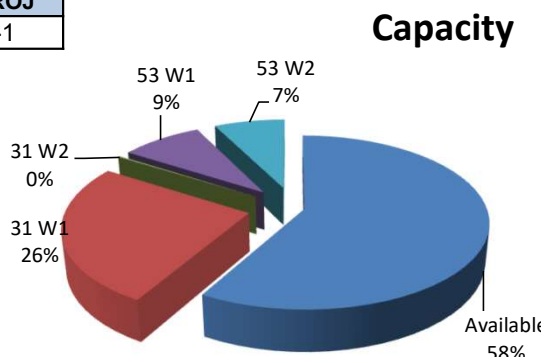
1. **Maintenance & Repairs:**
   - **Wastewater Treatment Plant**
     i. WWTP#1 – Replaced clarifier drive motor for plant #2.
     ii. WWTP#1 – Replaced 8" isolation valve on influent for plant #2.
     iii. WWTP#1 – Subcontract work to pump down aeration basin.
     iv. WWTP #1 – Vactor truck work to clean debris from aeration basin.
   - **Lift Station**
     i. LS#2 Yuba Valley – Pulled lift pump #2 to send in for repairs. Installed a rental pump until repairs are complete.
     ii. LS#8 Mystic Topaz – Set up RMS unit for control panel.
   - **Water Distribution**
     i. 9410 Emerald Lakes Dr – Excavation to replace blow off valve.
     ii. 2543 Ocean Jasper Dr – Excavation to replace leaking tapline.
     iii. 1307 Star Grass Ln - Excavation to replace leaking tapline.
     iv. C/O Outpost Canyon – Excavation to repair leak on water main.
     v. In District – 10 jobs to replace concrete and landscaping after water line repairs were completed.
   - **Water Plant**
     i. WW#1 – Performed well production test on wells #1 & #2.
   - **Storm Sewer Collection**
     i. 1307 Tioga View Dr – Replaced landscaping after storm manhole repair was made.
     ii. 1730 Tioga View Dr – Lowered storm manhole to grade.
   - **Sanitary Sewer**
     i. In District – Vactor truck work to clear lines in Sections 1-3 in Sterling Lakes North.
     ii. 1923 Garnet Breeze Dr – Repaired throat of sanitary manhole.

City of Iowa Colony
Production Report

JUNE 2025 PUMPAGE X 1,000 GALS										
Date	B031 Well 1	B031 Well 2	B053 Well 1	B053 Well 2	Total	Capacity	Purch	From	Sold	To
1	1,060	0	480	349	1,889	70.3%			0	B053
2	877	41	380	387	1,685	62.7%			0	B053
3	781	0	313	172	1,266	47.1%			0	B053
4	840	0	179	152	1,171	43.6%			0	B053
5	887	0	265	114	1,266	47.1%			0	B053
6	970	0	218	164	1,352	50.3%			0	B053
7	787	0	219	137	1,143	42.5%			0	B053
8	1,184	0	285	226	1,695	63.1%			0	B053
9	868	0	155	174	1,197	44.5%			0	B053
10	745	37	407	235	1,424	53.0%			0	B053
11	645	0	292	229	1,166	43.4%			0	B053
12	575	0	204	236	1,015	37.8%			0	B053
13	529	0	156	258	943	35.1%			0	B053
14	933	0	443	291	1,667	62.0%			0	B053
15	840	0	329	0	1,169	43.5%			0	B053
16	885	0	355	194	1,434	53.4%			0	B053
17	652	41	249	223	1,165	43.4%			0	B053
18	903	0	295	356	1,554	57.8%			0	B053
19	786	0	372	207	1,365	50.8%			0	B053
20	857	0	167	436	1,460	54.3%			0	B053
21	855	0	465	172	1,492	55.5%			0	B053
22	1,014	0	371	389	1,774	66.0%			0	B053
23	1,042	0	191	424	1,657	61.7%			0	B053
24	763	43	237	350	1,393	51.8%			0	B053
25	973	0	268	313	1,554	57.8%			0	B053
26	822	0	164	377	1,363	50.7%			0	B053
27	876	0	216	212	1,304	48.5%			0	B053
28	956	0	235	221	1,412	52.5%			0	B053
29	760	0	249	162	1,171	43.6%			0	B053
30	843	36	250	162	1,291	48.0%			0	B053
31	0	0	0	0	0	0.0%				
TOTAL:	**25,508**	**198**	**8,409**	**7,322**	**41,437**		**0**		**0**	

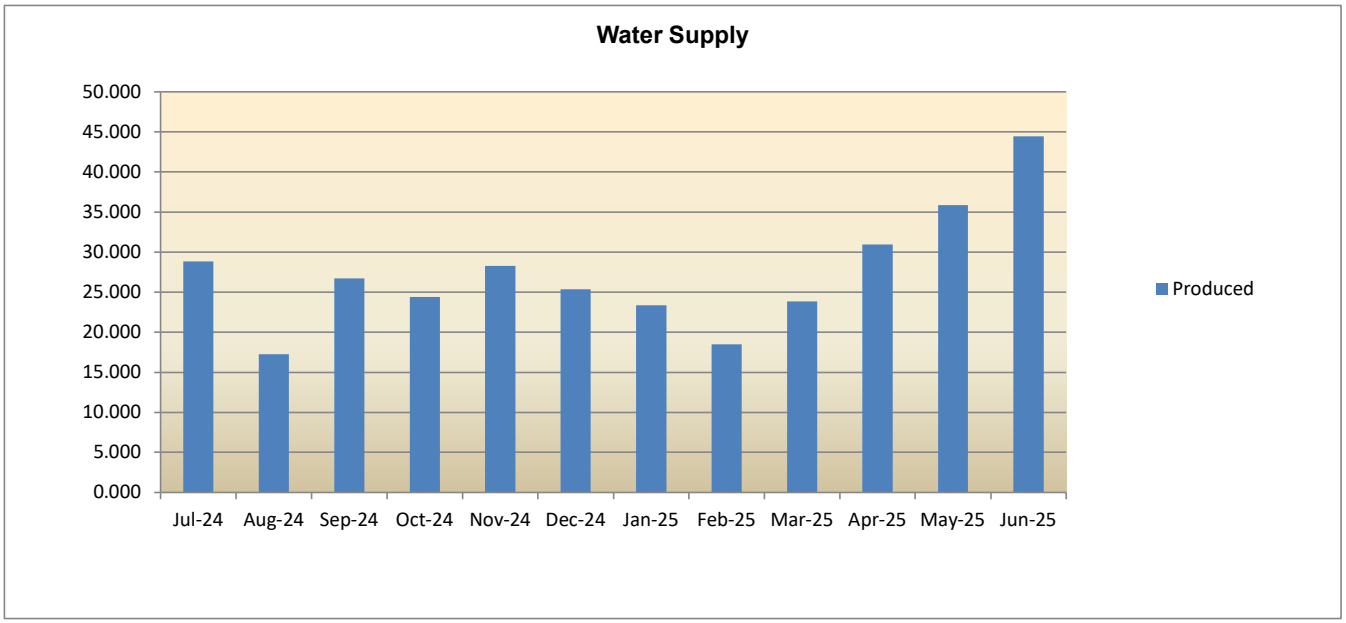
BC31 PERMIT	PERMIT TERM 2/1/25 - 1/31/26	GALLONS PUMPED	PERMIT USED	MONTHS AVAIL	MONTHS PROJ
325,000	**x 1,000 gallons**	130,581	40%	0	18
BC53 PERMIT	**PERMIT TERM 11/1/24 - 10/31/25**	**GALLONS PUMPED**	**PERMIT USED**	**MONTHS AVAIL**	**MONTHS PROJ**
120,000	**x 1,000 gallons**	147,008	123%	4	-1

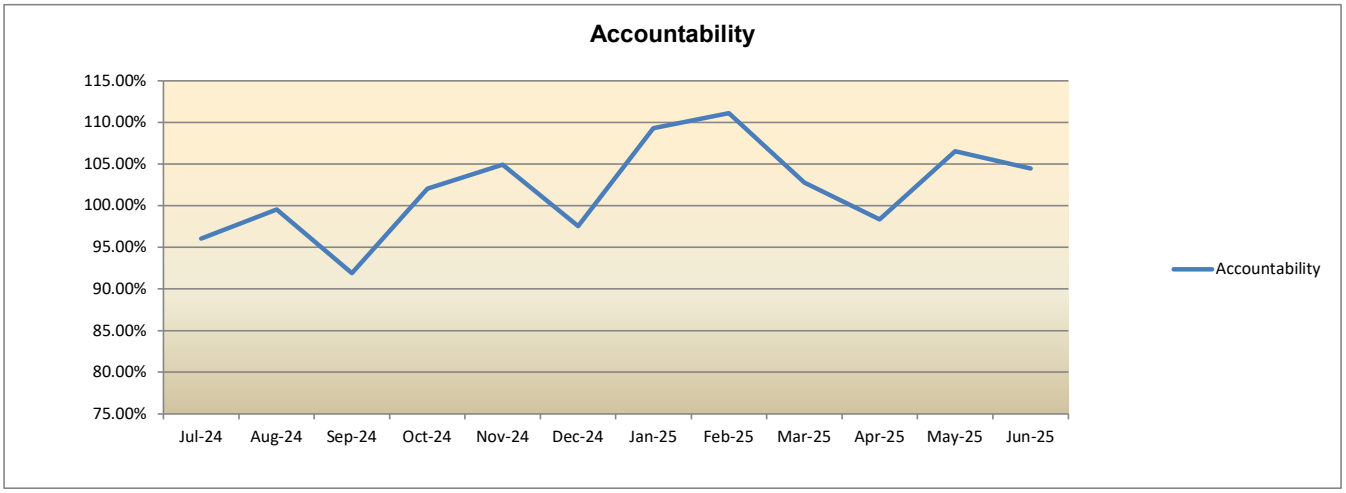
WATER WELL	PRODUCT TEST	GPM	DAILY CAPACITY
BC31 1	5/2/25	1275	1,836
BC31 2	5/2/25	624	851
BC53 1	6/18/25	546	786
BC53 2	6/18/25	608	876
TOTAL			**2,687**



City of Iowa Colony
Accountability Report

Billing Period	Produced	Purchased I/C BFB3	Total Supplied	Metered COIC	Unmetered	Repairs	Accountability	Four month average
06/11/24 - 07/11/24	28.807	0.000	28.807	20.639	0.167	0.000	96.04%	95.60%
07/12/24 - 08/08/24	17.237	0.000	20.537	15.248	0.252	0.000	99.54%	96.84%
08/09/24 - 09/09/24	26.704	0.000	26.704	16.939	0.220	0.000	91.88%	96.14%
09/10/24 - 10/07/24	24.399	0.000	24.399	16.249	0.221	0.000	102.02%	97.37%
10/08/24 - 11/07/24	28.274	0.000	28.274	28.731	0.930	0.000	104.91%	99.59%
11/08/24 - 12/13/24	25.346	0.000	25.346	24.342	0.379	0.000	97.53%	99.08%
12/14/24 - 01/10/25	23.375	0.000	23.375	25.499	0.054	0.000	109.32%	103.44%
01/11/25 - 02/07/25	18.476	0.000	18.476	20.269	0.261	0.000	111.12%	105.72%
02/08/25 - 03/11/25	23.825	0.000	23.825	24.223	0.259	0.000	102.76%	105.18%
03/12/25 - 04/09/25	30.932	0.000	30.932	30.115	0.306	0.000	98.35%	105.39%
04/10/25 - 05/09/25	35.850	0.000	35.850	37.958	0.229	0.000	106.52%	104.69%
05/10/25 - 06/09/25	44.430	0.000	44.430	46.345	0.059	0.000	104.44%	103.02%





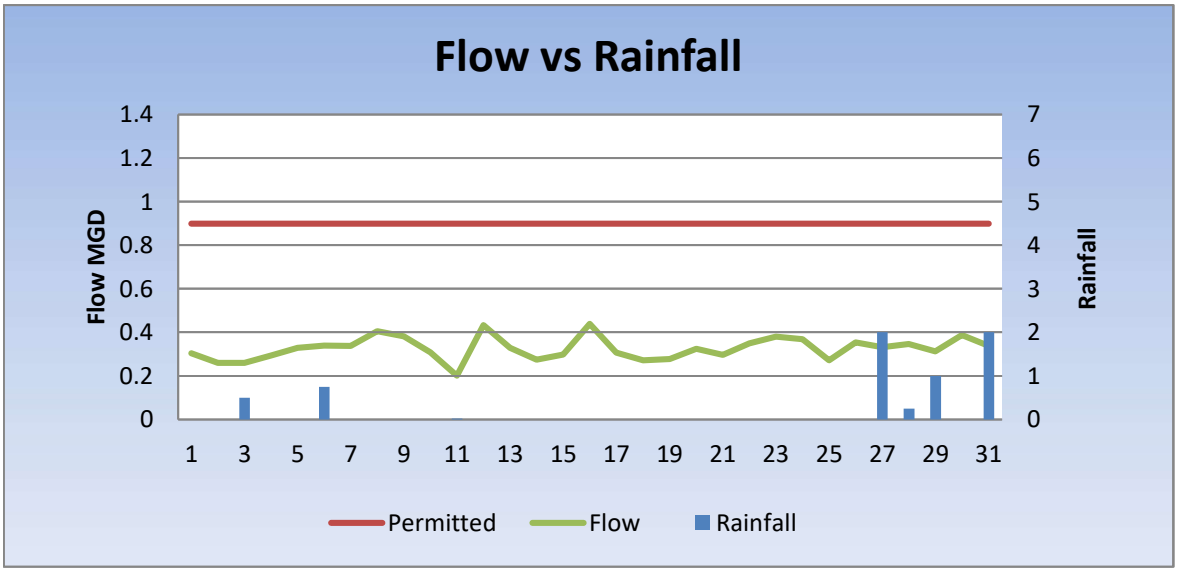
Wastewater Treatment Plant #1
BC31 Plant

Permit # 14546-001
Expires: 6/26/2024

Design:	0.900	MGD
Utilized	57.1%	

PARAMETER		UNITS	PERMIT LIMITS	May-25 RESULTS	EXCURSION
Dissolved Oxygen:	Min	mg / l	4.0	6.9	0
pH:	Min	S.U.	6.0	7.1	0
pH:	Max	S.U.	9.0	7.3	0
Total Suspended Solids:	Avg	lbs / day	113.0	8.4	0
Total Suspended Solids:	Avg	mg / l	15.0	2.0	0
Total Suspended Solids:	Max	mg / l	40.0	2.0	0
Ammonia:	Avg	lbs / day	23.0	1.0	0
Ammonia:	Avg	mg / l	3.0	0.2	0
Ammonia:	Max	mg / l	10.0	0.3	0
Flow:	Avg	M.G.D.	0.90	0.51	0
2-Hour Peak Flow:	Max	gpm	3.60	0.77	0
Chlorine:	Min	mg / l	1.0	1.7	0
Chlorine:	Max	mg / l	4.0	3.0	0
E.coli:	Avg	CFU/100ml	126	1.0	0
E.coli:	Max	CFU/100ml	399	1.0	0
CBOD:	Avg	lbs / day	75.0	16.1	0
CBOD:	Avg	mg / l	10.0	3.8	0
CBOD:	Max	mg / l	25.0	6.9	0

Permit Excursions:	0	Sanitary Sewer Overflows:	0
Rainfall:	6.52	SSO Gallons:	0



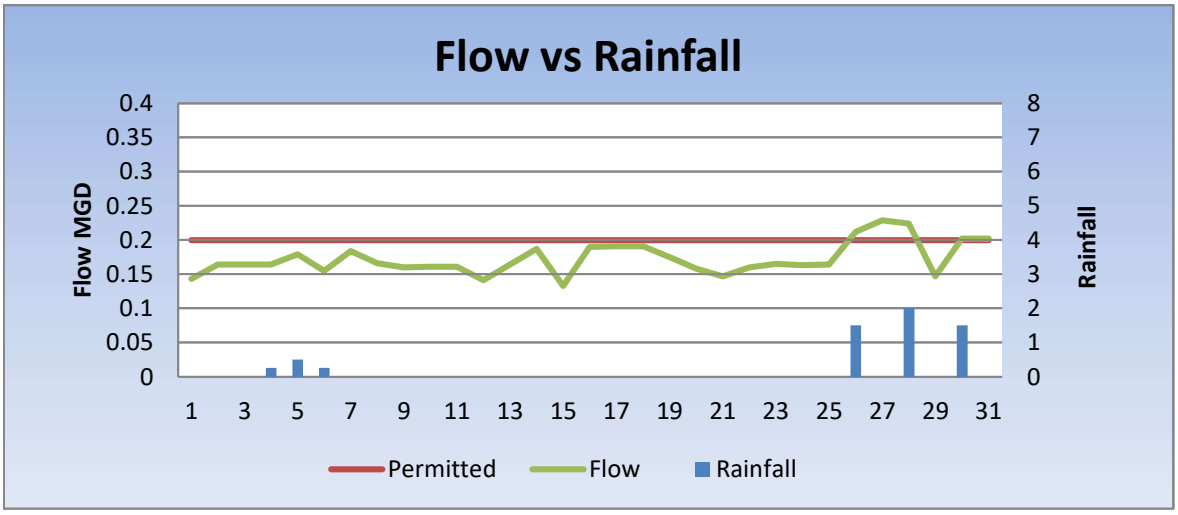
Wastewater Treatment Plant #2
BC53 Plant

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

Design: 0.200 MGD
Utilized 86.0%

PARAMETER		UNITS	PERMIT LIMITS	May-25 RESULTS	EXCURSION
Dissolved Oxygen:	Min	mg / l	4.0	6.84	0
pH:	Min	S.U.	6.0	7.14	0
pH:	Max	S.U.	9.0	7.50	0
Total Suspended Solids:	Avg	lbs / day	25.0	17.70	0
Total Suspended Solids:	Avg	mg / l	15.0	13.40	0
Total Suspended Solids:	Max	mg / l	60.0	19.40	0
Ammonia:	Avg	lbs / day	5.0	1.12	0
Ammonia:	Avg	mg / l	3.0	0.97	0
Ammonia:	Max	mg / l	15.0	4.04	0
Flow:	Avg	M.G.D.	0.200	0.172	0
2-Hour Peak Flow:	Max	gpm	0.800	0.229	0
Chlorine:	Min	mg / l	1.0	1.12	0
Chlorine:	Max	mg / l	4.0	2.39	0
E.coli:	Avg	CFU/100ml	126.0	1.0	0
E.coli:	Max	CFU/100ml	399.0	1.0	0
CBOD:	Avg	lbs / day	17.0	7.30	0
CBOD:	Avg	mg / l	10.0	5.50	0
CBOD:	Max	mg / l	35.0	8.40	0

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



City of Iowa Colony
Customer Billing Report

	June 11, 2025	May 11, 2025	April 11, 2025
Beginning Date	5/28/2025	4/26/2025	3/28/2025
Closing Date	6/26/2025	5/27/2025	4/25/2025
Collected Amount			
Penalty	$ 11,533.29	$ 12,988.84	$ 3,428.16
Water	$ 153,399.23	$ 137,637.21	$ 130,855.56
Sewer	$ 102,412.13	$ 98,320.16	$ 97,732.58
Garbage Tax	$ 7,565.45	$ 7,079.19	$ 7,163.97
Garbage Collection Fees	$ 90,217.00	$ 86,413.74	$ 86,217.41
Franchise	$ 28.00	$ 11,242.53	$ 11,403.52
Voluntary Fire	$ 13,110.32	$ 7,617.73	$ 7,280.24
Grease Trap	$ 1,946.24	$ 1,811.62	$ 1,755.65
Deposit	$ 2,060.73	$ 12,300.00	$ 13,767.45
Transfer Fee	$ 10,335.00	$ 5,773.31	$ 5,670.00
Miscellaneous	$ 4,349.69	$ 13,429.87	$ 11,298.28
TOTAL COLLECTED	**$ 414,577.12**	**$ 394,614.20**	**$ 376,572.82**
OVERPAYMENT	**$ 11,948.11**	**$ 10,835.69**	**$ 9,493.05**
TOTAL COLLECTED	**$ 426,525.23**	**$ 405,449.89**	**$ 386,065.87**
Billed Amounts			
Water	$ 222,810.08	$ 195,157.45	$ 163,509.00
Sewer	$ 106,140.87	$ 104,927.51	$ 103,511.63
Garbage Tax	$ 7,560.46	$ 7,499.34	$ 7,453.94
Garbage	$ 91,507.43	$ 90,768.32	$ 90,218.98
Franchise Fee	$ 16,300.00	$ 14,890.80	$ 13,273.04
Voluntary Fire	$ 11,481.00	$ 11,283.00	$ 11,121.00
Grease Trap	$ 2,278.00	$ 2,010.00	$ 2,010.00
Deposit	$ 12,150.00	$ 12,700.00	$ 13,200.00
Transfer Fee	$ 5,160.00	$ 4,740.00	$ 5,460.00
Miscellaneous	$ 10,822.95	$ 8,871.61	$ 6,596.15
TOTAL BILLED	**$ 486,210.79**	**$ 452,848.03**	**$ 416,353.74**
Aged Receivables			
30 Days Arrears	$ 95,391.02	$ 66,374.89	$ 60,227.85
60 Days Arrears	$ 27,232.75	$ 30,132.21	$ 22,398.30
90 Days Arrears	$ 11,316.58	$ 9,044.37	$ 6,468.23
Over 120 Days Arrears	$ 31,459.41	$ 28,700.12	$ 34,552.25
Previous Month Overpymt	$ (15,502.22)	$ (19,213.45)	$ (17,660.11)
Total Aged Receivables	$ 149,897.54	$ 115,038.14	$ 105,986.52
Current Month Overpymt	$ (21,302.94)	$ (25,128.46)	$ (34,138.66)
TOTAL LESS OVERPYMT	$ 128,594.60	$ 89,909.68	$ 71,847.86
TOTAL RECEIVABLES	**$ 614,805.39**	**$ 542,757.71**	**$ 488,201.60**
Deposit Liabilities	**$ 405,645.00**	**$ 401,270.00**	**$ 397,845.00**
Average Usage For Meters	7,152	6,642	5,807

City Of Iowa Colony
Connection Report

	June 11, 2025				
	B031	**B032**	**B053**	**B087**	**B092**
Occupied Single Family	1895	681	1238	119	0
Vacant Single Family	21	8	15	10	0
Multi-Family	0	1	0	0	0
Commercial	7	11	4	0	0
Builder	163	34	46	36	11
Irrigation	34	34	16	3	0
Rental Meters	14	0	0	0	0
District Meters	3	0	0	0	0
TOTAL CONNECTIONS	**2137**	**769**	**1319**	**168**	**11**
COIC GRAND TOTAL CONNECTION		**4404**			

CITY OF IOWA COLONY NOTICE OF PUBLIC HEARING ON REZONING

Planning and Zoning Commission Public Hearing: **July 1, 2025, at 7:00 p.m.**
City Council Public Hearing: **July 21, 2025, at 7:00 p.m.**
City Council Chambers
3144 Meridiana Pkwy., Iowa Colony, Texas, 77583

The Iowa Colony **Planning and Zoning Commission** will hold a public hearing at 7:00 p.m. on July 1, 2025, and the Iowa Colony **City Council** will hold a public hearing at 7:00 p.m. on July 21, 2025, each in the Iowa Colony City Council Chambers, 3144 Meridiana Pkwy., Iowa Colony, Texas, 77583, pursuant to the Comprehensive Zoning Ordinance and the Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Mixed Use:

> Approximately 19.82 acres of land, more commonly known as 7710 Iowa Colony Blvd, Iowa Colony, TX 77583. The property consists of Lots 48 and 58 of the Emigration Land Company Subdivision, Section 67, recorded in Volume 21, Page 81 of the Brazoria County Plat Records, located in the H.T. and B. Railroad Company Survey, Abstract 281, Brazoria County, Texas.

All interested persons may be heard concerning this matter. A copy of the application for action by the City of Iowa Colony and a map of the area subject to this action are available for inspection by any person upon a reasonable request to the City Secretary at the address herein stated or at krosser@iowacolonytx.gov.

Kayleen Rosser
City Secretary

CITY OF IOWA COLONY, TEXAS

ANNUAL FINANCIAL REPORT

September 30, 2024

DRAFT

CITY OF IOWA COLONY

DRAFT

CITY OF IOWA COLONY, TEXAS
TABLE OF CONTENTS

	Page
Independent Auditor's Report	1
Management's Discussion and Analysis	5
Basic Financial Statements	
Government-wide Financial Statements:	
Statement of Net Position	13
Statement of Activities	14
Fund Financial Statements:	
Governmental Funds:	
Balance Sheet	15
Reconciliation of the General Fund Balance Sheet to the Statement of Net Position	16
Statement of Revenues, Expenditures and Changes in Fund Balances	17
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances to the Statement of Activities	18
Proprietary Fund:	
Statement of Net Position	19
Statement of Revenues, Expenses, and Changes in Net Position	20
Statement of Cash Flows	21
Notes to Basic Financial Statements	23
Required Supplementary Information	
General Fund Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual	49
Notes to Required Supplementary Budgetary Information	50
Required Supplementary Pension Information:	
Schedule of Changes in Net Pension Liability/(Asset) and Related Ratios	51
Schedule of Contributions	52
Other Supplementary Information	
Combining and Individual Fund Statements and Schedules:	
Combining Balance Sheet - Nonmajor Governmental Funds	54
Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Nonmajor Governmental Funds	55

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CITY OF IOWA COLONY

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Members of City Council of
City of Iowa Colony, Texas

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, business-type activities, each major fund, the discretely presented component unit, and the aggregate remaining fund information of City of Iowa Colony, Texas (the "City"), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, each major fund, the discretely presented component unit, and the aggregate remaining fund information of the City, as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

DRAFT

To the Honorable Mayor and
Members of City Council of
City of Iowa Colony, Texas

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that management's discussion and analysis, general fund budgetary comparison schedule, and pension information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

DRAFT

To the Honorable Mayor and
Members of City Council of
City of Iowa Colony, Texas

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Houston, Texas
May 21, 2025

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CITY OF IOWA COLONY

As management of the City of Iowa Colony, we offer the readers of the City's financial statements this narrative overview and analysis of the financial activities of the City of Iowa Colony for the fiscal year ended September 30, 2024.

Overview of the Financial Statements

The discussion and analysis provided here are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consists of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) the notes to financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-wide Financial Statements. The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private sector business. The government-wide financial statements include the governmental activities, the business-type activities and the City's discretely presented component unit.

The statement of net position presents financial information on all the City's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include administration, finance, police, animal control, emergency management, municipal court, public works, parks and recreation, community development, fire marshal/inspections, intergovernmental, and interest on long-term debt. The business-type activities of the City include the Utility fund.

The government-wide financial statements include not only the City itself (known as the primary government), but also a legally separate development authority for which the City is financially accountable. Financial information for this component unit is reported separately from the financial information presented for the primary government itself.

The government-wide financial statements can be found beginning on page 13 of this report.

Fund Financial Statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains eleven (11) individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for General Fund, American Rescue Plan Act (ARPA) Fund, Debt Service Fund, and Capital Projects Fund, all of which are considered major funds for reporting purposes. Data from the non-major governmental funds is provided in the form of combining statements found beginning on page 54 of this report.

The basic governmental fund financial statements can be found beginning on page 15 of this report.

Proprietary Funds. The City maintains one type of proprietary fund. The enterprise fund is used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses an enterprise fund to account for its Utility operations (water & sewer).

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Utility Fund, which is considered to be a major fund of the City.

The basic proprietary fund financial statements can be found beginning on page 19 of this report.

Notes to the Basic Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found beginning on page 23 of this report.

Other Information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City of Iowa Colony's general fund budgetary comparisons and required supplementary pension plan information. Required supplementary information can be found beginning on page 49 of this report.

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Government-wide Financial Analysis

Below is a condensed schedule of Net Position as of September 30, 2024 and 2023:

	Governmental Activities		Business-type Activities		Total	
	2024	**2023**	**2024**	**2023**	**2024**	**2023**
Assets						
Current assets	$ 13,873,161	$ 14,828,587	$ 2,110,570	$ -	$ 15,983,731	$ 14,828,587
Capital assets	29,806,684	26,106,090	24,978,559	-	54,785,243	26,106,090
Total Assets	43,679,845	40,934,677	27,089,129	-	70,768,974	40,934,677
Deferred Outflows of Resources	214,571	216,823	-	-	214,571	216,823
Liabilities						
Other liabilities	6,658,114	5,348,084	871,856	-	7,529,970	5,348,084
Long term liabilities	14,681,024	15,081,115	3,483,278	-	18,164,302	15,081,115
Total Liabilities	21,339,138	20,429,199	4,355,134	-	25,694,272	20,429,199
Deferred Inflows of Resources	40,592	35,939	-	-	40,592	35,939
Net Position:						
Net investment in capital assets	15,254,435	13,955,472	22,102,864	-	37,357,299	13,955,472
Restricted	880,888	751,319	-	-	880,888	751,319
Unrestricted	6,379,363	5,979,571	631,131	-	7,010,494	5,979,571
Total Net Position	$ 22,514,686	$ 20,686,362	$ 22,733,995	$ -	$ 45,248,681	$ 20,686,362

Net position may serve over time as a useful indicator of a government's financial position. The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows at the close of the most recent fiscal year by $45,248,681 million. Of this amount, $37,357,299 was invested in capital assets, $6,379,363 was unrestricted and the balance of $880,888 was restricted.

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Below is a condensed schedule of Changes in Net Position for fiscal year 2024 and 2023, in thousands:

	Governmental Activities		Business-type Activities		Total	
Revenues	**2024**	**2023**	**2024**	**2023**	**2024**	**2023**
Program Revenues:						
Charges for services	$ 5,122,604	$ 3,771,571	$ 1,131,066	$ -	$ 6,253,670	$ 3,771,571
Operating grants	118,492	225,043	-	-	118,492	225,043
Capital grants	-	2,900,702	22,351,043	-	22,351,043	2,900,702
General revenues:						
Property taxes	3,069,482	2,763,388	-	-	3,069,482	2,763,388
Sales taxes	1,155,331	886,097	-	-	1,155,331	886,097
Franchise taxes	567,534	257,885	-	-	567,534	257,885
Investment earnings	608,262	380,391	113,523	-	721,785	380,391
Other	513,532	306,490	2,812	-	516,344	306,490
Total Revenues	11,155,237	11,491,567	23,598,444	-	34,753,681	11,491,567
Expenses:						
Administration	1,472,568	988,759	-	-	1,472,568	988,759
Finance	213,338	140,980	-	-	213,338	140,980
Police	2,061,078	1,730,924	-	-	2,061,078	1,730,924
Animal control	90,523	84,868	-	-	90,523	84,868
Emergency management	322,612	895	-	-	322,612	895
Municipal court	235,476	240,001	-	-	235,476	240,001
Public works	437,624	868,946	-	-	437,624	868,946
Parks and recreation	187,903	190,120	-	-	187,903	190,120
Community development	3,159,410	2,707,085	-	-	3,159,410	2,707,085
Fire marshal/inspections	504,518	395,386	-	-	504,518	395,386
Interest	641,863	661,128	-	-	641,863	661,128
Utilities	-	-	864,449	-	864,449	-
Total Expenses	9,326,913	8,009,092	864,449	-	10,191,362	8,009,092
Change in net position	1,828,324	3,482,475	22,733,995	-	24,562,319	3,482,475
Beginning Net Position	20,686,362	17,203,887	-	-	20,686,362	17,203,887
Ending Net Position	$ 22,514,686	$ 20,686,362	$ 22,733,995	$ -	$ 45,248,681	$ 20,686,362

Governmental Activities. The net position of the governmental activities increased by approximately $1.8 million during the current fiscal year. This increase was mostly due to revenues for community development and property taxes exceeding the current period expenses.

Business-type Activities. The net position of the business-type activities increased by approximately $22.7 million during the current fiscal year due to contribution of capital assets due to a conveyance agreement with Brazoria County Municipal Utility District No. 31.

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As shown below, revenues generated by the City's programs are not sufficient to cover the costs. The City relies on property taxes, sales taxes, investment income and other general revenues to cover the costs associated with the various programs.

	Expenses		Program Revenues		Net (Cost) of Services	
	2024	2023	2024	2023	2024	2023
Program:						
Administration	$ 1,472,568	$ 988,759	$ 853,393	$ 950,279	$ (619,175)	$ (38,480)
Finance	213,338	140,980	-	-	(213,338)	(140,980)
Police	2,061,078	1,730,924	433,285	3,331,631	(1,627,793)	1,600,707
Animal control	90,523	84,868	-	-	(90,523)	(84,868)
Emergency management	322,612	895	-	-	(322,612)	(895)
Municipal court	235,476	240,001	-	-	(235,476)	(240,001)
Public works	437,624	868,946	96,837	190,179	(340,787)	(678,767)
Parks and recreation	187,903	190,120	-	-	(187,903)	(190,120)
Community development	3,159,410	2,707,085	3,857,581	2,425,227	698,171	(281,858)
Fire marshal/inspections	504,518	395,386	-	-	(504,518)	(395,386)
Interest	641,863	661,128	-	-	(641,863)	(661,128)
	$ 9,326,913	$ 8,009,092	$ 5,241,096	$ 6,897,316	$ (4,085,817)	$ (1,111,776)

Financial Analysis of the Government's Funds

As noted earlier, the City used fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The focus of the City's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

The General Fund reported an ending fund balance of $6,061,730, a decrease in fund balance from current year activity of $221,915. In addition, the beginning fund balance was restated to increase fund balance by $644,238 due to an error correction in allocating property tax revenues in a previous fiscal year.

The American Rescue Plan Act (ARPA) Fund reported an ending fund balance of $0 as all funds in this account are were received in advance and no spending has occurred as of the end of the fiscal year.

The Debt Service Fund reported an ending fund balance of $494,010, an increase in fund balance from current year activity of $574,591 due to property tax collections exceeding debt service payments. In addition, the beginning fund balance was restated to decrease fund balance by $644,238 due to an error correction in allocating property tax revenues in a previous fiscal year.

The Capital Projects Fund reported an ending fund balance of $0, a decrease from the previous fiscal year of $2,746,117 due to planned spending from the Series 2022 Tax and Revenue Certificates of Obligation funds to construct the new public safety building.

Capital Assets and Debt Administration

Capital Assets. The City's investment in capital assets for its governmental activities as of September 30, 2024 amounted to $29,806,684 (net of accumulated depreciation). This investment in capital assets includes land, buildings, park facilities, machinery and equipment, construction in progress, and the intangible right-to-use assets.

Additional information on the City's capital assets can be found in Note 8 to the basic financial statements of this report.

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Debt Administration. At the end of the current fiscal year, the City had total certificates of obligation and general obligation bonds outstanding of $13,455,000.

General Fund Budgetary Highlights

During the 2024 fiscal year, the City's final amended budget planned for $7,949,350 in revenues and $6,248,750 in expenditures. Actual revenues were greater than estimated revenues by $771,319 and total expenditures were greater than appropriations by $2,549,152 resulting in an ending fund balance of $6,061,730 which less than anticipated.

Economic Factors and Next Year's Budgets and Rates

The city has adopted a General Fund operating budget for the 2025 fiscal year as follows:

	Fiscal Year 2025
General Fund:	
Revenues	$ 8,423,600
Expenditures	(8,407,910)
Revenues Over/(Under) Expenditures	$ 15,690

The 2025 budget includes property tax rates of $0.234209 for maintenance and operations (M&O) and $0.285000 for the interest and sinking fund (I&S) per $100 of value on real and personal property within the City limits, for a total tax rate of $0.519209. This was no change, in total, from the 2024 fiscal year tax rate of $0.519209 per $100 of value on real and personal property within the City limits.

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CITY OF IOWA COLONY

BASIC FINANCIAL STATEMENTS

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CITY OF IOWA COLONY, TEXAS

STATEMENT OF NET POSITION

September 30, 2024

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	ICDA
Assets				
Cash and cash equivalents	$ 13,454,645	$ 519,247	$ 13,973,892	$ 3,477,074
Investments	151,290	-	151,290	-
Restricted cash and cash equivalents	-	1,259,218	1,259,218	-
Receivables:				
Accounts receivable, net	254,013	332,105	586,118	-
Due from other governments	13,213	-	13,213	-
Capital assets not being depreciated:				
Nondepreciable	5,381,892	2,800,543	8,182,435	-
Depreciable, net	24,424,792	22,178,016	46,602,808	-
Total Assets	43,679,845	27,089,129	70,768,974	3,477,074
Deferred Outflows of Resources				
Deferred outflows - pension	214,571	-	214,571	-
Total Deferred Outflows of Resources	214,571	-	214,571	-
Liabilities				
Accounts payable and accrued expenses	1,337,178	685,855	2,023,033	10,931
Unearned revenue	2,763,399	20,906	2,784,305	-
Developer deposits	2,236,983	-	2,236,983	-
Customer deposits	-	165,095	165,095	-
Accrued interest payable	320,554	-	320,554	519,030
Noncurrent liabilities:				
Due within one year - bonds, leases, financing arrangements	348,402	-	348,402	840,000
Due in more than one year - bonds, leases, financing arrangements	14,203,847	3,483,278	17,687,125	33,257,107
Net pension liability	128,775	-	128,775	-
Total Liabilities	21,339,138	4,355,134	25,694,272	34,627,068
Deferred Inflows of Resources				
Deferred inflows - pension	40,592	-	40,592	-
Total Deferred Inflows of Resources	40,592	-	40,592	-
Net Position				
Net investment in capital assets	15,254,435	22,102,864	37,357,299	-
Restricted for:				
Public safety	664,477	-	664,477	-
Debt service	193,889	-	193,889	-
Grants	22,522	-	22,522	-
Unrestricted	6,379,363	631,131	7,010,494	(31,149,994)
Total Net Position	$ 22,514,686	$ 22,733,995	$ 45,248,681	$ (31,149,994)

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CITY OF IOWA COLONY, TEXAS

STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Primary Government: Governmental Activities	Primary Government: Business-type Activities	Primary Government: Total	Component Unit: ICDA
Primary Government:								
Governmental Activities:								
Administration	$ 1,472,568	$ 853,143	$ 250	$ -	$ (619,175)	$ -	$ (619,175)	$ -
Finance	213,338	-	-	-	(213,338)	-	(213,338)	-
Police	2,061,078	411,880	21,405	-	(1,627,793)	-	(1,627,793)	-
Animal control	90,523	-	-	-	(90,523)	-	(90,523)	-
Emergency management	322,612	-	-	-	(322,612)	-	(322,612)	-
Municipal court	235,476	-	-	-	(235,476)	-	(235,476)	-
Public works	437,624	-	96,837	-	(340,787)	-	(340,787)	-
Parks and recreation	187,903	-	-	-	(187,903)	-	(187,903)	-
Community development	3,159,410	3,857,581	-	-	698,171	-	698,171	-
Fire marshal/inspections	504,518	-	-	-	(504,518)	-	(504,518)	-
Intergovernmental	-	-	-	-	-	-	-	-
Interest	641,863	-	-	-	(641,863)	-	(641,863)	-
Total Governmental Activities	9,326,913	5,122,604	118,492	-	(4,085,817)	-	(4,085,817)	-
Business-type Activities:								
Utilities	864,449	1,131,066	-	22,351,043	-	22,617,660	22,617,660	-
Total business-type Activities:	864,449	1,131,066	-	22,351,043	-	22,617,660	22,617,660	-
Total Primary Government	$ 10,191,362	$ 6,253,670	$ 118,492	$ 22,351,043	(4,085,817)	22,617,660	18,531,843	-
Component Unit								
ICDA	$ 2,493,111	$ -	$ -	$ -				(2,493,111)
			General Revenues:					
			Taxes:					
			Property taxes		3,069,482	-	3,069,482	3,277,825
			Sales taxes		1,155,331	-	1,155,331	-
			Franchise taxes		567,534	-	567,534	-
			Unrestricted investment earnings		608,262	113,523	721,785	102,367
			Miscellaneous		513,532	2,812	516,344	-
			Total General Revenues		5,914,141	116,335	6,030,476	3,380,192
			Change in net position		1,828,324	22,733,995	24,562,319	887,081
			Net Position - beginning		20,686,362	-	20,686,362	(32,037,075)
			Net Position - ending		$ 22,514,686	$ 22,733,995	$ 45,248,681	$ (31,149,994)

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See notes to the financial statements.

CITY OF IOWA COLONY, TEXAS

GOVERNMENTAL FUNDS

BALANCE SHEET

September 30, 2024

	General Fund	American Rescue Plan Act (ARPA) Fund	Debt Service Fund	Capital Projects Fund	Non-Major Governmental Funds	Total Governmental Funds
Assets						
Current assets:						
Cash and cash equivalents	$ 5,033,995	$ 900,751	$ 494,010	$ 6,159,765	$ 866,124	$ 13,454,645
Investments	151,290	-	-	-	-	151,290
Due from other funds	5,682,771	-	-	-	-	5,682,771
Property taxes receivable	42,056	-	20,433	-	-	62,489
Sales tax receivable	122,693	-	-	-	53,130	175,823
Fines and forfeitures receivable	15,701	-	-	-	-	15,701
Due from other governments	-	-	-	-	13,213	13,213
Total Assets	$ 11,048,506	$ 900,751	$ 514,443	$ 6,159,765	$ 932,467	$ 19,555,932
Liabilities						
Accounts payable	$ 765,303	$ -	$ -	$ 482,080	$ 24,617	$ 1,272,000
Accrued expenses	64,085	-	-	-	1,093	65,178
Due to other funds	-	-	-	5,677,685	5,086	5,682,771
Developer deposits	2,236,983	-	-	-	-	2,236,983
Unearned revenue	1,862,648	900,751	-	-	-	2,763,399
Total Liabilities	4,929,019	900,751	-	6,159,765	30,796	12,020,331
Deferred Inflows of Resources						
Unavailable revenue - property taxes	42,056	-	20,433	-	-	62,489
Unavailable revenue - fines	15,701	-	-	-	-	15,701
Total Deferred Inflows of Resources	57,757	-	20,433	-	-	78,190
Fund Balances						
Restricted:						
Public safety	-	-	-	-	664,477	664,477
Debt Service	-	-	494,010	-	-	494,010
Grants	-	-	-	-	22,522	22,522
Assigned:						
Park Reserves	-	-	-	-	214,672	214,672
Capital improvements	1,625,000	-	-	-	-	1,625,000
Unassigned	4,436,730	-	-	-	-	4,436,730
Total Fund Balances	6,061,730	-	494,010	-	901,671	7,457,411
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 11,048,506	$ 900,751	$ 514,443	$ 6,159,765	$ 932,467	$ 19,555,932

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CITY OF IOWA COLONY, TEXAS
GOVERNMENTAL FUNDS
RECONCILIATION OF THE BALANCE SHEET
TO THE STATEMENT OF NET POSITION
September 30, 2024

Total Fund Balance, Governmental Funds	$	7,457,411
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets used in governmental activities are not current financial resources and therefore are not reported in this fund financial statement, but are reported in the governmental activities of the Statement of Net Position.		29,806,684
Uncollected adjudicated fines and outstanding property taxes that are not available to pay current period expenditures and therefore are not reported in this fund financial statement, but are reported in the governmental activities of the Statement of Net Position.		78,190
Long-term liabilities that are not due and payable in the current period, and therefore, are not reported in the funds.		
Certificates of obligation		(13,455,000)
Premium on bonds		(1,085,994)
Leases payable		(11,255)
Net pension asset/(liability)		(128,775)
Accrued interest payable on long-term debt		(320,554)
Differences between expected and actual experiences, assumption changes and net differences between projected and actual earnings and contributions subsequent to the measurement date for the postretirement benefits (pension and OPEB) are recognized as deferred outflows of resources and deferred inflows of resources on the statement of net position.		
Deferred outflows - pension related		214,571
Deferred inflows - pension related		(40,592)
Net Position of Governmental Activities	$	22,514,686

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CITY OF IOWA COLONY, TEXAS

GOVERNMENTAL FUNDS

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

For the Year Ended September 30, 2024

	General Fund	American Rescue Plan Act (ARPA) Fund	Debt Service Fund	Capital Projects Fund	Non-Major Governmental Funds	Total Governmental Funds
Revenues						
Property taxes	$ 1,493,443	$ -	$ 1,564,251	$ -	$ -	$ 3,057,694
Sales taxes	828,921	-	-	-	326,410	1,155,331
Franchise taxes	567,534	-	-	-	-	567,534
License and permits	3,857,581	-	-	-	-	3,857,581
Intergovernmental	250	-	-	-	118,242	118,492
Charges for services - Intergovernmental	853,143	-	-	-	-	853,143
Fines and forfeitures	392,067	-	-	-	20,170	412,237
Investment earnings	214,198	-	-	355,018	39,046	608,262
Miscellaneous revenue	513,532	-	-	-	-	513,532
Total Revenues	8,720,669	-	1,564,251	355,018	503,868	11,143,806
Expenditures						
Current:						
Administration	1,113,810	-	-	290,270	6,823	1,410,903
Finance	216,338	-	-	-	-	216,338
Police	1,545,524	-	-	-	142,831	1,688,355
Animal control	91,523	-	-	-	-	91,523
Emergency management	322,612	-	-	-	-	322,612
Municipal court	237,243	-	-	-	233	237,476
Public works	435,885	-	-	-	-	435,885
Parks and recreation	187,903	-	-	-	-	187,903
Community development	2,519,979	-	-	-	-	2,519,979
Fire marshal/inspections	506,518	-	-	-	-	506,518
Debt service:						
Principal	3,269	-	330,000	-	-	333,269
Interest and fees	521	-	658,910	-	-	659,431
Bond issuance costs	-	-	750	-	-	750
Capital outlay	1,616,777	-	-	2,843,547	356,528	4,816,852
Total Expenditures	8,797,902	-	989,660	3,133,817	506,415	13,427,794
Revenues Over (Under) Expenditures	(77,233)	-	574,591	(2,778,799)	(2,547)	(2,283,988)
Other Financing Sources (Uses)						
Operating transfers in	-	-	-	32,682	112,000	144,682
Operating transfers out	(144,682)	-	-	-	-	(144,682)
Total Other Financing Sources (Uses)	(144,682)	-	-	32,682	112,000	-
Changes in Fund Balance	(221,915)	-	574,591	(2,746,117)	109,453	(2,283,988)
Fund Balances - Beginning, as Previously Reported	5,639,407	-	563,657	2,746,117	792,218	9,741,399
Error correction	644,238	-	(644,238)	-	-	-
Fund Balances - Beginning	6,283,645	-	(80,581)	2,746,117	792,218	9,741,399
Fund Balances - Ending	$ 6,061,730	$ -	$ 494,010	$ -	$ 901,671	$ 7,457,411

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CITY OF IOWA COLONY, TEXAS

GOVERNMENTAL FUNDS
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds:	$	(2,283,988)
Governmental funds report outlays for capital assets as expenditures. However, in the statement of activities, the cost of those assets is allocated over the assets' estimated useful lives and reported as depreciation expense.		
Capital outlay		4,816,852
Depreciation/amortization		(1,116,258)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		
Property taxes		11,788
Fines and forfeitures		(357)
Bond and other debt proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of bond and other debt principal is an expenditure in the governmental funds, but repayment reduces long-term liabilities in the Statement of Net Position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.		
Principal paid on bonds		330,000
Principal paid on leases		3,269
Some expenses reported in the statement of activities do not require the use of current resources and these are not reported as expenditures in governmental funds:		
Accrued interest on long-term debt		7,101
Amortization of bond premiums and discounts		11,217
Changes in pension liabilities and related deferred outflows and inflows of resources		48,700
Change in net financial net position of governmental activities	$	1,828,324

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CITY OF IOWA COLONY, TEXAS
PROPRIETARY FUND
STATEMENT OF NET POSITION
For the Year Ended September 30, 2024

	Business-type Activities Utility Fund
Assets	
Current Assets:	
Cash and cash equivalents	$ 519,247
Restricted cash and cash equivalents	1,259,218
Receivables:	
Accounts receivable, net	332,105
Total Current Assets	2,110,570
Noncurrent Assets:	
Capital assets:	
Construction in progress	2,800,543
Buildings, improvements and roads	22,351,043
Less accumulated depreciation	(173,027)
Total capital assets	24,978,559
Total Noncurrent Assets	24,978,559
Total Assets	27,089,129
Liabilities	
Current Liabilities:	
Accounts payable and accrued expenses	685,855
Unearned revenue	20,906
Customer deposits	165,095
Total Current Liabilities	871,856
Noncurrent liabilities:	
Financing arrangement	3,483,278
Total Noncurrent liabilities	3,483,278
Total Liabilities	4,355,134
Net Position	
Net investment in capital assets	22,102,864
Unrestricted	631,131
Total Net Position	$ 22,733,995

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CITY OF IOWA COLONY, TEXAS

PROPRIETARY FUND

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

For the Year Ended September 30, 2024

	Business-type Activities Utility Fund
Operating revenues:	
Charges for services:	
Water	$ 470,012
Sewer	294,800
Garbage	183,181
Inspection fees	107,661
Other fees and charges	75,412
Miscellaneous	2,812
Total operating revenues	1,133,878
Operating expenses:	
Contractual services	218,827
Materials and supplies	169,451
Utilities and insurance	114,866
Depreciation	173,027
Total operating expenses	676,171
Other nonoperating revenues (expenses):	
Investment earnings	113,523
Capital contributions	22,351,043
Interest expense	(188,278)
Total other nonoperating revenues (expenses):	22,276,288
Increase (decrease) in net position	22,733,995
Net position - beginning of year	-
Net position - end of year	$ 22,733,995

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CITY OF IOWA COLONY, TEXAS

PROPRIETARY FUND
STATEMENT OF CASH FLOWS
For the Year Ended September 30, 2024

	Business-type Activities Utility Fund
Cash Flows from Operating Activities	
Receipts from customers and users	$ 984,962
Other receipts	2,812
Payments to suppliers and service providers	182,711
Net Cash Provided (Used) by Operating Activities	1,170,485
Cash Flows from Capital and Related Financing Activities	
Acquisition and construction of capital assets	(2,800,543)
Proceeds from financing arrangements	3,483,278
Interest paid on financing arrangements	(188,278)
Net cash Provided (Used) by Capital and Related Financing Activities	494,457
Cash Flows from Investing Activities	
Interest on investments	113,523
Net Cash Provided (Used) by Investing Activities	113,523
Net Increase (Decrease) in Cash and Cash Equivalents	1,778,465
Beginning Cash and Cash Equivalents	-
Ending Cash and Cash Equivalents	$ 1,778,465
Reconciliation to the Statement of Net Position - Proprietary Funds	
Unrestricted cash and cash equivalents	$ 519,247
Restricted cash and cash equivalents	1,259,218
	$ 1,778,465
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities	
Operating income (loss)	$ 457,707
Adjustment to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation and amortization expense	173,027
(Increase) decrease in assets	
Accounts receivable, net	(332,105)
Increase (decrease) in liabilities:	
Accounts payable and accrued expenses	685,855
Unearned revenue	20,906
Customer deposits	165,095
Net Cash Provided (Used) by Operating Activities	$ 1,170,485

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CITY OF IOWA COLONY

Note 1 - Organization

The City of Iowa Colony, Texas (the "City") is a political subdivision incorporated in 1972 through the State of Texas operating as a type B, general law city. In 2005, a resolution was passed to change to a type A, general law city. In 2020, the City adopted a Home Rule Charter and became a home rule municipality with the Council-Manager form of government. The City is governed by an elected Mayor and six-member Council. The Mayor and Council appoint a Manager to oversee the daily operations and manage all personnel.

The City provides the following services: general government, public safety, public works and community development.

Note 2 - Summary of Significant Accounting Policies

The financial statements of the City have been prepared in conformity with U.S. generally accepted accounting principles (GAAP) as applied to government units. The GASB is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the government's accounting policies are described below.

A. Reporting Entity

The City Council is elected by the public and it has the authority to make decisions, appoint administrators and managers, and significantly influence operations. It also has the primary accountability for fiscal matters. Therefore, the City is a primary government as defined by GAAP.

In March 2010, City Council formed the City of Iowa Colony Development Authority (ICDA) and the City of Iowa Colony Tax Increment Reinvestment Zone No. 2 (TIRZ 2) to facilitate development in connection with a residential neighborhood. The objective of the Zone is to facilitate quality mixed-use development with a self-sustaining tax base for the City of Iowa Colony, Brazoria County, and any other participating taxing entity. As of September 30, all financial activity of ICDA and TIRZ 2 has been funded privately by the developer and is reflected as a discretely presented component unit under the ICDA caption. Separate financial statements are available for the ICDA through the City Secretary's office.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Changes in Net Position) report information about the City as a whole. These statements include all activities of the primary government. All activities of the City are classified as governmental activities, as they are supported primarily by taxes and non-exchange revenues.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: (1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Franchise tax and sales tax revenues are recognized, for external reporting purposes, when the underlying sales or transaction occurs. Sales tax revenues are collected by individual commercial enterprises and filed with the State of Texas. The State of Texas remits the City's and Crime Control District's portion of the sales tax on a monthly basis, two months after the sales are reported. Interest is recorded when earned. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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Note 2 - Summary of Significant Accounting Policies (continued)

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available if they are collectible within the current period or soon enough to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are generally recorded when a liability is incurred, as under accrual accounting. As a practical matter, there is no material difference in the recognition of revenues between the government-wide and governmental fund financial statements. Expenditures for governmental funds are recorded when the related liability is incurred.

The City reports the following major governmental funds:

- The *General Fund* is used to account for all financial transactions that are not accounted for in another fund. The principal sources of revenue of the General Fund include local property taxes, sales and use taxes, franchise taxes, licenses and permits, fines and forfeitures, and charges for services. Expenditures include general administration, public safety, public works, and economic development.
- The *American Rescue Plan Act (ARPA) Fund is* used to account for grant funds received from the American Rescue Plan Act to aid in the recovery from the COVID-19 pandemic.
- The *Debt Service Fund* is used to account for interest and sinking property tax revenue and the debt service payments for outstanding bonds.
- The *Capital Projects Fund* is used to account for the proceeds of capital-related bonds and their related capital spending for major building additions and renovations.

The City reports the following major enterprise fund:

- The *Utility Fund* accounts for the City's water and sewer services.

Amounts reported as program revenues include: (1) charges to customers or applicants for goods, services or privileges provided, (2) operating grants and contributions, and (3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than program revenues. Likewise, general revenues include all taxes.

Net Position of the City and its component units are reported under the following captions:

- Net investment in capital assets - This component of Net Position consists of capital assets, including restricted capital assets, net of accumulated depreciation and related debt.
- Restricted - This component of Net Position consists of constraints placed on net position use through external constraints imposed by creditors, grantors, contributors, or laws or regulations of other governments or constraints imposed by law through contractual provisions or enabling legislation.
- Unrestricted Net Position - This component of Net Position consists of Net Position that do not meet the definition of "restricted" or "investment in capital assets".

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless City Council has provided otherwise in its commitment or assignment actions.

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Note 2 - Summary of Significant Accounting Policies (continued)

D. Investments

The City's local government investment pools are recorded at amortized costs as permitted by GASB Statement No. 79, *Certain Investment Pools and Pool Participants.* The City categorizes fair value measurements of its investments based on the hierarchy established by generally accepted accounting principles. The fair value hierarchy, which has three levels, is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs: Level 3 inputs are significant unobservable inputs.

E. Property Taxes

Property taxes are levied by October 1 in conformity with Subtitle E, Texas Property Tax Code. Taxes are due upon receipt and all taxes not paid prior to February 1 are deemed delinquent and are subject to such penalty and interest set forth by the Property Tax Code. On January 1 of each year, a tax lien attaches to property to secure the payment of all taxes, penalties and interest ultimately imposed. Appraised values are established by the Brazoria County Central Appraisal District (the "CAD"). Taxes are levied by the City Council based on the appraised values received from the CAD. Beginning in tax year 2016, the City began making payments into the City Tax Increment Fund in the Reinvestment Zone Number Two. The City agreed to transfer all Tax Increment received to the Iowa Colony Development Authority. The Zone and the Authority agreed to pay the City an amount equal to thirty percent of each Tax Increment payment.

F. Receivables

All receivables are reported at their gross value, with the exception of fines and forfeitures receivables. A provision has been made for an allowance for uncollectible for fines and forfeitures.

G. Capital Assets

Capital assets are reported in the applicable governmental activities' column in the government-wide financial statements. The government defines capital assets as assets with an initial, individual cost of $5,000. All purchased fixed assets are valued at cost where historical records exist. Donated fixed assets are valued at their estimated fair value on the date received.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Improvements, including public domain, and equipment are capitalized and depreciated over the remaining useful lives of the related fixed assets using the straight-line method, as applicable. Buildings, improvements and roads have an estimated useful life of 10 – 40 years. Machinery and equipment have an estimated useful life of 5 – 7 years.

H. Compensated Absences

It is the City's policy to permit employees to accumulate earned personal and sick leave. Employees can earn up to a maximum number of hours of personal leave equal to two times the employee's current accrual rate at termination and sick leave hours can accrue up to 480 hours. No amounts have been reported for accrued but unpaid compensated absences as they are not material to the financial statements.

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Note 2 - Summary of Significant Accounting Policies (continued)

I. Fund Balance

As of September 30, 2024, fund balances of the governmental funds are classified as follows:

Restricted - amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments.

Assigned - amounts that are intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. The Council has by resolution authorized the finance director to assign fund balance. The Council may also assign fund balance, as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Unassigned - all other spendable amounts.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to have been spent first. The City has not adopted a minimum fund balance policy for the General Fund.

J. Deferred Outflows / Inflows of Resources

In addition to assets, the statement of financial position includes a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net assets that applies to a future period(s) and therefore will not be recognized as an outflow of resources (expense/expenditure) until then. The City has one item that qualifies for reporting in this category, which is the deferred amounts related to pension. This amount represents the differences between estimated and actual investment earnings, changes in actuarial assumptions, and other pension changes.

In addition to liabilities, the statement of financial position includes a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net assets that applies to a future period(s) and therefore will not be recognized as an inflow of resources (revenue) until that time. The City has three items that qualify for reporting in this category. Unavailable revenue is reported only in the governmental funds balance sheet from two sources: property taxes and fines. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. In the government-wide financial statements the District reports deferred amounts related to pension.

K. Pensions

For purposes of measuring the Net Pension Liability/(Asset), deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

L. Other Post-Employment Benefits (OPEB)

The City participates in the Supplemental Death Benefits Fund (SBDF) administered by the Texas Municipal Retirement System (TMRS). Information regarding the City's total OPEB liability is obtained from TMRS through a report prepared for the City by TMRS' consulting actuary, Gabriel Roeder Smith & Company, in compliance with GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions.* The City does not consider it necessary to record the related net OPEB liability as it is not material to the government-wide financial statements.

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Note 2 - Summary of Significant Accounting Policies (continued)

M. Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the financial statements. Actual amounts could vary from those estimates.

N. Leases

The City recognizes lease liabilities with an initial value of $5,000 or more. At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life. Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

Implementation of New Standards

GASB issued Statement No. 99, *Omnibus 2022,* in April 2022. This Statement was issued to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements and accounting and financial reporting for financial guarantees. The requirements of this statement had various effective dates and specific provisions were implemented prior to fiscal year 2024. The remaining requirements related to financial guarantees and the classification and reporting of derivative instruments within the scope of Statement 53 are effective for fiscal years beginning after June 15, 2023, and all reporting periods thereafter. The remaining requirements of this statement were implemented in fiscal year 2024 and did not have a material impact on the financial statements.

GASB issued Statement No. 100, *Accounting Changes and Error Corrections – an Amendment of GASB Statement No. 62,* in June 2022. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The requirements of this Statement are effective for accounting changes and error corrections made in fiscal years beginning after June 15, 2023, and all reporting periods thereafter. The requirements of this statement were implemented in fiscal year 2024 and did not have a material impact on the financial statements.

GASB issued Implementation Guide 2021-1, *Implementation Guidance Update – 2021*, in May 2021. The primary objective of this Implementation Guide is to provide guidance that clarifies, explains, or elaborates on GASB Statements. The requirements of this Implementation Guide had various effective dates and specific provisions were implemented prior to fiscal year 2024. The remaining requirement, an amendment to Question 7.9.8 in Implementation Guide 2015-1 effective for reporting periods beginning after June 15, 2023, requires governments to capitalize assets whose individual acquisition costs are less than the threshold for an individual asset if those assets in the aggregate are significant. The requirements of this statement were implemented in fiscal year 2024 and did not have a material impact on the financial statements.

GASB issued Implementation Guide 2023-1, *Implementation Guidance Update – 2023*, in June 2023. The primary objective of this Implementation Guide is to provide guidance that clarifies, explains, or elaborates on GASB Statements. This Implementation Guide amends Implementation Guide No. 2019-3, *Leases*, Question 4.16, and Implementation Guide No. 2021-1, *Implementation Guidance Update—2021*, Question 4.13. The requirements of this Implementation Guide are effective for fiscal years beginning after June 15, 2023, and all reporting periods thereafter. The requirements of this Implementation Guide were implemented in fiscal year 2024 and did not have a material impact on the financial statements.

Note 3 - Cash and Temporary Investments (Cash Equivalents)

Authorization for Deposits and Investments

The Texas Public Funds Investment Act (PFIA), as prescribed in Chapter 2256 of the Texas Government Code, regulates deposits and investment transactions of the City. The Council has adopted a written investment policy regarding the investment of City funds as required by the PFIA. Acceptable investments under this policy are limited to (1) fully insured or collateralized certificates of deposit from a bank in the State of Texas and under the terms of a written depository agreement with that bank; (2) obligations of the United States Government, its agencies and instrumentalities and government sponsoring enterprises; and (3) Texas Local Government Investment Pools as by the PFIA and have been authorized by the City Council. The investments of the City are in compliance with the City's investment policy as to form.

Local Government Investment Pool

As of September 30, 2024, the City's investments included balances in the TexSTAR Public Funds Investment Pool and Texas CLASS. The investment pool investments are not evidenced by securities that exist in physical or book entry form and, accordingly, do not have custodial risk.

Texas Short Term Asset Reserve Program ("TexSTAR") has been organized in conformity with the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, and the Public Funds Investment Act, Chapter 2256 of the Texas Government Code. These two acts provide for the creation of public funds investment pools (including TexSTAR) and authorize eligible governmental entities ("Participants") to invest their public funds and funds under their control through the investment pools. J.P. Morgan Investment Management, Inc. ("JPMIM" or the "investment manager") and First Southwest Asset Management, Inc. ("FSAM") serve as co-administrators for TexSTAR under an agreement with the TexSTAR board of directors (the "Board"). The value of City portions in TexSTAR are the same as the value of the shares. Unlike money market mutual funds which are registered with the Securities and Exchange Commission, TexSTAR does not operate in a manner consistent with Rule 2a-7 of the Investment Company Act of 1940. The external pooled fund uses amortized cost rather than market value to report Net Position to compute share price, because such funds have daily liquidity.

Texas CLASS is a local government investment pool pursuant to Section 2256.016 of the Public Funds Investment Act, Texas Government Code. Per State Code, entities may pool any of their funds, or funds under their control, to preserve principal, maintain the liquidity of the funds and maximize yield. The Texas CLASS and Texas CLASS Government agreement is an agreement of indefinite term regarding the investment, reinvestment, and withdrawal of local government funds. Texas CLASS seeks to maintain a constant net asset value of $1.00, although this cannot be fully guaranteed. Texas CLASS is rated AAAm and must maintain a dollar weighted average maturity not to exceed 60 days, which is the limit.

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Note 3 - Cash and Temporary Investments (Cash Equivalents) (continued)

Deposit and Investment Amounts

The following schedule shows the City's recorded cash and investments at year-end:

	General Fund	American Rescue Plan Act (ARPA) Fund	Debt Service Fund	Capital Projects Fund	Non-Major Governmental Funds	Total
Petty cash	$ 300	$ -	$ -	$ -	$ -	$ 300
Demand deposits:						
Consolidated	310,497	900,751	494,010	32,682	71,628	1,809,568
Bond funds	-	-	-	1,608,084	-	1,608,084
Retainer account	482,807	-	-	-	-	482,807
Certificates of deposit	151,290	-	-	-	-	151,290
Local Government Investment Pools	4,240,391	-	-	4,518,999	794,496	9,553,886
Totals	$ 5,185,285	$ 900,751	$ 494,010	$ 6,159,765	$ 866,124	$ 13,605,935

	Fair Value / Amortized Cost	Percentage of Portfolio	Weighted Average Maturity (days)	S&P Rating
Petty cash	$ 300	0%	1	N/A
Demand deposits	3,900,459	29%	1	N/A
Certificates of deposit	151,290	1%	268	N/A
Local Government Investment Pools	9,553,886	70%	32	AAAm
Totals	$ 13,605,935	100%	26	

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Note 3 - Cash and Temporary Investments (Cash Equivalents) (continued)

Deposit and Investment Amounts (continued)

All bank balances for demand and certificates of deposits for the primary government and the discretely presented component unit at year end was covered by FDIC insurance of $250,000 and the remaining balance was covered by pledged collateral. The values of certificates of deposit are determined using level 2 inputs as described in Note 2 D of the financial statements.

Interest Rate Risk and Concentration of Credit Risk

In accordance with the City's investment policy, the maturity of investments (to include certificates of deposit) shall not exceed one year, or with the approval of City Council, two years. For pooled fund groups, the maximum dollar-weighted average maturity allowed based on the stated maturity date for the portfolio shall not exceed two years. The City's investment policy does not restrict or specify levels of concentration or diversification within the City's portfolio. It does provide that *"The City shall diversify its investments in order to minimize the risk of loss resulting from a concentration of assets in a specific maturity, a specific issuer, or a specific type of investment."*

Note 4 - Receivables

Amounts recorded as receivables as of September 30, 2024, are as follows:

	General Fund	Debt Service Fund	Non-Major Governmental Funds	Total
Receivables:				
Property taxes	$ 42,056	$ 20,433	$ -	$ 62,489
Sales taxes	122,693	-	53,130	175,823
Fines and forfeitures	314,011	-	-	314,011
Gross receivables	478,760	20,433	53,130	552,323
Less: allowance for uncollectibles	(298,310)	-	-	(298,310)
Net total receivables	$ 180,450	$ 20,433	$ 53,130	$ 254,013

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Note 5 - Developer Deposits

The City has entered into various agreements with Land Tejas Sterling Lakes (the "Developer"). The Developer is developing certain facilities within the city limits or extraterritorial jurisdiction of the City. The Developer deposits refundable funds with the City at the beginning of the agreement term with a non-refundable administrative fee. The refundable deposits will be returned to the Developer upon completion of each project. The agreements do not represent an escrow agreement and the City shall not owe any fiduciary duty to the Developer. The following is a summary of activity for developer deposits for the year ended September 30, 2024:

Project	Balance 9/30/2023	Additions	Deductions	Balance 9/30/2024
County Road 64	$ 1,731,000	$ -	$ -	$ 1,731,000
Early Plat - Sterling Lakes North Sec 2, 3	-	2,114,356	(1,910,468)	203,888
Early Plat - Sterling Lakes North Sec 1	-	383,828	(225,549)	158,279
Early Plat - Sterling Lakes North Sec 4 & Force Main	-	1,061,411	(917,595)	143,816
	$ 1,731,000	$ 3,559,595	$ (3,053,612)	$ 2,236,983

Note 6 - Unearned Revenue

As of September 30, 2024, unearned revenue balances consisted of the following:

	General Fund	American Rescue Plan Act (ARPA) Fund	Total
Unearned Revenues:			
Grants	$ 1,284	$ 900,751	$ 902,035
Developer deposits	1,505,304	-	1,505,304
Other	13,876	-	13,876
Road damage deposits	342,184	-	342,184
Total Unearned Revenues	$ 1,862,648	$ 900,751	$ 2,763,399

The Road Damage Deposits are for potential repairs that may be required to be completed at a later date. The retainer fees are amounts advanced to the City by developers for community development project costs that will occur at a later date. The grant funds are reported as unearned revenue until qualifying expenditures are incurred.

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Note 7 - Interfund Receivables and Payables and Transfers

As of September 30, 2024, interfund balances consisted of the following:

	Interfund Receivable	Interfund Payable	Net Totals
General Fund	$ 5,682,771	$ -	$ 5,682,771
American Rescue Plan Act (ARPA) Fund	-	(5,086)	(5,086)
Capital Projects Fund	-	(5,677,685)	(5,677,685)
Totals	$ 5,682,771	$ (5,682,771)	$ -

	Transfer In	Transfer Out	Net Totals
General Fund	$ -	$ (144,682)	$ (144,682)
Capital Projects Fund	32,682	-	32,682
Non-Major Governmental Funds	112,000	-	112,000
Totals	$ 144,682	$ (144,682)	$ -

The transfer from the general fund to the vehicle replacement fund of $112,000 represents amounts set aside for future vehicle replacement costs and 32,682 to the Capital Projects Fund to cover remaining project costs to close out the bond fund.

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Note 8 - Capital Assets

Capital assets activity of the governmental activities for the year ended September 30, 2024, was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental activities:				
Capital assets not being depreciated/amortized:				
Land and right of way	$ 3,760,244	$ 1,292,094	$ -	$ 5,052,338
Construction in progress	229,779	99,775	-	329,554
Total capital assets not being depreciated/amortized	3,990,023	1,391,869	-	5,381,892
Capital assets being depreciated/amortized:				
Buildings, improvements and roads	24,665,533	1,641,096	-	26,306,629
Machinery and equipment	823,145	1,783,887	-	2,607,032
Right-to-use lease assets	17,150	-	-	17,150
Total capital assets being depreciated/amortized	25,505,828	3,424,983	-	28,930,811
Less accumulated depreciation/amortization for:				
Buildings, improvements and roads	(2,785,054)	(829,892)	-	(3,614,946)
Machinery and equipment	(601,849)	(282,936)	-	(884,785)
Right-to-use lease assets	(2,858)	(3,430)	-	(6,288)
Total accumulated depreciation/amortization	(3,389,761)	(1,116,258)	-	(4,506,019)
Total capital assets being depreciated/amortized, net	22,116,067	2,308,725	-	24,424,792
Governmental activities capital assets, net	$ 26,106,090	$ 3,700,594	$ -	$ 29,806,684

Depreciation and amortization were charged to functions of the governmental activities of the primary government as follows:

Governmental activities:	Depreciation/ Amortization Expense
Administration	$ 73,665
Public safety	398,423
Public works	3,739
Community development	640,431
	$ 1,116,258

As of September 30, 2024, the governmental activities had the following remaining commitments related to capital projects:

	Authorized Contract	Construction in Progress	Amount Remaining
TWDB Grant Projects		$ 91,250	$ (91,250)
2021 Waterline Extension		8,525	(8,525)
	$ -	$ 99,775	$ (99,775)

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Note 8 - Capital Assets (continued)

Capital assets activity of the business-type activities for the year ended September 30, 2024, was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Business-type activities:				
Capital assets not being depreciated/amortized:				
Construction in progress	$ -	$ 2,800,543	$ -	$ 2,800,543
Total capital assets not being depreciated/amortized	-	2,800,543	-	2,800,543
Capital assets being depreciated/amortized:				
Water/sewer facilities	$ -	$ 22,351,043	$ -	$ 22,351,043
Less accumulated depreciation/amortization for:				
Water/sewer facilities	-	(173,027)	-	(173,027)
Total accumulated depreciation/amortization	-	(173,027)	-	(173,027)
Total capital assets being depreciated/amortized, net	-	22,178,016	-	22,178,016
Business-type activities capital assets, net	$ -	$ 24,978,559	$ -	$ 24,978,559

During the current fiscal year, Brazoria County Municipal Utility District No. 31 transferred water/sewer facilities to the City in the amount of $22,351,043.

Depreciation and amortization were charged to functions of the business-type activities of the primary government as follows:

Business-type activities:	**Depreciation/ Amortization Expense**
Water	$ 67,428
Sewer	105,599
	$ 173,027

As of September 30, 2024, the business-type activities had the following remaining commitments related to capital projects:

	Authorized Contract	Construction in Progress	Amount Remaining
PSI Water Meters	$ 3,295,000	$ 2,800,543	$ 494,457

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Note 9 - Long-term Debt

Changes in Long-Term Liabilities

The following is a summary of changes in the City's governmental activities long-term liabilities for the year ended September 30, 2024:

	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Governmental activities:					
Private placement certificates of obligation	$ 1,025,000	$ -	$ (75,000)	$ 950,000	$ 80,000
Tax and revenue certificates of obligation	12,760,000	-	(255,000)	12,505,000	265,000
Premium	1,097,211	-	(11,217)	1,085,994	-
Leases payable	14,524	-	(3,269)	11,255	3,402
Total Governmental Activities	$ 14,896,735	$ -	$ (344,486)	$ 14,552,249	$ 348,402

The following is a summary of changes in the City's business-type activities long-term liabilities for the year ended September 30, 2024:

	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Business-type activities:					
Financing arrangement	$ -	$ 3,483,278	$ -	$ 3,483,278	$ -
Total business-type activities	$ -	$ 3,483,278	$ -	$ 3,483,278	$ -

Certificates of Obligation

Additional information for the City's certificates of obligations as of September 30, 2024 is as follows:

	Original Borrowing	Interest Rate	Final Maturity	Outstanding at Year-end
Governmental activities:				
Private Placement Certificates of Obligation Series 2020	$ 1,255,000	2.040%	2035	$ 950,000
Tax and Revenue Certificates of Obligation Series 2022	$ 13,125,000	5.000%	2047	12,505,000

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Note 9 - Long-term Debt (continued)

Certificates of Obligation (continued)

Debt service requirements to maturity are as follows:

Fiscal	Private Placement Certificates of Obligation			Tax and Revenue Certificates of Obligation		
Year	Principal	Interest	Total	Principal	Interest	Total
2025	$ 80,000	$ 19,380	$ 99,380	$ 265,000	$ 625,250	$ 890,250
2026	80,000	17,748	97,748	275,000	612,000	887,000
2027	80,000	16,116	96,116	295,000	598,250	893,250
2028	80,000	14,484	94,484	310,000	583,500	893,500
2029	85,000	12,852	97,852	320,000	568,000	888,000
2030 - 2034	450,000	37,638	487,638	1,870,000	2,582,000	4,452,000
2035 - 2039	95,000	1,938	96,938	2,795,000	2,036,250	4,831,250
2040 - 2044	-	-	-	3,690,000	1,242,500	4,932,500
2045 - 2049	-	-	-	2,685,000	273,000	2,958,000
2050 - 2054	$ 950,000	$ 120,156	$ 1,070,156	$ 12,505,000	$ 9,120,750	$ 21,625,750

Leases Payable

The City is under contract for noncancellable leases that convey control of the right to use assets. The lease liabilities outstanding as of September 30, 2024, are as follows:

				Lease Liability		Lease Asset	
			Interest	Original	Outstanding	Original	Accumulated
Description	Start Date	End Date	Rate	Amount	Balance	Amonut	Amortization
Copiers	12/28/22	12/31/27	4.00%	$ 17,150	$ 11,255	$ 17,150	$ 6,288
				$ 17,150	$ 11,255	$ 17,150	$ 6,288

All amounts paid were previously included in the measurement of the lease liability and there were no other related outflows of resources for the period such as variable payments or termination penalties. In addition, there were no commitments incurred prior to commencement of the lease term and there were no impairment losses related to lease assets.

The future principal and interest lease payments as of September 30, 2024, were as follows:

Fiscal Year	Principal	Interest	Total
2025	$ 3,402	$ 388	$ 3,790
2026	3,540	250	3,790
2027	3,685	105	3,790
2028	628	3	631
Total	$ 11,255	$ 746	$ 12,001

Note 9 - Long-term Debt (continued)

Financing Arrangement

During fiscal year 2024, the City entered into a financing arrangement for the acquisition of water meters. The project is to be completed in phases and the first phase is structured as a lease purchase agreement. The financing arrangements outstanding as of September 30, 2024, were as follows:

	Original Borrowing	Interest Rate	Final Maturity	Outstanding at Year-end
Business-type activities:				
Lease Purchase Agreement - Phase 1				
October 4, 2023	$ 3,483,278	4.944%	2040	$ 3,483,278

The future principal and interest financing arrangement payments as of September 30, 2024, were as follows:

Fiscal Year	Principal	Interest	Total
2026	$ 162,105	$ 172,213	$ 334,318
2027	170,119	164,199	334,318
2028	178,530	155,788	334,318
2029	187,356	1,146,962	1,334,318
2030 - 2034	1,085,229	586,360	1,671,589
2035 - 2039	1,381,370	290,219	1,671,589
2040 - 2044	318,569	15,750	334,319
Total	$ 3,483,278	$ 2,531,491	$ 6,014,769

Note 10 - Risk Management

General Liability

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City's risk management program encompasses various means of protecting the City against loss by obtaining property, casualty, and liability coverage through commercial insurance carriers and from participation in a risk pool. The participation of the City in the risk pool is limited to the payment of premiums. There has not been any significant reduction in insurance coverage from the previous year.

Worker's Compensation

The City is a member of the Texas Municipal League (TML) Workers' Compensation Intergovernmental Risk Pool, an unincorporated association of political subdivision of the State of Texas. The company is not intended to operate as an insurance company but rather a contracting mechanism by which the City provides self-insurance benefits to its employees. The fund contracts with a third-party administrator for administration, investigation, and adjustment services in the handling of claims. Premiums are based on the estimated City payroll by risk factor and rates. The premiums are adjusted by the City's experience modifier. All loss contingencies, including claims incurred but not reported, if any, are recorded and accounted for by the TML Pool.

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Note 11 - Employee Retirement System

Texas Municipal Retirement System

Effective October 20, 2014, City council approved the participation in the Texas Municipal Retirement System to provide pension benefits for full time employees. Subsequently, the City began making necessary contributions in accordance with the provisions of the plan.

Plan Description

The City participates as one of 934 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available annual comprehensive financial report (ACFR) that can be obtained at www.tmrs.com.

All eligible employees of the city are required to participate in TMRS.

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Note 11 - Employee Retirement System (continued)

Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the city-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven actuarially equivalent payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

At the date the plan began, the City granted monetary credits for service rendered before the plan began of a theoretical amount equal to two times what would have been contributed by the employee, with interest, prior to establishment of the plan. Monetary credits for service since the plan began are 200% of the employee's accumulated contributions.

A summary of plan provisions for the City are as follows:

Employee deposit rate	7%
Matching ratio (City to employee)	2 to 1
Years required for vesting	5
Service retirement eligibility	20 years at any age, 5 years at age 60 and above
Updated Service Credit	None
Annuity Increase to retirees	Ad Hoc

The City participates in Social Security.

Employees Covered by Benefit Terms

At the December 31, 2023, valuation and measurement date, 23 active City employees were covered by the benefit terms and 16 inactive employees was entitled to but not yet receiving benefits. There were 2 inactive employees or beneficiaries currently receiving benefits as of that date.

Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the city matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the city. Under the state law governing TMRS, the contribution rate for each city is determined annually by the consulting actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City were 10.52% and 7.17% for 2024 and 2023, respectively.

Net Pension Liability/(Asset)

The City's Net Pension Liability/(Asset) (NPL) was measured as of December 31, 2023, and the Total Pension Liability/(Asset) (TPL) used to calculate the Net Pension Liability/(Asset) was determined by an actuarial valuation as of that date.

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Note 11 - Employee Retirement System (continued)

Actuarial Assumptions

The Total Pension Liability in the December 31, 2023, actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	3.6% to 11.85% including inflation
Investment Rate of Return	6.75% net of pension plan investment expense, including inflation

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with 110% of the Public Safety table used for males and 100% of the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4-year set forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2018, to December 31, 2022. The assumptions were adopted in 2023 and first used in the December 31, 2023, actuarial valuation. The post-retirement mortality assumption for annuity purchase rates is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, to satisfy the short term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building- block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). The target allocation and best estimates of real rates of return for each major asset class in fiscal year 2024 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global Equities	35%	6.70%
Core Fixed Income	6%	4.70%
Non-core Fixed Income	20%	8.00%
Other Public and Private Markets	12%	8.00%
Real Estate	12%	7.60%
Hedge Funds	5%	6.40%
Private Equity	10%	11.60%
Total	100%	

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Note 11 - Employee Retirement System (continued)

Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee contributions will remain at the current 7% and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

Sensitivity of the Net Pension Liability/(Asset) to changes in the discount rate

The following presents the Net Pension Liability/(Asset) of the City, calculated using the discount rate of 6.75%, as well as what the City's Net Pension Liability/(Asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

	1% Decrease	Current Discount Rate (6.75%)	1% Increase
City's net pension liability	$ 346,678	$ 128,775	$ (46,748)

Changes in the Net Pension Liability/(Asset)

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) - (b)
Balance at 12/31/2022	$ 1,112,244	$ 927,864	$ 184,380
Changes for the year:			
Service Cost	299,389	-	299,389
Interest	82,208	-	82,208
Difference between expected and actual experience	14,639	-	14,639
Changes in assumptions	(24,028)	-	(24,028)
Contributions - employer	-	194,145	(194,145)
Contributions - employee	-	125,718	(125,718)
Net Investment income	-	108,637	(108,637)
Benefit payments, including refunds, of employee contributions	(88,094)	(88,094)	-
Administrative expense	-	(683)	683
Other changes	-	(4)	4
Net changes	284,114	339,719	(55,605)
Balance at 12/31/2023	$ 1,396,358	$ 1,267,583	$ 128,775

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Note 11 - Employee Retirement System (continued)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately issued TMRS financial report. That report may be obtained on the Internet at www.tmrs.com.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2024, the City recognized pension expense of $178,324.

At September 30, 2024, the City reported deferred outflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences in expected and actual experience	$ 20,949	$ (20,933)
Change in assumptions	-	(19,659)
Difference in projected and actual earnings on pension plan investments	16,866	-
Contributions subsequent to measurement date	176,756	-
Total	$ 214,571	$ (40,592)

Deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date of $176,756 will be recognized as a reduction of the Net Pension Liability/(Asset) for the measurement year ending December 31, 2024 (i.e., recognized in the city's financial statements September 30, 2025). Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year	Net Deferred Outflows (Inflows) of Resources
2025	$ (2,940)
2026	507
2027	11,158
2028	(10,648)
2029	(854)
Total	$ (2,777)

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Note 12 - Post-employment Benefits Other Than Pensions (OPEB)

TMRS Supplemental Death Benefits Fund

The City also participates in the cost sharing multiple-employer defined benefit group-term life insurance plan operated by the Texas Municipal Retirement System (TMRS) known as the Supplemental Death Benefits Fund (SDBF). The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees. The City may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death); retired employees are insured for $7,500; this coverage is an "other postemployment benefit," or OPEB.

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to pre-fund retiree term life insurance during employees' entire careers.

The retiree portion of the City's contributions to the TMRS SDBF for the fiscal year 2024 was $818 which equaled the required contribution amount.

Based on calculations of the plan's actuary under the provisions of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, the city has a total OPEB liability of $22,223. Management has determined the effects of implementing this pronouncement on the City's government wide net position are not material to the financial statements and no provision for this liability or activity, other than cash paid as part the TMRS contribution of $818 have been recorded in the City's financial statements.

Note 13 - Fund Balance Assignments

The City has assigned fund balances as of September 30, 2024 for the following purposes:

	Assigned Fund Balance
Public works equipment	$ 200,000
Public works roadwork	350,000
Unified development code update project	25,000
Government Center master plan	250,000
MUD facility conveyance	50,000
Capital planning	50,000
ARPA water line project	300,000
Disaster response funds	400,000
	$ 1,625,000

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Note 14 - Contracts with Municipal Utility Districts

The City has active agreements with municipal utility districts (MUDs) located within the City's boundaries.

Brazoria County Municipal Utility District No. 31 (MUD 31)

Strategic Partnership Agreement

Effective July 17, 2006, amended September 1, 2012, and November 16, 2020, the City entered into a Strategic Partnership Agreement (the Agreement) under which the City annexed a tract of land (the tract) within the boundaries of MUD 31 for limited purposes. MUD 31 continues to exercise all powers and functions of a municipal utility district as provided by law. As consideration for MUD 31 providing services as detailed in the Agreement, the City agrees to remit one-half of all sales and use tax revenues generated within the boundaries of the tract. As consideration for the sales tax payments and the services provided by the City, MUD 31 agrees to continue to provide and develop water, sewer and drainage services within MUD 31 in lieu of full-purpose annexation. During the current year, the City did not make any payments related to this Agreement.

Annexation Agreement

Effective December 17, 2018, the City entered into an Annexation Agreement with MUD 31 to defer the conversion of the limited purpose annexation of MUD 31 to a full purpose annexation by the City to a date no earlier than January 2, 2019, to be determined by the City, in order to defer City taxes on the annexation area. The City will still be obligated to provide certain services to MUD 31 after annexation and before receiving property taxes from the annexation area, therefore, the Annexation Agreement provides for certain service expense sharing payments from MUD 31 to the City to help defray the costs of services. During prior years, MUD 31 made two payments of $350,000 to the City and the City has completed the full purpose annexation. The Annexation Agreement provides for the City to remit to MUD 31 70% of the maintenance and operations ad valorem property tax received by the City on property in the annexation area. The due dates of the payments shall be the last day of March and August of each year, for tax revenues received by the City at least 10 days before the due date of the payment. The tax sharing payments shall begin on the ad valorem property taxes received by the City from the annexation area for the 2020 tax year and continue for 20 years, totaling 40 semiannual payments, subject to the terms of the Annexation Agreement. During the current year, the City paid $739,886 in tax sharing payments to MUD 31 in accordance with the Annexation Agreement.

Brazoria County Municipal Utility District No. 32 (MUD 32)

Strategic Partnership Agreement

Effective July 18, 2016, the City entered into a Strategic Partnership Agreement (the Agreement) under which the City annexed a tract of land (the tract) within the boundaries of MUD 32 for limited purposes. MUD 32 continues to exercise all powers and functions of a municipal utility district as provided by law. As consideration for MUD 32 providing services as detailed in the Agreement, the City agrees to remit one-half of all sales and use tax revenues generated within the boundaries of the tract. As consideration for the sales tax payments and the services provided by the City, MUD 32 agrees to continue to provide and develop water, sewer and drainage services within MUD 32 in lieu of full-purpose annexation. The City agrees it will not annex MUD 32 for full purposes or commence any action to annex MUD 32 during the term of the Agreement, which is 15 years. During the current year, the City did not make any payments related to this Agreement.

Annexation Agreement

By letter dated January 16, 2024, the City notified MUD 32 that it intends to exercise its option to take ownership of MUD 32's water and wastewater facilities, including all completed and future water, sewer and drainage facilities serving MUD 32t within six months. On November 14, 2024, subsequent to year-end, the City and MUD 32 entered into a Utility Conveyance and Security Agreement to transfer certain improvements, structures, and facilities designed to provide water and wastewater to serve areas within MUD 32's boundaries and the extraterritorial jurisdiction of the City.

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Note 14 - Contracts with Municipal Utility Districts (continued)

Brazoria County Municipal Utility District No. 53 (MUD 53)

Strategic Partnership Agreement

Effective January 10, 2022, the City entered into a Strategic Partnership Agreement (the Agreement) with MUD 53 whereby the City may annex any commercial portion of MUD 53 from time to time for the purpose of levy and collection of the City's sales and use taxes. MUD 53 would continue to exercise all the powers of a municipal utility district in the area of limited purpose annexation as provided by law. The City will keep all of the sales and use taxes collected under the Agreement. As of this date, no area has been so annexed. In addition, the Agreement provides for the provision of fire, police, garbage and building regulation within MUD 53. The City agrees that it will not annex MUD 53 for full purposes until one of the following conditions has been satisfied: (i) 90% of the developable acreage in MUD 53 has been developed with water, sanitary sewer, drainage and paving, and the developer has been reimbursed to the maximum extent permitted by the rules of the Commission, or the City assumes any obligation for such reimbursement of MUD 53 under such rules, or (ii) 20 years from the date of the Agreement, whichever comes first.

Brazoria County Municipal Utility District No. 55 (MUD 55)

Strategic Partnership Agreement

On February 15, 2011, the City entered into a Shared Financing Agreement (the “Agreement”) with MUD 55, City of Iowa Colony TIRZ #2 (the "Zone") and Iowa Colony Development Authority (the “Authority”) for the purpose of constructing TIRZ Projects which include various public works and improvements. The Authority and MUD 55 agree to assist the City and the Zone in the implementation of the TIRZ Projects and in the funding, ownership, operation, and maintenance of the TIRZ Projects. MUD 55 will act as Project Manager for the TIRZ projects set out in the Agreement and will give written notice to the Authority Board before initiating the design or construction of a TIRZ project for approval. Upon completion of TIRZ Project construction, the project shall be conveyed to the responsible party as stated in the Agreement. For any year in which the City collects or receives Tax Increment, the City will pay such Tax Increment to the Authority. For any year the Authority receives payments from the City, the amount of Project Costs to be paid from Tax Increment by the Authority (“TIRZ Share”) to MUD 55 is the percentage of the actual project costs set out in the Agreement. MUD 55 will begin to receive TIRZ Share payments no later than thirty days prior to the fall principal and interest payment date subsequent to MUD 55 issuance of bonds. The term of the Agreement will expire on the later of January 1 in the year following completion of the TIRZ plan or the date that the Developer has been repaid in full for all eligible project costs. As of March 31, 2024, certain projects in the Zone have been completed and MUD 55 is in process of conveying assets to the City and submitting documentation for reimbursement. The date of conveyance, value of assets to be conveyed and amount of reimbursement are not known as of fiscal year end.

Proposed Brazoria County Municipal Utility District No. 90 (MUD 90)

Utility Functions Agreement

On August 12, 2024, the City entered into a Utility Functions Agreement (the “Agreement”) with four developers on-behalf of proposed MUD 90, a municipal utility district not yet created. MUD 90 is to construct or acquire water and wastewater facilities with ownership of the facilities to be conveyed to the City as the facilities are constructed. In consideration of the acquisition and construction of the facilities, the City is to make an annual payment to MUD 90 from real property taxes collected from property located within MUD 90. Thes revenues generated by M&O portion of the City tax rate are to be rebated to MUD 55 beginning on February 1 in the calendar year following the calendar year for which MUD 90 initially receives a tax roll from Brazoria County Appraisal District and shall be payable each May 1 thereafter (e.g., if MUD 90 receives a tax roll for calendar year 2027, the annual payment for such year will be due May 1, 2028). The structure of the annual payments shall be as follows: 2025 – 2029 payment will be equal to 100% of M&O taxes collected; 2030 – 2034 payment will be equal to 75% of M&O taxes collected; and 2035-2039 will be equal to 50% of M&O taxes collected.

Note 15 - Subsequent Events

On October 1, 2024, the City entered into a promissory note agreement in the amount of $2,156,022 for the financing of water meters. The note is payable in annual installments at a rate of 4.85% per annum, beginning on October 1, 2025, and ending on October 1, 2040.

On November 14, 2024, the City entered into a Utility Conveyance and Security Agreement with MUD 32 to transfer certain improvements, structures, and facilities designed to provide water and wastewater to serve areas within MUD 32's boundaries and the extraterritorial jurisdiction of the City.

On April 14, 2025, the City Council approved a Utility Conveyance and Security Agreement with MUD 55 to transfer certain improvements, structures, and facilities designed to provide water and wastewater to serve areas within MUD 55's boundaries and the extraterritorial jurisdiction of the City.

Note 16 – Restatements of Beginning Balances

During fiscal year 2024, an error correction resulted in restatements of beginning fund balance in the General Fund and Debt Service Fund, as follows:

	General Fund	Debt Service Fund	Total
Fund Balances - Beginning, as Previously Reported	$ 5,639,407	$ 563,657	$ 6,203,064
Error correction	644,238	(644,238)	-
Fund Balances - Beginning	$ 6,283,645	$ (80,581)	$ 6,203,064

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REQUIRED SUPPLEMENTARY INFORMATION

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CITY OF
IOWA
COLONY

CITY OF IOWA COLONY, TEXAS

REQUIRED SUPPLEMENTARY INFORMATION - GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL (BUDGETARY BASIS)
For the Year Ended September 30, 2024

	Budgeted Amounts			Variance with Final
	Original	Final	Actual	Budget
Revenues				
Property taxes	$ 2,889,000	$ 2,889,000	$ 1,493,443	$ (1,395,557)
Sales taxes	-	-	828,921	828,921
Franchise taxes	310,000	310,000	567,534	257,534
License and permits	2,204,000	2,204,000	3,857,581	1,653,581
Intergovernmental	-	-	250	250
Charges for services - Intergovernmental	779,400	779,400	853,143	73,743
Fines and forfeitures	285,500	285,500	392,067	106,567
Investment earnings	-	-	214,198	214,198
Miscellaneous revenue	1,481,450	1,481,450	513,532	(967,918)
Total Revenues	7,949,350	7,949,350	8,720,669	771,319
Expenditures				
Current:				
Administration	1,189,250	1,189,250	1,113,810	75,440
Finance	246,620	246,620	216,338	30,282
Police	1,701,890	1,701,890	1,545,524	156,366
Animal control	98,120	98,120	91,523	6,597
Emergency management	11,000	11,000	322,612	(311,612)
Municipal court	267,080	267,080	237,243	29,837
Public works	719,750	719,750	435,885	283,865
Parks and recreation	162,500	162,500	187,903	(25,403)
Community development	983,830	983,830	2,519,979	(1,536,149)
Fire marshal/inspections	418,710	418,710	506,518	(87,808)
Debt service:				
Principal	-	-	3,269	(3,269)
Interest and fees	-	-	521	(521)
Capital outlay	450,000	450,000	1,616,777	(1,166,777)
Total Expenditures	6,248,750	6,248,750	8,797,902	(2,549,152)
Revenues Over (Under) Expenditures	1,700,600	1,700,600	(77,233)	(1,777,833)
Other Financing Sources (Uses)				
Operating transfers out	-	-	(144,682)	(144,682)
Total Other Financing Sources (Uses)	-	-	(144,682)	(144,682)
Changes in Fund Balance	1,700,600	1,700,600	(221,915)	(1,922,515)
Fund Balances - Beginning, as Previously Reported	5,639,407	5,639,407	5,639,407	-
Error correction	-	-	644,238	644,238
Fund Balances - Beginning	5,639,407	5,639,407	6,283,645	644,238
Fund Balances - Ending	$ 7,340,007	$ 7,340,007	$ 6,061,730	$ (1,278,277)

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CITY OF IOWA COLONY, TEXAS

NOTES TO REQUIRED SUPPLEMENTARY BUDGETARY INFORMATION

Legal Compliance - Budgets

Typically, prior to September 1, the departments and agencies of the City transmit their estimates of their budgetary requirements to the Mayor. The Council may revise, alter, increase or decrease the items of the budget, provided that when it shall increase the total proposed expenditures, it shall also increase the total anticipated income. The Council approves the budget plan prior to September 30. One or more public hearings are conducted to obtain taxpayer comments. City Council members may transfer unencumbered appropriated balances, or portion thereof, from one department to another. During the year, Council made no amendments to the original budget.

The City's expenditures exceeded appropriations in categories of emergency management, parks and recreation, community development, fire marshal/inspections, debt service, and capital outlay. The overages were caused by the City experiencing significant growth as the total revenue exceeded anticipated amounts.

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CITY OF IOWA COLONY, TEXAS

REQUIRED SUPPLEMENTARY PENSION INFORMATION

TEXAS MUNICIPAL RETIREMENT SYSTEM

SCHEDULE OF CHANGES IN NET PENSION LIABILITY/(ASSET) AND RELATED RATIOS

Last Ten Measurement Years Ended December 31

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Total Pension Liability:										
Service cost	$ 299,389	$ 238,243	$ 145,207	$ 104,170	$ 51,130	$ 35,822	$ 27,020	$ 25,040	$ 18,263	$ 2,931
Interest	82,208	65,826	45,012	40,500	38,226	35,677	32,084	28,720	26,581	24,149
Changes of benefit terms	-	124,964	-	7,461	-	-	-	-	-	-
Difference between expected and actual experience	14,639	(10,051)	16,271	(31,039)	(3,796)	(21,411)	(8,477)	(3,118)	(18,632)	343,523
Change in assumptions	(24,028)	-	-	-	(30,309)	-	-	-	16,153	-
Benefit payments, including refunds of employee contributions	(88,094)	(75,716)	(63,492)	(71,119)	(39,967)	-	(3,602)	-	-	-
Net change in total pension liability	284,114	343,266	142,998	49,973	15,284	50,088	47,025	50,642	42,365	370,603
Total pension liability - beginning	1,112,244	768,978	625,980	576,007	560,723	510,635	463,610	412,968	370,603	-
Total pension liability - ending (a)	1,396,358	1,112,244	768,978	625,980	576,007	560,723	510,635	463,610	412,968	370,603
Plan fiduciary net position:										
Contributions - employer	194,145	128,807	110,498	106,960	94,661	80,321	75,643	81,768	61,097	9,799
Contributions - employee	125,718	101,195	74,520	37,798	24,511	17,857	13,403	12,004	8,730	1,401
Net investment income	108,637	(61,490)	82,868	39,615	59,208	(8,765)	25,102	5,506	17	-
Benefit payments, including refunds of employee contributions	(88,094)	(75,716)	(63,492)	(71,119)	(39,967)	-	(3,602)	-	-	-
Administrative expense	(683)	(527)	(381)	(254)	(332)	(168)	(129)	(65)	(11)	-
Other	(4)	629	1	(10)	(9)	(10)	(8)	-	-	-
Net change in plan fiduciary net position	339,719	92,898	204,014	112,990	138,072	89,235	110,409	99,213	69,833	11,200
Plan fiduciary net position - beginning	927,864	834,966	630,952	517,962	379,890	290,655	180,246	81,033	11,200	-
Plan fiduciary net position - ending (b)	1,267,583	927,864	834,966	630,952	517,962	379,890	290,655	180,246	81,033	11,200
Net Pension Liability (Asset) - Ending (a) - (b)	$ 128,775	$ 184,380	$ (65,988)	$ (4,972)	$ 58,045	$ 180,833	$ 219,980	$ 283,364	$ 331,935	$ 359,403
Plan fiduciary net position as a % of total pension liability	90.78%	83.42%	108.58%	100.79%	89.92%	67.75%	56.92%	38.88%	19.62%	3.02%
Covered payroll (measurement year)	$ 1,795,977	$ 1,445,645	$ 1,064,566	$ 755,952	$ 490,220	$ 357,145	$ 268,052	$ 240,075	$ 174,599	$ 28,020
Net pension liability (asset) as a percentage of covered payroll	7.17%	12.75%	-6.20%	-0.66%	11.84%	50.63%	82.07%	118.03%	190.11%	1282.67%

Note: The City began participating in TMRS during the 2014 calendar year.

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CITY OF IOWA COLONY, TEXAS

REQUIRED SUPPLEMENTARY PENSION INFORMATION
TEXAS MUNICIPAL RETIREMENT SYSTEM
SCHEDULE OF CONTRIBUTIONS
Last Ten Fiscal Years

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Actuarially determined contribution	$ 204,441	$ 176,512	$ 127,048	$ 114,253	$ 101,598	$ 92,000	$ 81,648	$ 75,874	$ 76,809	$ 52,491
Contribution in relation of the actuarially determined contribution	225,335	176,512	127,048	114,253	101,598	92,000	81,648	75,874	76,809	52,491
Contribution deficiency (excess)	$ 20,894	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered payroll (fiscal year)	$ 2,087,699	$ 1,710,034	$ 1,363,746	$ 1,015,011	$ 665,101	$ 448,754	$ 335,852	$ 253,819	$ 224,351	$ 149,040
Contributions as a percentage of covered payroll	10.79%	10.32%	9.32%	11.26%	15.28%	20.50%	24.31%	29.89%	34.24%	35.22%

Note: The City began participating in TMRS during the 2015 fiscal year.

Notes to Required Supplementary Pension Information:

Valuation Date: Actuarial determined contribution rates are calculated as of December 31 each year and become effective in January, 12 months and a day later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method:	Entry Age Normal
Amortization Method:	Level Percentage of Payroll, Closed
Remaining Amortization Period:	20 Years (longest amortization ladder)
Asset Valuation Method:	10 Year smoothed market; 12% soft corridor
Inflation:	2.5%
Salary Increases:	3.60% to 11.85% including inflation
Investment Rate of Return:	6.75%
Retirement Age:	Experience-based table of rates that vary by age. Last updated for the 2023 valuation pursuant to an experience study of the period ending 2022.
Mortality:	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence). Pre-retirement: PUB(10) mortality tables, with the 110% of the Public Safety table used for males and the 100% of the General Employee table used for females. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).
Other Information:	There were no benefit changes during the year.

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NONMAJOR GOVERNMENTAL FUNDS

The Special Revenue Funds are used to account for specific revenue sources that are restricted, committed, or assigned to expenditures for particular purposes.

The *Crime Control District* is used to account for the accumulation and use of the half-cent sales tax proceeds dedicated for crime prevention and reduction programs.

The *Law Enforcement Fund* is used to account for a portion of fines and forfeitures collected which are restricted to law enforcement programs.

The *Public Works Grants Fund* is used to account for the grant revenues and expenditures related to public works programs.

The *Public Safety Grants Fund* is used to account for the grant revenues and expenditures related to public safety programs.

The *Court Technology Fund* is used to account for revenues and expenditures related to the municipal court technology fee.

The *Court Security Fund* is used to account for revenues and expenditures related to the municipal court security fee.

The *Vehicle Replacement Fund* is used to account for funds set aside from the General Fund to be used for future vehicle replacement costs.

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CITY OF IOWA COLONY, TEXAS

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
September 30, 2024

	Crime Control District	Law Enforcement	Public Works Grants Fund	Public Safety Grants Fund	Court Technology	Court Security	Vehicle Replacement	Total Nonmajor Governmental Funds
Assets								
Current assets:								
Cash and cash equivalents	$ 565,525	$ 1,586	$ -	$ 22,522	$ 20,436	$ 33,065	$ 222,990	$ 866,124
Sales tax receivable	53,130	-	-	-	-	-	-	53,130
Due from other governments	-	-	13,213	-	-	-	-	13,213
Total Assets	$ 618,655	$ 1,586	$ 13,213	$ 22,522	$ 20,436	$ 33,065	$ 222,990	$ 932,467
Liabilities								
Accounts payable	$ 4,100	$ -	$ 12,199	$ -	$ -	$ -	$ 8,318	$ 24,617
Accrued expenses	1,093	-	-	-	-	-	-	1,093
Due to other funds	3,993	-	1,014	-	79	-	-	5,086
Total Liabilities	9,186	-	13,213	-	79	-	8,318	30,796
Fund Balances								
Restricted:								
Public safety	609,469	1,586	-	-	20,357	33,065	-	664,477
Grants	-	-	-	22,522	-	-	-	22,522
Assigned:								
Capital projects	-	-	-	-	-	-	214,672	214,672
Total Fund Balances	609,469	1,586	-	22,522	20,357	33,065	214,672	901,671
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 618,655	$ 1,586	$ 13,213	$ 22,522	$ 20,436	$ 33,065	$ 222,990	$ 932,467

DRAFT

CITY OF IOWA COLONY, TEXAS

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
September 30, 2024

	Crime Control District	Law Enforcement	Public Works Grants Fund	Public Safety Grants Fund	Court Technology	Court Security	Vehicle Replacement	Total Nonmajor Governmental Funds
Revenues								
Sales taxes	$ 326,410	$ -	$ -	$ -	$ -	$ -	$ -	$ 326,410
Intergovernmental	-	-	96,837	21,405	-	-	-	118,242
Fines and forfeitures	-	-	-	-	9,068	11,102	-	20,170
Investment earnings	22,145	-	-	-	-	-	16,901	39,046
Total Revenues	348,555	-	96,837	21,405	9,068	11,102	16,901	503,868
Expenditures								
Current:								
Administration	-	-	1,013	-	-	-	5,810	6,823
Police	142,202	-	-	629	-	-	-	142,831
Municipal court	-	-	-	-	160	73	-	233
Capital outlay	65,663	-	95,824	-	-	-	195,041	356,528
Total Expenditures	207,865	-	96,837	629	160	73	200,851	506,415
Revenues Over (Under) Expenditures	140,690	-	-	20,776	8,908	11,029	(183,950)	(2,547)
Other Financing Sources (Uses)								
Operating transfers in	-	-	-	-	-	-	112,000	112,000
Total Other Financing Sources (Uses)	-	-	-	-	-	-	112,000	112,000
Changes in Fund Balance	140,690	-	-	20,776	8,908	11,029	(71,950)	109,453
Fund Balances - Beginning, as Previously R	468,779	1,586	-	1,746	11,449	22,036	286,622	792,218
Fund Balances - Beginning	468,779	1,586	-	1,746	11,449	22,036	286,622	792,218
Fund Balances - Ending	$ 609,469	$ 1,586	$ -	$ 22,522	$ 20,357	$ 33,065	$ 214,672	$ 901,671

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CITY OF IOWA COLONY

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, AUTHORIZING A THREE DOLLAR INCREASE TO THE VOLUNTARY MONTHLY FIRE SERVICE CONTRIBUTION INCLUDED ON WATER UTILITY BILLS, SUPPORTING THE IOWA COLONY VOLUNTEER FIRE DEPARTMENT, AND ENCOURAGING PUBLIC PARTICIPATION IN SUPPORT OF LOCAL EMERGENCY SERVICES

WHEREAS, the Iowa Colony Volunteer Fire Department provides essential fire protection and emergency response services to the residents and businesses of the City of Iowa Colony; and

WHEREAS, the City of Iowa Colony recognizes the vital role the Fire Department plays in ensuring the safety and well-being of the community through volunteer service, rapid response, and fire prevention efforts; and

WHEREAS, the City currently includes a voluntary monthly fire service contribution on utility bills to support the Iowa Colony Volunteer Fire Department's operations and equipment needs; and

WHEREAS, the Fire Department has initiated a public awareness campaign titled "What Will Your $72 Do For You?" to illustrate the tangible impact of annual contributions, highlighting that a total yearly contribution of $72 per household ($6 per month) helps provide critical resources such as firefighter training, updated protective gear, life-saving rescue tools, and equipment maintenance; and

WHEREAS, to enhance support for these vital services, the City Council desires to authorize an increase of three dollars to the existing voluntary contribution, resulting in a total suggested monthly contribution of six dollars per account; and

WHEREAS, the increase will remain voluntary and will serve to strengthen the ability of the Iowa Colony Volunteer Fire Department to serve a growing community and to respond effectively to emergencies;

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

SECTION 1. That the City Council hereby authorizes a voluntary increase of three dollars ($3.00) to the monthly fire service contribution included on residential and commercial water utility bills, for a new suggested total of six dollars ($6.00) per month.

SECTION 2. That the City encourages residents and utility customers to participate in this voluntary program and supports the Iowa Colony Volunteer Fire Department's ongoing mission to protect lives and property within the community.

SECTION 3. That this Resolution shall take effect immediately upon its adoption, and City staff is authorized to implement the necessary changes to utility billing systems to reflect this updated voluntary contribution amount.

READ, PASSED, AND APPROVED ON JULY 21, 2025

_____

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

ATTEST:

_____

Kayleen Rosser, City Secretary



PREPARED FOR: CITY OF
IOWA COLONY
BY: JOSH WALTERS – FIRE CHIEF

IOWA COLONY
FIRE DEPARTMENT

IOWA COLONY FIRE

WATER BILL DONATION INCREASE REQUEST

3042 MERIDIANA PKWY. IOWA COLONY, TX. 77583
281-369-3969
WWW.IOWACOLONYFIRE.COM

IOWA COLONY
FIRE DEPARTMENT

DEPARTMENT DATA SHEET – 2025 / 2026

Current water bill donation per household:	$3
Requested:	$6

Number of Volunteers	28
Number of Paid Staff (part time)	1
Number of Fire apparatus:	7
Total number of calls 01-01 / 06-01 2024	101
Total number of calls 2024:	322
Average call response time 2024:	10min 4sec
Total number of calls 01-01 / 06-01 2025	214
Total number of calls Year to Date:	214
Total number of calls in BCESD 3 Year to Date:	214
Total number of calls out of BCESD 3 Year to Date	0
Average call response time 2025:	7min 1sec
Total call volume (YTD comparison):	⬆ 89.3%
Average response time:	⬇ 33%
Note: Iowa Colony has been named the 11th fastest growing city in the state of Texas which is higher than any other city in Brazoria County!	

Why are we asking for this increase?

Without the donation on the water bill, ICVFD would not be able to provide the level of service we currently provide to our citizens. While our primary funding source comes from tax revenue generated by BCESD3, the donations provided to us by the water bill allow us to keep up with the growth of our city and train our firefighters to the highest standard in the state. Some of the equipment purchased with donations include Motorola radios, rapid response vehicles, bunker gear and so much more! The accomplishments listed below are also all made possible by water bill donations!

IOWA COLONY
FIRE DEPARTMENT

2025 Accomplishments

ICFD Rookie School – This year, Iowa Colony Fire launched its first in house rookie school. 19 cadets (all ICFD volunteers) attended our 16-week training course which included all coursework and skills required to obtain their SFFMA FFII certification.
TCFP Regulated – ICFD Command staff saw the need for part time staff and voluntarily requested to become regulated by TCFP. ICFD is now the first and only department in BCESD 3 that is regulated by TCFP and allowed to employ firefighters. This was a monumental task that took countless hours to complete. This is a huge milestone for our department.
Volunteer to Career recruiting program – ICFD created a volunteer to career program for incoming volunteers. This allows them to choose a path for volunteer certification (SFFMA) or career certification (TCFP / EMT-B). This program (fully funded by donations) has been incredibly successful in achieving not only record recruitment, but record retention.
Stipend program – We are the only department we know of in the ESD that is running shifts with a volunteer stipend program. This has allowed us to reduce response times, increase personnel on scene and operate at a fraction of the cost of a full-time career model. This program has been crucial in retention and allowing us to meet the ever-growing demand for emergency response. (fully funded by donations)
Medical Rapid Response Unit - ICFD has purchased a new rapid response medical unit to allow us to first respond to medical calls without needing to run a fire engine. This will save wear and tear on the bigger trucks and allow us to respond faster to calls for service.
First Responder Program – ICFD has partnered with BC ESD3 EMS to launch our first responder program. ICFD now has 8 EMT-B members on our roster. A higher number than we have ever held. This program will allow ICFD to assist ESD3 EMS with patient care and assist when there is no ambulance available.
33% reduced response time – Due to our daytime shifts / volunteer stipend program, ICFD is now average 7-minute response time (from alarm to on scene). Making us among the top departments for response time in the district.

CITY OF IOWA COLONY

Permit #: 6277
Permit Date: 04/29/25
Permit Type:
Permit Type: RE-ZONING
Residential or Commercial: Residential
Flood Plain:
Owner Name: ABUMUHOR RANCH LLC
Address: 7710 IOWA COLONY BLVD
City, State, ZIP: IOWA COLONY TX 77583
Owner Phone Number: 9495108214
Applicant Email: [redacted]
Description: CHANGE FROM SINGLE FAMILY RESIDENTIAL TO MIXED-USE
Project Cost: 0
Number of Bathrooms: 0.0
Number of Bedroom: 0
Number of Garage Bays: 0
Number of Stories: 0
Living Area SQF: 0
Garage Area SQF: 0
Total SQF: 0
Parcel Address: 7710 IOWA COLONY BLVD
Status: Pending
Assigned To:

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
02810004000	7710 COUNTY ROAD 48	ABST - 281 Tract - 58	ISSA ABUMUHOR		

Fees

Fee	Description	Notes	Amount
ZONING CHANGE OVER 1 ACRE			$2,000.00
		Total	**$2,000.00**

Attached Letters

Date	Letter	Description
04/29/2025	Web Form - New Home Permits Application	

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
04/29/2025	ABUMUHOR RANCH LLC		[redacted]	Rachel Patterson	$2,000.00
				Outstanding Balance	**$0.00**

CITY OF IOWA COLONY

Permit #: 6277
Permit Type:
Address: 7710 COUNTY ROAD 48
City: IOWA COLONY
State: TX
Zip: 77583
Owner: ISSA ABUMUHOR
Owner Address: 7710 IOWA COLONY BLVD
Owner City: IOWA COLONY
Owner State: TX
Owner Zip: 77583-3814
Owner Phone:
Owner Email:
Receipt #: 9541
Date: 04/29/2025
Paid By: ABUMUHOR RANCH LLC
Description:
Payment Type: Check
Payment Type Description: CHECK [redacted]
Accepted By: Rachel Patterson

[redacted]

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
ZONING CHANGE OVER 1 ACRE	Building		0.00	2,000.00	2,000.00
				Total:	**$2,000.00**

Form A

City of Iowa Colony

"Where We Make It Happen"

APPLICATION FOR AMENDMENT TO REGULATIONS
OR TO THE OFFICAL ZONING DISTRICT MAP

Name/Address Abumuhor Ranch LLC 770 CR 48 Rosharon TX 77583
Individual/Company/Corporation

Description of Amendment Proposed Change zoning from Residential to Multi use

Statement of need or justification for said amendment, including its consistency with the zoning policies and purposes set forth in this Ordinance and/or its consistency with the City's most current comprehensive planning document or documents. (Use separate sheet of paper for your statement).

✓The legal description and address of the property affected and the proposed boundaries of said property;

The signed consent of the property owner or owners whose property would be affected by the proposed amendment; n/a - Properties Adjacent are already zoned Mixed-use

The applicant's interest in the subject property if the applicant is not the property owner of all or a portion of the subject property;

The present zoning classification and existing uses of the property proposed to be reclassified; and

Such other information or documents as the City Council and Zoning Administrator may deem necessary.

A non-refundable fee must accompany the application to defray the cost of notification and processing the application. Please refer to the fee schedule of the City of Iowa Colony for the fee for your particular zoning need.

Signature required:

Form approved: July 20, 2009

April 29, 2025

Application for amendment of zoning

7710 CR 48, Rosharon, Texas 77583

Currently zoned as residential

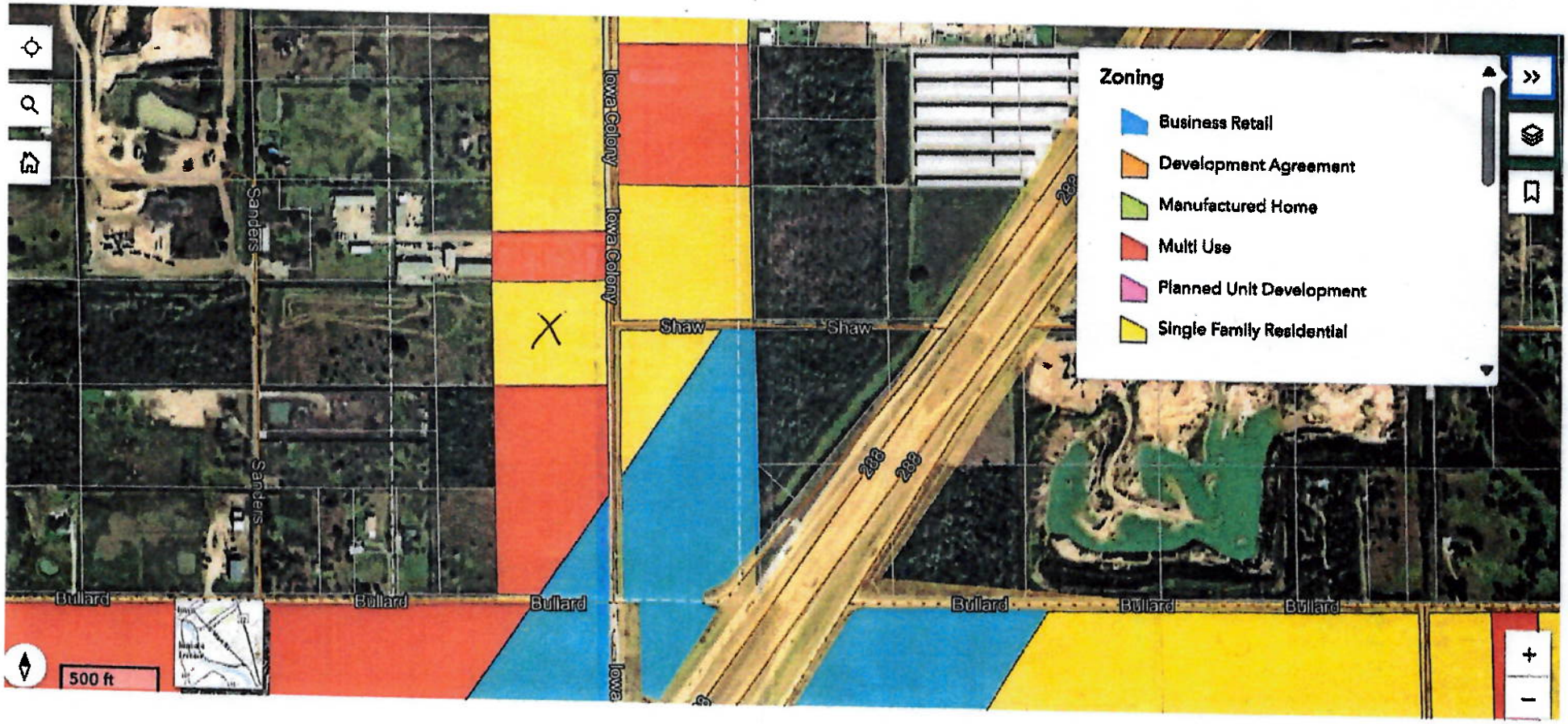
Proposed change to mixed use zoning

Property within .25 miles of new 288 interchange at CR 48

Proposed change requested to prepare for future activity on the property, yet to be determined.

Proposed change requested to increase the desirability for potential property purchasers.

Iowa Colony Public Web Map



X = Property as 7710 CR 48, Rosharon, TX 77583

Change from Residential to Mix-use zoning.

METES AND BOUNDS DESCRIPTION OF 19.8192 ACRES

A TRACT OR PARCEL OF LAND CONTAINING 19.8192 ACRES BEING THAT SO CALLED 20.00 ACRE TRACT AND BEING LOTS 48 AND 58 OF EMIGRATION LAND COMPANY SUBDIVISION, SECTION 67 RECORDED IN VOLUME 2, PAGE 81 OF THE PLAT RECORDS OF BRAZORIA COUNTY IN THE H. T. AND B. RAILROAD COMPANY SURVEY, ABSTRACT 281 IN BRAZORIA COUNTY, TEXAS, SAID 19.8192 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a 3/8 inch iron rod set with cap marking the Southeast corner of the herein described tract being in the Westerly right-of-way line of County Road No. 48 (70 ft. right-of-way) whence a 5/8 inch iron rod found bears North 84 degrees 51 minutes 57 seconds West-0.65 ft.;

THENCE South 87 degrees 12 minutes 42 seconds West with the Southerly boundary line of the herein described tract a distance of 1704.45 ft. to a 3/8 inch iron rod set with cap marking the Southwest corner of the herein described tract being in the East right-of-way line of Sanders Road (40 ft. right-of-way) whence a ¾ inch iron pipe found bears South 30 degrees 22 minutes 34 seconds West-1.04 ft.;

THENCE North 02 degrees 46 minutes 23 seconds West with the Easterly right-of-way line of said Sanders Road a distance of 506.50 ft. to a 3/8 inch iron rod set with cap marking the Northwest corner of the herein described tract;

THENCE North 87 degrees 12 minutes 42 seconds East with the Northerly boundary line of the herein described tract a distance of 1704.53 ft. to a 3/8 inch iron rod set with cap at the Northeast corner of the herein described tract being in the West right-of-way line of said County Road No. 48;

THENCE South 02 degrees 45 minutes 49 seconds East with the Westerly right-of-way line of said County Road No. 48 a distance of 506.50 ft. to the PLACE OF BEGINNING and containing 19.8192 acres of land.

ADICO
CONSULTING ENGINEERS

Monday, May 19, 2025

Mayor Wil Kennedy
c/o City Council
City of Iowa Colony
3144 Meridiana Parkway
Iowa Colony, TX 77553

Re: Abumchor Ranch LLC
Application for Amendment to the Official Zoning District Map
19.8192 acres of land of being Lots 48 and 58 of Emigration Land Company Subdivision
BCAD PID No. 167255
Letter of Recommendation to Approve the Zoning Amendment Application

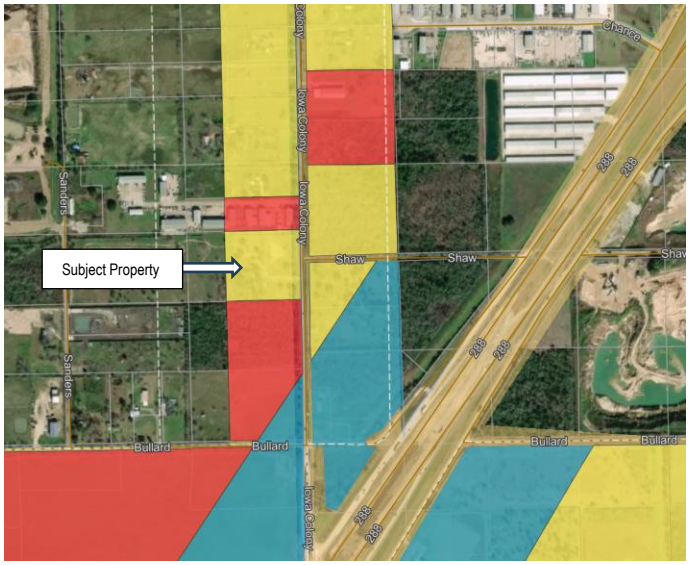
Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the Application for Amendment to the Official Zoning District Map from Abumuhor Living Trust to rezone approximately +/-19.8192 acres on Iowa Colony Blvd. (FCR 48) (Lots 48&58).

The applicant is requesting to rezone the approximately 20-acre tract, Property ID No. 167255. The property is currently zoned Single Family Residential District and seeking to change zoning to Mixed Use District (MUD). The Applicant has not provided a proposed use for this site.

Based on our review of the application and supporting documents, the proposed zoning change request is consistent with the City of Iowa Colony Comprehensive Plan adopted in June 2020.

The tract is located between two tracts to the north and south that is currently zoned MUD.



Mixed Use District should be located in the Medium to High Density Land Use as outlined in the Comprehensive Plan.



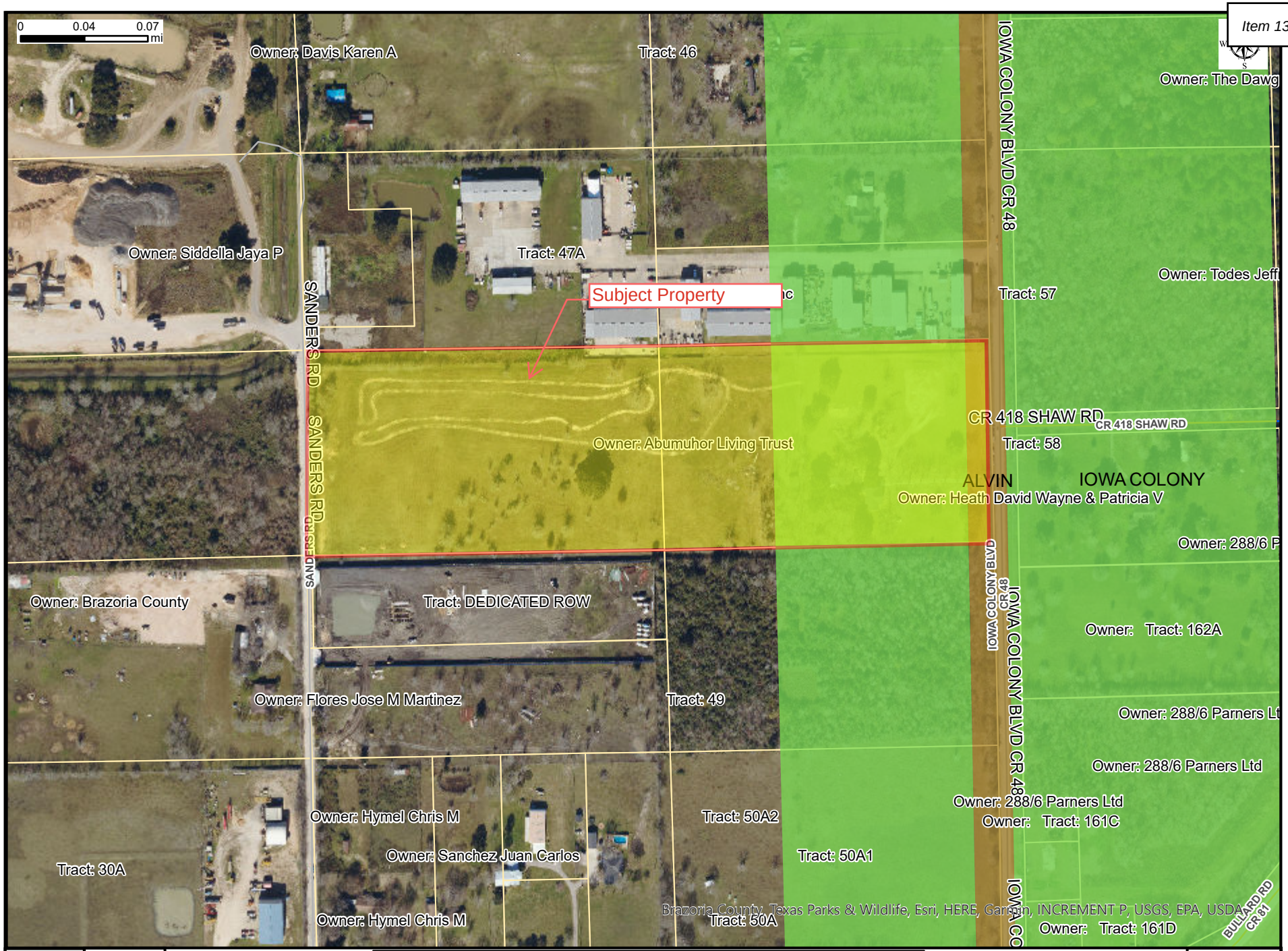
As such, we are recommending APPROVING the Application for Amendment to the Official Zoning District Map.

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, COIC
Natasha Brooks-Anderson, COIC
File: 710-25-002-014



Brazoria County Engineering

Date Printed: May 18, 2025

NOTE: This map has been generated for the convenience of the public. It is not intended to be an official depiction of the exact location or extent of any feature shown hereon. Any data depicted, such as a boundary line or an elevation, is for visual reference only and does not exclude obtaining official permits, surveys, or elevation certificates, when required.

Legend

ESD 4 · State Hwys · County Roads · City Street · Private Street · ALVIN ETJ · BROOKSIDE VILLAGE ETJ · HILLCREST VILLAGE ETJ · IOWA COLONY ETJ · MANVEL ETJ · PEARLAND ETJ · ALVIN · BROOKSIDE VILLAGE · HILLCREST VILLAGE · IOWA COLONY · MANVEL · PEARLAND

City Limits · ANGLETON

Brazoria CAD Property Search

Property Details

Account		
Property ID:	167255	**Geographic ID:** 0281-0004-000
Type:	R	**Zoning:** 3/19/2025 PPP
Property Use:		
Location		
Situs Address:	7710 IOWA COLONY BLVD TX 77583	
Map ID:		**Mapsco:**
Legal Description:	A0281 H T & B R R, TRACT 48-58, ACRES 20.000	
Abstract/Subdivision:	A0281	
Neighborhood:	(CIC) CITY OF IOWA COLONY	
Owner		
Owner ID:	1099782	
Name:	ABUMUHOR LIVING TRUST	
Agent:		
Mailing Address:	ABUMUHOR ISSA GEORGE & SHARON A 3135 HEREFORD CIR MANVEL, TX 77578-3273	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$260,170 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$660,000 (+)
Land Non-Homesite Value:	$0 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$920,170 (=)
Agricultural Value Loss:	$0 (-)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$36,802 (-)

Appraised Value:	$
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: ABUMUHOR LIVING TRUST **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	$920,170	$883,368	$0.00	
CIC	CITY OF IOWA COLONY	0.519209	$920,170	$430,342	$2,234.37	
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.113276	$920,170	$883,368	$1,000.64	
EM3	BRAZORIA COUNTY EMERGENCY DISTRICT #3	0.077459	$920,170	$883,368	$684.25	
GBC	BRAZORIA COUNTY	0.261625	$920,170	$883,368	$2,311.11	
JAL	ALVIN COMMUNITY COLLEGE	0.155988	$920,170	$883,368	$1,377.95	
RDB	ROAD & BRIDGE FUND	0.041921	$920,170	$883,368	$370.32	
SAL	ALVIN INDEPENDENT SCHOOL DISTRICT	1.170000	$920,170	$883,368	$10,335.41	

Total Tax Rate: 2.339478

Estimated Taxes With Exemptions: $18,314.05

Estimated Taxes Without Exemptions: $21,527.16

METES AND BOUNDS DESCRIPTION OF 19.8192 ACRES

A TRACT OR PARCEL OF LAND CONTAINING 19.8192 ACRES BEING THAT SO CALLED 20.00 ACRE TRACT AND BEING LOTS 48 AND 58 OF EMIGRATION LAND COMPANY SUBDIVISION, SECTION 67 RECORDED IN VOLUME 2, PAGE 81 OF THE PLAT RECORDS OF BRAZORIA COUNTY IN THE H. T. AND B. RAILROAD COMPANY SURVEY, ABSTRACT 281 IN BRAZORIA COUNTY, TEXAS, SAID 19.8192 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a 3/8 inch iron rod set with cap marking the Southeast corner of the herein described tract being in the Westerly right-of-way line of County Road No. 48 (70 ft. right-of-way) whence a 5/8 inch iron rod found bears North 84 degrees 51 minutes 57 seconds West-0.65 ft.;

THENCE South 87 degrees 12 minutes 42 seconds West with the Southerly boundary line of the herein described tract a distance of 1704.45 ft. to a 3/8 inch iron rod set with cap marking the Southwest corner of the herein described tract being in the East right-of-way line of Sanders Road (40 ft. right-of-way) whence a ¾ inch iron pipe found bears South 30 degrees 22 minutes 34 seconds West-1.04 ft.;

THENCE North 02 degrees 46 minutes 23 seconds West with the Easterly right-of-way line of said Sanders Road a distance of 506.50 ft. to a 3/8 inch iron rod set with cap marking the Northwest corner of the herein described tract;

THENCE North 87 degrees 12 minutes 42 seconds East with the Northerly boundary line of the herein described tract a distance of 1704.53 ft. to a 3/8 inch iron rod set with cap at the Northeast corner of the herein described tract being in the West right-of-way line of said County Road No. 48;

THENCE South 02 degrees 45 minutes 49 seconds East with the Westerly right-of-way line of said County Road No. 48 a distance of 506.50 ft. to the PLACE OF BEGINNING and containing 19.8192 acres of land.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO REZONE CERTAIN PROPERTY AT 7710 IOWA COLONY BLVD. FROM SINGLE FAMILY RESIDENTIAL TO MIXED USE; AND CONTAINING RELATED PROVISIONS

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

Section 1. Findings

That the City Council of the City of Iowa Colony, Texas, ("the City") makes the following findings of fact:

a. The Owner of the premises subject to this zoning action or the Owner's duly authorized agent has timely filed with the City Secretary a request for this action, containing all necessary information.

b. The Planning and Zoning Commission and the City Council of the City have each held a public hearing on this zoning action in compliance with the Zoning Enabling Act of the State of Texas, codified as Section 211.001, et seq., Texas Local Government Code, and the Zoning Ordinance.

c. More than fifteen (15) days before the date of each of those hearings, public notice thereof was published once in the Alvin Sun, a newspaper of general circulation in and the official newspaper of the City, stating the date, time, and place of each of those hearings.

d. More than ten (10) days before the date of each of those hearings, and more than thirty (30) days prior to the passage of this ordinance, written notice of each of those hearings and of the application for this zoning action was sent to the owners of the herein described property subject to this zoning action and to all owners of property located within two hundred (200') feet of that property.

e. At least 10 days before each of those hearings, notice of those hearings was posted on the property subject to this zoning action, in compliance with the Unified Development Code of the City.

f. Before the City Council hearing on this zoning action, the Planning and Zoning Commission made a recommendation to the City Council on this zoning action.

g. After giving due regard to the nature and consideration of all adjacent uses and structures and of the nature and condition of the City as a whole, the City Council is

of the opinion that this zoning action conforms to the requirements and intent of the City and the Comprehensive Plan of the City, and that such rezoning will not constitute a nuisance or be detrimental to the public health, safety, morals, or welfare of the community.

h. The health, safety, morals, and general welfare of the people of the City will best be served by the adoption of this ordinance and the passage of this ordinance.

i. All requirements of law concerning this zoning action have been satisfied.

Section 2. Rezoning

The Comprehensive Zoning Ordinance of the City is hereby amended, and the following described real property (herein called "the premises") located within the corporate limits of the City is hereby rezoned from **Single Family Residential to Mixed Use**:

> **Approximately 19.82 acres of land, more commonly known as 7710 Iowa Colony Blvd, Iowa Colony, TX 77583. The property consists of Lots 48 and 58 of the Emigration Land Company Subdivision, Section 67, recorded in Volume 21, Page 81 of the Brazoria County Plat Records, located in the H.T. and B. Railroad Company Survey, Abstract 281, Brazoria County, Texas**

Section 3. Ratification of Actions of Agents

The City Council of the City of Iowa Colony hereby ratifies and confirms any and all actions taken by the Mayor, Mayor Pro-Tem, City Secretary, City Attorney, City Manager, or any other officer or agent thereof, in connection with the granting of the zoning action evidenced by this ordinance, in giving the public notice of the above described hearings, in giving notice of those hearings, and in conducting those hearings.

Section 4. Zoning Map

The City Secretary shall amend the zoning map of the City of Iowa Colony to reflect this zoning action.

Section 5. Other Ordinances

This ordinance is cumulative of and in addition to all other ordinances of the City of Iowa Colony on the same subject, and all such other ordinances are hereby expressly saved from repeal. In the event any provisions of any such other ordinance conflict with or overlap the provisions of this ordinance, whichever imposes the more stringent regulation shall control, except as may be specifically stated otherwise herein. The Zoning Ordinance shall remain in full force and effect, subject to the changes herein specified.

Section 6. Severance Clause

In the event any section or provision, of whatever size, of this ordinance is found to be unconstitutional, void or inoperative by the final judgment of a court of competent jurisdiction, such defective provision, if any, is hereby declared to be severable from the remaining sections and provisions of this ordinance and such remaining sections and provisions shall remain in full force and effect.

Section 7. Effective Date

This ordinance shall take effect and be in force from and after its passage and adoption.

READ, PASSED AND ADOPTED ON THE 21ST DAY OF JULY 2025.

CITY OF IOWA COLONY, TEXAS

_____

WIL KENNEDY, MAYOR

ATTEST:

_____

KAYLEEN ROSSER, CITY SECRETARY

CITY OF IOWA COLONY

Permit #: 6370
Permit Date: 05/19/25
Permit Type:
Permit Type: Variance Request
Residential or Commercial:
Flood Plain:
Owner Name: ALVIN ISD
Address: SCHOOL TRANSPARENCY VARIANCE CR 81 & CR 383
City, State, ZIP: IOWA COLONY TX 77583
Owner Phone Number: 281-245-2459
Applicant Email: [redacted]
Description: TRANSPARENCY VAIRANCE FOR SCHOOL
Project Cost: 0
Number of Bathrooms: 0.0
Number of Bedroom: 0
Number of Garage Bays: 0
Number of Stories: 0
Living Area SQF: 0
Garage Area SQF: 0
Total SQF: 0
Parcel Address: SCHOOL TRANSPARANCY VARIANCE CR 81 & CR 383
Status: Pending
Assigned To:

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning

Fees

Fee	Description	Notes	Amount
VARIANCE REQUESTS			$1,000.00
		Total	**$1,000.00**

Attached Letters

Date	Letter	Description
05/19/2025	Web Form - New Home Permits Application	

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
05/20/2025	Mark E Jackson	1255522			$1,000.00
				Outstanding Balance	**$0.00**

Uploaded Files

Date	File Name
05/19/2025	25998915- CoIC Variance Request - Alvin ISD Elementary School 23.pdf

CITY OF IOWA COLONY

Permit #: 6370
Permit Type:
Address:
City:
State:
Zip:
Owner:
Owner Address:
Owner City:
Owner State:
Owner Zip:
Owner Phone:
Owner Email:
Receipt #: 9801
Date: 05/20/2025
Paid By: Mark E Jackson
Description: 1255522
Payment Type: IBX CC
Payment Type Description:
Accepted By:

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
VARIANCE REQUESTS	City Planning		0.00	1,000.00	1,000.00
				Total:	**$1,000.00**

CITY OF IOWA COLONY

APPLICATION FOR VARIANCE REQUEST or APPEAL

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | WWW.IOWACOLONYTX.GOV

Please use this application to request a variance/appeal within the Subdivision Ordinance, Zoning Ordinance, Unified Development Code (UDC) and Sign Ordinance. An Application for Variance Request/Appeal shall be considered by Planning Commission and Planning Commission shall make a recommendation to City Council, who has the authority to grant or deny variance requests. Considerations are made at the monthly Planning Commission and City Council meetings. Refer to the www.iowacolonytx.gov for Planning Commission and City Council scheduled meeting dates and all ordinances and development guidelines affecting the City. Provide hard copies and digital files (cd or flash drive) of application and any supporting documentation to the City Secretary. This application may be used for several requests but only one property or one section of a subdivision. The application fee for Variance Requests/Appeal is $1,000, due at the time of submission and is non-refundable. Applications received without the required fee shall be considered incomplete.

TYPE OF VARIANCE REQUEST (SELECT ONE): ____ZONING X UDC ____ZONING ORDINANCE ____ SIGN ORDINANCE ____APPEAL

APPLICANT INFORMATION:

Name of Applicant: Mark Jackson, Stantec Architects

Address of Applicant: 910 Louisiana Street, Suite 2600
Houston, TX 77002

Phone: 713-504-8776
Email: [redacted]

Name of Owner: Bill VanWagner, Alvin ISD

Address of Owner: 2200 Stapp Maxwell, Building A
Alvin, TX 77511

Phone: 281-245-2459
Email: [redacted]

PROPERTY INFORMATION:

Address of Subject Property: (no address yet) County Road 383 & CR 81 Iowa Colony, TX 77583 (corner of Karsten and White Gold)

Legal Description of Subject Property: A0516 H T & B R R TRACT 5A1-5B-6-7A-7B ACRES 55.926

Brazoria County Tax No(s): 698961

Current Zoning: PUD

Water and Sanitary Serviced by: Brazoria County MUD 31

Street Frontage Type (Circle One): Private or (Public)

FIRM Map Panel Number: 48039C0110 H

VARIANCE REQUST/APPEAL INFORMATION: *Requestor must identify specific Chapter and Section of the Subdivision Ordinance, Zoning Ordinance, Unified Development Code or Sign Ordinance that the Variance Request applies to. If additional space is needed, please attach to this application.*

List Ordinance or Code: Building Transparency

Request and reason: The UDC requires 65% of the building to be transparent. This is not achievable for a school for the following reasons:
School safety & limiting glass especially on the public non-secure sides, classrooms need more wall space on the interior.

List Ordinance or Code: Building Setback

Request and reason: A school needs to be set back farther for the following reasons: Safety buffer from roads, necessary parking at the entry points,
and safe vehicle stacking space for parents and buses.

List of supplemental documentation provided: See attached drawings.

Planning Commission Date Requested: As soon as possible

City Council Date Requested: As soon as possible

Requestor Signature or Owner and Date: [signature]

FOR CITY USE ONLY: Application Received By: _____ Date Received: _____

Planning Commission Date: _____ Fee Received: _____

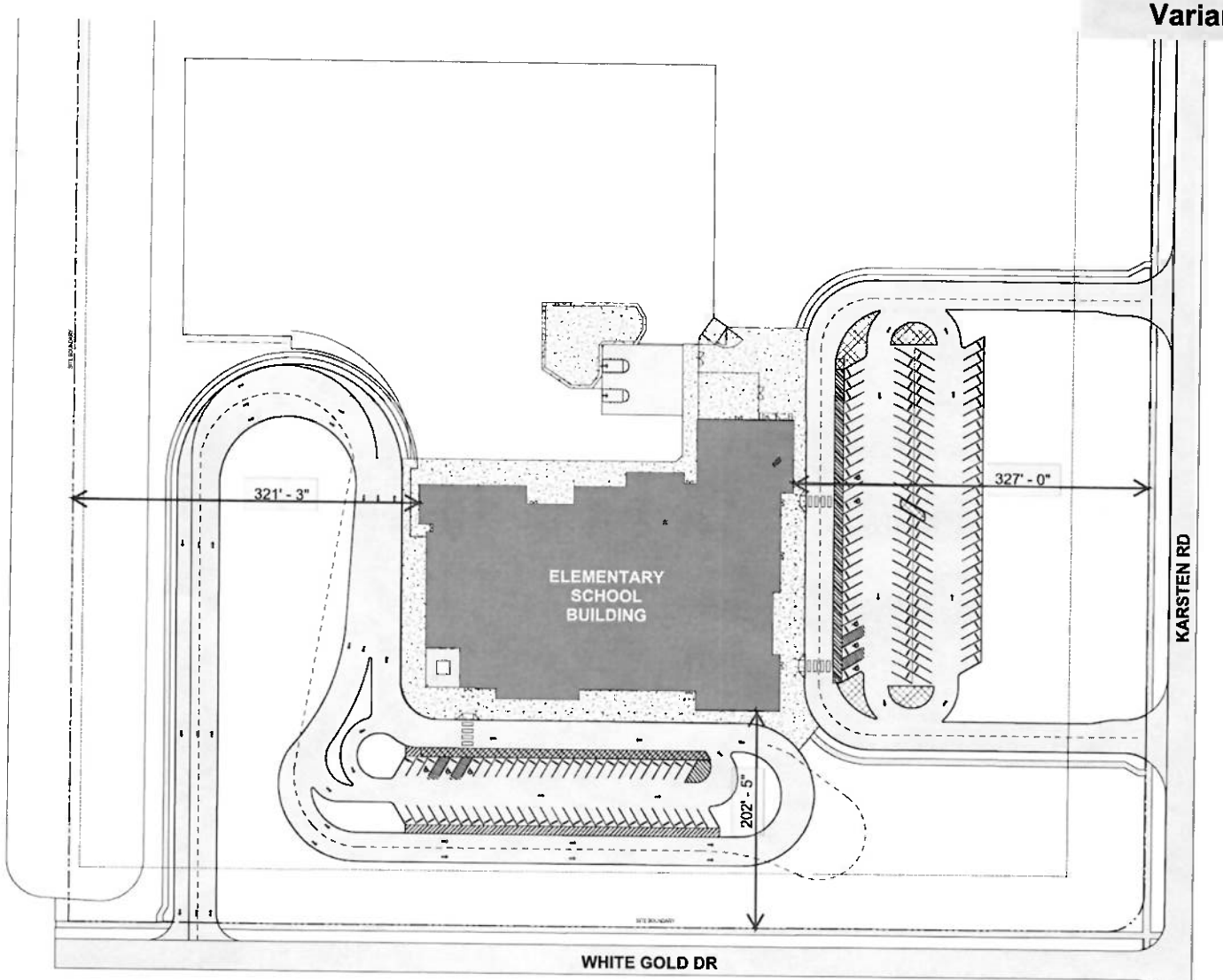
City Council Date: _____ Notifications Required: [ ] Published Notice [ ] Public Hearing

Date Approved or Denied: _____ [ ] Posting on Property *(applicant responsibility)* [ ] Personal Notice

Project No.: _____ [ ] Written Notice of Decision

REVISED JAN. 2024

City of Iowa Colony
Variance Request



A1 ASV01 OVERALL SITE PLAN - VARIENCE
1" = 40'-0"

Stantec

Stantec Architecture Inc
1981 Lovelace Street Suite 2600
Houston, TX 77002-4914
Tel: (713) 548-5100 • www.stantec.com

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Consultant

Notes

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Client/Project ALVIN ISD

Elementary School No 23

2727 White Gold Drive
Rosharon, Texas 77583

Title
ARCHITECTURAL SITE PLAN - VARIANCE

Project No. 21400 269

Scale 1" = 40'-0"

Revision

Drawing No. ASV

City of Iowa Colony
Variance Request

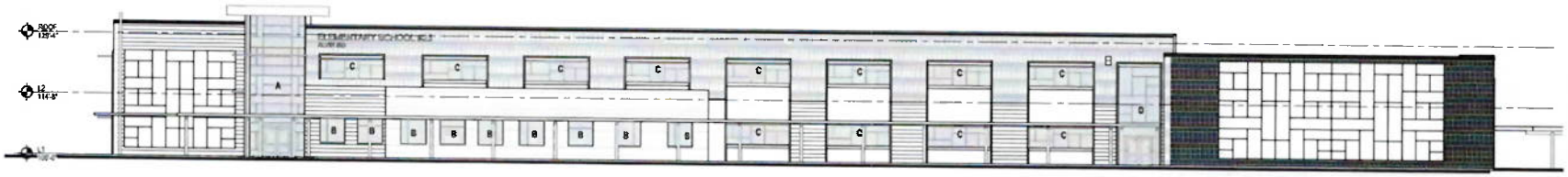
OVERALL SOUTH ELEVATION AREA (SF)		16367.85		
FENESTRATIONS	LENGTH (in)	HEIGHT (in)	COUNT	AREA(SF)
A	162	408.5	1	458.56
B	72	72	9	324.00
C	180	60	12	900.00
D	120	284	1	236.67
TOTAL FENESTRATION AREA (SF)				1929.23
% OF SOUTH ELEVATION				11.81

OVERALL SOUTH ELEVATION AREA (SF)		9832.65		
OVERALL EAST ELEVATION AREA				
E	120	284	3	260.00
F	180	60	2	150.00
G	120	227	2	378.33
H	282	72	1	141.00
TOTAL FENESTRATION AREA (SF)				929.33
% OF SOUTH ELEVATION				13.60

C1 A200 FENESTRATION AREAS
1/4" = 1'-0"



B1 A200 OVERALL EAST ELEVATION
3/32" = 1'-0"



A1 A200 OVERALL SOUTH ELEVATION
3/32" = 1'-0"

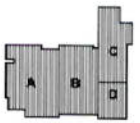
Stantec

Stantec Architecture Inc.
Houston, TX 77002-4116
Tel (713) 940-4700 • www.stantec.com

Copyright Reserved

Consultant

Notes



N

Revision

Issued

Permit/Seal

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Client/Project Logo

Client/Project
ALVIN ISD

Elementary School No 23

2727 White Gold Drive
Rosharon, Texas 77583

Title
OVERALL EXTERIOR ELEVATIONS - VARIANCE

Project No.
21400*269

Scale
As indicated

Revision

Drawing No.
A20

CITY OF IOWA COLONY

3144 Meridiana Parkwa
Iowa Colony Tx. 7758
Phone: 346-395-4551
www.iowacolonytx.gov

Staff Report

Agenda Date: June 27, 2025

Agenda Item: Variance Request Alvin ISD for transparency Corner of Karsten Blvd. and White Gold

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

Zoning Designation: Commercial

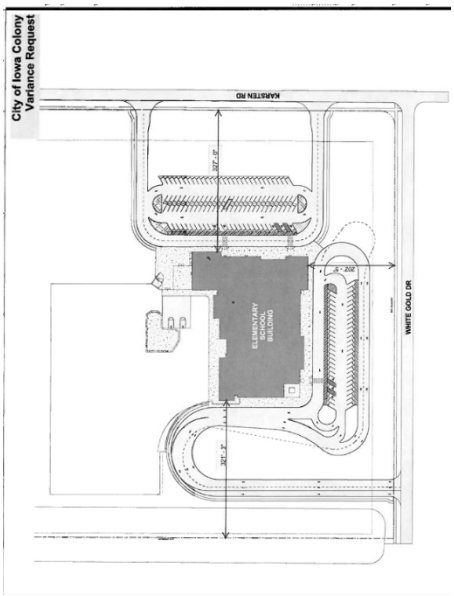
Building Official: Albert Cantu

SUMMARY

This request was made by Mark Jackson with Santec Architect for a variance to Master UDC Section 3.5.3.12 (b)- Storefront Code; Transparency. The ordinance cited above requires that "each exterior wall of a commercial/retail/office building facing a public street must contain 65% transparent material to allow visual penetration of at least three (3) feet into the building. This site is located at the NW corner of Karsten Blvd. and White Gold. New construction of an Elementary School.

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

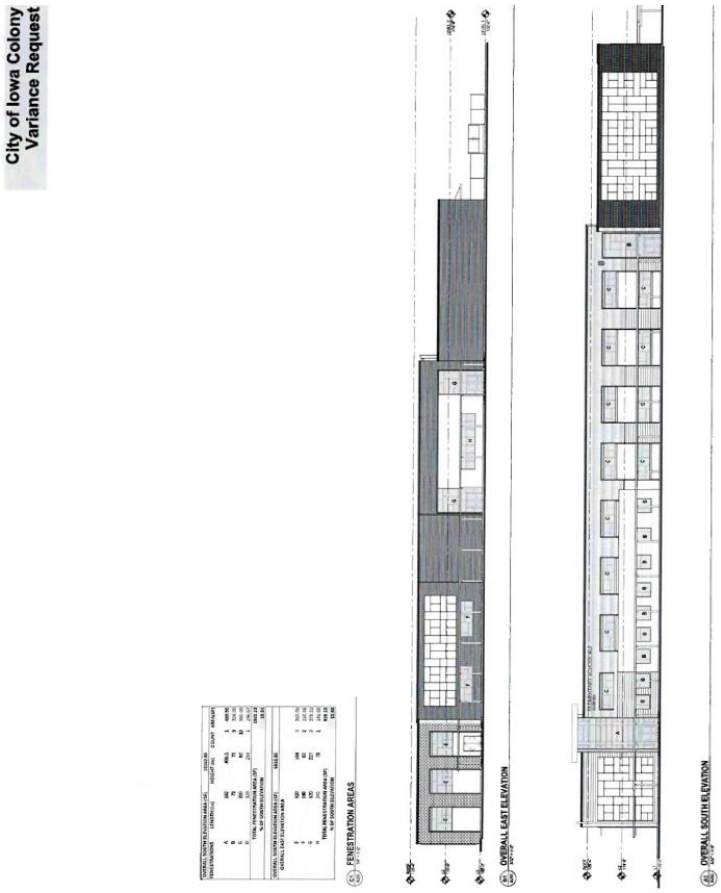
  Transparency – Each exterior wall of a commercial/retail/office building facing a public street must contain at least sixty-five (65) percent transparent material to allow visual penetration of at least three (3) feet into the building. Transparency includes stationary glass, windows, and the glass area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



Variance Request:

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

In regard to the variance request at AISD Elementary School located at Karsten Blvd and White Oak we are requesting the transparency requirement of sixty-five (65%) as required by the UDC Section 3.5.3.12 Storefronts reduced for school safety and limited glass on the public non-secured side of the building. Classrooms need more wall space on the interior.



RECOMMENDATION

Staff recommend that they be granted the variance due to the safety of the students and limited wall space as indicated on the variance application.

Albert Cantu

Albert Cantu, Building Official

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS GRANTING A WAIVER AND VARIANCE TO CERTAIN TRANSPARENCY REQUIREMENTS AT THE CORNER OF KARSTEN BLVD AND WHITE GOLD; WITH RELATED PROVISIONS

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

SECTION 1. Findings of Fact

a. The Planning and Zoning Commission has made a report to the City Council concerning this variance.

b. The City Council has determined that a waiver or variance should be granted as herein provided, because the criteria in Section 1.3.4.3 of the Unified Development Code have been satisfied.

c. All requirements of law concerning this ordinance and the waiver and variance herein granted have been satisfied.

SECTION 2. Legal Requirements

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

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

SECTION 3. Background

The City has received an application for a variance from the above provision for the construction of a new elementary school No. 23 for Alvin ISD to be located at the NW corner of Karsten Blvd. and White Gold. The background is more fully stated in the Staff Report attached hereto and incorporated herein in full.

SECTION 4. Grant of Waiver and Variance

Accordingly, the City Council hereby grants a waiver and variance to the requirements of Sections 3.5.3.12(b) of the Uniform Development Code concerning transparency for the proposed structure at 3215 Meridiana Parkway; provided, however, that this variance is granted:

a. only to the extent shown in the **attached drawing(s)**;

b. but only to the extent stated in the **Staff Report attached hereto**;

c. in reliance upon the statements of fact in the **attached Application for Variance Request or Appeal** filed in this matter; and

d. subject to any conditions or limitations stated in the Staff Report.

SECTION 5. Savings Clause

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

SECTION 6. Severance Clause

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

SECTION 7. Effective Date

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

PASSED AND APPROVED ON JULY 21, 2025.

CITY OF IOWA COLONY

By: _____
WIL KENNEDY, MAYOR

ATTEST:

_____
KAYLEEN ROSSER, CITY SECRETARY

APPLICATION
AND
STAFF REPORT

ATTACHMENTS TO ORDINANCE GRANTING VARIANCE TO CERTAIN PROVISIONS OF UNIFIED DEVELOPMENT CODE FOR ALVIN INDEPENDENT SCHOOL DISTRICT

ADICO
CONSULTING ENGINEERS

MEMORANDUM

Date: June 25, 2025

To: Planning and Zoning Members

From: Dinh V. Ho, P.E.

RE: Alvin ISD No. 23_ Variance for Building Line Setback
Staff's Summary and Recommendations

CC: Mayor Wil Kennedy, Natasha Brooks, Kayleen Rosser

Alvin ISD is proposing to develop a new Elementary School located at the northwest corner of Karsten Blvd. and White Gold Dr. within the Canterra Creek Subdivision.

Stantec Architects, on behalf of Alvin ISD, submitted a variance to the Unified Development Code (UDC) Section 3.5.3.1. Setback, Driveways, Sidewalks, and Parking for Commercial/Retail/Office/Industrial Use Buildings.

The variance request is to remove the requirements for front build to line as required by Section 3.5.3.1.(a)(4).

> *If both (i) property frontage is on a designated major arterial; and (ii) either (a) the tract size is two (2) acres or larger or (b) the proposed building size is greater than twenty-five thousand (25,000) square feet of Gross Leasable Area (GLA); then the front wall of the building shall be located on a build-to building setback line of seventy-one (71) feet from the ultimate right-of-way line of the street along the front of the property.*

The applicant reasoning is as follow:
The school needs to be set back farther to provide a safety buffer from the roads, necessary parking at the entry points, and safe vehicle stacking spaces for parents and buses.

City staff recommend approval of the variance based on the following:

- The variance supports a critical public use, specifically for an education services to the community.
- The allowance for removal of the build to line provides additional buffers and parking areas unique to a school site.
- Building lines shall be subject to the Subdivision Ordinance:
    - Required front yard: Twenty-five feet (25')
    - Required side yard: Ten feet (10') for side yards; provided, however, a side yard adjacent to a side street shall have a yard of not less than twenty feet (20'); and
    - Required rear yard: Twenty feet (20'); provided, however, a rear yard adjacent to a street shall have a yard of not less than thirty feet (30').

CITY OF IOWA COLONY

APPLICATION FOR VARIANCE REQUEST or APPEAL

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | WWW.IOWACOLONYTX.GOV

Please use this application to request a variance/appeal within the Subdivision Ordinance, Zoning Ordinance, Unified Development Code (UDC) and Sign Ordinance. An Application for Variance Request/Appeal shall be considered by Planning Commission and Planning Commission shall make a recommendation to City Council, who has the authority to grant or deny variance requests. Considerations are made at the monthly Planning Commission and City Council meetings. Refer to the www.iowacolonytx.gov for Planning Commission and City Council scheduled meeting dates and all ordinances and development guidelines affecting the City. Provide hard copies and digital files (cd or flash drive) of application and any supporting documentation to the City Secretary. This application may be used for several requests but only one property or one section of a subdivision. The application fee for Variance Requests/Appeal is $1,000, due at the time of submission and is non-refundable. Applications received without the required fee shall be considered incomplete.

TYPE OF VARIANCE REQUEST (SELECT ONE): ____ ZONING __X__ UDC ____ ZONING ORDINANCE ____ SIGN ORDINANCE ____ APPEAL

APPLICANT INFORMATION:

Name of Applicant: Mark Jackson, Stantec Architects

Address of Applicant: 910 Louisiana Street, Suite 2600
Houston, TX 77002

Phone: 713-504-8776
Email: [redacted]

Name of Owner: Bill VanWagner, Alvin ISD

Address of Owner: 2200 Stapp Maxwell, Building A
Alvin, TX 77511

Phone: 281-245-2459
Email: [redacted]

PROPERTY INFORMATION:

Address of Subject Property: (no address yet) County Road 383 & CR 81 Iowa Colony, TX 77583 (corner of Karsten and White Gold)

Legal Description of Subject Property: A0516 H T & B R R TRACT 5A1-5B-6-7A-7B ACRES 55.926

Brazoria County Tax No(s): 698961

Current Zoning: PUD

Water and Sanitary Serviced by: Brazoria County MUD 31

Street Frontage Type (Circle One): Private or (Public)

FIRM Map Panel Number: 48039C0110 H

VARIANCE REQUST/APPEAL INFORMATION: *Requestor must identify specific Chapter and Section of the Subdivision Ordinance, Zoning Ordinance, Unified Development Code or Sign Ordinance that the Variance Request applies to. If additional space is needed, please attach to this application.*

List Ordinance or Code: Building Transparency

Request and reason: The UDC requires 65% of the building to be transparent. This is not achievable for a school for the following reasons:
School safety & limiting glass especially on the public non-secure sides, classrooms need more wall space on the interior.

List Ordinance or Code: Building Setback

Request and reason: A school needs to be set back farther for the following reasons: Safety buffer from roads, necessary parking at the entry points,
and safe vehicle stacking space for parents and buses.

List of supplemental documentation provided: See attached drawings.

Planning Commission Date Requested: As soon as possible

City Council Date Requested: As soon as possible

Requestor Signature or Owner and Date: Mark E. Jackson

FOR CITY USE ONLY: Application Received By: _____ Date Received: _____

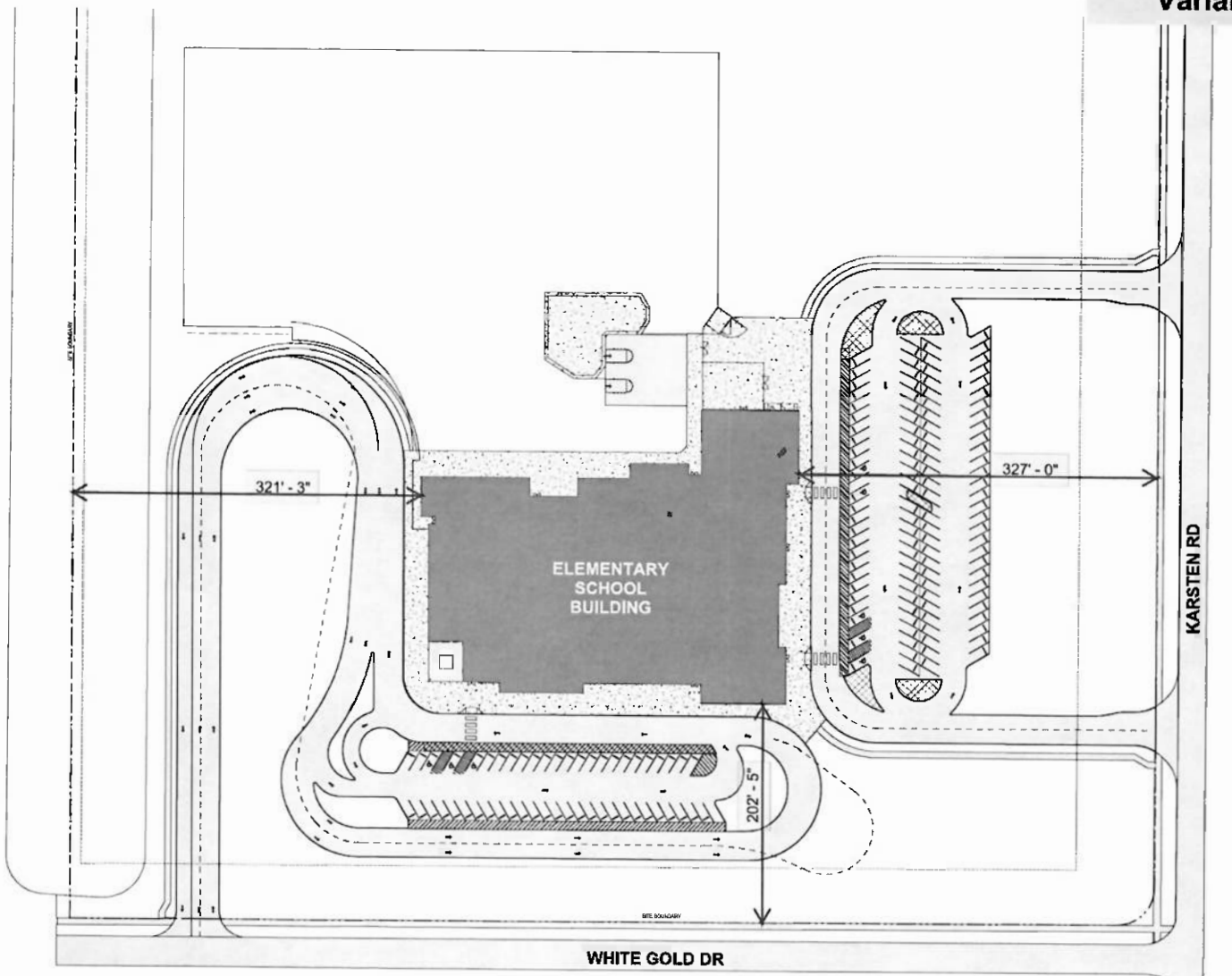
Planning Commission Date: _____ Fee Received: _____

City Council Date: _____ Notifications Required: [ ] Published Notice [ ] Public Hearing

Date Approved or Denied: _____ [ ] Posting on Property *(applicant responsibility)* [ ] Personal Notice

Project No.: _____ [ ] Written Notice of Decision

City of Iowa Colony Variance Request



A1 ASV01 **OVERALL SITE PLAN - VARIENCE**
1" = 40'-0"

Stantec

Stantec Architecture Inc
910 Gessner Street Suite 2600
Houston, TX 77024-4914
tel +1 713 940-6700 • www.stantec.com

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Consultant

Notes

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Client/Project Logo

Client/Project
ALVIN ISD

Elementary School No 23

2727 White Gold Drive
Rosharon, Texas 77583

Title
ARCHITECTURAL SITE PLAN - VARIANCE

Project No.
21400 269

Scale
1" = 40'-0"

Revision

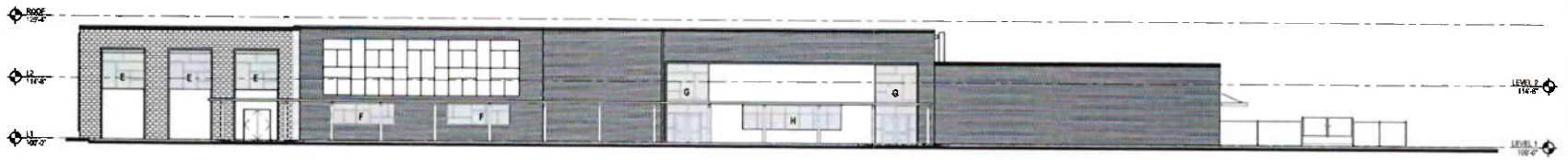
Drawing No
ASV01

City of Iowa Colony
Variance Request

OVERALL SOUTH ELEVATION AREA (SF)		10102.85		
FENESTRATIONS	LENGTH (in)	HEIGHT (in)	COUNT	AREA(SF)
A	162	408.5	1	459.56
B	72	72	9	324.00
C	180	60	12	900.00
D	120	264	1	236.67
TOTAL FENESTRATION AREA (SF)				1920.23
% OF SOUTH ELEVATION				19.01

OVERALL SOUTH ELEVATION AREA (SF)		6832.65		
OVERALL EAST ELEVATION AREA				
E	120	164	3	260.00
F	180	60	2	150.00
G	120	227	2	378.33
H	282	72	1	141.00
TOTAL FENESTRATION AREA (SF)				929.33
% OF SOUTH ELEVATION				13.60

C1 A200 **FENESTRATION AREAS**
1/4" = 1'-0"



B1 A200 **OVERALL EAST ELEVATION**
3/32" = 1'-0"



A1 A200 **OVERALL SOUTH ELEVATION**
3/32" = 1'-0"

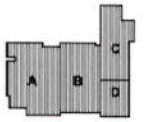
Stantec

Stantec Architecture Inc
1100 Louisiana Street Suite 2600
Houston, TX 77002-4916
Tel: (713) 940-5700 • www.stantec.com

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Consultant

Notes



N

Revision	By	Appd	YYYY.MM.DD
NOT CONSTRUCTION READY VERSION			
Issued	By	Appd	YYYY.MM.DD

Permit/Seal

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Client/Project Logo

Client/Project
ALVIN ISD

Elementary School No 23

2727 White Gold Drive
Rosharon, Texas 77583

Title
OVERALL EXTERIOR ELEVATIONS - VARIANCE

Project No.	Scale
21408*269	As indicated
Revision	Drawing No.
	A2[illegible]

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS GRANTING A WAIVER AND VARIANCE TO CERTAIN SETBACK REQUIREMENTS AT THE CORNER OF KARSTEN BLVD AND WHITE GOLD; WITH RELATED PROVISIONS

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

SECTION 1. Findings of Fact

a. The Planning and Zoning Commission has made a report to the City Council concerning this variance.

b. The City Council has determined that a waiver or variance should be granted as herein provided, because the criteria in Section 1.3.4.3 of the Unified Development Code have been satisfied.

c. All requirements of law concerning this ordinance and the waiver and variance herein granted have been satisfied.

SECTION 2. Legal Requirements

Section 3.5.3.1(a)(4) of the Iowa Colony Unified Development Code provides:

> If both (i) property frontage is on a designated major arterial; and (ii) either (a) the tract size is two (2) acres or larger or (b) the proposed building size is greater than twenty-five thousand (25,000) square feet of Gross Leasable Area (GLA); then the front wall of the building shall be located on a build-to building setback line of seventy-one (71) feet from the ultimate right-of-way line of the street along the front of the property.

SECTION 3. Background

The City has received an application for a variance from the above provision for the construction of a new elementary school No. 23 for Alvin ISD to be located at the NW corner of Karsten Blvd. and White Gold. The background is more fully stated in the Staff Report attached hereto and incorporated herein in full.

SECTION 4. Grant of Waiver and Variance

Accordingly, the City Council hereby grants a waiver and variance to the requirements of the above-cited section of the Uniform Development Code concerning setbacks for the proposed structure at the location provided; however, that this variance is granted:

a. only to the extent shown in the **attached drawing(s)**;

b. but only to the extent stated in the **Staff Report attached hereto**;

c. in reliance upon the statements of fact in the **attached Application for Variance Request or Appeal** filed in this matter; and

d. subject to any conditions or limitations stated in the Staff Report.

SECTION 5. Savings Clause

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

SECTION 6. Severance Clause

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

SECTION 7. Effective Date

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

PASSED AND APPROVED ON JULY 21, 2025.

CITY OF IOWA COLONY

By: _____
WIL KENNEDY, MAYOR

ATTEST:

_____
KAYLEEN ROSSER, CITY SECRETARY

APPLICATION
AND
STAFF REPORT

ATTACHMENTS TO ORDINANCE GRANTING VARIANCE TO CERTAIN PROVISIONS OF UNIFIED DEVELOPMENT CODE FOR ALVIN INDEPENDENT SCHOOL DISTRICT

ADICO
CONSULTING ENGINEERS

MEMORANDUM

Date: **June 23, 2025**

To: **Planning and Zoning Members**

From: **Dinh V. Ho, P.E.**

RE: **Creekhaven Development - Master Signage Plan**

Staff's Summary and Recommendations

CC: **Mayor Wil Kennedy, Robert Hemminger Kayleen Rosser**

META Planning and Design, on behalf of Starwood Land submitted a Master Signage Plan for the Creekhaven Development in accordance with the Ordinance No. 2016-19, Article III.Section 24.

The Creekhaven Development (formerly known as the Hines Tract) comprised of 949 acres of land, located within the SW portion of the City. The City of Iowa Colony approved the PUD for the development in July 2022.

The purpose of the Master Signage Plan (MSP) is to provide a coordinated and comprehensive plan for the management of signage within a planned development. Attached is the proposed Master Signage Plan for this development, including quantities, size and locations.

The MSP provides the following:

- The MSP consolidates multiple sign types into a cohesive plan that is consistent with Planned Unit Developments previously approved. Sign types, locations and sizes has been reviewed and supported by staff.
- The signage plan establishes a consistent visual theme (fonts, materials, colors, and lighting) across the development.
- Signs enhance the architectural character of the development and maintain harmony with building facades and landscaping.
- Primary and secondary signs are appropriately scaled for visibility from SH 288 and adjacent streets without contributing to visual clutter.
- The MSP provides a clear wayfinding system for vehicles and pedestrians.
- All signage is placed outside of sight visibility triangles and does not obstruct driveways, intersections, or public sidewalks.

City staff recommends approval of the submitted Master Signage Plan for Creekhaven Development, subject to the following conditions:

- No signage shall be located within the public rights-of-ways.
- All signage installations shall require separate permits and inspections for structural, electrical, and right-of-way compliance.
- Any deviation from the approved MSP shall be resubmitted to the City for review.
- All lighting is down-shielded, indirect, and does not cause glare or light trespass onto adjacent residential or public properties.
- Lighting complies shall comply with the city's dark sky illumination standards.

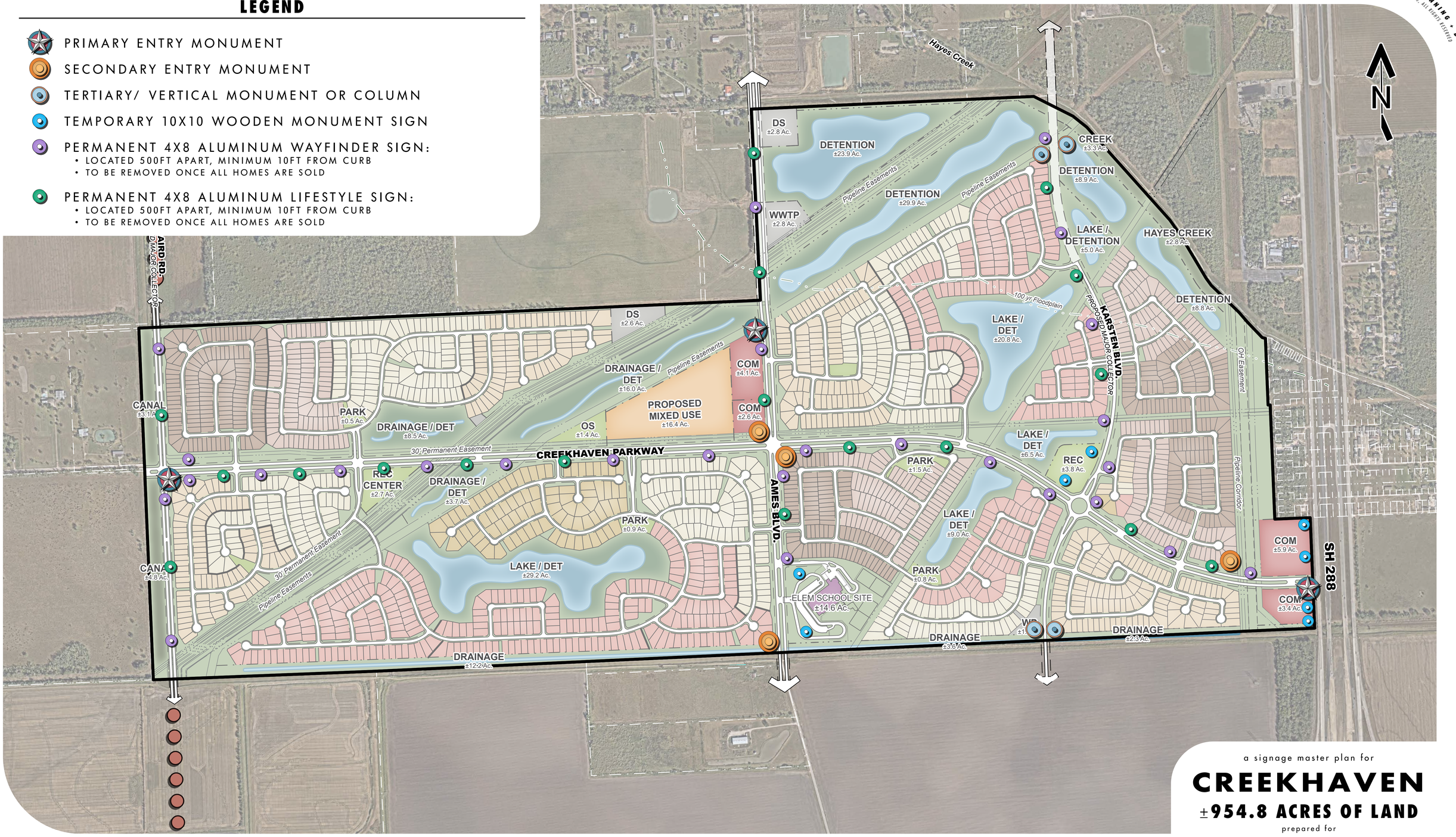
Attached is the recommended signage sign and matrix for the Creekhaven Master Signage Plan.

Master Signage Plan Recommendations							
Sign Type	**Max Length (ft)**	**Max Height (ft)**	**Max Total Area (sf)**	**Max Effective Text Area (sf)**	**Max Qty**	**Max Spacing**	**Notes:**
Primary Monument Signage (along SH 288)	40	15	220	80	2	N/A	Location to be approved per MSP
Secondary Entry Monument Signage	20	8	80	40	see notes	N/A	Location and Quantity approved per MSP
Temporary Monument Signage	10	10	32	N/A	see notes	N/A	Location and Quantity approved per MSP
Temporary Marketing Signage	8	4	32	N/A	see notes	500'	
Temporary Site Specific Signage	8	8	64	N/A	1	500'	
Offsite Marketing Signage with PUD	16	20	100	N/A	1	2000'	Location and Quantity approved per MSP

META PLANNING + DESIGN
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LEGEND

- PRIMARY ENTRY MONUMENT
- SECONDARY ENTRY MONUMENT
- TERTIARY/ VERTICAL MONUMENT OR COLUMN
- TEMPORARY 10X10 WOODEN MONUMENT SIGN
- PERMANENT 4X8 ALUMINUM WAYFINDER SIGN:
  - LOCATED 500FT APART, MINIMUM 10FT FROM CURB
  - TO BE REMOVED ONCE ALL HOMES ARE SOLD
- PERMANENT 4X8 ALUMINUM LIFESTYLE SIGN:
  - LOCATED 500FT APART, MINIMUM 10FT FROM CURB
  - TO BE REMOVED ONCE ALL HOMES ARE SOLD



a signage master plan for

CREEKHAVEN

±954.8 ACRES OF LAND

prepared for

STARWOOD

*LOCATION OF SIGNAGE IS APPROXIMATE AND MAY BE ADJUSTED DUE TO ON-SITE CONSTRAINTS.
*DEVELOPER IS NOT OBLIGATED TO CONSTRUCT ALL SIGNS AS SHOWN ON THE PLAN

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 200 400 800

MTA-89001A
JUNE 4, 2025

PRIMARY ENTRY MONUMENT & SIGNAGE EXAMPLE



SECONDARY ENTRY MONUMENT & SIGNAGE EXAMPLE



TERTIARY / VERTICAL MONUMENT OR COLUMN & SIGNAGE EXAMPLE



(General depiction of scale and signage. Not final design.)

(General depiction of scale and signage. Not final design.)

terralab landscape architects

CREEKHAVEN | PERMANENT SIGNAGE EXHIBIT - MONUMENTS

Iowa Colony, TX | Prepared For: Starwood | May 09, 2025

a monument signage exhibit for

CREEKHAVEN

±954.8 ACRES OF LAND

prepared for

STARWOOD

META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE 0 200 400 800

MTA-89001A
MAY 21, 2025

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Monument signage is proposed through the development along SH 288, Baird Road, Ames Boulevard, and Creekhaven Parkway. Signage within the project shall comply with the requirements of the City of Iowa Colony, with the following deviations:

- Primary Monuments
  a) Maximum number of signs: three (3)
  b) Maximum length: forty-three (43) feet
  c) Maximum height: thirteen (13) feet
  d) Column element maximum height: thirty (30) feet
  e) Maximum sign message area: seventy (70) square feet
     i. This area shall be calculated by drawing a generally rectangular shape around the letters of the community name. It does not include logo signage or other non-lettered graphics.

- Secondary Entry Monuments
  a) Maximum number of signs: four (4)
  b) Maximum length: thirty (30) feet
  c) Maximum height: ten (10) feet
  d) Maximum sign message area: forty (40) square feet
     i. This area shall be calculated by drawing a generally rectangular shape around the letters of the community name. It does not include logo signage or other non-lettered graphics.

- Teritary/Vertical Monuments or Columns
  a) Maximum number of sign locations: two (2)
     i. Each location of this type of monument shall include up to two (2) columns located on either side of the road.
  b) Maximum length: four (4) feet square
  c) Maximum height: twelve (12) feet
  d) Maximum sign message area: nine (9) square feet.
     i. This area shall be calculated by drawing a generally rectangular shape around the letters of the community name or logo.

- Up to nine (9) permanent monument type signs may be constructed within the project. However, the developer is not obligated to construct the maximum number of monument signs.
  a) The location of the signs shown on Exhibit 6 is preliminary and subject to change. General locations and types shall be consistent, but exact location will be finalized at time of permit application.

- Temporary Monument Signs
  a) Temporary monument signs are allowed prior to and for the duration of the construction of a permanent monument sign or amenity site. Temporary monuments must be removed within 30 days of completion of the permanent monument or amenity site.
     i. Maximum number of signs: six (6)
     ii. Maximum length: ten (10) feet
     iii. Maximum height: ten (10) feet
     iv. Allowed signage material: wood or aluminum
     v. Allowed message materials: vinyl wrap

Wayfinding and Lifestyle signage is necessary for visitors and residents alike to navigate through the development and to desired destinations and amenities. These signs will be located within the project boundary along non-local roadways and shall comply with the requirements of the City of Iowa Colony, with the following deviations:

- Wayfinding Signage
  a) Minimum spacing between sign of the same type: five hundred (500) feet
  b) Maximum length: four (4) feet
  c) Maximum height: eight (8) feet
  d) Maximum sign message area: thirty-two (32) square feet
  e) Allowed signage material: aluminum

- Lifestyle Signage
  a) Minimum spacing between sign of the same type: five hundred (500) feet
  b) Maximum length: four (4) feet
  c) Maximum height: eight (8) feet
  d) Maximum sign message area: thirty-two (32) square feet
  e) Allowed signage material: aluminum

ADICO
CONSULTING ENGINEERS

MEMORANDUM

Date: **June 26, 2025**

To: **Planning and Zoning Members**

From: **Dinh V. Ho, P.E.**

RE: **Ellwood Development - Master Signage Plan**

Staff's Summary and Recommendations

CC: **Mayor Wil Kennedy, Robert Hemminger Kayleen Rosser**

EHRA, Inc. , on behalf of Beazer Homes submitted a Master Signage Plan for the Ellwood Development in accordance with the Ordinance No. 2016-19, Article III.Section 24.

The Ellwood Development (formerly known as the Rally West Tract) comprised of 260 acres of land, located at the SWC of the Sh 288 and Davenport Parkway. The City of Iowa Colony approved the PUD for the development in July 2022.

The purpose of the Master Signage Plan (MSP) is to provide a coordinated and comprehensive plan for the management of signage within a planned development. Attached is the proposed Master Signage Plan for this development, including quantities, size and locations.

The MSP provides the following:

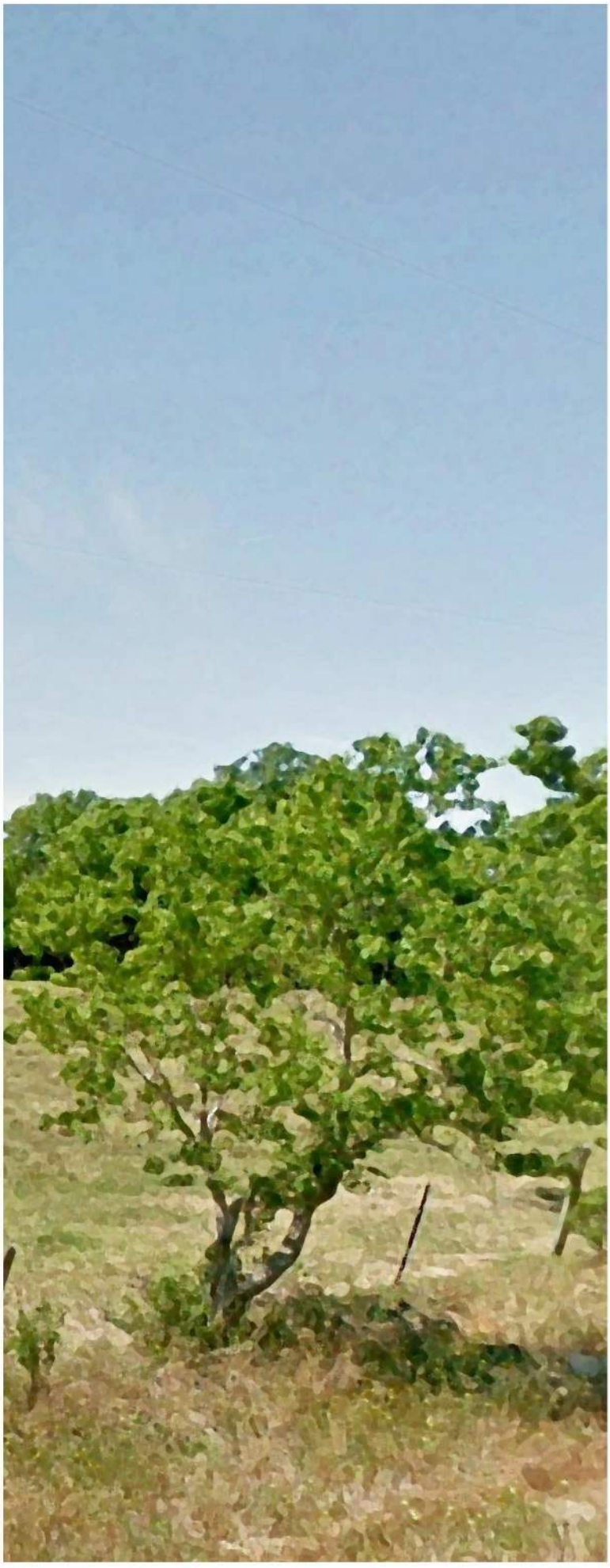
- The MSP consolidates multiple sign types into a cohesive plan that is consistent with Planned Unit Developments previously approved. Sign types, locations and sizes has been reviewed and supported by staff.
- The signage plan establishes a consistent visual theme (fonts, materials, colors, and lighting) across the development.
- Signs enhance the architectural character of the development and maintain harmony with building facades and landscaping.
- Primary and secondary signs are appropriately scaled for visibility from SH 288 and adjacent streets without contributing to visual clutter.
- The MSP provides a clear wayfinding system for vehicles and pedestrians.
- All signage is placed outside of sight visibility triangles and does not obstruct driveways, intersections, or public sidewalks.

City staff recommends approval of the submitted Master Signage Plan for Ellwood Development, subject to the following conditions:

- No signage shall be located within the public rights-of-ways.
- All signage installations require separate permits and inspections for structural, electrical, and right-of-way compliance.
- Any deviation from the approved MSP shall be resubmitted to the City for review.
- All lighting is down-shielded, indirect, and does not cause glare or light trespass onto adjacent residential or public properties.
- Lighting complies shall comply with the city's dark sky illumination standards.

Attached is the recommended signage sign and matrix for the Ellwood Master Signage Plan.

Master Signage Plan Recommendations							
Sign Type	**Max Length (ft)**	**Max Height (ft)**	**Max Total Area (sf)**	**Max Effective Text Area (sf)**	**Max Qty**	**Max Spacing**	**Notes:**
Primary Monument Signage (along SH 288)	40	15	220	80	2	N/A	Location to be approved per MSP
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Temporary Monument Signage	10	10	32	N/A	see notes	N/A	Location and Quantity approved per MSP
Temporary Marketing Signage	8	4	32	N/A	see notes	500'	
Temporary Site Specific Signage	8	8	64	N/A	1	500'	
Offsite Marketing Signage with PUD	16	20	100	N/A	2	2000'	Location and Quantity approved per MSP



Rally 288 West
Master Signage Plan

The City of Iowa Colony

Prepared for:

Beazer Homes Texas, LP
10235 West Little York, Suite 200
Houston, Texas 77040

Prepared by:

EHRA
ENGINEERING THE FUTURE
SINCE 1936

10011 Meadowglen Ln.
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300

TABLE OF CONTENTS

LETTER OF INTENT 3

A. Introduction to Signage 4

1. Primary Monument 4
2. Secondary Entry Monument 4
3. Section Monument 4
4. Temporary Marketing Stake Signs 5

EXHIBITS

Exhibit 1 Monument Signage Plan 6

Exhibit 2 Monument Sign Elevations 7

Exhibit 3 Monument Sign Renderings 8

Exhibit 4 Temporary Marketing Sign Map 11

Exhibit 5 Temporary Marketing Sign Examples 12

TABLES

Table 1 Sign Ordinance Variances 17

EHRA
ENGINEERING THE FUTURE
SINCE 1936

TBPE No. F-726
TBPLS No. 10092300

June 24, 2025

To Whom It May Concern
City Manager
City of Iowa Colony
3144 Meridiana Parkway
Iowa Colony, TX 77583

Re: Rally 288 West Master Signage Plan (Ellwood)

To Whom It May Concern,

On behalf of our client, Beazer Homes Texas, LP, the developer of Ellwood, I respectfully request to place a Master Signage Plan on the Planning and Zoning Commission agenda for 07/01/2025

- Present signage criteria for Rally 288 West Development (Ellwood) to regulate and allow subdivision entry, section monument signs, and temporary marketing stake signs.

If there are any questions or any additional support documentation is needed, please feel free to reach out to me and I would be happy to assist.

Thank you for your consideration,

Brad Sweitzer

Brad Sweitzer, PLA, AICP
Associate | Director of Planning and Visioning
EHRA

A. Signage

Signage plays a vital role in establishing the identity of a master planned community. These signs serve as the first point of visual contact for residents, visitors, and potential home buyers, creating a lasting impression that reflects the community's character and architectural style. Strategically designed and placed subdivision entry and neighborhood monuments enhance curb appeal and contribute to a sense of place and belonging. They also provide clear wayfinding and a sense of arrival. Well-executed entry monuments can significantly elevate the perceived value and desirability of the entire development. Refer to Table 10 for detailed list of variances requested from the code of ordinances.

1. Primary Monument

Two primary entry monuments are permitted: one (1) at the intersection of Davenport Parkway & State Highway 288 and one (1) at the intersection of Karsten Blvd. & Davenport Parkway. The secondary entry monument sign located at the intersection of Dubuque Parkway and State Highway 288 is subject to change to a primary monument per the developers needs. The signs are 14' (ft) tall, 220 square feet sign area. All seat walls, posts, and other built elements surrounding the primary monument sign wall are to be considered landscape elements for decorative purposes only. Landscape elements must stay within the height parameters mentioned above, but do not have any area constraints.

2. Secondary Entry Monument:

Two secondary entry monument signs are in the design as follows: one (1) along Davenport Parkway and one (1) at the intersection of Dubuque Parkway and State Highway 288. The signs are 8' (ft) tall, 80 square feet sign area. All seat, walls, posts, and other built elements surrounding the primary monument sign wall are to be considered landscape elements for decorative purposes only. Landscape elements must stay within the height parameters mentioned above, but do not have any area constraints.

3. Section Monument

A section monument sign may be located at each ingress/egress of a section. The sign shall not exceed six feet (6') in height above the surrounding finished grade level by forty feet (40') in width. The total sign area shall not exceed 32 square feet.

4. Temporary Marketing Stake Signs

A temporary marketing stake sign shall be used to direct potential home buyers to model homes, or showcase any amenities affiliated with the development. These signs may remain in place for 1 year and shall be granted an extension of 1 year upon expiration, if requested by the developer. Temporary marketing signs along major thoroughfares, collectors and local streets shall have a maximum height of 8 ft and a maximum effective area of 64 square feet. Temporary marketing signs along a highway or highway access road shall have a maximum height of 20’ and maximum effective area of 320 square feet.

EXHIBIT 1

LEGEND

PRIMARY MONUMENT

SECONDARY MONUMENT

SIERRA VISTA

SIERRA VISTA BLVD.

C.R. 64 / DAVENPORT PKWY.
(120' R.O.W.)

SECTION 1B
82 LOTS
19.0 AC.

FUTURE
GRADE
SEPARATION

FUTURE
ACCESS ROAD

PARK

PARK

SECTION 1A
10 LOTS
3.6 AC.

EMERGENCY ACCESS
EASEMENT
WITH CRASH GATE

WP
1.3 AC.

COMM.
7.9 AC.

DET.
7.7 AC.

DET.
6.6 AC.

TRANSMISSION POWER LINE CORRIDOR

DET.
6.4 AC.

DET.
9.5 AC.

NORTH HAYES CREEK
(180' WIDE)

REC
1.7 AC.

LS

C.R. 758 / DUKE RD.
(80' R.O.W.)

DET.
13.8 AC.

SECTION 2
26 LOTS
6.4 AC.

KARSTEN BLVD. (80' R.O.W.)

DET.
22.3 AC.

SECTION 4
113 LOTS
27.0 AC.

PARK

PARK

S.H. 288

SECTION 3
69 LOTS
16.9 AC.

DET.
5.2 AC.

TRANSMISSION POWER LINE CORRIDOR

SECTION 6
54 LOTS
11.7 AC.

PARK
1.5 AC.

PARK

PARK

COMM.
3.7 AC.

SECTION 5
121 LOTS
26.1 AC.

DET.
7.1 AC.

EXISTING R.O.W.
(40' R.O.W.)

C.R. 63 / DUBUQUE PKWY.
(120' R.O.W.)

LAND USE AREAS & LOT TOTALS

50' x 130' Typical: 298 Lots (63%)		± 66.1 Ac. (60%)
60' x 130' Typical: 177 Lots (37%)		± 43.3 Ac. (40%)
Commercial		± 11.6 Ac.
Easements / Creek		± 28.0 Ac.
Detention		± 78.6 Ac.
Rec / Park		± 5.5 Ac.
R.O.W. (Arterials & Collectors)		± 16.5 Ac.
Water Plant & Lift Station		± 1.5 Ac.
Lanscape Buffers / Open Space		± 8.3 Ac.
Total	475 Lots	± 259.4 Ac.

Park space provided within detention perimeter (50% of 12.1 Ac.) : 6.1 Ac.

MASTER SIGNAGE PLAN

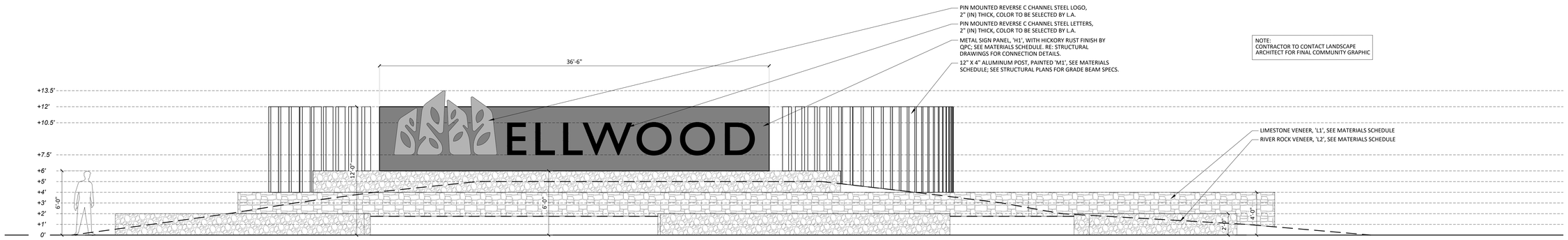
PRIMARY & SECONDARY MONUMENTS

ELLWOOD PHASE 1 & 2 MONUMENTATION

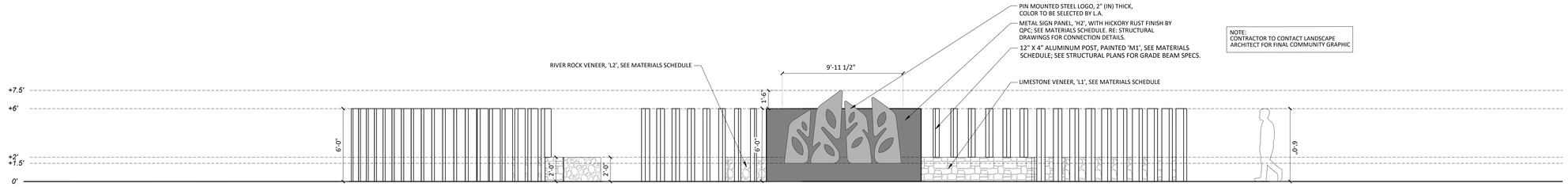
SCALE: 1"= 200'

LANDSCAPE ARCHITECTS

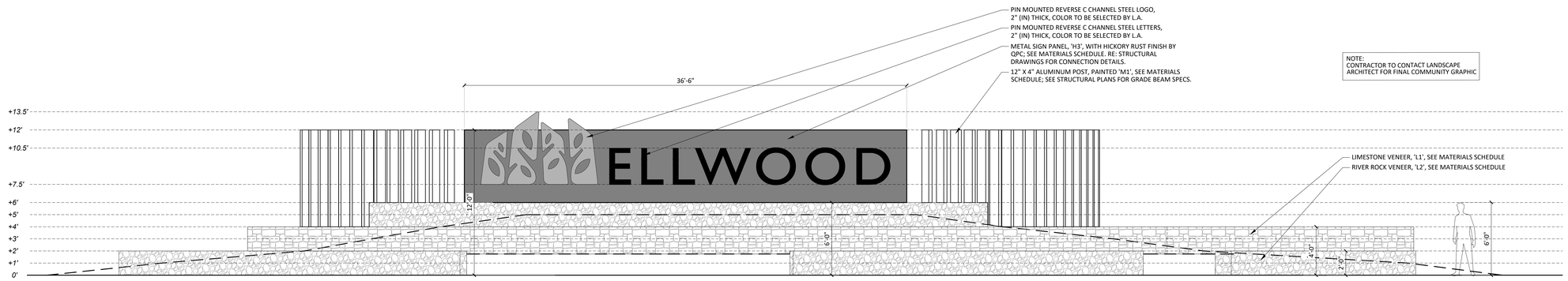
EXHIBIT 2



KARSTEN ENTRY MONUMENT | 03
SECTION | SCALE: 1/4" = 1'-0"



CENTRAIL TRAIL HEAD MONUMENT | 02
ELEVATION | SCALE: 1/4" = 1'-0"



288 MAIN ENTRY MONUMENT | 01
ELEVATION | SCALE: 1/4" = 1'-0"

P:\BZR ELLWOOD_PHASE 1\01 - MONUMENTATION\KW_BZR-401_L-DETAILS.DWG

KW LANDSCAPE ARCHITECTS
6925 Portwest Drive, Suite 100
Houston, Texas 77024
713-869-6987
BUILDING THE EXCEPTIONAL, *TOGETHER.*
www.kwtexas.com

REGISTERED LANDSCAPE ARCHITECT DARIN J. WEINHEIMER 1645 STATE OF TEXAS
04-21-2025

CLIENT
BEAZER HOMES

DATE / ISSUE
23 APRIL 2025
ISSUE FOR BID

ELLWOOD - PHASE I
MONUMENTATION
IOWA COLONY, TX

PROJECT NUMBER
BZR-401

STATUS	DATE	BY
DRAWN	04/17/2025	ES, LK, RJ
CHECKED	04/17/2025	SH

SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
L3.02

MONUMENTATION OPTION 1

EXHIBIT 3



SUBJECT TO MINOR DEVIATION

KW LANDSCAPE ARCHITECTS

SUBJECT TO MINOR DEVIATION

SUBJECT TO MINOR DEVIATION



TEMPORARY MARKETING SIGN MAP

EXHIBIT 4

SIERRA VISTA

SIERRA VISTA BLVD.

C.R. 64 / DAVENPORT PKWY.
(120' R.O.W.)

8' x 8'

8' x 8'

8' x 8'

SECTION 1B
82 LOTS
19.0 AC.

FUTURE
GRADE
SEPARATION

FUTURE
ACCESS ROAD

8' x 4'

8' x 4'

PARK

PARK

SECTION 1A
10 LOTS
3.6 AC.

EMERGENCY ACCESS
EASEMENT
WITH CRASH GATE

WP
1.3 AC.

COMM.
7.9 AC.

DET. B
7.7 AC.

TRANSMISSION POWER LINE CORRIDOR

DET. F
9.5 AC.

8' x 4'

DET. A
6.6 AC.

NORTH HAYES CREEK
(180' WIDE)

DET. C
6.4 AC.

16' x 20'

REC
1.7 AC.

LS

8' X 8' FUTURE
AMENITY CENTER

C.R. 758 / DUKE RD.
(80' R.O.W.)

8' x 4'

DET. D
13.8 AC.

SECTION 2
26 LOTS
6.4 AC.

8' x 4'

DET. E
PH 1
12.1 AC.

KARSTEN BLVD. (80' R.O.W.)

SECTION 4A
63 LOTS
15.5 AC.

S.H. 288

8' x 4'

PARK

PARK

4' x 4'

SECTION 4B
50 LOTS
11.3 AC.

SECTION 3
68 LOTS
16.9 AC.

TRANSMISSION POWER LINE CORRIDOR

DET. G
5.2 AC.

4' x 4'

PARK
1.5 AC.

SECTION 6
54 LOTS
11.7 AC.

PARK

COMM.
3.7 AC.

16' x 20'

4' x 4'

PARK

8' x 8'

PH 2
10.4 AC.

SECTION 5
75 LOTS
17.6 AC.

4' x 4'

8' x 4'

8' x 4'

SECTION 7
45 LOTS
11.3 AC.

DET. H
7.1 AC.

EXISTING R.O.W.
(40' R.O.W.)

C.R. 63 / DUBUQUE PKWY.
(120' R.O.W.)

SIGN LOCATIONS SUBJECT TO CHANGE

LAND USE AREAS & LOT TOTALS

50' x 130' Typical: 297 Lots (63%)		± 66.1 Ac. (60%)
60' x 130' Typical: 176 Lots (37%)		± 43.1 Ac. (40%)
Commercial		± 11.6 Ac.
Easements / Creek		± 28.0 Ac.
Detention		± 78.8 Ac.
Rec / Park		± 5.5 Ac.
R.O.W. (Arterials & Collectors)		± 17.0 Ac.
Water Plant & Lift Station		± 1.5 Ac.
Lanscape Buffers / Open Space		± 8.5 Ac.
Total	473 Lots	± 260.1 Ac.

Park space provided within detention perimeter (50% of 12.1 Ac.) : 6.1 Ac.

Ellwood: Lotting Plan - 473 Lots

± 259.4 Acres located in the City of Iowa Colony, Brazoria County, Texas.

March 19, 2025

0' 100' 200' 400'
SCALE: 1"=200'

NORTH

EHRA
ENGINEERING THE FUTURE
SINCE 1936

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

EHRA JOB NO.
221-022-00

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.

TEMPORARY MARKETING SIGN EXAMPLES

8’ x 8’



EXHIBIT 5

8’ x 8’



4’ x 4’



8’ x 4’


BEAZER HOMES
ARABELLA 45’
MODEL COMING SOON
281-215-5164
BEAZER.COM
Est. 2002
SIGNS, LLC
8’ x 4’ MDO Sign with digital print and graphics as shown.
Installed on 4x4 wooden posts painted to match.
12999 Murphy Rd STE J • Stafford, TX 77477 • 281-988-9995 • DR-SIGNS.NET

16’ x 20’

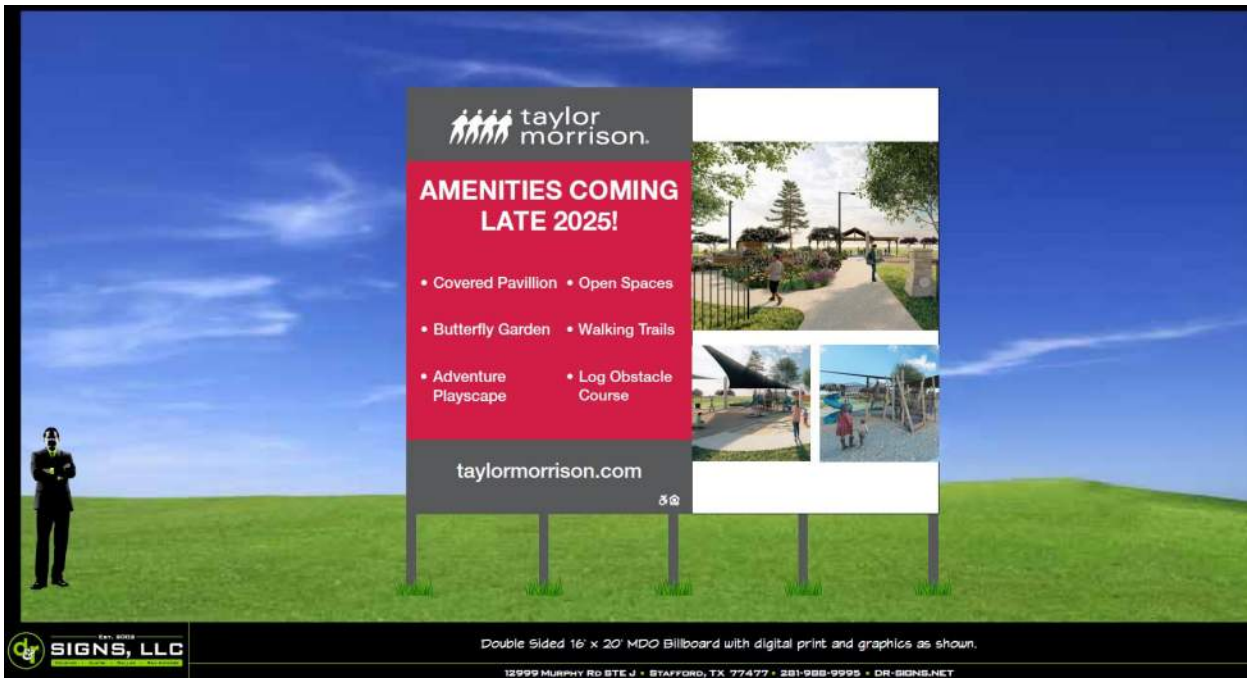

taylor morrison
AMENITIES COMING LATE 2025!
• Covered Pavillion
• Open Spaces
• Butterfly Garden
• Walking Trails
• Adventure Playscape
• Log Obstacle Course
taylormorrison.com
SIGNS, LLC
Double Sided 16' x 20' MDO Billboard with digital print and graphics as shown.
12999 MURPHY RD STE J • STAFFORD, TX 77477 • 281-988-9995 • DR-SIGNS.NET

TABLE 1
Rally 288 West Sign Ordinance Variances

Design Manual reference	Requirement	Proposed	Difference	Justification
Sign Ordinance Article III Regulations Sec 30-62 (a)(1) b	Manner of Measurement - Size: subdivision entrance signs are measured by the length and height of the sign face or display area only, not including the measurements of the support structure.	Manner of Measurement - Size: subdivision and neighborhood/section entrance signs are measured by the overall height of the sign face or display area, including the measurements of the base or support structure.	Allows the effective area measurement to include the entirety of the monument includng the object of which the sign is mounted upon.	Entrance signs for Master Planned Communities serve as both wayfinding monuments and decorative features. The base and support stucures are often incporported into the sign face in creative ways, making determination of the sign face only subject to interpretation and highly variable. Measuring the sign height as proposed simplifies the regulation.
Sign Ordinance Article III Table 30-62 Requirements For Monument Signs (Effective Area/Height)	Maximum effective area 36 sq.ft. for residential use. Maximum height 4 ft. for residential use.	Primary subdivision entrance monument signs shall have a maximum effective area of 220 sq.ft. and a maximum height of 14 ft, secondary subdivision entrance monument signs shall have a maximum effective area of 80 sq.ft. and maximum height of 8 ft, neighborhood/section entrance monument signs shall not exceed a height of 6 ft. The height measurement for subdivision and neighborhood/section entrance monument signs shall be measured from ground level and include the base or support stucture.	The difference in effective area ranges from 44 sq.ft. to 184 sq.ft. The difference in height ranges from 2 ft. to 10 ft., depending on the type of entrance monument sign. Note that the manner of measurement includes the base and support strcutures.	The effective area and height of the monument signs for Rally 288 West is crucial to wayfinding for future residents and emergency services. The proximity of the subdivision to highway access roads and major thorughfares justifies an increased primary and secondary entrance sign height due to the increased travel speeds and widths of rights of way. The increased height for neighborhood/section entrance signs is justified due to the alternative manner of measurement that includes the base and suport structures, which are normally not included in the height measurement.
Sign Ordinance Article III Table 30-62 Requirements For Monument Signs (Number/Location)	1 sign per 500 feet of frontage	1 sign per 400 feet of frontage, including primary and secondary entrance monuments	100 feet	The primary and secondary entrance monuments are designed for different end users - the primary monuments will be seen by vehicular users on the major thoroughfare and highway access road, whereas the secondary monument will be seen by both vehicular traffic users and pedestrians - it serves a trailhead with a connection to walking paths. The primary monuments would meet the frontage requirement in the ordinance, but the addition of the secondary monument, which serves a different end user and different function, requires a lower standard of 1 monumnent per 400 feet.
Sign Ordinance Article III Sec. 30-65 -Stake Signs (b)(1) Size	A stake sign may not have an effective area in excess of nine square feet or a height in excess of 4 ft.	Temporary marketing stake signs along major thoroughfares, collectors, and local streets, or within amenity or park reserves shall have a maximum height of 8 ft and a maximum effective area of 64 square feet. Temporary marketing stake signs along a highway or highway access road shall have a maximum of height of 20' and a maximum effective area of 320 square feet.	The difference in height ranges 4 ft. to 16 ft., depending on location, and the increased effective area ranges from 55 to 311 square feet depending on location.	Master Planned Communities typically have temporary marketing signs to direct homebuyers to model homes and amenities throughout the community. The current ordinance does not have a category for temporary signs of this nature that serve residential uses. The allowance of temporary marketing signs is a reasonable request for this PUD.

Sign Ordinance Article III Sec 30-65 - Stake Signs (b)(2) Location	A stake sign may not be located within the right of way of a public street or within a railroad right-of-way and a minimum of 20 feet from the curbline. A stake sign may not be located on State Highway 288 frontage	Temporary marketing stake signs may be located outside of all right-of-way of the Rally 288 West Development and a minimum of 20 feet from the curb. Temporary marketing signs may be located on State Highway 288 frontage on private property - placement within state right of way is prohibited.	Location of temporary marketing signs shall be located outside of the right-of-way of several streets internal to the boundary of Rally 288 West and a minimum of 20 feet from the curb line, and along State Highway 288 frontage on private property.	The proposed location of the temporary marketing signs are vital to the success of the Rally 288 West development. The signs will advertise to future residents, visitors, and will also help emergency services navigate throught the site as construction continues.
Sign Ordinance Article III Sec 30-65 - Stake Signs (b)(3) Materials	A stake sign may include materials such as wood or metal stakes with a wood, plastic or metal sign face.	Temporary marketing stake signs may include materials such as wood or metal stakes with a wood, plastic, metal, or vinyl graphic sign face.	Additional material of vinyl graphic allowed.	Vinyl graphic is a commonly used material for temporay marketing signs which is easy to maintain and durable year-round.
Sign Ordinance Article III Sec 30-65 - Stake Signs (b)(4) Number	No more than two stake signs are allowed on nonresidential property at any time. Stake signs may not be located within 25 feet of another sign on the same premises or on an adjacent permises. However, every property is allowed at least one stake sign	1 temporary marketing stake sign per 500 ft of frontage along major thoroughfares, collectors, and local streets within the boundaries of Rally 288 West Development. Each reserve for amenity or park may have 1 temporary marketing sign. No more than 2 temporary marketing signs shall be allowed along State Highway 288 frontage.	The number of temporary marketing stake signs is increased from a maximum of 2 total to not exceed 1 per 500 of frontage along public rights of way within the Rally 288 West Development, Except only 2 signs shall be allowed along State Highway 288..	The proposed number of the temporary marketing signs are vital to the success of the Rally 288 West development and is consistent with other Master Planned Community marketing efforts.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, RECOGNIZING AND THANKING THE SPONSORS OF THE CITY'S INDEPENDENCE DAY CELEBRATION

WHEREAS, the City of Iowa Colony proudly celebrated the birth of our nation on Friday, July 4, 2025, with a community-wide Independence Day event at Alvin ISD Freedom Field, 10855 Iowa Colony Boulevard; and

WHEREAS, the celebration featured family-friendly festivities and a fireworks display, honoring a tradition of commemorating Independence Day with "illuminations from one End of this Continent to the other," as foreseen by John Adams; and

WHEREAS, the success of this celebration was made possible by the generous contributions of several community partners and sponsors;

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

SECTION 1. That the City of Iowa Colony extends its sincere gratitude and appreciation for the generous contributions of the sponsors of the City's 2025 Independence Day celebration:

PLATINUM Sponsors:
CenterPoint Energy

GOLD Sponsors:
Adico Consulting Engineers
Foresight Developers,LLC
Lagoon Development
First Community Bank

SILVER Sponsors:
Prime Spot Fuels
Sterling Meridiana 35 GP, LLC
Si Enviromental, LLC
Safebuilt/BBG Consulting
CrowderGulf, LLC

BRONZE Sponsors:
Trinity Turbine Technology, LP
The Muller Law Group, LLC
Saber Power Services, LLC
META Planning + Design
Gregg & Gregg, P.C.

EHRA Engineering
CTC Contractors
Coats Rose, P.C.
Clear Channel Outdoor
ABHR
Drees Homes

COMMUNITY Sponsors:
Sterling Structures, INC.
SNK Ventures, LLC.
288 Complete Automotive
Reggie White Sleep Disorders

COMMUNITY Partners:
Alvin Independent School District
City of Manvel

SECTION 2. That the City of Iowa Colony urges all people to join together in our celebration of Independence Day next year on July 4, 2026.

READ, PASSED, AND APPROVED ON JULY 21, 2025

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

ATTEST:

_____
Kayleen Rosser, City Secretary

IOWA COLONY CRIME CONTROL AND PREVENTION DISTRICT

FY25/26 PROPOSED BUDGET

PROGRAM AREA BY ACTIVITY

COMMUNICATIONS DIVISION

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

GL Code	Description	Approved FY24/25	Proposed FY25/26
20-20-5101	Salaries – Full-Time	81,140.00	50,000.00
20-20-5104	Salaries – Overtime	3,000.00	3,000.00
20-20-5106	Social Security/Medicare	6,210.00	3,105.00
20-20-5107	TMRS	8,930.00	6,368.00
20-20-5108	Health & Life Insurance	28,000.00	14,000.00
20-20-5109	Worker's Comp	330.00	165.00
20-20-5110	Texas Workforce Commission	90.00	120.00
20-20-5114	Benefits Admin Fees	150.00	75.00
20-20-5517	Certification Pay	-	1,500.00

OVERTIME

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

GL Code	Description	Approved FY24/25	Proposed FY25/26
20-20-5104	Salaries - Overtime	5,000.00	7,000.00

COMMUNITY RELATIONS

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

GL Code	Description	Approved FY24/25	Proposed FY25/26
20-20-5303	Public Education & Training Materials	12,610.00	20,000.00

TECHNOLOGY

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

GL Code	Description	Approved FY24/25	Proposed FY25/26
20-20-5314	Computer & Technology Equipment	10,000.00	10,000.00
20-20-5315	Computer Software & License	19,540.00	80,000.00
20-20-5230	Radio Service	6,500.00	6,500.00
20-20-5328	Small Tools & Minor Equipment	5,000.00	24,067.00

INVESTIGATIONS

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

GL Code	Description	Approved FY24/25	Proposed FY25/26
20-20-5222	Investigations	3,000.00	3,000.00
20-20-5307	Investigation Supplies	16,000.00	3,000.00

TRAINING

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

GL Code	Description	Approved FY25/25	Proposed FY25/26
20-20-5223	Training & Travel	15,000.00	25,000.00

POLICE EQUIPMENT

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

GL Code	Description	Approved FY23/24	Proposed FY25/26
20-20-5309	Uniforms	5,000.00	10,000.00
20-20-5316	Equipment Repair/Parts	5,000.00	5,000.00
20-20-5317	Equipment & Other Rentals	23,000.00	26,000.00

PROFESSIONAL SERVICES

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

GL Code	Description	Approved FY24/25	Proposed FY25/26
20-20-5206	Professional Services	7,500.00	8,100.00

POLICE OPERATIONS

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

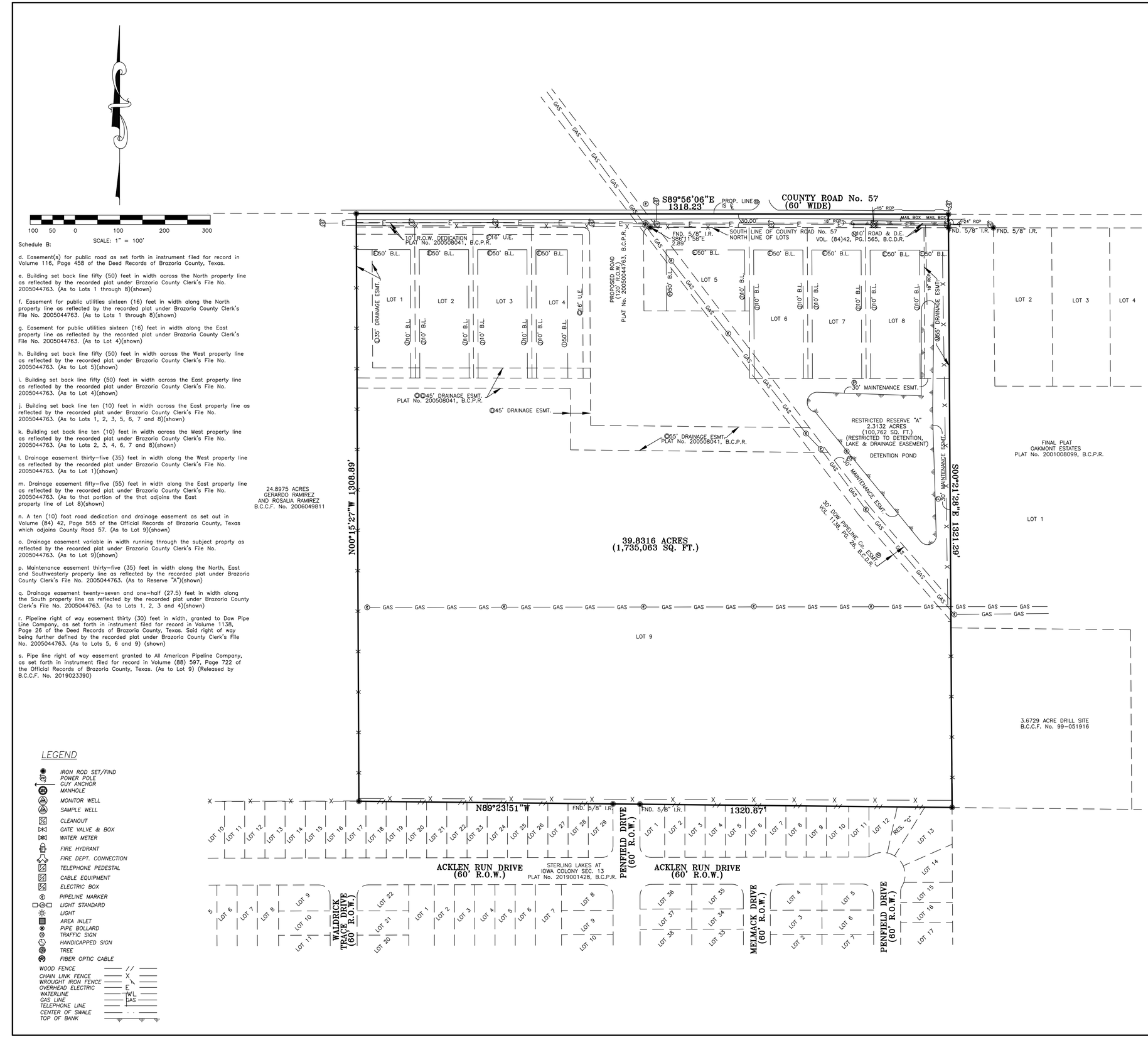
GL Code	Description	Approved FY24/25	Proposed FY25/26
20-20-5301	Office Supplies	2,000.00	5,000.00
20-20-5330	Miscellaneous	1,000.00	1,000.00

ONE-TIME EXPENDITURES

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

GL Code	Description	Proposed FY24/25
20-20-5317	Equipment & Other Rentals	84,000.00
20-20-5650	Vehicles & Machinery*	150,000.00

Account	Description	Adopted Budget FY 2024-25	YTD Actual Thru 05-19-2025	Remaining	Proposed Budget FY 2025-26
	REVENUE				
SALES TAX					
4112	CCPD Sales Tax	264,000.00	141,979.75		546,000.00
4910	Interest Income	20,000.00			
	EXPENSE				
20-20	**CRIME CONTROL**				
5101	Salaries - Full-Time	81,140.00	52,466.48	28,673.52	50,000.00
5104	Salaries - Overtime	8,000.00	1,728.75	6,271.25	10,000.00
5106	Social Security/Medicare	6,210.00	4,051.65	2,158.35	3,105.00
5107	TMRS	8,930.00	5,944.60	2,985.40	6,368.00
5108	Health & Life Insurance	28,000.00	11,791.65	16,208.35	14,000.00
5109	Worker's Comp	330.00	409.67	(79.67)	165.00
5110	Texas Workforce Commission	240.00	180.43	59.57	120.00
5114	Benefits Admin Fees	150.00		150.00	75.00
5517	Certification Pay		692.30	(692.30)	1,500.00
5206	Professional Services	12,500.00	11,460.80	1,039.20	8,100.00
5214	Advertising/Printing Expense			-	
5222	Investigations	3,000.00		3,000.00	3,000.00
5223	Training & Travel	15,000.00	8,130.56	6,869.44	25,000.00
5230	Radio Service	6,500.00	5,220.00	1,280.00	6,500.00
5301	Office Supplies	2,000.00	754.90	1,245.10	5,000.00
5303	Public Education & Training	12,610.00	5,415.29	7,194.71	20,000.00
5307	Investigation Supplies	16,000.00	2,330.34	13,669.66	3,000.00
5309	Uniforms	25,000.00	242.00	24,758.00	10,000.00
5314	Computer & Technology	10,000.00		10,000.00	10,000.00
5315	Computer Software/License	19,540.00	21,267.80	(1,727.80)	80,000.00
5316	Equipment Repair/Parts	5,000.00	592.50	4,407.50	5,000.00
5317	Equipment & Other Rentals	43,000.00	38,312.76	4,687.24	110,000.00
5319	Vehicle Repairs & Maintenance			-	
5328	Small Tools & Minor Equipment	5,000.00	573.15	4,426.85	24,067.00
5330	Miscellaneous	1,000.00	500.00	500.00	1,000.00
5630	Furniture & Equipment			-	
5650	Vehicles & Machinery	50,000.00	8,033.44	41,966.56	150,000.00
	TOTAL EXPENSE	**359,150.00**	**180,099.07**		**546,000.00**
					-



Schedule B:

d. Easement(s) for public road as set forth in instrument filed for record in Volume 116, Page 458 of the Deed Records of Brazoria County, Texas.

e. Building set back line fifty (50) feet in width across the North property line as reflected by the recorded plat under Brazoria County Clerk's File No. 2005044763. (As to Lots 1 through 8)(shown)

f. Easement for public utilities sixteen (16) feet in width along the North property line as reflected by the recorded plat under Brazoria County Clerk's File No. 2005044763. (As to Lots 1 through 8)(shown)

g. Easement for public utilities sixteen (16) feet in width along the East property line as reflected by the recorded plat under Brazoria County Clerk's File No. 2005044763. (As to Lot 4)(shown)

h. Building set back line fifty (50) feet in width across the West property line as reflected by the recorded plat under Brazoria County Clerk's File No. 2005044763. (As to Lot 5)(shown)

i. Building set back line fifty (50) feet in width across the East property line as reflected by the recorded plat under Brazoria County Clerk's File No. 2005044763. (As to Lot 4)(shown)

j. Building set back line ten (10) feet in width across the East property line as reflected by the recorded plat under Brazoria County Clerk's File No. 2005044763. (As to Lots 1, 2, 3, 5, 6, 7 and 8)(shown)

k. Building set back line ten (10) feet in width across the West property line as reflected by the recorded plat under Brazoria County Clerk's File No. 2005044763. (As to Lots 2, 3, 4, 6, 7 and 8)(shown)

l. Drainage easement thirty-five (35) feet in width along the West property line as reflected by the recorded plat under Brazoria County Clerk's File No. 2005044763. (As to Lot 1)(shown)

m. Drainage easement fifty-five (55) feet in width along the East property line as reflected by the recorded plat under Brazoria County Clerk's File No. 2005044763. (As to that portion of the that adjoins the East property line of Lot 8)(shown)

n. A ten (10) foot road dedication and drainage easement as set out in Volume (84) 42, Page 565 of the Official Records of Brazoria County, Texas which adjoins County Road 57. (As to Lot 9)(shown)

o. Drainage easement variable in width running through the subject proprty as reflected by the recorded plat under Brazoria County Clerk's File No. 2005044763. (As to Lot 9)(shown)

p. Maintenance easement thirty-five (35) feet in width along the North, East and Southwesterly property line as reflected by the recorded plat under Brazoria County Clerk's File No. 2005044763. (As to Reserve "A")(shown)

q. Drainage easement twenty-seven and one-half (27.5) feet in width along the South property line as reflected by the recorded plat under Brazoria County Clerk's File No. 2005044763. (As to Lots 1, 2, 3 and 4)(shown)

r. Pipeline right of way easement thirty (30) feet in width, granted to Dow Pipe Line Company, as set forth in instrument filed for record in Volume 1138, Page 26 of the Deed Records of Brazoria County, Texas. Said right of way being further defined by the recorded plat under Brazoria County Clerk's File No. 2005044763. (As to Lots 5, 6 and 9) (shown)

s. Pipe line right of way easement granted to All American Pipeline Company, as set forth in instrument filed for record in Volume (88) 597, Page 722 of the Official Records of Brazoria County, Texas. (As to Lot 9) (Released by B.C.C.F. No. 2019023390)

NOTES:

1. The surveyor has not abstracted the subject property.
2. This survey was created with the benefit of a title commitment prepared by Fidelity National Title Insurance Company, G.F. No. 1076602100205, effective date: August 30, 2021.
3. Basis of Bearings for the survey is the Colony Estates Phase 1 subdivision of record in Plat No. 2005044763, B.C.P.R.
4. By graphic plotting only, the subject property lies in Zone "X", areas determined to be outside the 500 Year Flood Plain, as shown on Federal Emergency Management Agency flood insurance rate map number 48039C0105K, dated 12-30-2020.
5. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
6. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
7. There was no evidence of wetlands field delineation markers observed in the process of conducting the fieldwork.
8. The property has direct, legal and physical access to County Road No 57, a dedicated public R.O.W.
9. The property described hereon is the same as the property described in Fidelity National Title Insurance Company with an effective date of August 30, 2021 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the Property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property. The property described hereon is also the same property described in B.C.C.F. Number 2006039755. The legal description shown hereon is the result of an on the ground survey performed by Gruller Surveying, LLC.
10. This survey was made in accordance with laws and/or Minimum Standards of the State of Texas.
11. There were no encroachments observed at the time the field work was conducted.
12. There are no gaps, gores, overlaps or hiatus inherent to the surveyed property based on the field survey performed and the title commitment provided.
13. All easements shown hereon are of record in Plat No. 2005044763, B.C.P.R., unless otherwise noted.

LEGEND

- IRON ROD SET/FIND
- POWER POLE
- GUY ANCHOR
- MANHOLE
- MONITOR WELL
- SAMPLE WELL
- CLEANOUT
- GATE VALVE & BOX
- WATER METER
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- TELEPHONE PEDESTAL
- CABLE EQUIPMENT
- ELECTRIC BOX
- PIPELINE MARKER
- LIGHT STANDARD
- LIGHT
- AREA INLET
- PIPE BOLLARD
- TRAFFIC SIGN
- HANDICAPPED SIGN
- TREE
- FIBER OPTIC CABLE

WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
OVERHEAD ELECTRIC
WATERLINE
GAS LINE
TELEPHONE LINE
CENTER OF SWALE
TOP OF BANK

To: CR5740 LLC, Tuyen Quang Tran Trust and Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 11, 13, 14, 16, 17 & 19 of Table A thereof. The field work was completed on 10-12-2021.

Date of Plat or Map: 10-13-2021

STATE OF TEXAS REGISTERED KENNETH A. GRULLER 5476 PROFESSIONAL LAND SURVEYOR

Kenneth A. Gruller
Texas Registered Professional Land Surveyor No. 5476

PLAT OF SURVEY
ALTA/NSPS SURVEY
OF 39.8316 ACRES
BEING ALL OF
FINAL PLAT
COLONY ESTATES PHASE 1
PLAT No. 20050044763, B.C.P.R.
LOCATED IN THE
NORTHWEST 1/4 OF SECTION 57, OF THE H.T. & B. R.R. Co. SURVEY, ABSTRACT No. 289, BRAZORIA COUNTY, TEXAS

GRULLER
PROFESSIONAL LAND SURVEYING
1244 NORTH POST OAK ROAD, STE. 200
HOUSTON, TEXAS 77055
www.grullersurveying.com

SCALE: 1"= 100'	FIELD BOOK: 2021-10	DATE: 10-12-2021
G.F. No. 1076602100205	ADDRESS: 0 COUNTY ROAD 57, IOWA COLONY, TX	
PHONE: (713) 333-1466 FAX: (713) 782-3755	DWG. NO. 45-21236	D: C.GAR. C:K.G.

SPECIAL WARRANTY DEED

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

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

THAT CR5740, LLC, a Texas limited liability company ("Grantor"), in consideration of the sum of Ten Dollars ($10.00) cash and other good and valuable consideration in hand paid by the Grantee hereinafter named, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY, unto DPEG HERITAGE, LP, a Texas limited partnership, whose address is 11333 Fountain Lake Drive, Stafford, Texas 77477 ("Grantee"), that certain tract or parcel of land situated in Brazoria County, Texas (the "Land"), containing 35.8258 acres, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference for all purposes together with all improvements thereon, if any and all appurtenances of the above-described Land, including all right, title and interest of Grantor, in and to easements or rights-of-way relating thereto (collectively with the Land being referred to herein as the "Property").

This conveyance is made and accepted subject to those encumbrances, restrictions, easements, conditions, covenants, reservations, documents and exceptions to title of record in the Real Property Records of Brazoria County, Texas impacting the Property and listed on Exhibit B attached hereto and incorporated herein by reference for all purposes (the "Permitted Exceptions"), but only to the extent that the same are valid, existing, affect and are enforceable against the Property.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights, hereditaments and appurtenances thereto belonging, unto the said Grantee, and Grantee's successors and assigns, forever. Grantor hereby binds itself, its successors and assigns to warrant and forever defend the title to the Property unto the said Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor but not otherwise, subject to the Permitted Exceptions.

EXECUTED effective as of March 28, 2024.

GRANTOR:

CR5740, LLC
a Texas limited liability company

By: _____
Michael Scott Burrer, Managing Member

By: _____
Julie D. Nguyen, Managing Member

THE STATE OF TEXAS §
§
COUNTY OF Fort Bend §

This instrument was acknowledged before me on this 28 day of March, 2024, by Michael Scott Burrer, Managing Member of CR5740, LLC, a Texas limited liability company, on behalf of such limited liability company.

_____
Notary Public in and for the State of T E X A S

MARICELA PEREZ
Notary Public, State of Texas
Comm. Expires 08-07-2027
Notary ID 130325263

THE STATE OF TEXAS §
§
COUNTY OF Fort Bend §

This instrument was acknowledged before me on this 28 day of March, 2024, by Julie D. Nguyen, Managing Member of CR5740, LLC, a Texas limited liability company, on behalf of such limited liability company.

MARICELA PEREZ
Notary Public, State of Texas
Comm. Expires 08-07-2027
Notary ID 130325263

_____
Notary Public in and for the State of T E X A S

EXHIBIT A

PROPERTY DESCRIPTION

Lots Five (5), Six (6), Seven (7), Eight (8) and Nine (9), in Block One (1), of COLONY ESTATES PHASE 1 as recorded in Clerk's File No. 2005044763 of the Official Public Records of Brazoria County, Texas.

EXHIBIT B

PERMITTED EXCPETIONS

1. Restrictive covenants, building/setback lines, easements, and/or other matters as shown on plat recorded in/under Clerk's File No. 2005044763, Map/Plat Records, Brazoria County, Texas.

2. Easement(s) for public roads as set forth by instrument recorded in/under Volume 116, Page 458, Deed Records, Brazoria County, Texas.

3. Pipeline Easement and/or Right-of-Way granted to Houston Pipe Line Company, by instrument recorded in/under Volume 530, Page 164, Deed Records, Brazoria County, Texas; and as affected by instrument recorded in/under Clerk's File No. 2023018402, Official Public Records, Brazoria County, Texas.

4. Pipeline Right-of-Way granted to DOW Pipe Line Company, by instrument recorded in/under Volume 1138, Page 26, Deed Records, Brazoria County, Texas.

5. Right-of-Way Easement granted to Brazoria County, by instrument recorded in/under Volume 8442, Page 565, Official Public Records, Brazoria County, Texas.

6. Pipeline Easement and Right-of-Way granted to All American Pipeline Company, by instrument recorded in/under Volume 88597, Page 722, Official Public Records, Brazoria County, Texas; and as affected by instrument recorded in/under Clerk's File No. 2019023390, Official Public Records, Brazoria County, Texas.

7. Royalty reservation(s) set forth in instrument recorded in/under Volume 869, Page 223, Deed Records, Brazoria County, Texas; and as affected by instrument recorded in/under Clerk's File No. 00008317, Official Public Records, Brazoria County, Texas.

8. Mineral Interest as set forth in instrument recorded in/under Volume 1713, Page 610, Deed Records, Brazoria County, Texas.

9. Mineral Interest as set forth in instrument recorded in/under Clerk's File No. 98008164, Official Public Records, Brazoria County, Texas.

10. Mineral reservation(s) as set forth in instrument(s) recorded in/under Clerk's File No. 04002518, Official Public Records, Brazoria County, Texas.

11. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in this Exhibit B or not. There may be leases, grants exceptions or reservations of mineral interests that are not listed.

FILED and RECORDED

Instrument Number: 2024013013

Filing and Recording Date: 03/28/2024 04:26:29 PM Pages: 5 Recording Fee: $37.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-kaegan

LEGAL DESCRIPTION JOB# 0165.24-01

A 35.8258 ACRE OF LAND OUT OF LOTS 5, 6, 7, 8, AND 9, IN BLOCK 1, OF COLONY ESTATES PHASE 1 AS RECORDED IN CLERK'S FILE NO. 2005044763 OF OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. LOCATED IN THE NORTHWEST ¼ OF SECTION 57, OF THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 289, BRAZORIA COUNTY, TEXAS, (BASIS OF BEARING IS PER GPS OBSERVATION, TEXAS STATE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE, NAD83, GEOID 18 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS);

BEGINNING AT A POINT IN THE CENTERLINE OF COUNTY ROAD NO. 57 (60-FOOT RIGHT OF WAY PLAT NO. 2005044763 B.C.P.R.) MARKING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF THE ROBERT A. KOUTS AND KATHRYN M. CARROW TRACT RECORDED IN PLAT NO. 2002-091714 OF OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE SOUTH 02 DEGREES 57 MINUTES 47 SECONDS EAST, A DISTANCE OF 30.00 FEET PASS A 5/8" IRON ROD WITH CAP STAMPED LANEY RPLS 1718 FOUND IN THE SOUTH LINE OF SAID COUNTY ROAD NO. 57 FOR A TOTAL DISTANCE OF 1321.29 FEET TO A WOOD POST FOR CORNER FOUND MARKING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND BEING THE NORTHEAST CORNER OF STERLING LAKES AT IOWA COLONY SECTION 13 RECORDED IN PLAT NO. 2019001428 OF OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, , ALSO BEING THE SOUTHWEST CORNER OF A CALLED 3.6729 ACRE TRACT RECORDED IN FILE NO. 99-051916 OF OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE SOUTH 87 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 1320.67 ALONG THE NORTH LINE OF SAID STERLING LAKES TO A 5/8" IRON ROD WITH CAP STAMPED LANEY RPLS 1718 FOUND MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND BEING THE SOUTHEAST CORNER OF A CALLED 24.8975-ACRE TRACT RECORDED IN FILE NO. 2006049811 OF OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS

THENCE NORTH 02 DEGREES 51 MINUTES 46 SECONDS WEST, A DISTANCE OF 942.89 FEET ALONG THE EAST LINE OF SAID 24.8975-ACRE TRACT TO A 5/8" IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE SOUTHWEST CORNER OF LOT 1;

THENCE NORTH 87 DEGREES 27 MINUTES 35 SECONDS EAST, A DISTANCE OF 519.47 FEET ALONG THE SOUTH LINES OF LOTS 1-4 TO A 5/8" IRON ROD STAMPED SOUTH TEXAS SURVEYING SET MARKING THE SOUTHEAST CORNER OF LOT 4;

THENCE NORTH 02 DEGREES 51 MINUTES 46 SECONDS WEST, A DISTANCE OF 321.08 FEET ALONG THE EAST LINE OF LOT 4 TO A 5/8" IRON ROD STAMPED SOUTH TEXAS SURVEYING SET MARKING A POINT FOR A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 40 MINUTES 39 SECONDS, AND A LENGTH OF 23.48 FEET;

THENCE ALONG SAID CURVE TO THE LEFT WITH A CHORD BEARING OF NORTH 47 DEGREES 42 MINUTES 05 SECONDS WEST, A CHORD DISTANCE OF 21.15 FEET TO A 5/8" IRON ROD STAMPED SOUTH TEXAS SURVEYING SET IN THE SOUTH LINE OF A

10.00-FOOT RIGHT OF WAY DEDICATION RECORDED IN PLAT NO. 200508041 OF OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE SOUTH 87 DEGREES 27 MINUTES 35 SECONDS WEST, A DISTANCE OF 504.56 ALONG THE NORTH LINES OF LOTS 1-4 TO A ½" IRON ROD WITH CAP FOUND IN THE SOUTH LINE OF SAID 10.00-FOOT DEDICATION;

THENCE NORTH 02 DEGREES 51 MINUTE 46 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A POINT IN THE CENTERLINE OF SAID COUNTY ROAD NO. 57 MARKING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT AND BEING THE NORTHEAST CORNER OF SAID 24.8975-ACRE TRACT;

THENCE NORTH 87 DEGREES 27 MINUTES 35 SECONDS EAST, A DISTANCE OF 1318.23 FEET ALONG THE CENTERLINE OF SAID COUNTY ROAD NO. 57 TO THE POINT OF BEGINNING CONTAINING 35.8258 ACRES (1,560,571 SQUARE FEET) MORE OR LESS.

PETITION FOR VOLUNTARY ANNEXATION INTO THE CITY OF IOWA COLONY, TEXAS

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

The undersigned ("Petitioner"), being the sole owner of the following-described tract of land, hereby petitions the City of Iowa Colony (the "City") to annex said land into the corporate limits of the City, pursuant to Chapter 43, Subchapter C-3, Section 43.0671 of the Texas Local Government Code.

I. PROPERTY DESCRIPTION

The area sought to be annexed consists of approximately 35.8258 acres. A legal description of the property is attached hereto as Exhibit "A".

The subject property is located in Brazoria County, Texas, and is contiguous to the present corporate limits of the City of Iowa Colony, Texas.

II. OWNERSHIP

Petitioner is the sole owner of the above-described tract of land. A map generally depicting the property and its relationship to the current city boundaries is attached hereto as Exhibit "B" and is provided for general reference purposes only; it is not intended to be an exact or survey-quality depiction.

III. REQUEST

Petitioner respectfully requests that the City of Iowa Colony initiate proceedings for the voluntary annexation of the above-described property into the corporate limits of the City. Petitioner understands that upon annexation, the property will become subject to the jurisdiction of the City and that the City will provide services to the area in accordance with applicable law.

IV. REPRESENTATIONS

Petitioner represents that this Petition is made voluntarily and without duress, and that it complies with all requirements of Texas law governing voluntary annexation. Petitioner understands that additional agreements, such as a development agreement or utility service plan, may be required in connection with the annexation. This Petition or a copy of it may

be recorded in the Official Records of Brazoria County, Texas. This Petition shall run with the land and shall be binding on Petitioner and its respective heirs, successors, and assigns. This Petition is irrevocable while a development agreement between City and Petitioner is in effect as to the property.

V. CONTACT INFORMATION

Name:	Alex Staten
Address:	1650 S Hwy 6
	Suite 120
	Sugar Land, TX 77478
Phone:	(281) 975-1777
Email:	alex@majesticdev.com

With a copy to:

Name:	Sultanali Law, PLLC
	Attn: Rahila Sultanali
Address:	11333 Fountain Lake Drive
	Stafford, TX 77477
Phone:	832-228-6764
Email:	legal@dhananipeg.com

[Remainder of Page Intentionally Left Blank – Signature Page Follows]]

Respectfully submitted this ___ day of _____, 2025.

Petitioner:
DPEG Heritage, LP,
a Texas limited partnership

By: DPEG Heritage GP, LLC,
a Texas limited liability company,
its General Partner

By: _____
Nadyrshah Dhanani, Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Nadyrshah Dhanani, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the same in his capacity as Manager of DPEG Heritage GP, LLC, a Texas limited liability company, General Partner of DPEG Heritage, LP, a Texas limited partnership, and that such instrument was executed on behalf of said entity and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

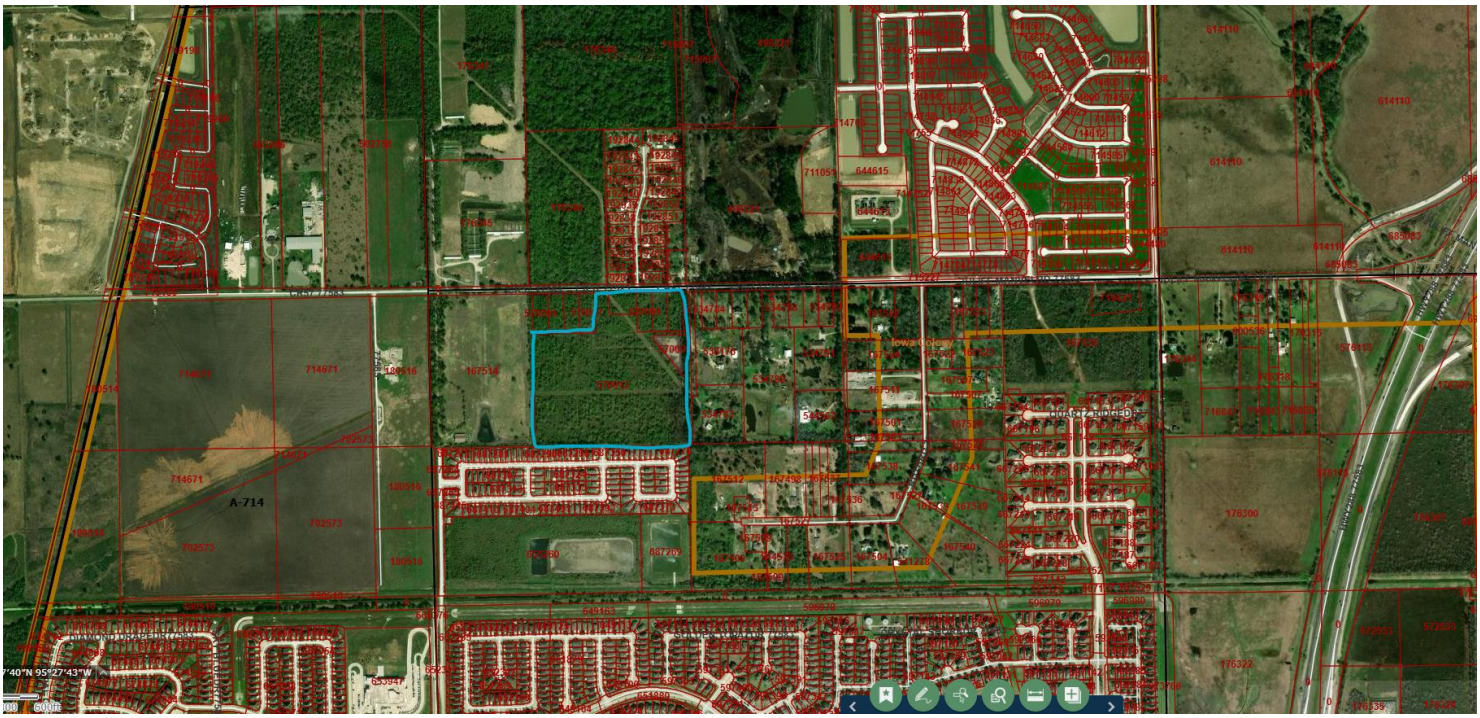
_____
Notary Public, State of Texas

My Commission Expires: _____
Notary ID No.: _____

EXHIBIT A – Legal Description of Property

LOTS FIVE (5), SIX (6), SEVEN (7), EIGHT (8), AND NINE (9), IN BLOCK ONE (1), OF COLONY ESTATES PHASE 1 AS RECORDED IN CLERK'S FILE NO. 2005044763 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

EXHIBIT B – Map Showing Property and Proximity to City Limits



RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, CONSENTING TO THE CREATION OF A MUNICIPAL UTILITY DISTRICT FOR THE SUNSET PRAIRIE DEVELOPMENT, SUBJECT TO ANNEXATION

WHEREAS, the City of Iowa Colony, Texas (the "City") recognizes the importance of planned utility infrastructure to support responsible residential and commercial growth; and

WHEREAS, the developer of the proposed Sunset Prairie project has petitioned the City for its consent to the creation of a Municipal Utility District ("MUD") to finance and provide water, sewer, drainage, and other authorized utility services within the boundaries of the proposed development subject to annexation; and

WHEREAS, he City desires to maintain regulatory oversight and long-term jurisdictional control of the proposed area and ensure that the MUD's creation supports orderly development, consistent with the City's comprehensive planning goals; and

WHEREAS, the City is authorized to grant its consent to the creation of a MUD within its extraterritorial jurisdiction, subject to annexation;

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

That the City hereby grants its consent to the creation of a Municipal Utility District to serve the Sunset Prairie development, subject to annexation.

READ, PASSED AND ADOPTED ON July 21, 2025.

_____
WIL KENNEDY, MAYOR
CITY OF IOWA COLONY, TEXAS

ATTEST:

_____
KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS

RESOLUTION NO: _____

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF IOWA COLONY, TEXAS, AUTHORIZING THE REVISION OF CONTRACT NO. 24-065-009-E166 WITH THE TEXAS GENERAL LAND OFFICE (GLO) RELATED TO COMMUNITY DEVELOPMENT BLOCK GRANT - MITIGATION (CDBG-MIT) REGIONAL METHOD OF DISTRUBUTION (MOD) PROGRAM.

WHEREAS, the City of Iowa Colony has received a Community Development Block Grant award to provide infrastructure improvements; and

WHEREAS, construction bids for this project exceeded available grant funds by $842,757.85; and

WHEREAS, the improvements to Iowa Colony Boulevard and Chocolate Bayou West Fork Tributary are vital to the City's disaster mitigation and resiliency.

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

1. That Community Development Block Grant – Mitigation (CDBG-MIT) Regional Method of Distribution (MOD) program contract #24-065-009-E166 is hereby revised by the City of Iowa Colony.

2. That the total work to be performed will address drainage improvements to Iowa Colony Blvd. and Chocolate Bayou West Fork Tributary.

3. That the contract be for $958,000.00 of grant funds to provide for drainage improvements to Iowa Colony Boulevard and Chocolate Bayou West Fork Tributary.

4. The City of Iowa Colony is allocating additional local contribution in the amount of **$890,593.15** for construction of the CDBG-MIT Regional MOD project bringing total local contributions to $979,273.15.

5. That the total project cost is **$1,938,073.15** to include construction, engineering, and administration services.

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

READ, PASSED AND ADOPTED ON _____, 2025.

_____
WIL KENNEDY, MAYOR
CITY OF IOWA COLONY, TEXAS

ATTEST:

_____

KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS

CITY OF IOWA COLONY

City Council Agenda Item Request Form

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

Date: 7/6/2025

Department Making Request: 35 - Community Development

Person Making Request: Dinh Ho, P.E.

Item Type: Action (other)

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

If budgeted, identify account: | | | |

Short Description:

Proposed partial replat of the original Sterling Lakes Section 4 plat. The proposed plat is for development of 9 lots on 3.04 acres within the original Section 4.

Explanation/Justification Details:

Quiddity Engineering submitted a partial replat of the original Sterling Lakes Section 4 plat. The proposed plat is for development of 9 lots on 3.04 acres within the original Section 4.

The area to be proposed to be replatted to lots is within Restricted Reserve "A" - Restricted to Recreation.

The tract was rezoned within the approved Plan of Development is proposed to by Type II lots, or lots greater equal or than 60' wide, based on the 2013 approved land plan.

The tract was originally planned for the recreation center for Sterling Lakes.
It was determined by the developer a larger recreation site was required in 2008 and relocated to the current recreation site, approximately +/-8 acres.

Staff has no objections to the proposed 9 lot subdivision as proposed, as the partial replat meets the requirements of the subdivision ordinance and Development Agreement.

Requestor Signature: Dinh Ho, P.E.

==========

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

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

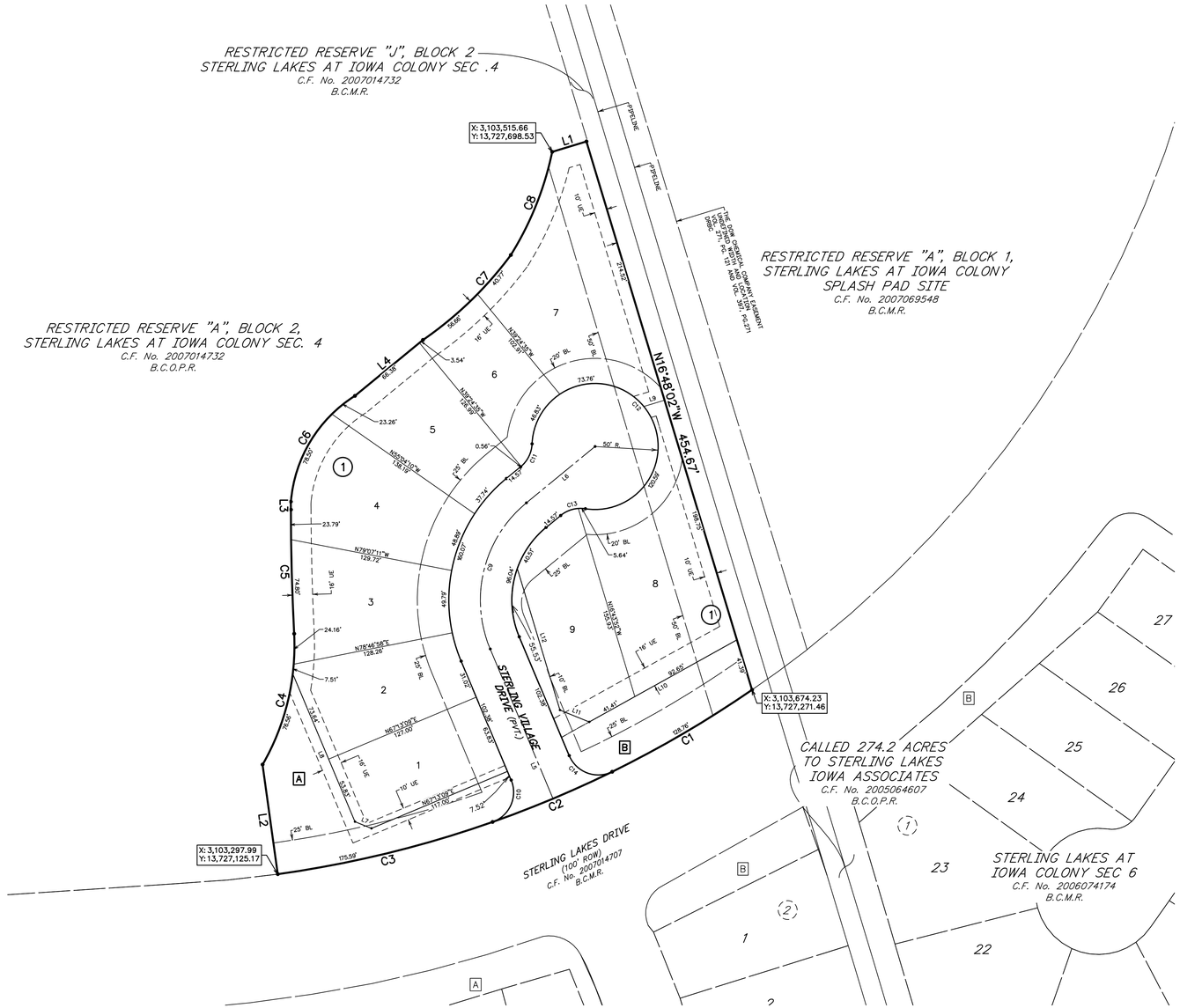
Item is scheduled for placement on the Council Agenda.

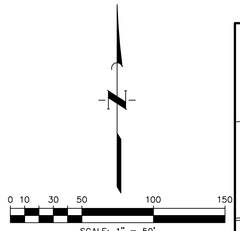
City Secretary

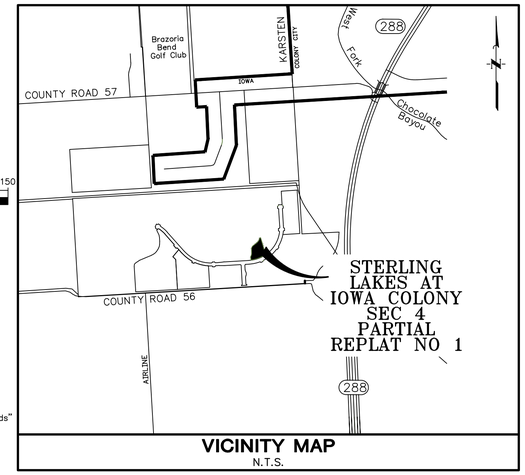
APPROVED, ADICO, LLC, 03242

RESTRICTED RESERVE A
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.24 AC
10,605 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.19 AC
8,233 Sq. Ft.







VICINITY MAP
N.T.S.

LEGEND
AC . . . . . "Acres"
BCMR. . . . . "Brazoria County Map Records"
BCOPR . . . . . "Brazoria County Official Public Records"
BL . . . . . "Building Line"
CF . . . . . "Clerk's File"
ESMT . . . . . "Easement"
No. . . . . "Number"
PVT. . . . . "Private"
ROW . . . . . "Right-of-Way"
SSE . . . . . "Sanitary Sewer Easement"
Sq. Ft. . . . . "Square Feet"
STM SE . . . . . "Storm Sewer Easement"
UE . . . . . "Utility Easement"
VOL __,PG __ . . . "Volume and Page"
WLE . . . . . "Water Line Easement
• . . . . . "Set 3/4-inch Iron Rod with cap stamped "Quiddity Eng. Property Corner" as per certification"
(1) . . . . . "Block Number"

GENERAL NOTES
1. All drainage easements shown hereon shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities.
2. All property shall drain into the drainage easement only through an approved drainage structure.
3. The property subdivided in the foregoing plat lies within Brazoria County Drainage District No 5.
4. This subdivision employs a drainage system, which utilizes streets and adjacent properties to store and convey storm water. Thus, during storm events, ponding of water should be expected to occur in the subdivision.
5. Other than shown hereon, there are no pipeline easements, or pipelines within the boundaries of this plat.
6. All storm water drainage pipes, culverts, or other (includes driveway culverts) will be a minimum 24" I.D. or equal.
7. No Building Permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
8. 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, or a six (6) month extension period granted by the City Council.
9. According to Map No. 48039C0110K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Montgomery County, Texas, dated December 30, 2020, the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 0.2% annual chance floodplain.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

10. All bearings based on the Texas State Plane Coordinate System, South Central Zone.
11. Monuments set as exterior boundary markers will be set with a minimum of five eights (5/8) inch iron rod or three quarters (3/4) inch iron pipe at least thirty six (36) inches long, encased in concrete for a minimum of eighteen inches below the surface of the ground.
12. All permanent reference monuments ("PRM") will be set at all boundary line angle points, block corners, angle points, points of curvature, and at intervals not to exceed one thousand (1,000) feet. Permanent reference monuments shall conform to the Texas professional land surveying practices act and the general rules of procedures and practices.
13. All monuments will be set to the standard of the Texas society of professional land surveying practices act and the general rules of procedures and practices of the Texas board of professional land surveying and shall bear reference caps as indicated.
14. All streets shall be constructed in accordance with the city's design criteria.
15. All water and wastewater facilities shall conform to the city's design criteria.
16. A minimum of five (5) foot wide sidewalk shall be required along both spine roads, or a minimum of six (6) foot wide sidewalk shall be required along 1 side, and a minimum of four (4) foot wide sidewalks shall be required along streets within the residential section and shall conform to the city's design criteria.
17. Contributing open space areas shall include the area of the permanent water surface and the adjacent side slopes, at a maximum slope of 5:1, for detention reserves with a permanent lake with a minimum water depth of 6 feet beyond the slope transition.
18. All street shown hereon within the platted boundary are Private Streets.
19. This plat is subject to the Development Agreement for Sterling Lakes at Iowa Colony and Sierra Vista, as amended on January 2022.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N73°11'58"E	28.36'
L2	S07°54'39"E	87.83'
L3	S00°09'18"E	6.27'
L4	S50°35'25"W	69.93'
L5	S22°46'51"E	128.85'
L6	S50°35'25"W	70.47'
L7	S67°46'51"E	14.14'
L8	N22°46'51"W	127.53'
L9	N73°11'58"E	17.29'
L10	S60°56'53"W	134.07'
L11	S67°53'29"E	25.09'
L12	N16°43'52"W	117.37'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	875.00'	8°25'54"	128.76'	N59°37'52"E	128.65'	64.50'
C2	875.00'	6°44'40"	103.00'	N67°13'09"E	102.94'	51.56'
C3	875.00'	11°29'52"	175.59'	N76°20'25"E	175.29'	88.09'
C4	189.16'	32°46'57"	108.23'	N13°32'51"E	106.76'	55.64'
C5	2100.88'	2°41'19"	98.59'	S01°29'58"E	98.58'	49.30'
C6	110.03'	52°59'07"	101.76'	S31°08'43"W	98.17'	54.84'
C7	296.20'	18°50'50"	97.44'	N45°57'21"E	97.00'	49.16'
C8	251.02'	20°15'00"	88.72'	N21°50'11"E	88.26'	44.83'
C9	100.00'	73°22'16"	128.06'	S13°54'17"W	119.48'	74.50'
C10	25.00'	93°22'20"	40.74'	N23°54'19"E	36.38'	26.52'
C11	25.00'	48°11'23"	21.03'	N26°29'44"E	20.41'	11.18'
C12	50.00'	276°22'46"	241.19'	N39°24'35"W	66.67'	44.72'
C13	25.00'	48°11'23"	21.03'	S74°41'07"W	20.41'	11.18'
C14	25.00'	93°22'20"	40.74'	S69°28'01"E	36.38'	26.52'

PRELIMINARY PLAT OF
STERLING LAKES AT IOWA COLONY SEC 4
PARTIAL REPLAT NO. 1

A SUBDIVISION OF 3.05 ACRES OF LAND
OUT OF THE
I.&G.N. SURVEY, A-367 BEING A
REPLAT OF STERLING LAKES RESERVE "H"
AT IOWA COLONY SEC 4 (FILE NO. 2007014732, P.R.B.C.)
BRAZORIA COUNTY, TEXAS

9 LOTS 2 RESERVES 1 BLOCK

MARCH 2025

OWNER:
STERLING MERIDIANA 35 GP LLC
A Texas Limited Liability Company
5851 SAN FELIPE S. 800
HOUSTON, TEXAS 77057
(713) 622-0800

SURVEYOR/ENGINEER:
ELEVATION LAND SOLUTIONS
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TEXAS 77381
(832) 823-2200

PLANNER:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000

SHEET 1 OF 1

STERLING LAKES
AT IOWA COLONY
A CANYON GATE® COMMUNITY

GENERAL DEVELOPMENT PLAN

LEGEND

1

AREA TYPE #1 MINIMUM 45' X 110'

LOT SIZE	45' X 110'	50' X 110'	55' X 110'	TOTAL LOTS < 60' X 110'
PLATTED/EXISTING	322 LOTS	173 LOTS	252 LOTS	747 LOTS
PROPOSED MAX.	486 LOTS	803 LOTS	244 LOTS	1,533 LOTS
TOTAL MAX.	808 LOTS	976 LOTS	496 LOTS	2,280 LOTS

2

AREA TYPE #2 MINIMUM 60' X 110'

LOT SIZE	60' X 110'	> 60' X 110'
PLATTED/EXISTING	252 LOTS	59 LOTS (5.7% OF EXISTING LOTS)
TOTAL MIN.	N/A	2.5% OF TOTAL LOTS

3 INDICATES PROPOSED DETENTION
4 INDICATES PROPOSED CIVIC
5 INDICATES PROPOSED COMMERCIAL
6 INDCATES PLATTED LOTS
7 INDICATES EXISTING LAKES/DETENTION
8 INDICATES PRIVATE STREET
9 * INDICATES GATED ENTRY

TOTAL LOTS	
PLATTED/EXISTING LOTS	1,034 LOTS
PROPOSED MAX. LOTS	2,076 LOTS
TOTAL MAX. LOTS	3,110 LOTS

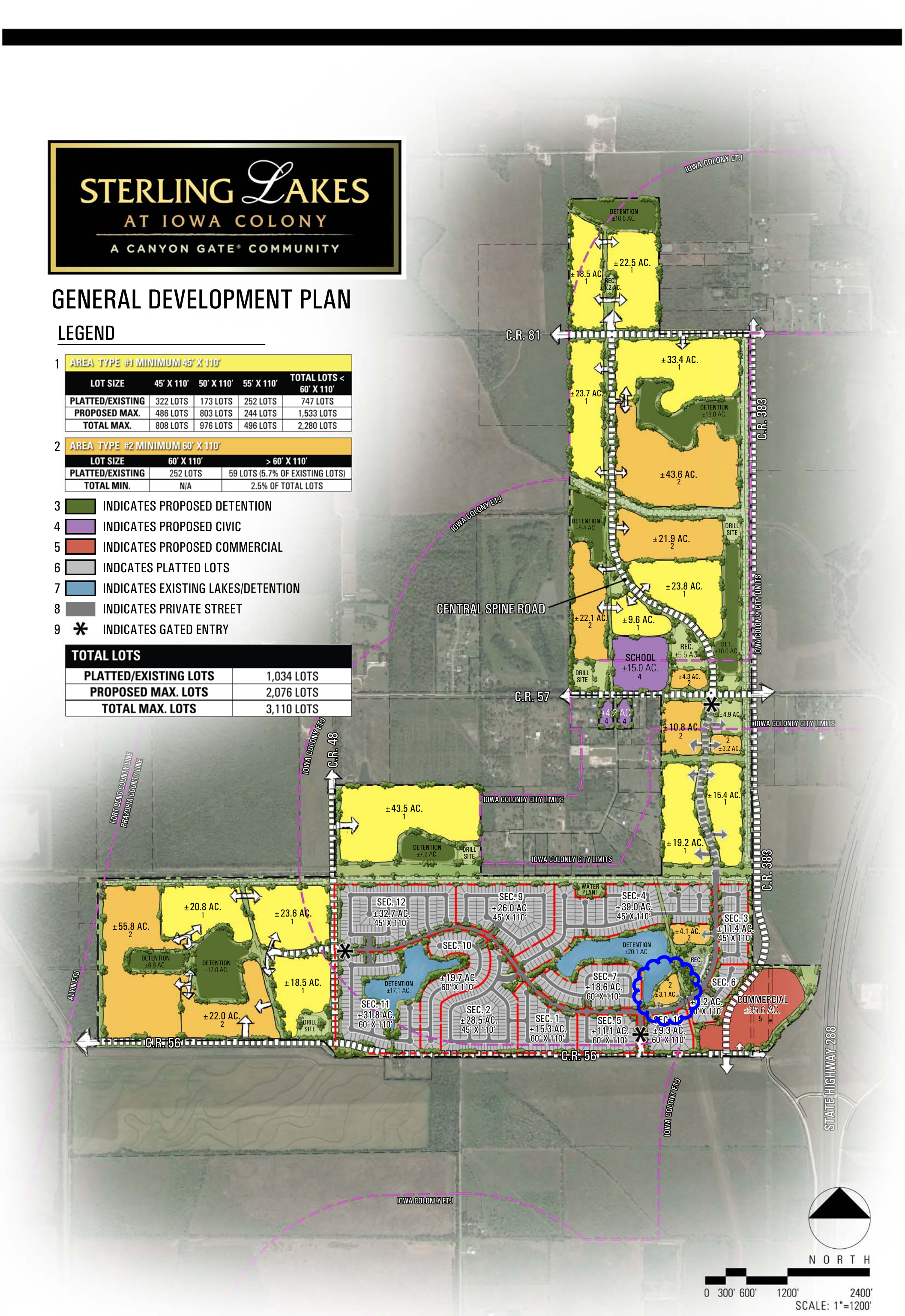


FIGURE 2

DATE: JUNE 2013

TBG

We, Courtney P. Grover, Vice President and Al P. Brende, Vice President, of Sterling Lakes Iowa Associates, a Texas Joint Venture, John E. Cork, President and CEO of CW-LT Capital Fund One, LLC, a Delaware limited liability company, Courtney P. Grover, Vice President and Al P. Brende, Vice President, of Iowa Colony Sterling Lakes Ltd., a Texas limited partnership, Nancy Wilson, Susan Hill, Jerry Wood, Michael R. Kees and William D. Baird, owners of the property subdivided, in this plat of Sterling Lakes at Iowa Colony Sec. 4, do hereby make subdivision of said property for and on behalf of said corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicated for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigned to warrant and defend the title to the land so dedicated.

FURTHER, Owners do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements, shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firefighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and established as private streets or permanent access easements.

FURTHER, Lienholders must execute a subordination agreement subordinating their liens to all public streets, alleys, parks, school sites and other public areas shown on the plat of such subdivision or resubdivision as being set aside for public use or purpose.

In Testimony, hereto, the Land Tejas Corporation, a Texas corporation General Partner, has caused these presents to be signed by Courtney P. Grover, its Vice President, thereunto authorized, attested by its Vice President Al P. Brende, and its common seal hereunto affixed, this the 31st day of October, 2006.

Sterling Lakes Iowa Associates,
a Texas Joint Venture

By: Iowa Colony Sterling Lakes 274, Ltd.,
a Texas limited liability partnership
Managing Joint Venturer

By: Land Tejas Companies, Ltd.,
a Texas limited partnership
its managing General Partner

By: Land Tejas Corporation,
a Texas corporation General Partner

By: _____
Courtney P. Grover,
Vice President

By: _____
Al P. Brende,
Vice President

STATE OF TEXAS }

COUNTY OF }

BEFORE ME, the under signed authority, on this day personally appeared Courtney P. Grover, Vice President, and Al P. Brende, Vice President of Land Tejas Corporation, a Texas corporation General Partner known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 31st DAY OF October 2006

Melissa Ann White
Notary Public
in and for Harris County, Texas

MELISSA ANN WHITE
Notary Public, State of Texas
My Commission Expires
August 08, 2007

In Testimony, hereto, the CW-LT Capital Fund One, LLC, a Delaware limited liability company, has caused these presents to be signed by John E. Cork, its President and CEO, and its common seal hereunto affixed, this the 2nd day of November, 2006.

CW-LT Capital Fund One, LLC,
a Delaware limited liability company

By: Coronado West Inc.,
an Arizona corporation, Manager

By: _____
John E. Cork,
President and CEO

STATE OF TEXAS }

COUNTY OF }

BEFORE ME, the under signed authority, on this day personally appeared John E. Cork, President and CEO of Coronado West Inc., an Arizona corporation, Manager known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 2 DAY OF November 06.

Jasmin M. Simpson
Notary Public
in and for Harris County, Texas

In Testimony, hereto, the Land Tejas Corporation, a Texas corporation General Partner, has caused these presents to be signed by Courtney P. Grover, its Vice President, thereunto authorized, attested by its Vice President Al P. Brende, and its common seal hereunto affixed, this 31st day of, October, 2006.

Iowa Colony Sterling Lakes, Ltd.,
a Texas limited partnership

By: Land Tejas Companies, Ltd.,
a Texas limited partnership
Its managing General Partner

By: Land Tejas Corporation,
a Texas corporation General Partner

By: _____
Courtney P. Grover, Vice President

By: _____
Al P. Brende, Vice President

STATE OF TEXAS }

COUNTY OF }

BEFORE ME, the under signed authority, on this day personally appeared Courtney P. Grover, Vice President, and Al P. Brende, Vice President of Land Tejas Corporation, a Texas corporation General Partner known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 31st DAY OF October 2006.

Melissa Ann White
Notary Public
in and for Harris County, Texas

Witness my hand in the City of Iowa Colony, Texas, this the ____ day of _____, 20____.

By: _____
Nancy Wilson

STATE OF TEXAS }

SEE DOCUMENT #2007014730

COUNTY OF }

BEFORE ME, the under signed authority, on this day personally appeared Nancy Wilson known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

_____
Notary Public
in and for _____ County, Texas

Witness my hand in the City of Iowa Colony, Texas, this the ____ day of _____, 20____.

By: _____
Susan Hill

STATE OF TEXAS }

SEE DOCUMENT #2007014729

COUNTY OF }

BEFORE ME, the under signed authority, on this day personally appeared Susan Hill known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

_____
Notary Public
in and for _____ County, Texas

Witness my hand in the City of Iowa Colony, Texas, this the ____ day of _____, 20____.

By: _____
Jerry Wood

STATE OF TEXAS }

SEE DOCUMENT #2007014727

COUNTY OF }

BEFORE ME, the under signed authority, on this day personally appeared Jerry Wood known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

_____
Notary Public
in and for _____ County, Texas

Witness my hand in the City of Iowa Colony, Texas, this the ____ day of _____, 20____.

By: _____
Michael R. Kees

SEE DOCUMENT #2007014730

STATE OF TEXAS }

COUNTY OF }

BEFORE ME, the under signed authority, on this day personally appeared Michael R. Kees known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

_____
Notary Public
in and for _____ County, Texas

Witness my hand in the City of Iowa Colony, Texas, this the ____ day of _____, 20____.

By: _____
William D. Baird

STATE OF TEXAS }

SEE DOCUMENT 2007014728

COUNTY OF }

BEFORE ME, the under signed authority, on this day personally appeared William D. Baird known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

_____
Notary Public
in and for _____ County, Texas

We, Regions Bank, Owners and Holders of liens against the above-described property, said liens, being evidenced by instruments of Record filed under Clerk's File Nos. 2005064607, 2005064608, 2005064609, 2005068852 and 2005057147, Brazoria County, Texas, do hereby in all things subordinate to said subdivision and dedication said liens, and we hereby confirm that we are the present owners of said liens and have not assigned the same, nor any part thereof.

Jill Martin
Vice President

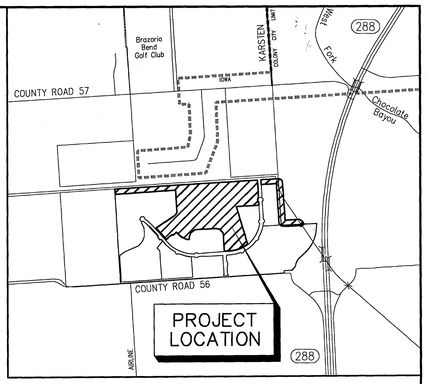
STATE OF TEXAS }

COUNTY OF }

BEFORE ME, the under signed authority, on this day personally appeared JILL MARTIN, VP of Regions Bank, known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 31ST DAY OF OCTOBER 2006.

Notary Public
in and for HARRIS County, Texas



VICINITY MAP
1" = 2,000'

Doc# 2007014732

We, Perry Homes, Owners and Holders of liens against the above-described property, said liens, being evidenced by Instruments of Record filed under Clerk's File Nos. 2005064610 and 2005064611, Brazoria County, Texas, do hereby in all things subordinate to said subdivision and dedication said liens, and we hereby confirm that we are the present owners of said liens and have not assigned the same, nor any part thereof.

Gerald W. Noteboom
Sen. Exec. V. Pres.

STATE OF TEXAS }

COUNTY OF }

BEFORE ME, the under signed authority, on this day personally appeared GERALD W. NOTEBOOM, SR. EXEC. V. P. of Perry Homes, known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 13th DAY OF NOV. 2006.

Merrilee J. Zedan
Notary Public
in and for HARRIS County, Texas

MERRILEE J. ZEDAN
MY COMMISSION EXPIRES
March 31, 2009

We, Wall Homes, Owners and Holders of lien against the above-described property, said lien, being evidenced by Instrument of Record filed under Clerk's File No. 2006001424, Brazoria County, Texas, do hereby in all things subordinate to said subdivision and dedication said lien, and we hereby confirm that we are the present owners of said lien and have not assigned the same, nor any part thereof.

V.P. Operations

STATE OF TEXAS }

COUNTY OF }

BEFORE ME, the under signed authority, on this day personally appeared Benny Wallis V.P. Operations of Wall Homes, known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 1st DAY OF NOV. 2006.

Linda C. Lynch
Notary Public
in and for Harris County, Texas

LINDA C. LYNCH
Notary Public, State of Texas
My Commission Expires
September 30, 2010

We, Iowa Colony Sterling Lakes, Ltd., Owners and Holders of liens against the above-described property, said liens, being evidenced by Instrument of Record filed under Clerk's File Nos. 2005002661, 2005002662, 2005002663, 2005002665 and 2005002668, Brazoria County, Texas, do hereby in all things subordinate to said subdivision and dedication said lien, and we hereby confirm that we are the present owners of said lien and have not assigned the same, nor any part thereof.

STATE OF TEXAS }

COUNTY OF }

BEFORE ME, the under signed authority, on this day personally appeared Courtney P. Grover Al Brende of Iowa Colony Sterling Lakes, Ltd., known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 31st DAY OF October 2006

Melissa Ann White
Notary Public
in and for Harris County, Texas

MELISSA ANN WHITE
Notary Public, State of Texas
My Commission Expires
August 08, 2007

FINAL PLAT
STERLING LAKES AT IOWA COLONY SEC. 4

A SUBDIVISION OF

88.41 ACRES

CONTAINING

161 LOTS, 4 BLOCKS, 12 RESTRICTED RESERVES & 6,347 L.F. OF R.O.W.

OUT OF THE

H.T. & B.R.R. CO. No. 57 SURVEY, A-289
BRAZORIA COUNTY, TEXAS

OWNER: STERLING LAKES IOWA ASSOCIATES,
a Texas Joint Venture
2450 Fondren, Suite 210 - Houston, Texas 77063 - PHONE: 713-783-6702

DEVELOPER: STERLING LAKES IOWA ASSOCIATES,
a Texas Joint Venture
2450 Fondren, Suite 210 - Houston, Texas 77063 - PHONE: 713-783-6702

SURVEYOR: PATE SURVEYORS
a division of Pate Engineers, Inc.
13333 Northwest Freeway, Suite 300 - Houston, Texas 77040 - PHONE: 713-462-3178

ENGINEER: PATE ENGINEERS, INC.
13333 Northwest Freeway, Suite 300 - Houston, Texas 77040 - PHONE: 713-462-3178

AUGUST 2006 SCALE: 1"=100' PATE JOB NO. 716-025-00

SHEET 1 OF 5

PATE ENGINEERS
\Win3\design\Subd\716025\00 SLIC SEC 4\C-SPPLAT.dwg [SHEET 1] Oct 26, 2006--3:54pm tellod

STERLING LAKES AT IOWA COLONY SEC. 4

This is to certify that I Summer Adams, R.P.L.S., a Registered Public Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

Summer Adams, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 5684

STATE OF TEXAS — REGISTERED — SUMMER ADAMS — 5684 — PROFESSIONAL LAND SURVEYOR

I, Gerald Roberts, P.E., County Engineer of Brazoria County, do hereby certify that the plat of this subdivision complies with all existing rules and regulations of this office, as adopted by Commissioner's Court.

Date Gerald Roberts, P.E., County Engineer

APPROVAL BY COUNTY SURVEYOR

Date Randy Stroud, County Surveyor

APPROVAL BY PLAT ROOM RECORDER

Date Joyce Hudman, Plat Book Recorder

Volume _____, Page _____

CERTIFICATE OF COUNTY CLERK

FINAL PLAT NOTES, RESIDENTIAL:

1. Slab elevations (finished floor) shall be set at or above the minimum slab elevations defined in this plat.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, foundations, 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 Brazoria County Drainage District #5 ditches #101-05-00, #101-05-01 and #101-05-02, will be maintained by the homeowner's association, provided, however, a governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas, Brazoria County Municipal Utility District No. 31 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 subdivided in the foregoing plat lies within Brazoria County Drainage District #5
6. This subdivision employs a drainage system, which is utilizes streets and adjacent properties to store and convey storm water. Thus, during storm events, ponding of water should be expected to occur in the subdivision.
7. Land use within the subdivision is limited to an average imperviousness of no more than 51 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
8. Other than shown hereon, there are no pipeline easements, or pipelines within the boundaries of this plat.
9. All storm water drainage pipes, culverts, or other (includes driveway culverts) will be a minimum 24" I.D. or equal.
10. No Building Permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
11. The Final Plat will expire two (2) years after the final approval by the City Council if construction of the improvements has not commenced within the two (2) year period, or the one (1) year extension period granted by the City Council.
12. Subdivision is located in Zone "X" with no base flood base elevation required. This information is based on Brazoria County FIRM Community Map 485458, Panel 110H, dated June 5, 1989.
13. This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by Brazoria County or any other local government agency as public rights-of-way. Brazoria County has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.
14. Primary Benchmark:
Punchmark in the top of a stainless steel rod encased in a 5 inch PVC pipe with a logo cap stamped "HGCSD 74 1986" located 74.1 feet north of the center of County Road 37, 43.3 feet west of the entrace drive to a church, and 12.6 feet northeast of the northeast corner of a brick church sign. Elev. 58.40' NGVD 29, 1979 ADJ.
15. All bearings based on the Texas State Plane Coordinate System, South Central Zone.
16. All coordinates shown hereon are surface and may be converted to the Texas State Plane Coordinate System, South Central Zone, NAD 83 Grid Coordinates by applying the following scale factor: 0.999857950.

LEGAL DESCRIPTION

All that certain 88.41 acres of land described as Tract 1 and Tract 2, out of the 274.2 acre tract described in the deed from Iowa Colony Sterling Lakes, LTD. to Sterling Lakes Iowa Associates recorded under File No. 2005-064607, in the Official Records of Brazoria County, Texas, the 1101.117 acre tract described in the deed from South Freeway Limited to Iowa Colony Sterling Lakes, LTD. recorded under File No. 03 075438, in the Official Records of Brazoria County, Texas, and the 33.38 acre tract described in the deed from Glenn Nichols, Trustee to CW Capital Fund One, LLC. recorded under File No. 2005-057146, in the Official Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 57, A-289, and the H.T. & B.R.R. Co. Survey No. 56, A-515, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, South Central Zone)

TRACT 1 - 80.80 ACRES OF LAND

All that certain 80.80 acres of land, out of the 274.2 acre tract described in the deed from Iowa Colony Sterling Lakes, LTD. to Sterling Lakes Iowa Associates recorded under File No. 2005-064607, in the Official Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 57, A-289, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, South Central Zone)

COMMENCING at P.K. Nail found for the northwest corner of the 9.954 acre tract described in the deed from Mike Fox to Thomas Moeller, et ux recorded under File No. 02-025798, in the Official Records of Brazoria County, Texas, common to the southwest corner of the 244.2369 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97-000097, in the Official Records of Brazoria County, Texas, at the intersection of County Road No. 383 and County Road No. 57; THENCE South 02° 46' 29" East - 5260.85', along the east line of the H.T. & B.R.R. Co. Survey No. 57, A-289, common to the west line of the H.T. & B.R.R. Co. Survey No. 56, A-515, to a railroad spike found for the northeast corner of the 240.9 acre tract described in a deed from 241 South Freeway Joint Venture to Denic Enterprises, Inc. recorded under File No. 03-079750, in the Official Records of Brazoria County, Texas, in County Road No. 56, at 5192.22' passing a found Texas Department of Transportation concrete monument; THENCE South 87° 16' 10" West - 1616.96', along the north line of said 240.9 acre tract, in said County Road No. 56, to an angle corner; THENCE North 02° 43' 50" West - 703.04' to the most southerly southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE North 02° 42' 17" West - 422.13' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE North 11° 53' 46" West - 87.95' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE North 44° 09' 05" West - 137.64' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE North 76° 24' 24" West - 102.90' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE South 87° 17' 43" West - 589.39' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE South 52° 10' 43" West - 144.13' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE South 19° 55' 24" West - 116.44' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE South 02° 42' 17" East - 75.61' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE South 87° 17' 43" West - 63.34' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE North 70° 14' 19" West - 73.10' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE North 63° 28' 06" West - 73.10' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE North 56° 41' 52" West - 73.10' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE North 49° 55' 38" West - 73.10' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE North 43° 27' 12" West - 74.30' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE South 50° 20' 14" West - 108.67' to a 3/4" iron rod set for a point on a curve to the left, having a central angle of 111° 39' 07", a radius of 50.00', and from which point the center of the circle of said curve bears South 37° 45' 54" West;

THENCE along said curve to the left, in a southwesterly direction, an arc distance of 97.43' to a 3/4" iron rod set for the end of curve;

THENCE North 73° 53' 13" West - 7.44' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE South 47° 58' 13" West - 158.41' to a 3/4" iron rod set for the most westerly southwest corner of the herein described tract;

THENCE North 41° 04' 53" West - 430.57' to a 3/4" iron rod set for the west corner of the herein described tract;

THENCE North 56° 37' 59" East - 625.16' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE North 45° 33' 55" East - 40.38' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE North 40° 53' 20" East - 33.40' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE North 12° 37' 41" East - 47.45' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE North 02° 40' 40" West - 648.78' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE South 87° 18' 50" West - 1436.20' to a 3/4" iron rod set for an angle corner of the herein described tract, in the west line of aforesaid 274.2 acre tract;

THENCE North 02° 40' 40" West - 130.00', along the west line of said 274.2 acre tract, to a 3/4" iron rod set for the northwest corner of the herein described tract, in the north line of said 274.2 acre tract;

THENCE North 87° 18' 50" East - 3735.91', along the north line of said 274.2 acre tract, to a 3/4" iron rod set for the northeast corner of the herein described tract;

THENCE South 02° 46' 29" East - 503.59' to a 3/4" iron rod set for the Point of Curvature of a curve to the right, having a central angle of 90° 00' 00", and a radius of 25.00';

THENCE along said curve to the right, in a southwesterly direction, an arc distance of 39.27' to a 3/4" iron rod set for the end of curve;

THENCE South 02° 46' 29" East - 60.00' to a 3/4" iron rod set for a point on a curve to the right, having a central angle of 90° 00' 00", a radius of 25.00', and from which point the center of the circle of said curve bears South 02° 46' 29" East;

THENCE along said curve to the right, in a southeasterly direction, an arc distance of 39.27' to a 3/4" iron rod set for the end of curve;

THENCE South 02° 46' 29" East - 95.00' to a 3/4" iron rod set for the most easterly southeast corner of the herein described tract;

THENCE South 87° 13' 31" West - 635.16' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE South 16° 48' 02" East - 1095.83' to a 3/4" iron rod set for the most southerly southeast corner of the herein described tract, common to a point on a curve to the right, having a central angle of 35° 21' 15", a radius of 875.00', and from which point the center of the circle of said curve bears North 38° 03' 32" West;

THENCE along said curve to the right, in a southwesterly direction, an arc distance of 539.92' to a 3/4" iron rod set for the end of curve;

THENCE South 87° 17' 43" West - 154.34' to the POINT OF BEGINNING of the herein described tract and containing 80.80 acres of land.

LEGAL DESCRIPTION

TRACT 2 - 7.602 ACRES OF LAND

All that certain 7.602 acres of land, out of the 274.2 acre tract described in the deed from Iowa Colony Sterling Lakes, LTD. to Sterling Lakes Iowa Associates recorded under File No. 2005-064607, in the Official Records of Brazoria County, Texas, the 1101.117 acre tract described in the deed from South Freeway Limited to Iowa Colony Sterling Lakes, LTD. recorded under File No. 03 075438, in the Official Records of Brazoria County, Texas, and the 33.38 acre tract described in the deed from Glenn Nichols, Trustee to CW Capital Fund One, LLC. recorded under File No. 2005-057146, in the Official Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 57, A-289, and the H.T. & B.R.R. Co. Survey No. 56, A-515, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, South Central Zone)

COMMENCING at P.K. Nail found for the northwest corner of the 9.954 acre tract described in the deed from Mike Fox to Thomas Moeller, et ux recorded under File No. 02-025798, in the Official Records of Brazoria County, Texas, common to the southwest corner of the 244.2369 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97-000097, in the Official Records of Brazoria County, Texas, at the intersection of County Road No. 383 and County Road No. 57; THENCE South 02° 46' 29" East - 5260.85', along the east line of the H.T. & B.R.R. Co. Survey No. 57, A-289, common to the west line of the H.T. & B.R.R. Co. Survey No. 56, A-515, to a railroad spike found for the northeast corner of the 240.9 acre tract described in a deed from 241 South Freeway Joint Venture to Denic Enterprises, Inc. recorded under File No. 03-079750, in the Official Records of Brazoria County, Texas, in County Road No. 56, at 5192.22' passing a found Texas Department of Transportation concrete monument; THENCE South 87° 16' 10" West - 487.94', along the north line of said 240.9 acre tract, in said County Road No. 56, to an angle corner; THENCE North 02° 43' 50" West - 2506.06' to the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE North 02° 46' 29" West - 130.00' to a 3/4" iron rod set for the northwest corner of the herein described tract;

THENCE North 87° 18' 50" East - 468.30' to a 3/4" iron rod set for the Point of Curvature of a curve to the right, having a central angle of 89° 54' 40", and a radius of 120.00';

THENCE along said curve to the right, in a southeasterly direction, an arc distance of 188.31' to a 3/4" iron rod set for the end of curve;

THENCE South 02° 46' 29" East - 973.73' to a 3/4" iron rod set for the Point of Curvature of a curve to the left, having a central angle of 89° 26' 34", and a radius of 20.50';

THENCE along said curve to the left, in a southeasterly direction, an arc distance of 32.00' to a 3/4" iron rod set for the end of curve;
PAGE 5 - STERLING LAKES AT IOWA COLONY SEC. 4

THENCE North 87° 46' 57" East - 346.61' to a 3/4" iron rod set for a point on a curve to the right, having a central angle of 71° 05' 30", a radius of 162.58', and from which point the center of the circle of said curve bears South 11° 03' 07" West;

THENCE along said curve to the right, in a southeasterly direction, an arc distance of 201.72' to a 3/4" iron rod set for the end of curve, common to the most easterly southeast corner of the herein described tract;

THENCE South 58° 34' 33" West - 92.62' to a 3/4" iron rod set for the most southerly southeast corner of the herein described tract, common to a point on a curve to the left, having a central angle of 60° 41' 23", a radius of 50.00', and from which point the center of the circle of said curve bears South 58° 27' 44" West;

THENCE along said curve to the left, in a northwesterly direction, an arc distance of 52.96' to a 3/4" iron rod set for the end of curve;

THENCE South 87° 46' 20" West - 408.62' to a 3/4" iron rod set for the Point of Curvature of a curve to the right, having a central angle of 89° 27' 10", and a radius of 120.00';

THENCE along said curve to the right, in a northwesterly direction, an arc distance of 187.35' to a 3/4" iron rod set for the end of curve, in an east line of aforesaid 274.2 acre tract, common to a west line of aforesaid 1101.117 acre tract;

THENCE North 02° 46' 29" West - 1025.71', along said common line, to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE South 87° 18' 50" West - 426.00' to the POINT OF BEGINNING of the herein described tract and containing 7.602 acres of land.

TRACT 1 AND TRACT 2 COMBINED FOR A GROSS ACREAGE OF 88.41 ACRES

CERTIFICATE OF CITY COUNCIL

This is to certify that the City Council of the City of Iowa Colony, Texas this the 20th day of November, 2006, has approved this plat and subdivision of Sterling Lakes at Iowa Colony Sec. 6 as shown hereon.

Robert Wall, Mayor

Dennis Myers

Ray Banda

Michael Holton

Richard Ledbetter

Kay Mudd

PIPELINES

No pipe line or pipe line easement exist within the boundaries of this plat.

FLOOD PLAIN CERTIFICATION

Structures built on lots in the designated Flood Plain must be elevated to the F.I.A. Base Flood Elevation. No building permits will be issued in a floodway below the base flood elevation (B.F.E.). Contact the Floodplain Administrator's Office for specific information.

BRAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL

Lee Walden, P.E., President — 11/6/06 Date

Buddy Moore, Vice President/Asst. Secretary — 11-6-06 Date

Mark Roller, Secretary/Tresurer — 11/6/06 Date

Gary Strudzick, P.E., CFM, Engineer — 11-6-06 Date

CERTIFICATE OF CITY PLANNING COMMISSION

This is to certify that the City Planning Commission of the City of Iowa Colony, Texas this the 7th day of November, 2006, has approved this plat and subdivision of Sterling Lakes at Iowa Colony Sec. 3 as shown hereon.

Dennis Myers

David Hurst

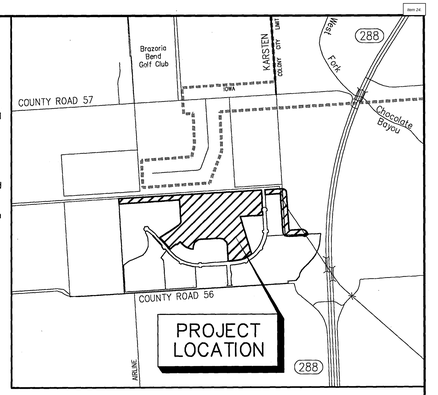
Donald Mudd

Michael Holton

Hazel Ledbetter

APPROVAL BY CITY ENGINEER

11-7-2006 Date — Alan Johnston, P.E.



VICINITY MAP
1" = 2,000'

FINAL PLAT
STERLING LAKES AT IOWA COLONY SEC. 4

A SUBDIVISION OF

88.41 ACRES

CONTAINING

161 LOTS, 4 BLOCKS, 12 RESTRICTED RESERVES & 6,347 L.F. OF R.O.W.

OUT OF THE

H.T. & B.R.R. CO. No. 57 SURVEY, A-289
BRAZORIA COUNTY, TEXAS

OWNER: STERLING LAKES IOWA ASSOCIATES,
a Texas Joint Venture
2450 Fondren, Suite 210 - Houston, Texas 77063-PHONE:713-783-6702

DEVELOPER: STERLING LAKES IOWA ASSOCIATES,
a Texas Joint Venture
2450 Fondren, Suite 210 - Houston, Texas 77063-PHONE:713-783-6702

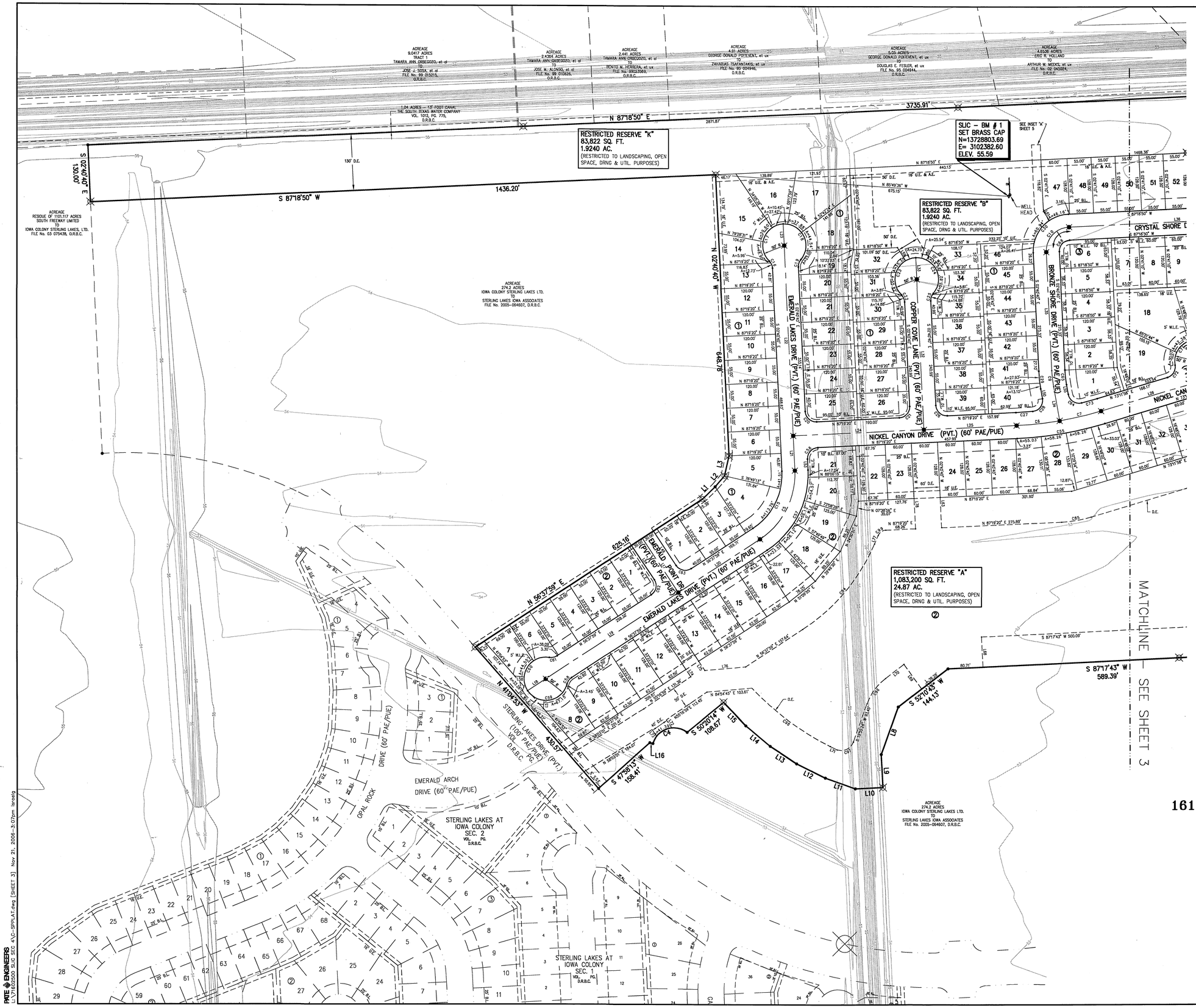
SURVEYOR: PATE SURVEYORS
a division of Pate Engineers, Inc.
13333 Northwest Freeway, Suite 300 - Houston, Texas 77040-PHONE:713-462-3178

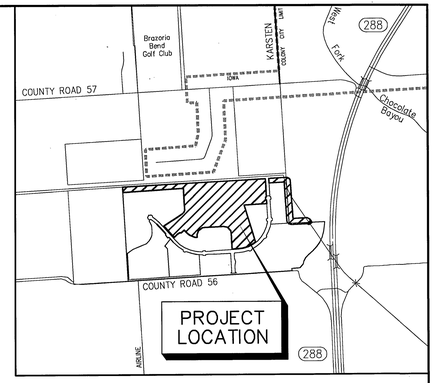
ENGINEER: PATE ENGINEERS, INC.
13333 Northwest Freeway, Suite 300 - Houston, Texas 77040-PHONE:713-462-3178

AUGUST 2006 SCALE: 1"=100' PATE JOB NO. 716-025-00

PATE ENGINEERS
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STERLING LAKES AT IOWA COLONY SEC. 4





VICINITY MAP

1" = 2,000'

100' 0' 100'

SCALE

1" = 100'

FINAL PLAT
STERLING LAKES AT IOWA COLONY SEC. 4

A SUBDIVISION OF

88.41 ACRES

CONTAINING

161 LOTS, 4 BLOCKS, 12 RESTRICTED RESERVES & 6,347 L.F. OF R.O.W.

OUT OF THE

H.T. & B.R.R. CO. No. 57 SURVEY, A-289
BRAZORIA COUNTY, TEXAS

OWNER: STERLING LAKES IOWA ASSOCIATES,
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2450 Fondren, Suite 210 - Houston, Texas 77063 - Phone: 713-783-6702

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13333 Northwest Freeway, Suite 300 - Houston, Texas 77040 - Phone: 713-462-3178

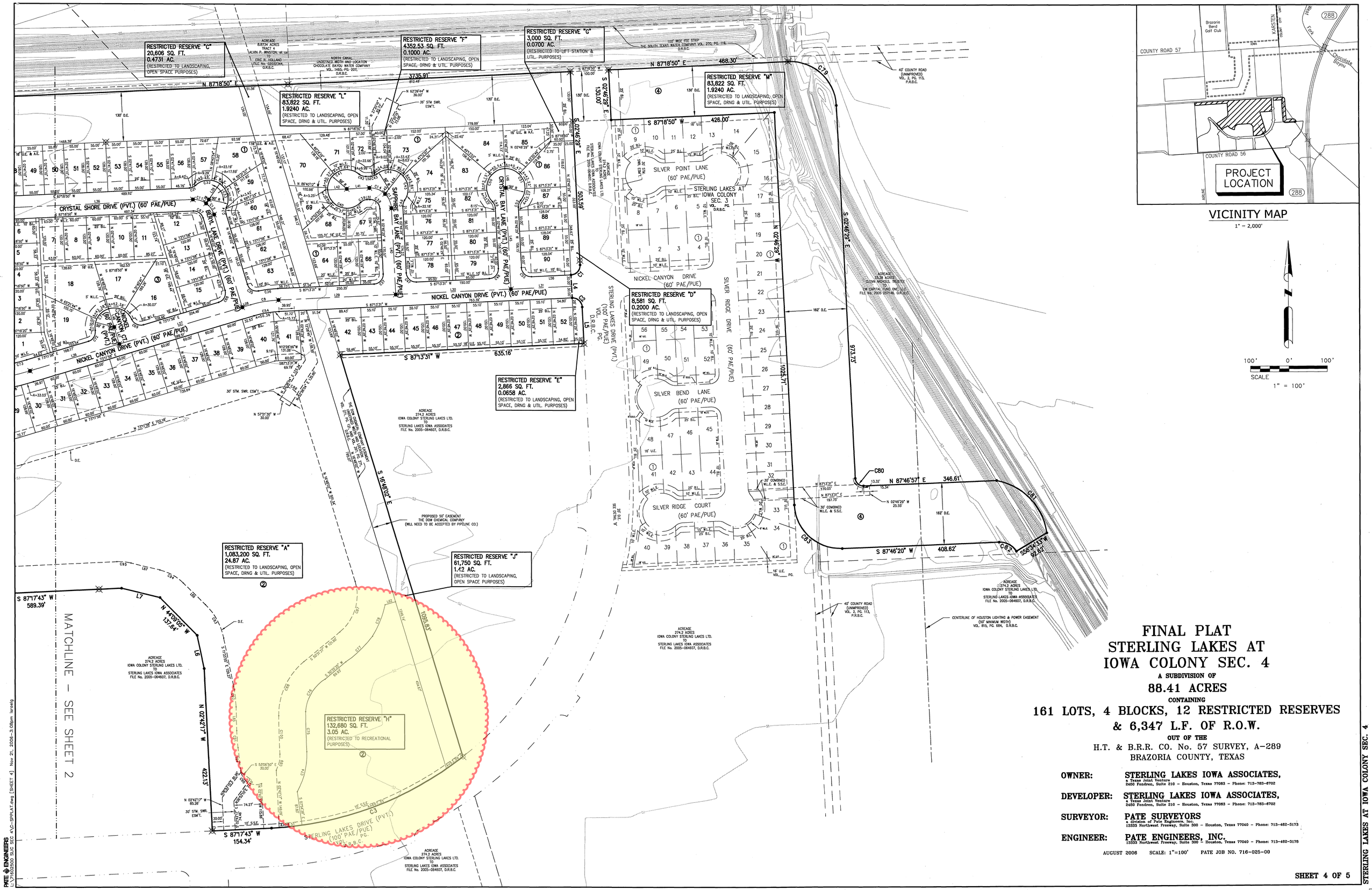
ENGINEER: PATE ENGINEERS, INC.
13333 Northwest Freeway, Suite 300 - Houston, Texas 77040 - Phone: 713-462-3178

AUGUST 2006 SCALE: 1"=100' PATE JOB NO. 716-025-00

SHEET 3 OF 5

PATE ENGINEERS
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STERLING LAKES AT IOWA COLONY SEC. 4


RESTRICTED RESERVE "C"
20,606 SQ. FT.
0.4731 AC.
(RESTRICTED TO LANDSCAPING, OPEN SPACE PURPOSES)
RESTRICTED RESERVE "F"
4,352.53 SQ. FT.
0.1000 AC.
(RESTRICTED TO LANDSCAPING, OPEN SPACE, DRNG & UTIL. PURPOSES)
RESTRICTED RESERVE "G"
3,000 SQ. FT.
0.0700 AC.
(RESTRICTED TO LIFT STATION & UTIL. PURPOSES)
RESTRICTED RESERVE "L"
83,822 SQ. FT.
1.9240 AC.
(RESTRICTED TO LANDSCAPING, OPEN SPACE, DRNG & UTIL. PURPOSES)
RESTRICTED RESERVE "M"
83,822 SQ. FT.
1.9240 AC.
(RESTRICTED TO LANDSCAPING, OPEN SPACE, DRNG & UTIL. PURPOSES)
RESTRICTED RESERVE "D"
8,581 SQ. FT.
0.2000 AC.
(RESTRICTED TO LANDSCAPING, OPEN SPACE, DRNG & UTIL. PURPOSES)
RESTRICTED RESERVE "E"
2,866 SQ. FT.
0.0658 AC.
(RESTRICTED TO LANDSCAPING, OPEN SPACE, DRNG & UTIL. PURPOSES)
RESTRICTED RESERVE "A"
1,083,200 SQ. FT.
24.87 AC.
(RESTRICTED TO LANDSCAPING, OPEN SPACE, DRNG & UTIL. PURPOSES)
RESTRICTED RESERVE "J"
61,750 SQ. FT.
1.42 AC.
(RESTRICTED TO LANDSCAPING, OPEN SPACE PURPOSES)
RESTRICTED RESERVE "H"
132,680 SQ. FT.
3.05 AC.
(RESTRICTED TO RECREATIONAL PURPOSES)
CRYSTAL SHORE DRIVE (PVT.) (60' PAE/PUE)
SAPPHIRE BAY LANE (PVT.) (60' PAE/PUE)
CRYSTAL BAY LANE (PVT.) (60' PAE/PUE)
NICKEL CANYON DRIVE (PVT.) (60' PAE/PUE)
SILVER POINT LANE (60' PAE/PUE)
SILVER RIDGE DRIVE (60' PAE/PUE)
SILVER BEND LANE (60' PAE/PUE)
SILVER RIDGE COURT (60' PAE/PUE)
STERLING LAKES DRIVE (PVT.) (100' PAE/PUE)
STERLING LAKES AT IOWA COLONY SEC. 3
VOL. PG. D.R.B.C.
N 87°18'50" E 468.30'
S 87°18'50" W 426.00'
S 02°46'29" E 1130.00'
N 02°46'29" W 1025.71'
S 02°46'29" E 503.59'
S 87°13'31" W 635.16'
N 87°46'57" E 346.61'
S 87°46'20" W 408.62'
S 58°54'33" W 92.62'
973.73'
C79
C80
C81
C82
C83
ACREAGE 274.2 ACRES IOWA COLONY STERLING LAKES LTD. TO STERLING LAKES IOWA ASSOCIATES FILE No. 2005-064607, D.R.B.C.
ACREAGE 8.8734 ACRES TRACT 4 ALVIN P. WINSTON, ET UX TO ERIC R. HOLLAND FILE No. 02022344, O.R.B.C.
ACREAGE 33.39 ACRES GLENN NICHOLS, TRUSTEE TO CW CAPITAL FUND ONE, LLC FILE No. 2005-057148, O.R.B.C.
NORTH CANAL UNDEDICATED WIDTH AND LOCATION CHOCOLATE BAYOU WATER COMPANY VOL. 1465, PG. 207, D.R.B.C.
100' WIDE FEE STRIP THE SOUTH TEXAS WATER COMPANY VOL. 270, PG. 119, D.R.B.C.
40' COUNTY ROAD (UNIMPROVED) VOL. 2, PG. 113, P.R.B.C.
40' COUNTY ROAD (UNIMPROVED) VOL. 2, PG. 173, P.R.B.C.
CENTERLINE OF HOUSTON LIGHTING & POWER EASEMENT (50' MINIMUM WIDTH) VOL. 815, PG. 684, D.R.B.C.
THE DOW CHEMICAL COMPANY EASEMENT (WIDTH VARIES) VOL. 271, PG. 12, D.R.B.C.
PROPOSED 50' EASEMENT THE DOW CHEMICAL COMPANY (WILL NEED TO BE ACCEPTED BY PIPELINE CO.)
30' STM. SWR. ESM'T.
MATCHLINE – SEE SHEET 2
S 87°17'43" W 589.39'
N 44°09'05" W 137.64'
N 02°42'17" W 422.13'
S 87°17'43" W 154.34'
1095.63'
S 16°49'02" E
N 57°21'30" W 30.00'
S 57°21'30" E 30.00'
N 32°38'30" W 30.00'
S 32°38'30" E 30.00'
N 73°15'06" E 702.16'
S 73°15'06" W 702.16'
N 62°39'44" W 36.00'
S 62°39'44" E 36.00'
S 27°20'16" E 36.00'
N 27°20'16" W 36.00'
S 87°18'50" E 100.00'
N 87°18'50" E 31.58'
S 87°18'50" W 489.92'
S 87°18'50" W 497.24'
S 87°18'50" W 162.53'
S 87°18'50" W 136.65'
S 87°13'31" W 250.35'
S 87°13'31" W 89.43'
S 87°13'31" W 170.05'
N 87°13'31" E 197.75'
N 87°13'31" E 170.05'
N 02°46'29" W 25.55'
N 02°46'29" W 60.00'
S 87°18'50" E 60.00'
S 87°18'50" E 55.00'
S 87°13'31" W 55.00'
S 87°13'31" W 128.04'
S 87°13'31" W 190.00'
S 87°13'31" W 60.00'
S 87°13'31" W 55.00'
S 87°13'31" W 54.82'
S 87°13'31" W 51.54'
S 87°13'31" W 52.06'
S 87°13'31" W 57.34'
S 87°13'31" W 55.00'
S 87°13'31" W 55.00'
S 87°13'31" W 55.00

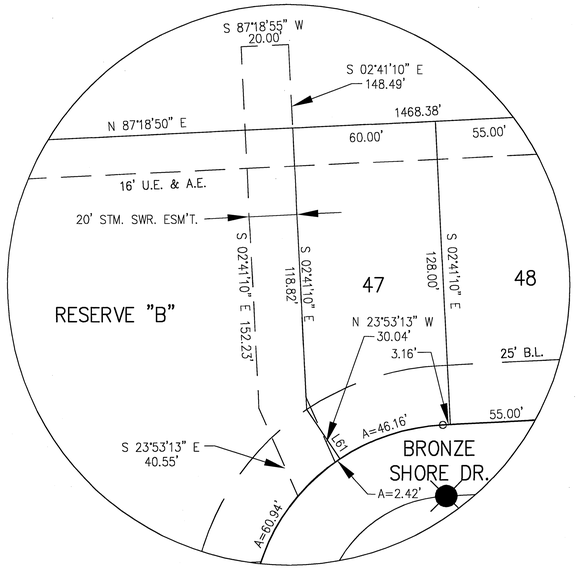
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 45°33'55" E	40.38
L2	N 40°53'20" E	33.40
L3	N 12°37'41" E	47.45
L4	S 02°46'29" E	60.00
L5	S 02°46'29" E	85.00
L6	N 11°53'48" W	97.95
L7	N 76°24'24" W	102.90
L8	S 19°55'24" W	116.44
L9	S 02°42'17" E	75.61
L10	S 87°17'43" W	63.34
L11	N 70°14'19" W	73.10
L12	N 83°28'08" W	73.10
L13	N 56°41'52" W	73.10
L14	N 49°55'38" W	73.10
L15	N 43°27'12" W	74.30
L16	N 73°53'13" W	7.44
L17	S 33°22'01" E	150.00
L18	S 56°37'59" W	50.00
L19	N 56°37'59" E	364.29
L20	N 56°37'59" E	224.71
L21	S 02°40'40" E	80.47
L22	S 02°40'40" E	439.13
L23	S 02°40'40" E	50.00
L24	N 87°19'20" E	300.00
L25	N 87°19'20" E	212.99
L26	N 73°11'58" E	242.62
L27	N 73°11'58" E	333.91
L28	N 73°11'58" E	22.98
L29	S 87°13'31" W	305.35
L30	S 87°13'31" W	300.00
L31	S 87°13'31" W	158.04
L32	S 02°40'40" E	346.98
L33	S 02°40'40" E	50.00
L34	N 09°48'21" W	80.11
L35	S 02°40'40" E	273.33
L36	S 87°18'50" W	497.34
L37	N 16°48'02" W	252.50
L38	S 35°15'24" W	12.21
L39	S 35°15'24" W	50.00
L40	N 02°46'29" W	225.57
L41	S 87°18'50" W	58.67
L42	S 87°18'50" W	50.00
L43	S 37°59'56" W	16.23
L44	S 37°59'56" W	50.00
L45	N 02°46'29" W	264.14
L46	N 02°46'29" W	50.00
L47	S 16°48'02" E	45.89
L48	S 16°48'02" E	50.00
L49	S 33°22'01" E	85.00
L50	N 09°48'21" W	23.08
L51	S 87°18'50" W	7.68
L52	S 87°18'50" W	13.65
L53	S 02°40'40" E	25.47
L54	S 33°22'01" E	85.00
L55	N 09°48'21" W	23.08
L56	S 87°13'31" W	103.04
L57	S 04°41'46" W	18.98
L58	N 85°13'47" W	20.98
L59	N 31°29'34" W	35.61
L60	N 26°08'13" E	36.06
L61	N 33°47'54" W	25.00
L62	S 73°11'58" W	28.36

CURVE TABLE							
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE	RADIAL BEARING
C1	90°00'00"	25.00'	39.27'	25.00'	N 42°13'31" E	35.36	
C2	90°00'00"	25.00'	39.27'	25.00'	N 47°46'29" W	35.36	S 02°46'29" E
C3	35°21'16"	875.00'	539.92'	278.86'	N 69°37'06" E	531.39	N 38°03'32" W
C4	111°39'07"	50.00'	97.43'	73.64'	S 71°56'21" W	82.73	S 37°45'54" W
C5	59°18'39"	180.00'	186.33'	102.48'	N 26°58'39" E	178.12	
C6	7°07'40"	800.00'	99.52'	49.83'	N 83°45'30" E	99.46	
C7	6°59'41"	800.00'	97.67'	48.89'	N 76°41'49" E	97.61	
C8	14°01'32"	300.00'	73.44'	36.90'	S 80°12'44" W	73.26	
C9	7°07'40"	300.00'	37.32'	18.68'	S 06°14'30" E	37.30	
C10	89°59'31"	55.00'	86.39'	54.99'	S 42°19'05" W	77.78	
C11	37°56'34"	55.00'	36.42'	18.91'	N 73°49'53" W	35.76	
C12	37°56'34"	55.00'	36.42'	18.91'	N 35°46'19" W	35.76	
C13	42°57'40"	55.00'	41.24'	21.64'	N 24°15'20" W	40.28	
C14	46°57'00"	55.00'	45.07'	23.89'	N 69°12'40" W	43.82	
C15	59°18'39"	150.00'	155.28'	85.40'	N 26°58'39" E	148.44	
C16	42°50'00"	25.00'	18.69'	9.81'	N 24°05'40" W	18.26	
C17	132°50'00"	50.00'	115.92'	114.54'	S 20°54'20" W	91.65	
C18	132°50'00"	50.00'	115.92'	114.54'	N 26°15'40" W	91.65	
C19	42°50'00"	25.00'	18.69'	9.81'	S 18°44'20" W	18.26	
C20	90°00'00"	25.00'	39.27'	25.00'	S 47°40'40" E	35.36	
C21	90°00'00"	25.00'	39.27'	25.00'	N 42°19'20" E	35.36	
C22	42°50'00"	25.00'	18.69'	9.81'	N 24°05'40" W	18.26	
C23	132°50'00"	50.00'	115.92'	114.54'	S 20°54'20" W	91.65	
C24	132°50'00"	50.00'	115.92'	114.54'	N 26°15'40" W	91.65	
C25	42°50'00"	25.00'	18.69'	9.81'	S 18°44'20" W	18.26	
C26	90°00'00"	25.00'	39.27'	25.00'	S 47°40'40" E	35.36	
C27	2°53'39"	770.00'	38.89'	19.45'	N 85°52'30" E	38.89	
C28	94°14'01"	25.00'	41.12'	26.92'	N 37°18'40" E	36.64	
C29	7°07'40"	330.00'	41.05'	20.55'	S 06°14'30" E	41.03	
C30	89°59'31"	85.00'	133.51'	84.99'	S 42°19'05" W	120.20	
C31	40°32'09"	25.00'	17.69'	9.23'	N 67°02'46" E	17.32	
C32	78°28'43"	50.00'	68.49'	40.84'	S 86°01'03" W	63.26	
C33	78°28'43"	50.00'	68.49'	40.84'	N 15°30'14" W	63.26	
C34	40°32'09"	25.00'	17.69'	9.23'	S 03°28'03" W	17.32	
C35	84°49'32"	25.00'	37.01'	22.84'	S 59°12'48" E	33.72	
C36	8°51'05"	330.00'	50.98'	25.54'	S 82°47'58" W	50.93	
C37	90°00'00"	25.00'	39.27'	25.00'	N 42°13'31" E	35.36	
C38	89°54'40"	25.00'	39.23'	24.96'	N 47°43'50" W	35.33	
C39	42°50'00"	25.00'	18.69'	9.81'	S 65°53'50" W	18.26	
C40	132°50'00"	50.00'	115.92'	114.54'	S 69°06'10" E	91.65	
C41	132°50'00"	50.00'	115.92'	114.54'	S 63°43'50" W	91.65	
C42	42°50'00"	25.00'	18.69'	9.81'	S 71°16'10" E	18.26	
C43	36°41'03"	25.00'	16.01'	8.29'	N 68°58'19" E	15.73	
C44	77°22'08"	50.00'	67.52'	40.04'	S 89°18'52" W	62.50	
C45	87°09'59"	50.00'	76.07'	47.59'	N 08°25'05" W	68.94	
C46	37°56'24"	25.00'	16.55'	8.59'	S 16°11'43" W	16.25	
C47	90°00'00"	25.00'	39.27'	25.00'	S 47°46'29" E	35.36	
C48	90°00'00"	25.00'	39.27'	25.00'	N 42°13'31" E	35.36	
C49	42°50'00"	25.00'	18.69'	9.81'	N 24°11'30" W	18.26	
C50	132°50'00"	50.00'	115.92'	114.54'	S 20°48'30" W	91.65	
C51	132°50'00"	50.00'	115.92'	114.54'	N 26°21'29" W	91.65	
C52	42°50'00"	25.00'	18.69'	9.81'	S 18°38'31" W	18.26	
C53	90°00'00"	25.00'	39.27'	25.00'	S 47°46'29" E	35.36	
C54	14°01'31"	270.00'	66.09'	33.21'	S 80°12'44" W	65.93	
C55	14°01'22"	830.00'	204.58'	102.81'	N 80°15'39" E	204.07	
C56	90°00'00"	25.00'	39.27'	25.00'	S 42°19'20" W	35.36	
C57	59°18'39"	210.00'	217.39'	119.57'	N 26°58'39" E	207.81	
C58	42°50'00"	25.00'	18.69'	9.81'	S 35°12'59" W	18.26	
C59	132°50'00"	50.00'	115.92'	114.54'	N 80°12'59" E	91.65	
C60	132°50'00"	50.00'	115.92'	114.54'	S 33°02'59" W	91.65	
C61	42°50'00"	25.00'	18.69'	9.81'	N 78°02'59" E	18.26	
C62	90°00'00"	25.00'	39.27'	25.00'	N 11°37'59" E	35.36	
C63	90°00'00"	25.00'	39.27'	25.00'	S 78°22'01" E	35.36	
C64	94°14'01"	25.00'	41.12'	26.92'	S 56°55'21" E	36.64	
C65	7°07'40"	270.00'	33.59'	16.82'	S 06°14'30" E	33.57	
C66	89°59'31"	25.00'	39.27'	25.00'	S 42°19'05" W	35.35	
C67	75°53'08"	25.00'	33.11'	19.49'	N 54°44'36" W	30.74	
C68	89°59'56"	25.00'	39.27'	25.00'	N 28°11'58" E	35.36	
C69	83°01'23"	25.00'	36.23'	22.13'	S 65°17'20" E	33.14	
C70	83°01'23"	50.00'	72.45'	44.25'	N 65°17'20" W	66.28	
C71	83°01'23"	50.00'	72.45'	44.25'	S 31°41'17" W	66.28	
C72	83°01'23"	25.00'	36.23'	22.13'	N 31°41'17" E	33.14	
C73	2°45'40"	770.00'	37.11'	18.56'	N 74°34'48" E	37.10	
C74	32°37'18"	190.06'	108.21'	55.62'	N 13°32'51" E	106.76	
C75	2°41'19"	2234.52'	104.86'	52.44'	S 01°25'08" E	104.85	
C76	52°59'07"	110.03'	101.76'	54.84'	S 31°08'43" W	98.17	
C77	18°50'50"	296.20'	97.44'	49.16'	N 45°57'21" E	97.00	
C78	20°15'00"	251.02'	88.72'	44.83'	N 21°50'11" E	88.26	
C79	89°54'40"	120.00'	188.31'	119.81'	N 47°43'50" W	169.57	
C80	89°26'34"	20.50'	32.00'	20.30'	S 47°29'46" E	28.85	
C81	71°05'30"	162.58'	201.72'	116.16'	N 43°24'08" W	189.03	S 11°03'07" W
C82	60°41'23"	50.00'	52.96'	29.27'	N 61°52'58" W	50.52	S 58°27'44" W
C83	89°27'10"	120.00'	187.35'	118.86'	S 47°30'05" E	168.89	

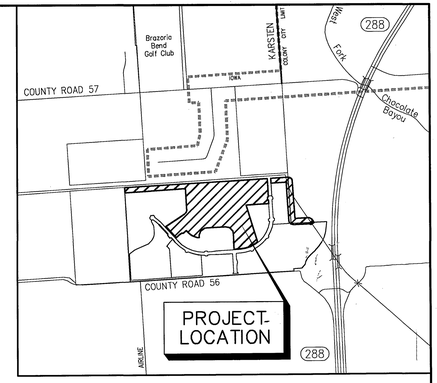
BLOCK 1		
LOT	AREA IN SQ. FT.	MIN. SLAB ELEV.
1	7,672	55.0
2	6,600	55.0
3	6,754	55.0
4	10,993	55.0
5	8,192	55.2
6	6,600	55.2
7	6,600	55.2
8	6,600	55.4
9	6,600	55.7
10	6,600	55.7
11	6,600	55.7
12	6,600	55.6
13	6,587	55.6
14	6,447	56.0
15	13,044	56.3
16	10,945	56.4
17	14,234	56.4
18	9,397	56.3
19	6,459	56.1
20	6,600	56.0
21	6,600	55.6
22	6,600	55.5
23	6,600	55.7
24	6,600	55.7
25	7,666	55.7
26	7,066	55.0
27	6,600	55.0
28	6,600	55.0
29	6,600	55.0
30	6,581	55.1
31	5,705	55.1
32	6,445	55.7
33	6,555	55.7
34	5,705	55.7
35	6,581	55.1
36	6,600	55.0
37	6,600	55.0
38	6,600	55.0
39	7,086	55.0
40	7,908	55.0
41	6,611	55.4
42	6,600	55.8
43	6,600	55.9
44	6,600	55.9
45	6,600	55.7
46	6,300	55.7
47	7,873	55.6
48	7,040	55.6
49	7,040	55.6
50	7,040	55.9
51	7,040	55.9
52	7,040	55.9
53	7,040	55.7
54	7,040	55.6
55	7,040	55.6
56	7,036	55.6
57	7,021	55.7
58	12,287	55.9
59	7,202	55.7
60	7,366	55.6
61	7,040	55.3
62	7,040	55.2
63	9,386	55.0
64	8,048	55.9
65	6,600	55.7
66	7,066	55.1
67	8,157	56.0
68	7,976	56.3
69	7,603	56.7
70	13,809	56.7
71	9,182	56.4
72	6,479	56.0
73	12,429	56.0
74	10,238	56.0
75	6,538	55.7
76	6,780	55.4
77	6,780	55.2
78	7,666	55.0
79	7,666	55.0
80	6,600	55.1
81	6,600	55.2
82	6,109	55.4
83	10,157	55.5
84	13,021	55.6
85	12,029	55.6
86	10,719	55.6
87	6,551	55.4
88	7,042	55.2
89	7,042	55.1
90	8,188	55.0

BLOCK 2		
LOT	AREA IN SQ. FT.	MIN. SLAB ELEV.
1	7,066	55.0
2	6,600	55.0
3	6,600	55.0
4	6,600	55.0
5	6,600	55.0
6	6,012	55.0
7	6,712	55.0
8	7,506	55.2
9	7,944	55.2
10	8,000	55.0
11	8,000	55.0
12	8,000	55.0
13	8,000	55.0
14	8,000	55.0
15	8,000	55.0
16	8,000	55.0
17	8,295	55.0
18	8,924	55.0
19	8,924	55.2
20	8,776	55.5
21	7,505	55.5
22	8,674	56.6
23	7,680	55.0
24	7,680	55.1
25	7,680	55.1
26	7,680	55.1
27	8,045	55.0
28	8,359	55.0
29	8,557	55.0
30	7,687	55.1
31	7,680	55.1
32	7,680	55.0
33	7,680	55.0
34	7,680	55.0
35	7,680	55.0
36	7,680	55.1
37	7,680	55.1
38	7,680	55.0
39	7,680	55.0
40	9,071	55.2
41	8,155	55.2
42	8,933	55.9
43	6,612	55.5
44	6,612	55.3
45	6,612	55.6
46	6,612	55.8
47	6,612	55.8
48	6,612	55.8
49	6,612	55.6
50	6,612	55.3
51	6,612	55.7
52	6,576	55.7

BLOCK 3		
LOT	AREA IN SQ. FT.	MIN. SLAB ELEV.
1	8,551	55.0
2	7,002	55.4
3	7,000	55.9
4	7,000	55.7
5	7,000	55.7
6	7,666	55.6
7	7,561	56.2
8	7,200	56.0
9	7,200	55.9
10	7,200	55.9
11	8,422	55.7
12	8,697	55.6
13	6,960	55.3
14	6,960	55.2
15	8,026	55.0
16	15,639	55.0
17	13,032	55.2
18	18,181	55.3
19	13,569	55.2



INSET "A"
SCALE: 1"=30'



VICINITY MAP
1" = 2,000'

N

100' 0' 100'
SCALE
1" = 100'

Doc# 2007014732
Pages 5
02/15/2007 11:04AM
Official Records of
BRAZORIA COUNTY
JOYCE HUDMAN
COUNTY CLERK
Fees $261.00

Joyce Hudman

LEGEND

- PLAT BOUNDARY
- EXISTING PROPERTY LINES
- R.O.W. CENTERLINE
- EASEMENT LINE
- PROPERTY LINE
- R.O.W.
- EXISTING R.O.W.
- BUILDING LINE
- PLAT BOUNDARY MARKER
- (1) BLOCK NUMBER
- 10 LOT NUMBER
- 52 CONTOUR
- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT

ABBREVIATIONS

B.L. indicates a building line
U.E. indicates a utility easement
W.L.E. indicates a water line easement
S.S.E. indicates a sanitary sewer easement
VOL., PG. indicates Volume, Page
P.R.B.C. indicates Plat Records of Brazoria County
D.R.B.C. indicates Deed Records of Brazoria County
C.F.B.C. indicates Clerk Files of Brazoria County
B.C.R.P.R. indicates Brazoria County Real Property Records
O.R.B.C. indicates Official Records of Brazoria County
Esm't. indicates Easement
H.L. & P. indicates Houston Lighting and Power
RB indicates radial bearing
D.E. indicates a drainage easement
I.R. indicates a iron rod
Fnd. indicates found
Min. indicates minimum
Stm. indicates storm
Swr. indicates sewer
PAE indicates permanent access easement
PUE indicates public utility easement
PVT. indicates private
DRNG. indicates drainage

FINAL PLAT
STERLING LAKES AT IOWA COLONY SEC. 4

A SUBDIVISION OF

88.41 ACRES

CONTAINING

161 LOTS, 4 BLOCKS, 12 RESTRICTED RESERVES & 6,347 L.F. OF R.O.W.

OUT OF THE

H.T. & B.R.R. CO. No. 57 SURVEY, A-289
BRAZORIA COUNTY, TEXAS

OWNER: STERLING LAKES IOWA ASSOCIATES,
a Texas Joint Venture
2450 Fondren, Suite 210 - Houston, Texas 77063 - Phone: 713-783-6702

DEVELOPER: STERLING LAKES IOWA ASSOCIATES,
a Texas Joint Venture
2450 Fondren, Suite 210 - Houston, Texas 77063 - Phone: 713-783-6702

SURVEYOR: PATE SURVEYORS
a division of Pate Engineers, Inc.
13333 Northwest Freeway, Suite 300 - Houston, Texas 77040 - Phone: 713-462-3178

ENGINEER: PATE ENGINEERS, INC.
13333 Northwest Freeway, Suite 300 - Houston, Texas 77040 - Phone: 713-462-3178

AUGUST 2006 SCALE: 1"=100' PATE JOB NO. 716-025-00

SHEET 5 OF 5

PATE ENGINEERS
\\N16\Design\Subd\716025S0 SLIC SEC 4\C-SPPLAT.dwg [SHEET 5] Nov 20, 2006 - 9:17am TellaB

STERLING LAKES AT IOWA COLONY SEC. 4

ROAD IMPROVEMENT PROJECT AGREEMENT
(Expansion of County Road 57)

THE STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

THIS ROAD IMPROVEMENT PROJECT AGREEMENT (this "**Agreement**") is made effective as of _____, 2025 (the "**Effective Date**"), by and between THE CITY OF IOWA COLONY, TEXAS ("**City**"), and ASTRO STERLING LAKES NORTH, L.P., a Delaware limited partnership ("**Developer**").

RECITALS

WHEREAS, the City and Developer (as successor-in-interest to Land Tejas Companies, a Texas corporation, Sterling Lakes Iowa Associates, a Texas joint venture, and Iowa Colony Sterling Lakes, Ltd., a Texas limited partnership) are parties to that certain Development Agreement dated November 12, 2003, as amended by that certain First Amendment to Development Agreement dated June 17, 2013, that certain Second Amendment to Development Agreement dated September 15, 2014, that certain Amendment to Development Agreement dated July 19, 2021, and that certain Amendments to Development Agreements for Sterling Lakes and Sierra Vista dated August 15, 2022 (as amended, the "**Development Agreement**"), which, among other matters, requires that Developer perform certain future improvements to Cedar Rapids Parkway, also known as County Road 57 ("**CR 57**"), in connection with its development of the Sterling Lakes North Subdivision (the "**Subdivision**");

WHEREAS, under the Development Agreement, Developer is required to expand a half boulevard section (two lanes) of CR 57 located adjacent to the Subdivision for a distance of approximately 1,320 linear feet, as generally depicted in **Exhibit "A"** attached hereto (the "**Expansion Work**"); and

WHEREAS, pursuant to the terms of this Agreement, the City and Developer wish to set forth their agreement regarding their respective obligations in connection with the completion of the Expansion Work under the Development Agreement;

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which is hereby acknowledged, as well as the mutual promises and benefits herein contained, the parties hereby agree as follows:

AGREEMENT

1. In lieu of Developer performing the Expansion Work as required under the Development Agreement, the City hereby agrees to accept a contribution from Developer in the amount of $754,800.00 (the "**Contribution**") to be used by the City to cause the Expansion Work to be constructed. The Contribution is based on the projected costs of performing the Expansion Work as detailed in the engineer's opinion of probable costs attached hereto as **Exhibit "B"**. The

Contribution to be paid by Developer is a fixed amount, regardless of whether the actual cost incurred by the City to complete the Expansion Work is more or less than the amount of the Contribution. Within seven (7) days after the Effective Date, Developer will pay the Contribution to the City, and upon receipt of such payment, the City acknowledges and agrees that Developer will have satisfied all of its obligations relating to the construction of any improvements to CR 57 required under the Development Agreement. Additionally, within seven (7) days after the City's receipt of the Contribution, the City will execute and release the final plat of Karsten Boulevard North PH IV & Sterling Lakes Drive Street Dedication & Reserves for recordation.

2. This Agreement shall be governed by, and interpreted in accordance with, the laws of the State of Texas, without giving effect to its conflict of laws provision, and venue for resolution of disputes shall lie in Brazoria County, Texas.

3. All notices and communications hereunder shall be in writing and shall be deemed to have been duly given if delivered in person, by email, by an overnight service, such as Federal Express, or deposited in the United States mail by registered or certified mail, postage prepaid, properly addressed as follows:

If to Developer: Astro Sterling Lakes North, L.P.
2450 Fondren Rd., Suite 210
Houston, Texas 77063
Attn: Brian Stidham
Email: bstidham@starwoodland.com

If to City: City of Iowa Colony, Texas
c/o City Secretary
3144 Meridiana Pkwy
Iowa Colony, Texas 77583
Attn: Mayor Wil Kennedy
Email: krosser@iowacolonytx.gov

Notice deposited in the United States mail in the manner hereinabove described shall be effective upon the earlier of actual receipt or three (3) business days after being deposited in the mail. Notice by overnight courier shall be effective the following business day after it is sent and notice sent by electronic mail shall be effective upon confirmed transmission to the applicable email address.

4. This Agreement constitutes the entire agreement of the parties with respect to the matters described herein. This Agreement may not be amended, modified, altered or changed in any respect whatsoever except by further agreement in writing duly executed by the parties hereto.

5. No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

6. Nothing contained in this Agreement shall constitute or be deemed or construed to create, and does not create, a partnership, joint venture or any like relationship between the parties hereto (or any other parties or affiliates thereof).

7. This Agreement may be executed in multiple, separate counterparts, each of which shall be deemed to be an original.

EXHIBITS:
Exhibit "A" – Depiction of Expansion Work
Exhibit "B" – Engineer's Opinion of Probable Costs

[*Signature page follows*.]

IN WITNESS WHEREOF, the undersigned have executed this Agreement effective as of the Effective Date.

CITY:

CITY OF IOWA COLONY, TEXAS

By:_____
Wil Kennedy, Mayor

ATTEST:

By:_____
Kayleen Rosser, City Secretary

DEVELOPER:

ASTRO STERLING LAKES NORTH, L.P.,
a Delaware limited partnership

By: Astro Sterling Lakes North GP, L.L.C.,
a Delaware limited liability company,
its General Partner

By:_____
Name: Brian Stidham
Title: Authorized Signatory

EXHIBIT "A"

Depiction of Expansion Work

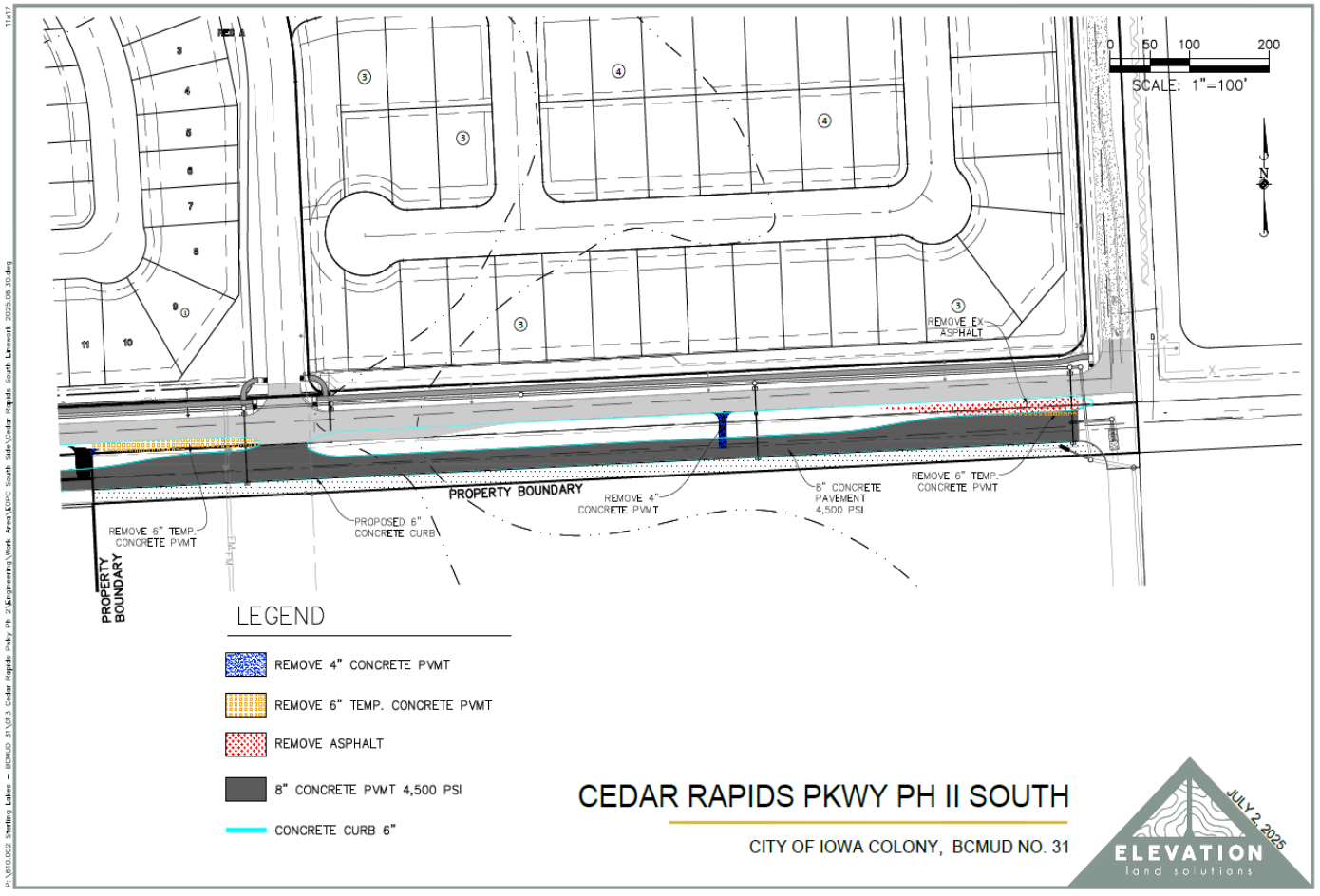


EXHIBIT "B"

Engineer's Opinion of Probable Cost

ENGINEER'S OPINION OF PROBABLE COST
STERLING LAKES NORTH
CITY OF IOWA COLONY
10/11/2023
CEDAR RAPIDS PKWY - SOUTH

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	STORM SEWER IMPROVEMENTS				
1.	RCP Storm Sewer - Lead - 24"	150	LF	$ 91	$ 13,650
2.	Inlet - Type C	3	EA	3,990	11,970
3.	Connect to Existing Storm Sewer	3	EA	760	2,280
4.	Remove Plug and Tie In to Existing Storm Sewer Stub	3	EA	420	1,260
5.	Remove Existing Storm Sewer Inlet	1	EA	460	460
				STORM SEWER IMPROVEMENTS - SUB TOTAL	$ 29,620
	ADDITIONAL WS&D ITEMS				
1.	Trench Safety	150	LF	$ 1.00	$ 150
2.	Spread and Compact Utility Spoil Onsite	178	CY	4.00	712
3.	Stabilized Construction Entrance	1	EACH	1,793	1,793
4.	Concrete Washout Area (Installation and Removal)	1	EACH	1,313	1,313
5.	SWPPP	1	LS	2,300	2,300
6.	SWPPP Maintenance	1	LS	650	650
7.	Stage I & II Inlet Protection Barrier	3	EACH	79	237
8.	Vegetation - Dry Application Hydromulch	1	AC	2,310	2,310
9.	Reinforced Filter Barrier	2,440	LF	2.00	4,880
10.	Construction Staking	1	LS	1,500	1,500
11.	Move-in, Start-up and Bonds (5%)	1	LS	3,800	3,800
				ADDITIONAL WS&D ITEMS - SUB TOTAL	$ 19,645

TOTAL CONSTRUCTION COST	$ 49,300
Contingency (20%)	$ 9,900
Engineering (15%)	$ 7,400
Construction Materials Testing and Construction Observation (8%)	$ 4,000
PROJECT TOTAL	$ 70,600

Prepared By: Elevation Land Solutions
9709 Lakeside Boulevard, Suite 200
The Woodlands, Texas 77381

NOTES
*Unit Prices included are the average of bids collected from 03/29/2023 to 10/11/2023

[1] This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using plan quantities and represents Engineer's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids or actual Construction Cost is limited to those items stated herein and does not include permit fees, recapture costs, consultant fees, landscaping, dewatering, maintenance, bonds or the like.

STATE OF TEXAS
NIKOLAS BABIC
149939
LICENSED
PROFESSIONAL ENGINEER
NBabic 07/03/2025

Texas Board of Professional Engineers Registration No. F-22671 | Texas Board of Professional Land Surveying Registration No. 10194692
9709 Lakeside Blvd., Suite 200, The Woodlands, TX 77381 | 832.823.2200 | elevationlandsolutions.com

ELEVATION land solutions

ENGINEER'S OPINION OF PROBABLE COST
STERLING LAKES NORTH
CITY OF IOWA COLONY
10/11/2023
CEDAR RAPIDS PKWY - SOUTH

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
PAVING IMPROVEMENTS					
1.	Roadway Excavation and Spread & Compact On-Site	1,361	CY	$ 4.00	$ 5,444
2.	12" Subgrade Preparation	4,355	SY	4.00	17,420
3.	Lime for 12" Subgrade	225	TON	331	74,475
4.	Reinforced Concrete Pavement - 8" (4,500 PSI)	4,085	SY	63	257,355
5.	Concrete Curb - 6"	3,660	LF	4.00	14,640
6.	Remove 6" Temporary Concrete Pavement	330	SY	10	3,300
7.	Remove 4" Concrete Pavement	50	SY	10	500
8.	Remove Existing Asphalt	305	SY	3	915
9.	Pavement Tie-In	100	LF	18	1,800
10.	Traffic Buttons, Striping, and Markings	1	LS	6,200	6,200
11.	5' Concrete Sidewalk	1,245	LF	25	31,125
12.	Import Fill Material	1050	CY	12	12,600
13.	Sign - Street	3	EACH	651	1,953
14.	Traffic Control Plan	1	LS	3,200	3,200
15.	Construction Staking	1	LS	3,000	3,000
16.	As-Built Topo (1%)	1	LS	8,100	8,100
17.	Move-in, Start-up and Bonds (5%)	1	LS	36,300	36,300

TOTAL CONSTRUCTION COST	**$ 478,400**
Contingency (20%)	$ 95,700
Engineering (15%)	$ 71,800
Materials Testing and Geotech (8%)	$ 38,300
PROJECT TOTAL	**$ 684,200**

Prepared By: Elevation Land Solutions
9709 Lakeside Boulevard, Suite 200
The Woodlands, Texas 77381

NOTES
*Unit Prices included are the average of bids collected from 03/29/2023 to 10/11/2023

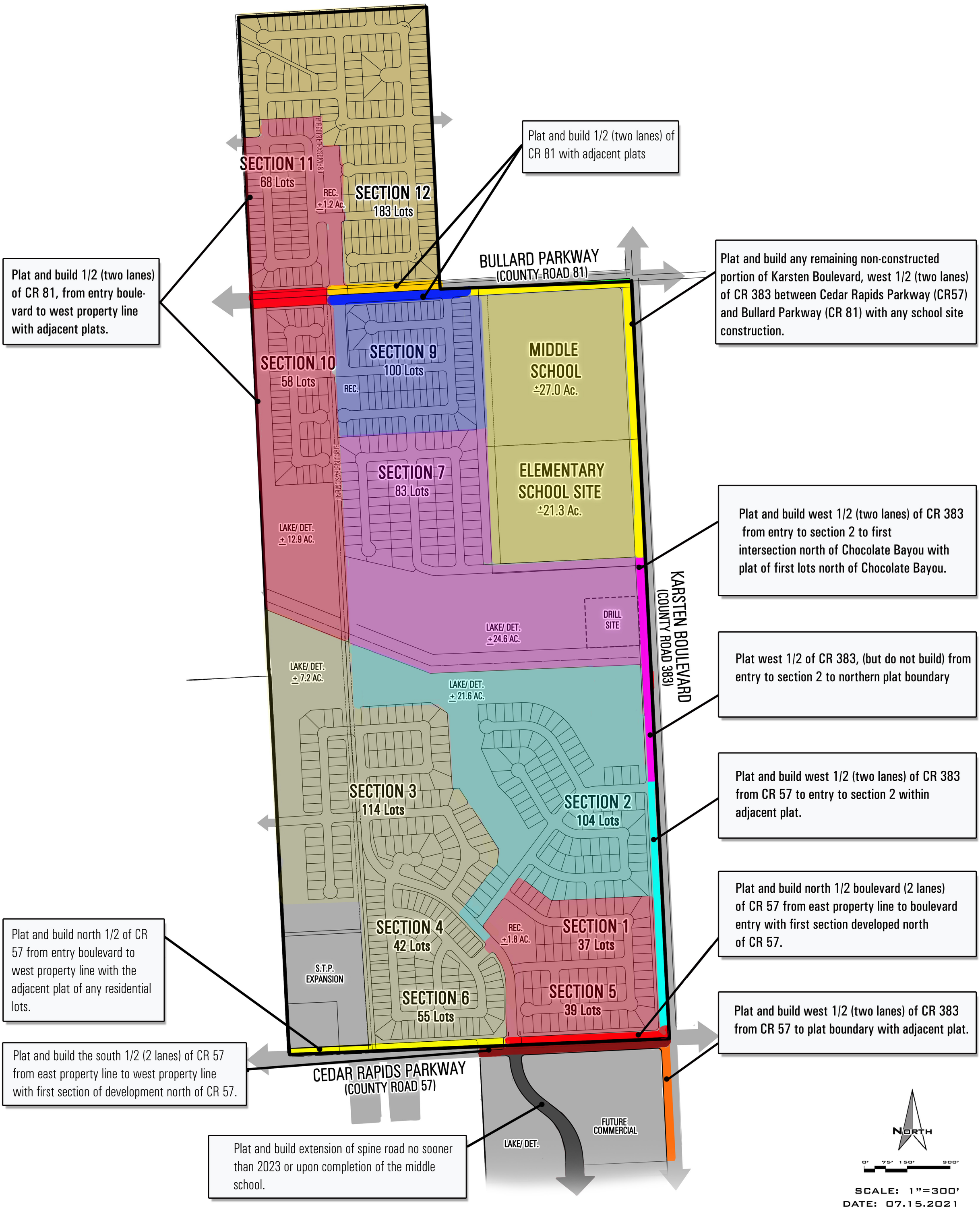
[1] This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using plan quantities and represents Engineer's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids or actual Construction Cost is limited to those items stated herein and does not include permit fees, recapture costs, consultant fees, landscaping, dewatering, maintenance, bonds or the like.



07/03/2025

Texas Board of Professional Engineers Registration No. F-22671 | Texas Board of Professional Land Surveying Registration No. 10194692
9709 Lakeside Blvd., Suite 200, The Woodlands, TX 77381 | 832.823.2200 | elevationlandsolutions.com

Sterling Lakes North
Road Construction Sequence



Plat and build 1/2 (two lanes) of CR 81 with adjacent plats

Plat and build 1/2 (two lanes) of CR 81, from entry boulevard to west property line with adjacent plats.

Plat and build any remaining non-constructed portion of Karsten Boulevard, west 1/2 (two lanes) of CR 383 between Cedar Rapids Parkway (CR57) and Bullard Parkway (CR 81) with any school site construction.

Plat and build west 1/2 (two lanes) of CR 383 from entry to section 2 to first intersection north of Chocolate Bayou with plat of first lots north of Chocolate Bayou.

Plat west 1/2 of CR 383, (but do not build) from entry to section 2 to northern plat boundary

Plat and build west 1/2 (two lanes) of CR 383 from CR 57 to entry to section 2 within adjacent plat.

Plat and build north 1/2 boulevard (2 lanes) of CR 57 from east property line to boulevard entry with first section developed north of CR 57.

Plat and build west 1/2 (two lanes) of CR 383 from CR 57 to plat boundary with adjacent plat.

Plat and build north 1/2 of CR 57 from entry boulevard to west property line with the adjacent plat of any residential lots.

Plat and build the south 1/2 (2 lanes) of CR 57 from east property line to west property line with first section of development north of CR 57.

Plat and build extension of spine road no sooner than 2023 or upon completion of the middle school.

NORTH

0' 75' 150' 300'

SCALE: 1"=300'
DATE: 07.15.2021

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

CITY OF IOWA COLONY

City Council Agenda Item Request Form

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

Date: 7/16/2025

Department Making Request: 35 - Community Development

Person Making Request: Dinh Ho, P.E.

Item Type: Agreement

Budgeted? NO Cost:

If budgeted, identify account:

Short Description:

Consideration to approve a road improvement project agreement between the City of Iowa Colony and Astro Sterling Lakes North, LP. The payment in the amount of $754,800 satisfies the contribution in lieu of construction of two lanes of Cedar Rapids per the approved Development Agreement.

Explanation/Justification Details:

The Development Agreement between the City of Iowa Colony and Astro Sterling Lakes North, LP (Sterling Lakes Iowa Associates), requires the construction of the southern two lanes of Cedar Rapids Parkway (FCR 57) along the boundary line of the development.

The Developer proposed to contribute the $754,800 in lieu of construction of the roadway. The cost includes construction (including 20% contingency), engineering and material testing.

Staff has review the agreement and cost estimated provide by the Engineer and recommends approval.

Requestor Signature: Dinh Ho, P.E.

==========

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

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, ASSIGNING NEWLY ANNEXED AREAS TO A CITY COUNCIL DISTRICT, WITH RELATED PROVISIONS

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

SECTION 1. That the term "Annexed Areas" herein means all areas annexed into the City of Iowa Colony for full or limited purposes before the enactment of this Ordinance but after April 6, 2022, which is the date the City Boundaries Commission passed a Resolution establishing the original boundaries of Iowa Colony City Council District A, B, and C. For convenience and without limiting the foregoing, a list and further descriptions of areas included in the Annexed Areas are attached and incorporated herein in full.

SECTION 2. That the Council of the City of Iowa Colony, Texas ("the City") hereby finds that the following facts are true:

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

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

c. **Accordingly, this Ordinance adds newly annexed territory to adjacent Council District C.**
d. **The Annexed Areas, as herein defined, are adjacent to Council District C,** as hereby attached and incorporated herein in full.
e. The district boundaries adopted by this Ordinance are based upon census blocks from the United States Census of 2020 and the boundaries of the Newly Annexed Areas herein defined.
f. The district boundaries adopted by this Ordinance are as compact as reasonably practicable.
g. The district boundaries established by this Ordinance are as equally as reasonably practicable in total population and voting age population.
h. The district boundaries established by this Ordinance neither concentrate nor fracture populations of any racial, ethnic, language, or other demographic group in violation of Section 2 of the Voting Rights Act of 1965.
i. This Ordinance has been read and passed at two meetings of the City Council, each held after 72 hours of notice and open to the public, in compliance with all requirements of the Texas Open Meetings Act.

j. A quorum of the members of the City Council was present in person throughout the meetings.
k. Upon a motion and second duly made, this Ordinance was passed by the members of the City Council present at each of those meetings.
l. Those meetings and the passage of this Ordinance complied with all requirements of applicable law.

SECTION 3. That the Annexed Areas are adjacent to City Council District C. The City Council hereby adds the Annexed Areas to Council District C as hereby attached and incorporated herein in full.

SECTION 4. The district boundaries hereby established shall be effective for the municipal election(s) after May 2025, and thereafter until lawfully changed.

PASSED AND APPROVED ON THE ON THE FIRST READING ON THE 16TH DAY OF JUNE 2025.

PASSED AND APPROVED ON THE ON THE SECOND READING ON THE _____ DAY OF _____ 2025.

CITY OF IOWA COLONY

By: _____
WIL KENNEDY, MAYOR

ATTEST:

_____
KAYLEEN ROSSER, CITY SECRETARY

EXHIBIT "A"
ANNEXED AREAS

The Annexed Areas added to City Council District C by the foregoing ordinance include all areas annexed into the City of Iowa Colony by the following ordinances:

1. Maple Farms Holding, LLC Ordinance No. 2025-04 – District C
2. Beazer Homes Texas, L.P. Ordinance No.2025-05– District C

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

Legend

- City Limits
- City ETJ
- Maple Farms

Land to be Annexed

Brazoria County, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Brazoria County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ADICO CONSULTING ENGINEERS

N

Iowa Colony Annexation

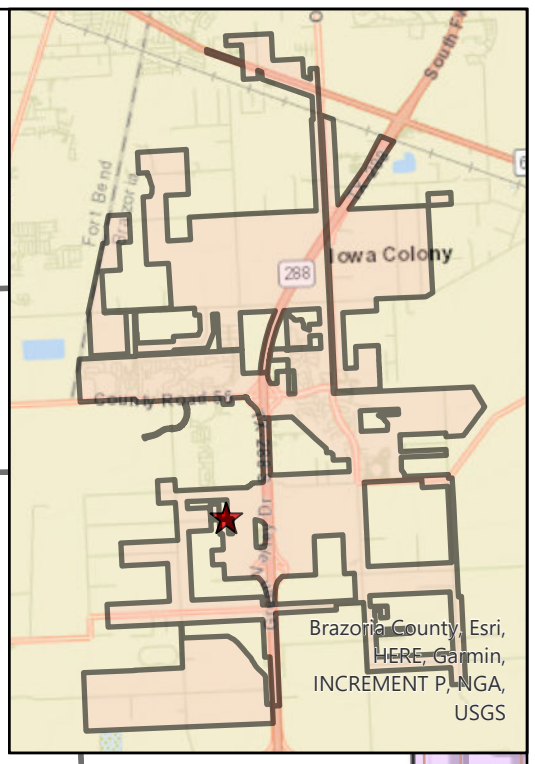
APRIL 2025

0 1,250 2,500 Feet

CITY OF IOWA COLONY

Legend

- City Limits
- City ETJ
- Jean Meyerson Tract



Land to be Annexed

Temple Crag
Clouds Rest
Manor
Emerson
Brook
Birch Manor
Cathedral Peak
Mendel Terrace
Granite Cliff
Mount Dana
Palasade Crest
Davenport
County Road 61
Duke
288
Iowa Colony
Green Valley Dr
Dubuque

City of Alvin, Brazoria County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ADICO CONSULTING ENGINEERS

N

Iowa Colony Annexation

APRIL 2025

0 437.5 875 Feet

CITY OF IOWA COLONY

Exhibit A

Legal Description of the Land

DESCRIPTION OF TWO TRACTS OF LAND SITUATED IN THE W.H. DENNIS SURVEY, ABSTRACT 512, BRAZORIA COUNTY, TEXAS, BEING OUT OF THE SOUTHEASTERLY CORNER OF A CALLED 9.4720 ACRE PORTION OF LOT 461 OF THE EMIGRATION LAND CO. SUBDIVISION, AS PER THE PLAT RECORDED UNDER VOLUME (VOL.) 2, PAGE (PG.) 113 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND CONVEYED TO JEAN MEYERSON BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. No.) 93-042361; SAID TWO TRACTS OF LAND REFERRED TO AS TRACT 1 AND TRACT 2 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

TRACT 1 – 23,963 SQUARE FEET (0.5501 ACRES)

BEGINNING at a "MAG" nail set marking the southeasterly corner of said Lot 461 and the said 9.4720 acre tract, being the southwesterly corner of Lot 468 of said Emigration Land Co. Subdivision and a called 233.54 acre tract described by deed recorded under B.C.C.F. NO. 2023036335, also being the northwesterly corner of Lot 469 of said Emigration Land Co. Subdivision and a called 5.00 acre tract described by deed recorded under B.C.C.F. NO. 2013013921, also being the northeasterly corner of Lot 462 of said Emigration Land Co. Subdivision and the said 233.54 acre tract, and being generally located within County Road 758 (based on a width of 40 feet by the plat of Emigration Land Co. and widened to 50 feet by easement recorded under Vol. 819, Pg. 409-B.C.D.R.), from which a 5/8" iron rod called for and found bears South 02°11' East for a distance of 4.35 feet;

1) **THENCE**, South 87°20'14" West, along the common line of said Lots 461 and 462 being the southerly line of said 9.4720 acre tract and generally with said County Road 758 for a distance of 105.28 feet to a "MAG" nail set for corner, from which a 1/2" iron rod called for and found in the common line of the said 9.4720 acre tract and a called 0.5280 acre tract described by deed recorded under B.C.C.F. NO. 93-042360 bears South 87°20'14" West for a distance of 292.13 feet and North 02°37'35" West for a distance of 28.62 feet;

THENCE, departing the said southerly line and across the said 9.4720 acre tract the following six (6) courses and distances:

2) North 02°39'46" West, for a distance of 40.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for corner in the arc of a non-tangent curve;

3) In a northeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.38 feet, an angle of 90°14'47", and a chord bearing North 42°12'49" East, for a distance of 35.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

4) North 02°54'34" West, for a distance of 15.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

5) In a northerly direction along the arc of a curve to the right having a radius of 540.00 feet, an arc length of 178.38 feet, an angle of 18°55'37", and a chord bearing North 06°33'15" East, for a

distance of 177.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

6) North 16°01'03" East, for a distance of 114.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

7) In a northerly direction along the arc of a curve to the left having a radius of 460.00 feet, an arc length of 54.70 feet, an angle of 06°48'46", and a chord bearing North 12°36'40" East, for a distance of 54.66 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the common line of the aforementioned Lots 461 and 468, from which a 1/2" iron rod called for and found marking the northerly common corner of said Lots 461 and 468 and the northeasterly corner of the said 9.4720 acre tract bears North 02°45'50" West for a distance of 462.45 feet;

8) **THENCE**, South 02°45'50" East, along the common line of said Lots 461 and 468, passing at a distance of 387.55 feet a 5/8-inch capped iron rod stamped "BL" called for and found in the aforementioned northerly right-of-way line of County Road 758, and continuing for a total distance of 417.55 feet to the **POINT OF BEGINNING** and containing 23,963 square feet (0.5501 acres) of land.

TRACT 2 – 8,055 SQUARE FEET (0.1849 ACRES)

COMMENCING at a "MAG" nail found marking the southeasterly corner of said Lot 461, the said 9.4720 acre tract and a future 0.5501 acre tract, being the southwesterly corner of Lot 468 of said Emigration Land Co. Subdivision and a called 233.54 acre tract described by deed recorded under B.C.C.F. NO. 2023036335, also being the northwesterly corner of Lot 469 of said Emigration Land Co. Subdivision and a called 5.00 acre tract described by deed recorded under B.C.C.F. NO. 2013013921, also being the northeasterly corner of Lot 462 of said Emigration Land Co. Subdivision and the said 233.54 acre tract, and being generally located within County Road 758 (based on a width of 40 feet by the plat of Emigration Land Co. and widened to 50 feet by easement recorded under Vol. 819, Pg. 409-B.C.D.R.), from which a 5/8" iron rod called for and found bears South 02°11' East for a distance of 4.35 feet;

THENCE, South 87°20'14" West, along the common line of said Lots 461 and 462 being the southerly line of said 9.4720 acre tract and the future 0.5501 acre tract and generally with said County Road 758 for a distance of 105.28 feet to a "MAG" nail set for the southwesterly corner of the future 0.55014 acre tract;

THENCE, North 02°39'46" West, with the westerly line of said 0.5501 acre tract for a distance of 40.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve;

THENCE, in a northeasterly direction with the westerly line of said 0.5501 acre tract along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 5.14 feet, an angle of 11°47'00", and a chord bearing North 81°26'43" East, for a distance of 5.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner and **POINT OF BEGINNING** of the herein described tract;

1) **THENCE**, North 02°54'34" West, for a distance of 40.18 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

2) **THENCE**, in a northerly direction along the arc of a curve to the right having a radius of 560.00 feet, an arc length of 184.99 feet, an angle of 18°55'37", and a chord bearing North 06°33'15" East, for a distance of 184.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

3) **THENCE**, North 16°01'03" East, for a distance of 218.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the common line of the aforementioned Lots 461 and 468 from which a 1/2" iron rod called for and found marking the northerly common corner of said Lots and the northeasterly corner of the said 9.4720 acre tract bears North 02°45'50" West for a distance of 410.41 feet;

4) **THENCE**, South 02°45'50" East, along the said common line of Lots 461 and 468 for a distance of 52.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northerly corner of the aforementioned future 0.5501 acre tract, from which 5/8-inch capped iron rod stamped "BL" called for and found in the aforementioned northerly right-of-way line of County Road 758 bears South 02°45'50" East for a distance of 387.55 feet;

THENCE, along the westerly line of the said future 0.5501 acre tract the following five (5) courses and distances:

5) In a southerly direction along the arc of a curve to the right having a radius of 460.00 feet, an arc length of 54.70 feet, an angle of 06°48'46", and a chord bearing South 12°36'40" West, for a distance of 54.66 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

6) South 16°01'03" West, for a distance of 114.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

7) In a southerly direction along the arc of a curve to the left having a radius of 540.00 feet, an arc length of 178.38 feet, an angle of 18°55'37", and a chord bearing South 06°33'15" West, for a distance of 177.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

8) South 02°54'34" East, for a distance of 15.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

9) In a southwesterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 34.24 feet, an angle of 78°27'47", and a chord bearing South 36°19'19" West, for a distance of 31.62 feet to the **POINT OF BEGINNING** and containing 8,055 square feet (0.1849 acres) of land.

Exhibit A, Page 1 of 5 Pages

County: Brazoria
Project: BCMUD 90 (Maple Farms)
M&B No.: 241424
Job Number: 4697-MUD (067158 Ph. 2)

FIELD NOTES FOR A 806.02 ACRE TRACT
BRAZORIA COUNTY MUD No. 90

Being a tract of land containing 806.02 acres (35,110,248 square feet), located in the David Tally League, Abstract Number (No.) 130, Chester S. Gorbet Survey, Abstract No. 64 and Edward Bradley Survey, Abstract No. 44 in Brazoria County, Texas; Said 806.02 acre tract being a portion of the Allison-Richey Land Company's Subdivision, a subdivision of record under Volume (Vol.) 2, Page (Pg.) 126, Brazoria County Plat Records (B.C.P.R.), a portion of a called 770.386 acre tract save and except Tracts 1, 2A, 2B and 3 totaling 63.889 acres leaving a net of 706.497 acres, recorded in the name of 521 UM Holding 770 Acres, LP, in Brazoria County Clerk's File (B.C.C.F.) No. 2024043624, a portion of a called 128.6825 acre tract recorded in the name of Gen-Skip, LLC in B.C.C.F. No. 2023055847, a portion of a called 37.695 acre tract (Tract 1) recorded in the name of James C. Harrison, Trustee in B.C.C.F. No. 2024023646 and being all of a called 6.198 acres (Tract 3) recorded in the name of James C. Harrison, Trustee in B.C.C.F. No. 2024023646; said 806.02 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, South Central Zone No. 4204, North American Datum of 1983 (NAD83), as per GPS observations):

BEGINNING at a 4"x4" concrete monument found at the most westerly corner of a called 50'x75' Tract recorded in the name of Stella Smith in Vol. 570, Pg. 471, Brazoria County Deed Records (B.C.D.R.), being on the westerly Right-of-Way (R.O.W.) line of F.M. 521 (width varies per Vol. 243, Pg. 193 & 194, B.C.D.R.) and marking the most southerly corner of said 770.386 acre tract and the herein described tract;

THENCE, along the lines common to said 770.386 acre tract, said 6.198 acre tract and the westerly R.O.W. of said F.M. 521, the following three (3) courses:

1. North 40 degrees 30 minutes 45 seconds West, a distance of 53.50 feet to a 3/4-inch iron rod found at a westerly corner of said 770.386 acre tract and the herein described tract;

2. North 38 degrees 45 minutes 53 seconds West, a distance of 353.37 feet to a 4"x4" concrete monument found at a westerly corner of said 770.386 acre tract and the herein described tract;

3. North 36 degrees 49 minutes 12 seconds West, a distance of 2,044.14 feet to an angle point at a westerly corner of the herein described tract;

THENCE, through and across said 770.386 acre tract, the following three (3) courses:

1. North 87 degrees 26 minutes 50 seconds East, a distance of 1,210.04 feet to an angle point at a westerly corner of the herein described tract;

2. North 36 degrees 49 minutes 12 seconds West, a distance of 907.52 feet to an angle point at the beginning of a curve to the right;

3. 1,269.33 feet along the arc of said curve to the right, having a radius of 3,213.81 feet, a central angle of 22 degrees 37 minutes 46 seconds, and a chord that bears North 25 degrees 30 minutes 19 seconds West, a distance of 1,261.09 feet to an angle point on the line common to said 770.386 acre tract and a called 40.0138 acre tract recorded in the name of Timothy and Rachelle Butler in B.C.C.F. No. 2015045233 and being a westerly corner of the herein described tract;

THENCE, along the lines common to said 770.386 acre tract and said 40.0138 acre tract, the following two (2) courses:

1. North 87 degrees 35 minutes 06 seconds East, a distance of 1,219.28 feet to a 1-inch iron pipe found at the southeast corner of said 40.0138 acre tract and marking a westerly interior corner of said 770.386 acre tract and the herein described tract;

2. North 02 degrees 22 minutes 23 seconds West, a distance of 907.41 feet to a 1-1/2-inch iron pipe found at the northeast corner of said 40.0138 acre tract, being on the southerly line of said 128.6825 acre tract and marking a westerly interior corner of said 770.386 acre tract and the herein described tract;

THENCE, along the line common to said 128.6825 acre tract and said 40.0138 acre tract, South 87 degrees 31 minutes 08 seconds West, a distance of 1,277.77 feet to an angle point at a westerly corner of the herein described tract;

THENCE, through and across said 128.6825 acre tract, North 01 degrees 54 minutes 11 seconds East, a distance of 2,122.06 feet to an angle point on a line common to said 128.6825 acre tract and the southerly R.O.W. line of C.R. 53 also known as Sandy Point Road 1 (60-feet wide as per Vol. 2, Pg. 126, B.C.P.R.) and being the northwest corner of the herein described tract;

THENCE, along the line common to said 128.6825 acre tract and the southerly R.O.W. line of said C.R. 53, North 87 degrees 16 minutes 33 seconds East, a distance of 1,663.41 feet to an angle point at the northeast corner of said 128.6825 acre tract, for the most northerly corner of called Tract 23 recorded in the name of Dustin L. Greak in B.C.C.F. No. 2019057509 and being a northerly corner of the herein described tract;

THENCE, along the line common to said 128.6825 acre tract and said Tract 23, South 02 degrees 23 minutes 51 seconds East, a distance of 146.65 feet to an angle point at the southwest corner of said Tract 23 and the northwest corner of said 37.695 acre tract, from which a 1/2-inch iron pipe found bears South 46 degrees 51 minutes West, a distance of 0.70 feet;

THENCE, along the line common to said 770.386 acre tract and said Tract 23, North 88 degrees 20 minutes 09 seconds East, a distance of 426.54 feet to a 1/2-inch iron pipe found at an easterly corner of said Tract 23, being on the line common to said 37.695 acre tract and the southerly R.O.W. line of said C.R. 53 and for a northerly corner of the herein described tract;

THENCE, along the southerly R.O.W. line of said C.R. 53 and through and across said 37.695 acre tract, North 89 degrees 25 minutes 19 seconds East, a distance of 443.51 feet to an angle point on the line common to said 37.695 acre tract and a called 107.60 acre tract recorded in the name of Betty Bingham Munson Bryan Family Limited Partnership in B.C.C.F. No. 1993046808 and being a northerly corner of the herein described tract;

THENCE, along the line common to said 37.695 acre tract and said 107.60 acre tract, South 02 degrees 23 minutes 51 seconds East, a distance of 1,962.04 feet to a 1/2-inch iron pipe found at the southwest corner of said 107.60 acre tract and a northerly corner of the herein described tract;

THENCE, along the line common to said 770.386 acre tract, said 107.60 acre tract and a called 945.8984 acre tract recorded in the name of Sandy Point Owner LP in B.C.C.F. No. 2023012556, North 87 degrees 47 minutes 09 seconds East, a distance of 4,469.31 feet to an angle point at the northwest corner of a called 615.92 acre tract recorded in the name of AA Sharp Investments, LTD. in B.C.C.F. No. 2007068904 and being the northeast corner of the herein described tract;

THENCE, along the lines common to said 770.386 acre tract and said 615.92 acre tract, the following three (3) courses:

1. South 02 degrees 33 minutes 28 seconds East, a distance of 1,879.57 feet to an angle point at an easterly interior corner of the herein described tract;

2. North 87 degrees 51 minutes 42 seconds East, a distance of 484.20 feet to a 1/2-inch iron pipe found at an easterly corner of the herein described tract;

3. South 01 degrees 58 minutes 34 seconds East, a distance of 1,302.17 feet to an angle point at the southwest corner of said 615.92 acre tract, being the northwest corner of a called 93.36 acre tract recorded in the name of Schlumberger Well Services in B.C.C.F. No. 1996034938 and marking an easterly corner of said 770.386 acre tract and the herein described tract;

THENCE, with the line common to said 770.386 acre tract and said 93.36 acre tract, South 02 degrees 04 minutes 14 seconds East, a distance of 1,071.83 feet to a 2-inch iron pipe found at a northwesterly corner of said 93.36 acre tract, being on the northerly line of called 157.87 acre tract recorded in the name of Schlumberger Well Services in B.C.C.F. No. 1996033029 and marking the southeast corner of said 770.386 acre tract and the herein described tract;

THENCE, with the line common to said 770.386 acre tract and said 157.87 acre tract, South 87 degrees 56 minutes 20 seconds West, a distance of 4,829.80 feet to an angle point at a southerly corner of the herein described tract;

THENCE, along the southerly lines of said 770.386 acre tract, the following nine (8) courses:

1. South 01 degrees 40 minutes 53 seconds East, a distance of 94.66 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;

2. South 49 degrees 32 minutes 19 seconds West, a distance of 688.51 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;

3. North 40 degrees 27 minutes 41 seconds West, a distance of 313.43 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;

4. South 49 degrees 32 minutes 19 seconds West, a distance of 212.45 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;

5. North 40 degrees 27 minutes 41 seconds West, a distance of 140.00 feet to a 1/2-inch iron rod found at a southerly corner of the herein described tract;

6. South 49 degrees 32 minutes 19 seconds West, a distance of 329.75 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;

7. North 40 degrees 27 minutes 41 seconds West, a distance of 115.38 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;

8. South 49 degrees 32 minutes 19 seconds West, a distance of 293.00 feet to the **POINT OF BEGINNING** and containing 806.02 acres (35,110,248 square feet) of land.

A District Boundary Map was prepared in conjunction with and accompanies this description.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Anthony R. Peacock

Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047



MILLER SURVEY | DCCM
Firm Registration No. 10047100
PH: (713) 413-1900
M&B No. 241424
Job No. 4697-MUD (067158 Ph. 2)
Dwg: 4697-MUD.dwg
Date: November 19, 2024

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, AMENDING SECTION 73 "DISTRICT BR (BUSINESS AND RETAIL USE)" OF THE IOWA COLONY ZONING ORDINANCE TO ALLOW CERTAIN COMMERCIAL USES TO OPERATE TWENTY-FOUR HOURS PER DAY WITHOUT A SPECIFIC USE PERMIT; PRESERVING ALL OTHER REGULATIONS IN SECTION 73; PROVIDING A PENALTY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, the City Council of the City of Iowa Colony, Texas, finds that the amendment of Section 73 of the Zoning Ordinance is necessary to promote economic development and to accommodate businesses that provide substantial value and essential services to the community;

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

SECTION 1. That the Iowa Colony City Code Appendix A – Zoning Ordinance", Article VII. "Zoning District Regulations" is hereby amended as follows:

Sec. 73. - District BR (Business and Retail Use).

AMENDING TO READ AS FOLLOW:

The paragraph under Section 73(a) regulating hours of operation is amended to read as follows:

Except as otherwise provided in this section, no store or use shall be open for business between the hours of midnight and 5:00 a.m. on any day of the week unless approved by the City Council through a Specific Use Permit. The City Council shall have discretion to grant or deny any Specific Use Permit under this ordinance.

ADDING PARAGRAPH

The following uses are the only uses exempt from this restriction and may operate twenty-four (24) hours per day without obtaining a Specific Use Permit:

- Hotels and motels offering daily or extended room rentals
- Freestanding restaurants, including sit-down dining and/or drive-thru service
- Bars, taverns, and restaurants serving alcoholic beverages for on-site consumption
- Gas stations and convenience stores
- Medical clinics, urgent care centers, and pharmacies with 24-hour operations
- Any other use the City Council determines provides substantial value or essential services to the community, provided the use is not otherwise prohibited

This section does not override operating hour regulations imposed by the Texas Alcoholic Beverage Commission (TABC) or other applicable state laws.

All remaining provisions of the Zoning Ordinance not expressly amended hereby shall remain in full force and effect.

SECTION 2. Any person, firm, or corporation who violates this Ordinance shall be punished by a fine not to exceed two thousand dollars ($2,000.00) for each offense. Each day any such violation continues shall constitute a separate offense.

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

SECTION 4. This ordinance shall be effective immediately upon its passage and approval.

SECTION 5. That it is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place, and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551, Texas Government Code.

PASSED AND APPROVED ON THE FIRST READING ON THE 16TH DAY OF JUNE 2025.

PASSED AND APPROVED ON THE SECOND READING ON THE _____ DAY OF JULY 2025.

CITY OF IOWA COLONY, TEXAS

By: _____
WIL KENNEDY, MAYOR

ATTEST:

_____
KAYLEEN ROSSER, CITY SECRETARY

CITY OF IOWA COLONY

City Council Agenda Item Request Form

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

Date: June 12, 2025

Department Making Request: 10 - Admin

Person Making Request: Albert Cantu

Item Type: Ordinance

Budgeted? NO Cost:

If budgeted, identify account:

Short Description:

24 Hour Zoning Ordinance Amendment Final

Explanation/Justification Details:

Amending Section 73 “District BR (BUSINESS AND RETAIL USE)” of the Iowa Colony Zoning Ordinance to allow certain commercial uses to operate twenty-four hours per per day without a specific use permit.

Requestor Signature:

==========

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

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary

CITY OF IOWA COLONY

CITY COUNCIL MEETING MINUTES

Tuesday, May 27, 2025
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 27th day of May 2025, the City Council of the City of Iowa Colony, Texas, held a meeting at 6:00 P.M. at the Iowa Colony City Council Chambers, there being present and in attendance the following members to wit:

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

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

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

INVOCATION
Councilmember Varlack prayed aloud.

PLEDGE OF ALLEGIANCE
The Pledge of Allegiance and Texas Pledge were recited.

CITIZEN COMMENTS
Brenda Ledbetter expressed her support for allowing residents to obtain a burning permit. She encouraged the city council to clearly define the circumstances under which a permit would be required and when it would not.

Robert Wall voiced his support for permitting burning within the city, provided that appropriate restrictions are in place. However, he raised concerns about enforcement—specifically, who would be responsible for monitoring compliance. He cautioned that the city may be moving too quickly on this issue. As a rural resident without access to city water, sewer, or garbage services, he asked the council to reconsider the permitting requirements.

Carolyn Bowen pointed out that the city currently has an ordinance prohibiting burning within city limits. She noted that this creates a hardship for residents with larger properties. She emphasized that different cities have varying approaches to managing open burning. For example, a neighboring city

issues annual burn permits, while Star Harbor, Texas, allows burning without a permit as long as wind speeds are under 10 mph and the burn pile does not exceed 3x5 feet.

ITEMS FOR CONSIDERATION

1. Consideration and possible action regarding potential adjustment for city employees based on the compensation study.

   Motion made by Councilmember Hargroder to approve the three-phase compensation plan as presented including a 3% pay adjustment for employees earning under $100,000 effective June 1, 2025, a 3% COLA for eligible employees, and targeted market adjustments based on survey data and qualifications, both effective October 1, 2025, contingent on final revenue review, Seconded by Mayor Pro Tem Greene-Scott.
   Voting Yea: Councilmember Barnett, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

2. Consideration and possible action on allowing burning within city limits on property larger than three acres.

   Fire Marshal Albert Cantu presented a series of recommendations for permitting burning within city limits. These included setting a minimum acreage requirement, requiring a burn permit, conducting a pre-burn safety inspection, ensuring proper supervision of the burn site, establishing operational guidelines, and implementing additional safety rules.

   Councilmember Varlack raised the question of whether residents should be required to show proof of liability insurance to cover any potential incidents related to burning. He added that a significant challenge will be the fact that rural areas are increasingly surrounded by subdivisions. He also had additional questions regarding the specific requirements and restrictions of the proposed permit system.

   Councilmember Brooks expressed concern that the proposed requirements might be overly burdensome. She inquired about assigning specific roles in the burning process and whether guidance would be provided regarding the requirements. She also asked about penalties associated with burn permits and requested data from the City of Manvel on incidents involving uncontrolled fires. Additionally, she asked whether rural residents have been consulted on the need for burning and their opinions on the matter. She later questioned whether rural areas have a Municipal Utility District (MUD) or another entity that supplies water.

   Councilmember Boyce noted that while he supports the safety benefits of restrictions, he questioned why the proposed measures seem so strict and how they would serve the broader community.

   Mayor Pro Tem expressed concern about relying on a volunteer fire department, asking whether the fire trucks are equipped with water.

   Fire Chief Josh Walters emphasized that safety is his top priority. He stated that the size of the acreage is not his main concern—as long as fires are properly monitored and burn parameters are clearly defined. He reiterated that the focus should be on implementing strong safety measures rather than setting limitations based solely on land size. Chief Walters confirmed that the ICVD (fire department) has the fastest response time in ESD 3 and that their trucks do carry water. He also discussed liability considerations associated with issuing permits and stressed the need for well-defined safety protocols.

   Councilmember Hargroder asked why burn bans exist in the ETJ (extraterritorial jurisdiction) if burning is not permitted. It was clarified that the Texas Commission on Environmental Quality (TCEQ) does allow open burning in the ETJ, provided a permit is obtained through TCEQ.

Chief Bell shared that during his five years serving as Fire Marshal in a neighboring city, he d not recall any incidents where a fire became uncontrollable due to authorized burning. Prior to any burn, residents would notify the city, and he would conduct an on-site inspection. He stated there were no significant issues that he can recall. The purpose of the permit, he explained, is primarily to keep a record of who is burning so the city can remain informed and aware.

3. Discussion on monument signage for Masterplan Subdivisions.

   Dinh presented the recommendations from staff regarding monument signage standards for master planned subdivisions.

   Dinh presented a comparison of similar municipalities with frontage along Highways 288 and 45, including Pearland, Manvel, and League City. These cities allow developers to submit a master signage plan. The City previously received a request for a variance to the sign ordinance for a monument sign, which was denied. As a result, staff began exploring alternatives through a master signage plan approach.

   Councilmember Varlack inquired about the appropriate mechanism or guidance that should be given to the Planning Commission in situations where a developer proposes a large-scale sign, such as a 300-foot "Colossus." He emphasized that the Planning and Zoning Commission is responsible for thoroughly reviewing all aspects of such proposals and providing recommendations.

   Councilmember Hargroder noted that the matter was brought to Council after a variance was denied, prompting a deeper review of the ordinance to determine whether it remains appropriate. She asked what the developer had originally requested. Dinh clarified that the Creekhaven developer had proposed a 40-foot-tall monument sign along SH 288. He also noted that the monument's scale and effective area were significantly larger than typical signage. He emphasized the importance of distinguishing between monument structures and signage elements when evaluating such proposals.

   Councilmember Brooks sought clarification regarding the Sterling Lakes sign, pointing out that features like the waterfall and pond represent the monument portion, while the lettering constitutes the signage. She asked how the recommended effective area compared to other signage across the city and whether there were any studies measuring signage effectiveness. Dinh responded that the study considered both signage size and vehicle speed in the area. For large master-planned communities, he stressed the importance of maintaining consistency and ensuring that signage is effective throughout the city.

   The Mayor Pro Tem asked whether different types of signage would be treated differently under a revised plan. She expressed interest in developing a framework with clear options to reduce the need for variances. Dinh responded that the current sign ordinance already allows for flexibility in design options.

ADJOURNMENT
The meeting is adjourned at 7:49 P.M.

APPROVED THIS 21st DAY OF JULY 2025

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor

CITY COUNCIL WORKSESSION MINUTES

Monday, June 16, 2025
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 16th day of June 2025, 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 Nikki Brooks
Councilmember Tim Varlack
Councilmember Kareem Boyce
Councilmember Sydney Hargroder

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

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

CITIZEN COMMENTS
Robert Wall has lived in the area for 32 years and served as mayor for 16 of those years. His property has many oak trees, which frequently drop limbs. He expressed support for allowing burning, noting the significant amount he has spent to have limbs hauled away. He also pointed out that residents in subdivisions receive services.

Brenda Dillon is opposed to allowing burning, stating concerns for a family member with severe respiratory issues. She also raised environmental concerns and the potential impact on nearby residents. While she has paid to have limbs removed from her property, she stated she has no issue covering those costs. However, she questioned how the city would regulate what materials people are burning and emphasized the need for the city to consider all relevant factors.

Constantinos Dimakopoulos stated that he agrees with Councilmember Brooks on this matter and feels the current proposal is somewhat excessive. He expressed support for the idea of issuing a permit.

ITEMS FOR DISCUSSION

1. Discussion on FY2025-26 Budget Workshop.

   The Interim City Manager thanked the City Council for their contributions to the presentation, noting that it was shaped around the priorities previously shared by council members. One of the

key priorities mentioned was staffing. She asked if there were any additional priorities council members would like to add after reviewing the presentation. She also explained that live streaming council meetings involves compliance with multiple legal requirements, which can be costly. She confirmed that the mayor's previously mentioned priority regarding updating the Unified Development Code (UDC), zoning, and subdivision ordinances would be added to the list.

Councilmember Brooks emphasized the need for council professional development and a dedicated budget for it. She expressed concern that the council is approaching a major decision; hiring a city manager and could benefit from external guidance and strategic oversight. She also asked about the city's current capabilities for live streaming meetings to improve transparency and accessibility for residents.

IT Director Bobby Hurman responded that the city does not currently have the technology to support live streaming. He explained that streaming requirements are based on population thresholds, and as the city grows, this may be something to explore further.

Contractor Kendra Murphy stated that there is a $50,000 line item in the budget allocated specifically for city council professional development.

Mayor Pro Tem Greene -Scott shared that council members have already participated in professional development. She mentioned her own educational background and asked to not be disrespected, emphasizing that while she may not know everything, she asks questions and listens. She also noted that each city department has submitted its own set of priorities.

Councilmember Hargroder commended staff for the work they put into outlining department priorities and providing a strategic framework. She highlighted the City of Arlington's use of an AI platform on their website in preparation for the World Cup and suggested it could be a good model for this council to explore and engage with.

Councilmember Varlack inquired about the city's chatbot and its capabilities. He expressed interest in learning more about the technology and suggested engaging the community on their thoughts about AI.

Mayor Kennedy revisited the topic of updating the UDC, zoning, and subdivision ordinances. He acknowledged that the city is awaiting grant funding for the update and asked if that was the reason it had not initially appeared as a listed priority.

Mayor Kennedy called for a council recess at 7:00 P.M. The city council reconvened at 7:14 P.M.

2. Discussion on allowing burning within city limits on properties larger than three acres.

Fire Marshal Albert Cantu explained that the process involves staff presenting a recommendation, followed by Council providing feedback, which staff then uses to develop an ordinance for approval. He shared the initial proposal from staff regarding open burning, which includes the following regulations if allowed:

Minimum property size of 5 acres

Permit required

Pre-burn safety inspection

Burning limited to daylight hours

Burn pile dimensions limited to 10 feet by 3 feet

Fires must be extinguished before being left unattended

No burning of household trash or debris

No burning during city-issued burn bans or Red Flag Warnings

The individual conducting the burn is legally responsible for any resulting damages

He also provided information on surrounding cities that allow open burning, including Brookside Village, Alvin, Lake Jackson, and Manvel.

Additionally, he noted that the cities of Sweeny, Pearland, and Clute do not allow burning within their city limits.

Councilmember Brooks inquired about the origin of the request and how the item was placed on the agenda. Natasha explained that a resident had inquired about being allowed to burn on their property. She noted that items like this are added to the work session agenda to allow council to discuss and make informed decisions after reviewing all relevant information provided by staff. Councilmember Brooks recommended tabling the item to allow time for residents to give feedback, emphasizing multiple times the importance of hearing directly from constituents since the request originated from a resident. She responded to Councilmember Hargroder's comments regarding the various opportunities residents have to provide input on agenda items. She also acknowledged her communication style and addressed concerns regarding Councilmember Hargroder's tone.

Mayor Pro Tem Greene-Scott thanked Albert for compiling the information. She clarified that this discussion is not about implementing a burn ban, but rather addressing whether to allow burning at all within city limits. She appreciated that the proposal aligns with TCEQ requirements.

Councilmember Varlack echoed the Mayor Pro Tem’s appreciation for Albert’s work. He stated that the council had requested this information and asked staff to bring it back for discussion. He clarified that, per city code, burning is prohibited unless specifically allowed. He noted confusion with TCEQ regulations, which permit households without trash collection to burn household waste. However, under the proposed guidelines, household trash burning would not be permitted. He emphasized the need to establish a regulatory framework that protects the city.

Councilmember Hargroder raised concerns about smoke drifting onto neighboring properties and asked what legal options a resident would have if they experienced a medical issue as a result. She questioned whether the proposed permitting system would sufficiently limit the city’s liability, especially since the language holds the person conducting the burn responsible for any resulting damage or injury, regardless of compliance. She addressed Councilmember Brooks by highlighting the various opportunities residents have to provide input on agenda items. She expressed concern about the manner in which Councilmember Brooks addressed her and requested that the meeting proceed to the next item on the agenda.

Councilmember Murray reminded the council that while members may disagree, it's important to maintain proper decorum and show respect during discussions.

Chief Bell added that, under the penal code, it constitutes arson if someone recklessly starts a fire that damages another person's property. However, obtaining a permit could serve as a legal defense.

Mayor Kennedy thanked Albert for his thorough research and efforts in preparing the proposal. The Mayor addressed the council to maintain order during the meeting.

3. Discussion on TXDOT landscaping on the State HWY 288 corridor.

Dinh Ho and Jeremy recently met with the TxDOT landscape architect for a preliminary discussion about potential landscape improvements included in the SH 288 overpass project

budget. TxDOT allocates approximately 0.5% of the total $39 million budget to be roughly $195,000 to $200,000 for landscaping enhancements. This funding applies strictly to greenscape elements and cannot be used for monumentation. The area covered includes the stretch from Rodeo Palms to County Road 60.

During the council discussion, Dinh asked for feedback on whether there was interest in pursuing a landscaping project to enhance the SH 288 corridor.

Mayor Pro Tem Greene-Scott expressed ongoing concerns about the appearance of SH 288 exits, emphasizing how important first impressions are when entering the city. She stated that corridor beautification is one of her priorities and requested that staff present options for council consideration.

Mayor Kennedy acknowledged Dinh's previous mention of the topic in his staff report but asked for clarification on what the term "landscape architecture" encompasses specifically whether it includes landscape maintenance, such as mowing and tree trimming.

Dinh clarified that a landscape architect is a professional designer responsible for planning such improvements. Should the city decide to move forward with enhancements, it would also be responsible for ongoing maintenance, including medians and tree trimming. He explained the distinction between "landscape" and "hardscape" and noted that a study would be needed, requiring the hiring of a landscape architect.

Councilmember Varlack inquired whether TxDOT would remain responsible for maintaining landscaping within their easements. He expressed concern that if the city funded the design, it would inherit all future maintenance responsibilities. He asked what the most cost-effective way would be for the city to manage this, and whether Public Works could provide an estimate for maintenance costs and labor. He also questioned whether the city could currently afford to hire a landscape architect, given other priorities.

Councilmember Boyce asked whether there was any interest in pursuing hardscaping instead of or in addition to landscaping.

Councilmember Brooks asked about the origin of the work session item and the rationale for bringing it to council. She also asked whether there is any data available on the return on investment for such improvements.

Interim City Manager asked whether the council would like staff to move forward with obtaining proposals from landscape architects to explore beautification options. She stated staff would return to council with cost estimates for both maintaining the improvements in-house and contracting the services.

Councilmember Murray encouraged residents to reach out to TxDOT directly regarding mowing.

ADJOURNMENT

The worksession was adjourned at 7:33 P.M.

APPROVED THIS 21st DAY OF JULY 2025

CITY OF IOWA COLONY

_____

Kayleen Rosser, City Secretary

_____

Wil Kennedy, Mayor

CITY OF IOWA COLONY

CITY COUNCIL MEETING MINUTES

Monday, June 16, 2025
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 16th day of June 2025, 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 Nikki Brooks
Councilmember Arnetta Murray
Councilmember Tim Varlack
Councilmember Kareem Boyce
Councilmember Sydney Hargroder

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

CALL TO ORDER
Mayor Kennedy called the 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.

SPECIAL PRESENTATIONS & ANNOUNCEMENTS
Reserved for formal presentations and proclamations.

1. Proclamation declaring Juneteenth

   Mayor Kennedy presented and read the Juneteenth Proclamation to JP Perkins.

2. Proclamation Declaring Iowa Colony High School Class of 2025 Day

   Mayor Kennedy presented and read the Iowa Colony High School Class of 2025 Proclamation to Adarynn Randolph, the valedictorian of Iowa Colony High School's inaugural graduating class.

3. Proclamation declaring Visionary Outreach Day

   Mayor Kennedy presented and read the Visionary Outreach Proclamation to Eugene Howard.

CITIZEN COMMENTS

Brenda Dillon addressed beautification efforts along Bullard Parkway, particularly in relation to liability concerns. She also stressed the importance of establishing a code of conduct for all boards and commissions.

Curtis Olsen followed up on the previous request regarding building setback lines. He expressed appreciation for the Planning and Zoning Department's discussion on outreach to residents for feedback. He emphasized the importance of carefully wording questions to focus on the specific scope of the issue, rather than general opinions.

Tiffanie Marshal, an AISD teacher, is contributing to the Alvin Museum's inaugural Juneteenth Celebration.

Terri Strambler has supported her school's Black History program for the past three years. Due to its success, she has been invited to assist with the Alvin Museum's Juneteenth Celebration as well.

Mayor Kennedy called for a recess at 7:42 P.m. The Council reconvened at 7:55 P.M.

COUNCIL COMMENTS

Mayor Kennedy expressed gratitude to the citizens who shared comments, emphasizing that *public service should not feel like public survival* and encouraging everyone to strive for better. He announced that this year's Juneteenth celebration will be held at Iowa Colony Park. He also shared that Fourthfest will be expanded to a two-day event, taking place on Friday and Saturday.

Mayor Pro Tem Greene-Scott thanked everyone in attendance and reminded residents that the City Council is working on their behalf.

Councilmember Murray expressed her appreciation for the community's grace and support while she was caring for her mother.

Councilmember Brooks shared that she is seeking clarity and emphasized the importance of learning and growing together, even when it feels uncomfortable. Being new on City Council, her goal is to collaborate with the council, gather information, and work toward improvements for all. She acknowledged her direct communication style, encouraging others not to take it personally, as her intent is to observe and contribute constructively.

Councilmember Hargroder reminded everyone that we are currently in hurricane season and encouraged residents to consider purchasing flood insurance. She also thanked those who attended the meeting.

Councilmember Boyce thanked attendees and acknowledged the public comments. He extended Father's Day wishes and announced that the Teen Advisory Committee will host a 3-on-3 basketball tournament on July 5th.

Councilmember Varlack also wished everyone a Happy Father's Day and reminded the community to be cautious of inattentional blindness, particularly regarding motorcyclist safety. He encouraged everyone to stay hydrated, be mindful of heart health, and to check for bird nests in exterior vents.

STAFF REPORTS

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

7. Public Works Monthly Report
8. City Engineer's Report
9. Finance Monthly Report
10. Technology Department Monthly Report
11. Water/Wastewater Utility Monthly Report

PUBLIC HEARINGS

12. Hold a public hearing to consider rezoning the following property:

    Approximately 1.13 acres of land at 2516 Cedar Rapids Parkway, A0289 H.T. & B.R.R., Tract 4B9, Brazoria County, Texas

    Mayor Kennedy opened the public hearing at 8:19 P.M. There were no comments from the public. Mayor Kennedy closed the public hearing at 8:20 P.M.

ITEMS FOR CONSIDERATION

13. Consideration and possible action to provide a recommendation to City Council concerning rezoning the following property from Single Family Residential to Business and Retail.

    Approximately 1.13 acres of land at 2516 Cedar Rapids Parkway, A0289 H.T. & B.R.R., Tract 4B9, Brazoria County, Texas

    There was no action taken. The applicant requested this item be deferred.

14. Consider appointment of Mayor Pro Tem.

    Motion made by Councilmember Hargroder to appoint Councilmember Greene-Scott to serve as Mayor Pro Tem for the City of Iowa Colony, Seconded by Councilmember Murray.
    Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce, Councilmember Brooks

15. Consideration and possible action on an ordinance assigning annexed areas to council districts.

    Motion made by Councilmember Hargroder to approve the ordinance assigning newly annexed areas to City Council District C on first reading, Seconded by Mayor Pro Tem Greene-Scott. The City Secretary read the ordinance caption aloud.
    Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce, Councilmember Brooks

16. Consideration and possible action to provide a recommendation to City Council for a variance to the transparency requirements in the City's Unified Devlopment Code for the Mallabar Hills Shops at Creekhaven at 13532 Valley Vista Rd.

    Motion made by Mayor Pro Tem Greene-Scott to approve the variance to UDC Section 3.5.3.1.2 (b), subject to the conditions as discussed in order to support transparency consistent with the intent of the code, 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, Councilmember Brooks

17. Consideration and possible action to approve an agreement authorizing the Interim City Manager to sign a contract with Stripes & Stops Co. INC. for road repair for Meridiana Parkway, Iowa Colony Blvd., and Ames Blvd.

    Motion made by Councilmember Boyce to approve the agreement and authorize the Interim City Manager to execute a contract for road repair and striping on Meridiana Parkway, Iowa Colony Boulevard, and Ames Boulevard with the contractor selected through the City's RFP process, Seconded by Councilmember Varlack.
    Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce
    Voting Abstaining: Councilmember Brooks

18. Consideration and possible action to amend the zoning ordinance to allow certain commercial uses to operate 24 hours a day.

    Motion made by Councilmember Varlack to approve the ordinance amending Section 73 of the Zoning Ordinance to allow certain commercial uses to operate 24 hours per day without a specific use permit, Seconded by Mayor Pro Tem Greene-Scott. The City Secretary read the ordinance caption aloud.
    Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce, Councilmember Brooks

CONSENT AGENDA

Motion made by Mayor Pro Tem Greene-Scott to approve the consent agenda minus no. 23, Seconded by Councilmember Hargroder.
Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce
Voting Abstaining: Councilmember Brooks

19. Consider approval of the April 22, 2025 City Council meeting minutes.
20. Consider approval of the May 6, 2025 City Council meeting minutes.
21. Consider approval of the May 12, 2025 City Council worksession minutes.
22. Consider approval of the May 12, 2025 City Council meeting minutes.
23. Consider approval of the Pena Estates Replat.

    Motion made by Councilmember Hargroder to approve the Pena Estates Replat, Seconded by Mayor Pro Tem Greene-Scott.
    Voting Yea: Councilmember Murray, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce
    Voting Abstaining: Councilmember Brooks

24. Consider approval of Annual Review of the City's Investment Policy.
25. Consider acceptance of the Creekhaven Boulevard & Karsten Boulevard Phase I - Water, Sanitary, Drainage and Paving Facilities into the One Year Maintenance Period
26. Consider acceptance of the Creekhaven Section 1 - Water, Sanitary, Storm and Paving Facilities into One Year Maintenance Period
27. Consider acceptance of the Creekhaven Section 3 - Water, Sanitary, Storm and Paving Improvements into the One Year Maintenance Period.

28. Consider acceptance of the Ellwood Section 1A and Karsten Boulevard - Water Distribution, Wastewater Collection, Storm Water and Paving Facilities into the One Year Maintenance Period.
29. Consider acceptance of the Creekhaven Phase I TxDOT Improvements into One Year Maintenance Period.

EXECUTIVE SESSION-8:46 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:

30. Discuss evaluation criteria and conduct the annual performance appraisal of the City Attorney.
31. Discuss the Rules of Procedure document and related materials.

POST EXECUTIVE SESSION- 11:34 P.M.

ITEMS FOR CONSIDERATION

32. Consideration and possible action on Executive Session matters.

    No action was taken.

ADJOURNMENT
The meeting was adjourned at 11:34 P.M.

APPROVED THIS 21st DAY OF JULY 2025

_____ _____

Kayleen Rosser, City Secretary Wil Kennedy, Mayor

ADICO
CONSULTING ENGINEERS

Thursday, February 13, 2025

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

Re: Karsten Boulevard North Phase II Abbreviated Plat
Letter of Recommendation to Approve
COIC Project No. 3855
ALLC Project No. 16007-2-367

Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Karsten Boulevard North Phase II Abbreviated Plat, received on or about February 10, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted on February 10, 2025. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, February 25, 2025, for consideration at the March 4, 2025, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC

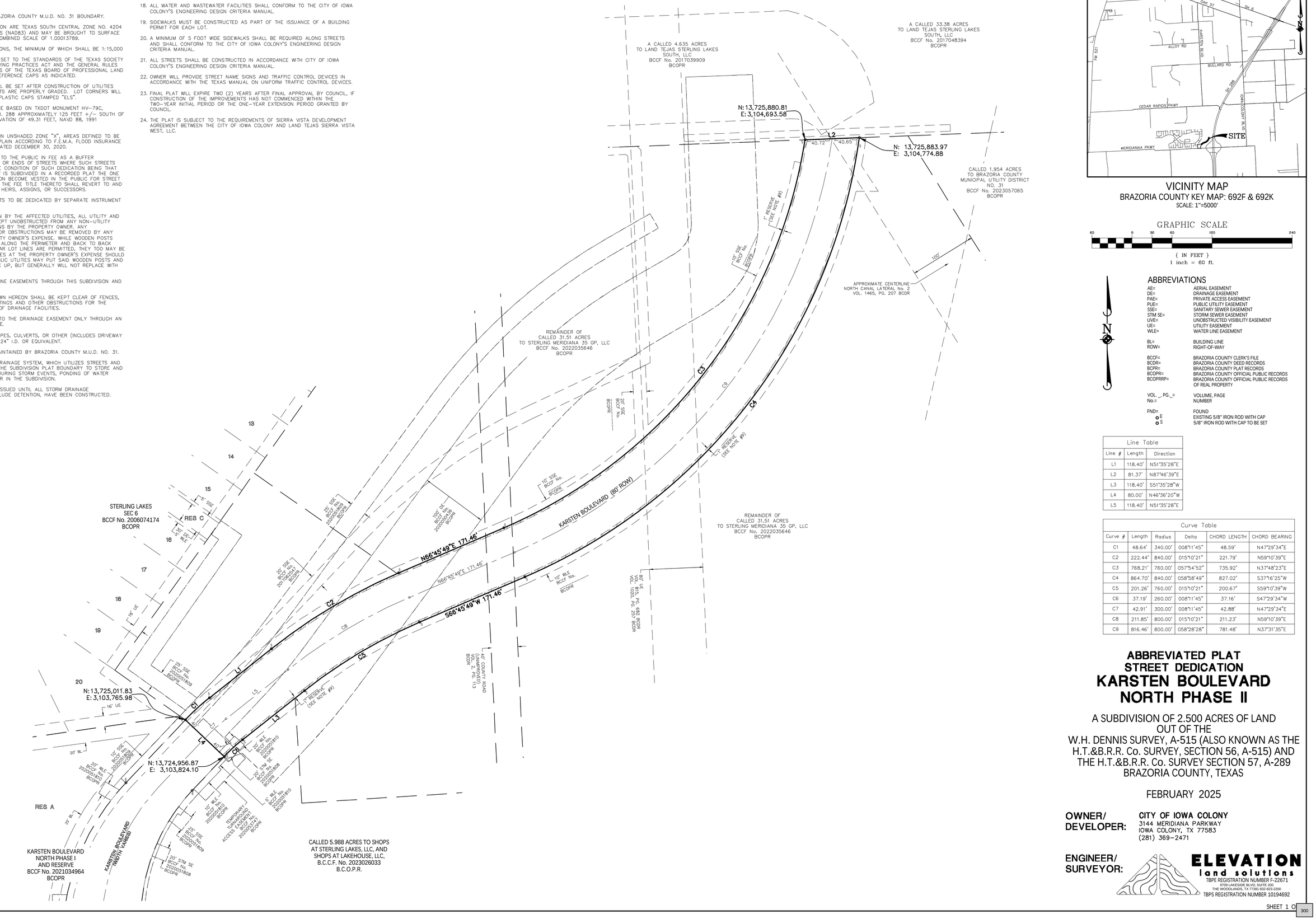
Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-367

APPROVED, ADICO, LLC, 02

FINAL PLAT NOTES:

1. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 31 BOUNDARY.
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013769.
3. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
4. 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.
5. 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".
6. BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C, LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
7. 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. 48039C0110K, DATED DECEMBER 30, 2020.
8. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED 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.
9. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
10. 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.
11. THERE ARE PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN HEREON.
12. 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.
13. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
15. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 31.
16. 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.
17. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
18. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
19. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
20. 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.
21. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
22. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
23. 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.
24. THE PLAT IS SUBJECT TO THE REQUIREMENTS OF SIERRA VISTA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LAND TEJAS SIERRA VISTA WEST, LLC.



VICINITY MAP
BRAZORIA COUNTY KEY MAP: 692F & 692K
SCALE: 1"=5000'

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

N

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
ROW=	RIGHT-OF-WAY
BCCF=	BRAZORIA COUNTY CLERK'S FILE
BCDR=	BRAZORIA COUNTY DEED RECORDS
BCPR=	BRAZORIA COUNTY PLAT RECORDS
BCOPR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
BCOPRRP=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL._, PG._=	VOLUME, PAGE
No.=	NUMBER
FND=	FOUND
E	EXISTING 5/8" IRON ROD WITH CAP
S	5/8" IRON ROD WITH CAP TO BE SET

Line Table		
Line #	Length	Direction
L1	118.40'	N51°35'28"E
L2	81.37'	N87°46'39"E
L3	118.40'	S51°35'28"W
L4	80.00'	N46°36'20"W
L5	118.40'	N51°35'28"E

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	48.64'	340.00'	008°11'45"	48.59'	N47°29'34"E
C2	222.44'	840.00'	015°10'21"	221.79'	N59°10'39"E
C3	768.21'	760.00'	057°54'52"	735.92'	N37°48'23"E
C4	864.70'	840.00'	058°58'49"	827.02'	S37°16'25"W
C5	201.26'	760.00'	015°10'21"	200.67'	S59°10'39"W
C6	37.19'	260.00'	008°11'45"	37.16'	S47°29'34"W
C7	42.91'	300.00'	008°11'45"	42.88'	N47°29'34"E
C8	211.85'	800.00'	015°10'21"	211.23'	N59°10'39"E
C9	816.46'	800.00'	058°28'28"	781.48'	N37°31'35"E

ABBREVIATED PLAT
STREET DEDICATION
KARSTEN BOULEVARD NORTH PHASE II

A SUBDIVISION OF 2.500 ACRES OF LAND
OUT OF THE
W.H. DENNIS SURVEY, A-515 (ALSO KNOWN AS THE H.T.&B.R.R. Co. SURVEY, SECTION 56, A-515) AND THE H.T.&B.R.R. Co. SURVEY SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

FEBRUARY 2025

OWNER/ DEVELOPER: CITY OF IOWA COLONY
3144 MERIDIANA PARKWAY
IOWA COLONY, TX 77583
(281) 369-2471

ENGINEER/ SURVEYOR: ELEVATION land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

P:\2022\2022 Sterling Lakes - ECA\2022 2022021 Karsten Blvd N Ext - PH\Plotting\Dwg\Karstenblvdnorth PH2 SSheetPlot.dwg, 1/31/2025 2:9:29 PM, mcmcgm

APPROVED, ADICO, LLC, 02

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 2.500 acre (108,886 square feet) tract of land situated in the W.H. Dennis Survey, Abstract No. 515 (also known as the H.T. & B.R.R. Co. Survey, Section 56, Abstract No. 515), and the H.T. & B.R.R. Co. Survey, Section 57, Abstract No. 289, in Brazoria County, Texas, being all of a called 2.500 acre tract conveyed to City of Iowa Colony by deed recorded in Clerk's File No. 2024032995, Brazoria County Official Public Records; said 2.500 acre (108,886 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

COMMENCING at a 5/8–inch iron rod (with cap) found, being the northeast corner of a called 1.954 acre tract conveyed to Brazoria County Municipal Utility District No. 31 by deed recorded in Clerk's File No. 2023057065, Brazoria County Official Public Records, being the northeast corner of a called 31.51 acre tract (Tract 1) conveyed to Sterling Meridiana 35 GP, LLC by deed recorded in Clerk's File No. 2022035646, Brazoria County Official Public Records, being on the west right–of–way line of State Highway 288 (right–of–way width varies) recorded in Volume 1043, Page 898, Volume 1043, Page 902, Volume 1049, Page 719, Volume 1051, Page 524, and Volume 1129, Page 426, Brazoria County Deed Records, and being the southeast corner of a called 33.38 acre tract conveyed to Land Tejas Sterling Lakes South, L.L.C., by deed recorded in Clerk's File No. 2017048394, Brazoria County Official Public Records;

THENCE, South 87°46'39" West, along the north line of said called 1.954 acre tract, along the north line of said called 31.51 acre tract, and along the south line of said called 33.38 acre tract, at 353.43 feet passing a 5/8–inch iron rod (with cap) found, being the northwest corner of said called 1.954 acre tract, continuing in all a total distance of 426.39 feet to a 5/8–inch iron rod (with cap) found, being the northeast corner of said called 2.500 acre tract, being the northeast corner and POINT OF BEGINNING of the herein described tract, being on the north line of said called 31.51 acre tract, and being the beginning of a curve to the right;

THENCE, along the east line of said called 2.500 acre tract, the following five (5) courses and distances:

1. Along said curve to the right in a southwesterly direction, at a distance of 652.43 feet passing a 5/8–inch iron rod (with cap) found, being the northeast corner of a called 3.333 acre tract conveyed to Rajendra K. Koduru and Janaki D. Sarikonda by deed recorded in Clerk's File No. 2024034153, Brazoria County Official Public Records, continuing in all along said curve to the right in a southwesterly direction, with a radius of 840.00 feet, a central angle of 58°58'49", an arc length of 864.70 feet, and a chord bearing South 37°16'25" West, 827.02 feet to a 5/8–inch iron rod (with cap) found, being on the north line of said called 3.333 acre tract;

2. South 66°45'49" West, along the north line of said called 3.333 acre tract, 171.46 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;

3. Continuing along the north line of said called 3.333 acre tract and along said curve to the left in a southwesterly direction, with a radius of 760.00 feet, a central angle of 15°10'21", an arc length of 201.26 feet, and a chord bearing South 59°10'39" West, 200.67 feet to a 5/8–inch iron rod (with cap) found;

4. South 51°35'28" West, continuing along the north line of said called 3.333 acre tract, at a distance of 18.17 feet passing a 5/8–inch iron rod (with cap) found, being the northwest corner of said called 3.333 acre tract and being the north corner of a called 5.988 acre tract conveyed to Shops at Sterling Lakes, LLC by deeds recorded in Clerk's File Nos. 2023026033 and 2024009587, Brazoria County Official Public Records, continuing in all a total distance of 118.40 feet to a 5/8–inch iron rod (with cap) found, being on the west line of said called 5.988 acre tract and being the beginning of a curve to the left;

5. Along the west line of said called 5.988 acre tract and along said curve to the left in a southwesterly direction, with a radius of 260.00 feet, a central angle of 08°11'45", an arc length of 37.19 feet, and a chord bearing South 47°29'34" West, 37.16 feet to an "X"cut in concrete found, being on the west line of said called 5.988 acre tract and being on the east right–of–way line of Karsten Boulevard (right–of–way width varies) according to the plat thereof recorded in Clerk's File No. 2021034964, Brazoria County Map Records;

THENCE, North 46°36'20" West, 80.00 feet to the northeast corner of Reserve A of Karsten Boulevard North Phase 1 and Reserve according to the plat thereof recorded in Clerk's File No. 2021034964, Brazoria County Map Records, being on the west right–of–way line of said Karsten Boulevard and being the beginning of a curve to the right, from which a 5/8–inch iron rod (with cap) found bears South 79°43'05" East, 0.3 feet, from which the southeast corner of Lot 20, Block 1, of Sterling Lakes At Iowa Colony Sec 6 according to the plat thereof recorded in Clerk's File No. 2006074174, Brazoria County Map Records bears North 54°57'27"West, 10.11 feet, from which a 5/8–inch iron rod (with cap) found bears North 32°45'41" East, 0.3 feet;

THENCE, along the west line of said called 2.500 acre tract, the following five (5) courses and distances:

1. Along said curve to the right in a northeasterly direction, with a radius of 340.00 feet, a central angle of 08°11'45", an arc length of 48.64 feet, and a chord bearing North 47°29'34" East, 48.59 feet to a 5/8–inch iron rod (with cap) found;

2. North 51°35'28" East, 118.40 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 northeasterly direction, at a distance of 220.18 feet passing a 5/8–inch iron rod (with cap) found, being the southeast corner of a called 7.105 acre tract conveyed to Rajendra K. Koduru and Ramesh Sakarepalle by deed recorded in Clerk's File No. 2024034147, Brazoria County Official Public Records, continuing in all along said curve to the right in a northeasterly direction, with a radius of 840.00 feet, a central angle of 15°10'21", an arc length of 222.44 feet, and a chord bearing North 59°10'39" East, 221.79 feet to a 5/8–inch iron rod (with cap) found, being on the east line of said called 7.105 acre tract;

2. North 66°45'49" East, along the east line of said called 7.105 acre tract, 171.46 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;

3. Continuing along the east line of said called 7.105 acre tract and along said curve to the left in a northeasterly direction, with a radius of 760.00 feet, a central angle of 57°54'52", an arc length of 768.21 feet, and a chord bearing North 37°48'23" East, 735.92 feet to a 5/8–inch iron rod (with cap) found, being the northwest corner of said called 2.500 acre tract, being the northwest corner of the herein described tract, being on the north line of said called 31.51 acre tract, and being on the south line of said called 33.38 acre tract, from which a 5/8–inch iron rod (with cap) found bears South 87°46'39"West, along the north line of said called 31.51 acre tract and along the south line of said called 33.38 acre tract, 545.82 feet, being the northwest corner of said called 31.51 acre tract, being the southwest corner of said called 33.38 acre tract, and being on the east line of Lot 7, Block 1, of said Sterling Lakes At Iowa Colony Sec 6;

THENCE, North 87°46'39" East, along the north line of said called 2.500 acre tract, along the north line of said called 31.51 acre tract, and along the south line of said called 33.58 acre tract, 81.37 feet to the POINT OF BEGINNING, CONTAINING 2.500 acres (108,886 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, CITY OF IOWA COLONY, acting by and through Robert Hemminger, City of Iowa Colony City Manager, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 2.500 Acre tract described in the above and foregoing map of KARSTEN BOULEVARD NORTH PHASE II STREET DEDICATION PLAT, 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 KARSTEN BOULEVARD NORTH PHASE II STREET DEDICATION PLAT where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

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

IN TESTIMONY WHEREOF, the CITY OF IOWA COLONY, acting by and through Robert Hemminger, City of Iowa Colony City Manager, thereunto authorized this _____ day of _____, 20__.

CITY OF IOWA COLONY

By: _____
Robert Hemminger
City of Iowa Colony City Manager

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

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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Robert Hemminger, City of Iowa Colony City Manager, 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.

ABBREVIATED PLAT
STREET DEDICATION
KARSTEN BOULEVARD NORTH PHASE II

A SUBDIVISION OF 2.500 ACRES OF LAND
OUT OF THE
W.H. DENNIS SURVEY, A-515 (ALSO KNOWN AS THE H.T.&B.R.R. Co. SURVEY, SECTION 56, A-515) AND THE H.T.&B.R.R. Co. SURVEY SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

FEBRUARY 2025

OWNER/ DEVELOPER: CITY OF IOWA COLONY
3144 MERIDIANA PARKWAY
IOWA COLONY, TX 77583
(281) 369–2471

ENGINEER/ SURVEYOR: ELEVATION land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

P:\2022021 Sterling Lakes - ECHO\2-2023\2-Karsten Blvd N Sec. 2\Plats\dwg\Karstenblvd N Ph2 2024Plat.dwg, 1/31/2025 2:54:05 PM, mcrocyn

ADICO
CONSULTING ENGINEERS

Friday, June 20, 2025

Abigail Martinez
LJA Engineering, Inc.
3600 W. Sam Houston Pkwy., Ste. 600
Houston, TX 77042

Re: Caldwell Lakes Section 7 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 6445
Adico, LLC Project No. 710-25-002-023

Dear Ms. Martinez:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Lakes Section 7 Preliminary Plat received on or about June 20, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted on June 20, 2025. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than June 24, 2025, for consideration at the July 1, 2025, Planning and Zoning meeting.

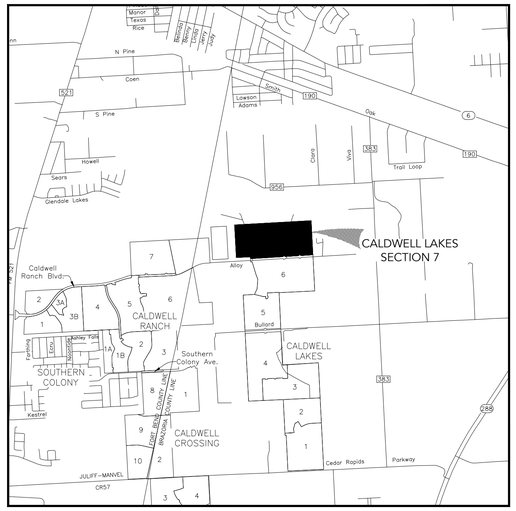
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC

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

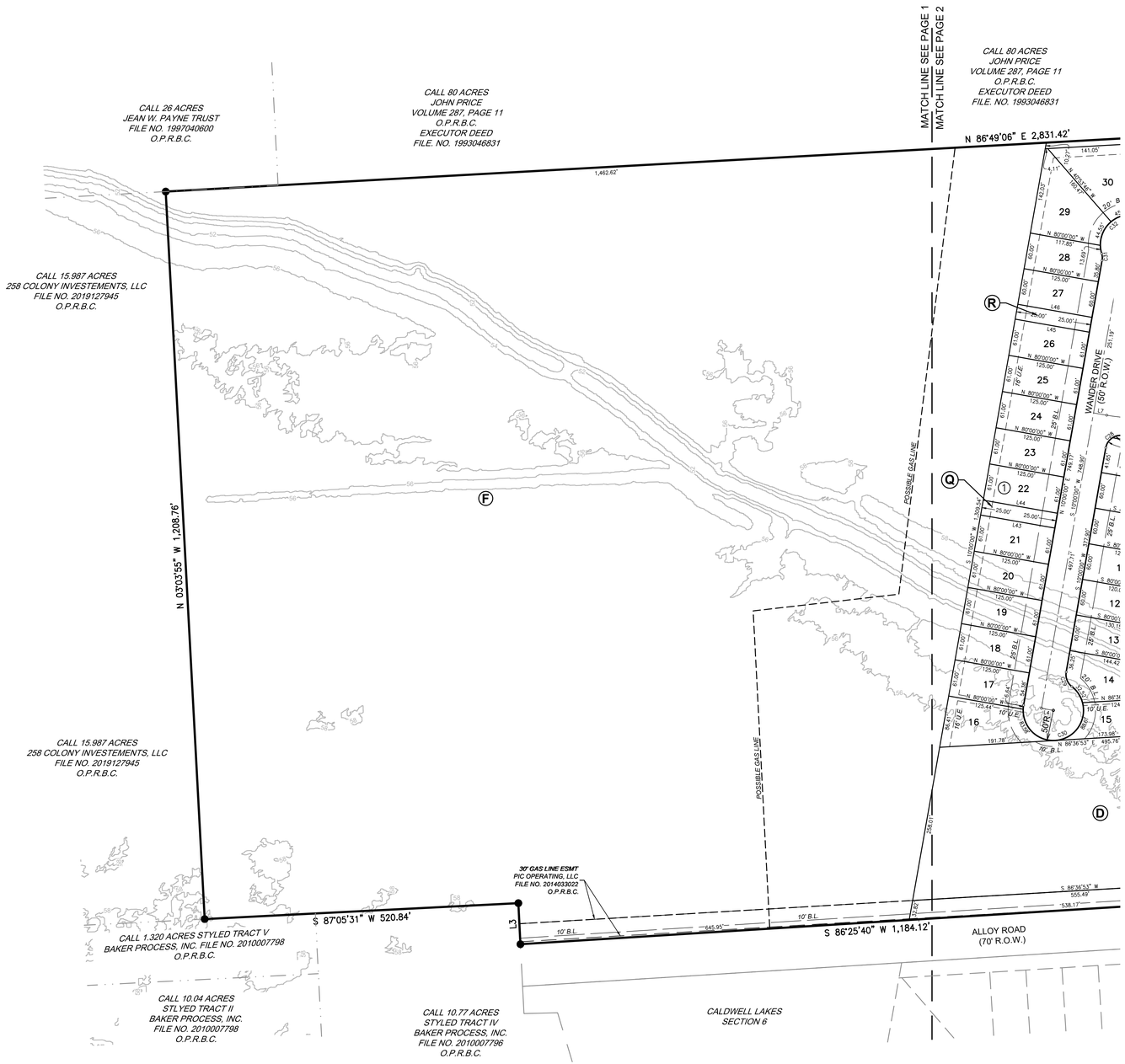
Cc: Rachel Patterson
Kayleen Rosser
File: 710-25-002-023

APPROVED, ADICO, LLC, 06202



Vicinity Map
1 inch = 1/2 mile

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.036	1,567	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	4.415	192,315	RESTRICTED TO LANDSCAPE/ OPEN SPACE / PARK
C	0.451	19,659	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	3.029	131,932	RESTRICTED TO DRILL SITE
E	0.395	17,210	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	37.735	1,643,722	RESTRICTED TO DETENTION
G	0.129	5,640	RESTRICTED TO LANDSCAPE/OPEN SPACE
H	0.036	1,567	RESTRICTED TO LANDSCAPE/OPEN SPACE
I	0.206	8,958	RESTRICTED TO LANDSCAPE/OPEN SPACE
J	0.050	2,178	RESTRICTED TO LANDSCAPE/OPEN SPACE
K	0.052	2,283	RESTRICTED TO LANDSCAPE/OPEN SPACE
L	0.060	2,600	RESTRICTED TO LANDSCAPE/OPEN SPACE
M	0.207	8,996	RESTRICTED TO PARK
N	0.025	1,090	RESTRICTED TO LANDSCAPE/OPEN SPACE
O	0.029	1,244	RESTRICTED TO LANDSCAPE/OPEN SPACE
P	0.218	9,492	RESTRICTED TO PARK
Q	0.072	3,125	RESTRICTED TO LANDSCAPE/OPEN SPACE
R	0.072	3,125	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	47.217	2,056,704	



GENERAL NOTES:

1. 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 0.99986724707.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 48039C0105K DECEMBER 30, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
   2.1. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE LOCATION OF THE FLOOD ZONE WAS DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION, AS DETERMINED BY ELEVATION CONTOURS, MAY DIFFER.
3. T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-171: 5/8 INCH IRON ROD SET.
4. ELEVATION = 59.26', NAVD 88, GEOID 18.
5. THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 87, AND BRAZORIA DRAINAGE DISTRICT NO. 5.
6. PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
7. CONTOUR LINES SHOWN HEREON ARE BASED ON THE NGS BENCHMARK E 306 BEING NOTED HEREON.
8. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
9. THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
10. DRAINAGE PLANS TO BE PROVIDED PRIOR TO FINAL PLAT SUBMITTAL.
11. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT IS SUBDIVIDED RO RE-SUBDIVIDED IN A RECORD PLAT THE ONE FOR RESERVE SHALL HEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIONS, OR SUCCESSORS.
12. OWNERS DO HEREBY CERTIFY THAT THEY ARE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF (NAME AND SECTION) WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.
13. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
14. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
15. THIS PLAT IS IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT APPROVED BY CITY COUNCIL ON MAY 23, 2022 BETWEEN CITY OF IOWA COLONY; 258 COLONY INVESTMENTS, LTD.; 608 COLONY INVESTMENTS, LTD.; AND D.R. HORTON.
16. PER DOCUMENT NUMBER 2000028088, THE 54.9680 ACRE TRACT CONVEYED TO BAYOU RIFLES, INC. APPEARS TP BE 575-FEET (207 VARAS) WIDE, WHICH WOULD BE SHORT OF THE EASTERLY LINE OF THE CANCELLED A.B. LANGERMANN PATENT. THE TRACT IS FENCED AND OCCUPIED BY BAYOU RIFLES UP TO THE EASTERLY LINE OF THE CANCELED A.B. LANGERMANN PATENT, BUT SURVEYOR COULD FIND NO EVIDENCE OF A RECORD DOCUMENT CONVEYING THE PORTION OF THE TRACT BETWEEN THE EASTERLY LINE OF THE CALL 54.9680 ACRE TRACT AND THE EASTERLY LINE OF THE CANCELED A.B. LANGERMANN PATENT.
17. FURTHER OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENT 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 SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.
18. FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENT DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 6") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 6") 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 EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH

LEGEND

RES.	INDICATES RESERVE
B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
O.P.R.B.C.	INDICATES OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
R.O.W.	INDICATES RIGHT-OF-WAY
DOC. NO.	INDICATES DOCUMENT NUMBER
	INDICATES STREETNAME CHANGE

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE IOWA COLONY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

A PRELIMINARY PLAT OF

CALDWELL LAKES
SECTION 7

±81.7 ACRES
146 LOTS (60' x 120' TYP.) AND
18 RESTRICTED RESERVES IN 5 BLOCKS

OUT OF THE
WILLIAM PETTUS SURVEY, A-714
CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

OWNER:
D.R. HORTON
6744 HORTON VISTA DR.
RICHMOND, TX 77407
281-566-2100

PLANNER:
LJA PLANNING & LANDSCAPE ARCHITECTURE
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

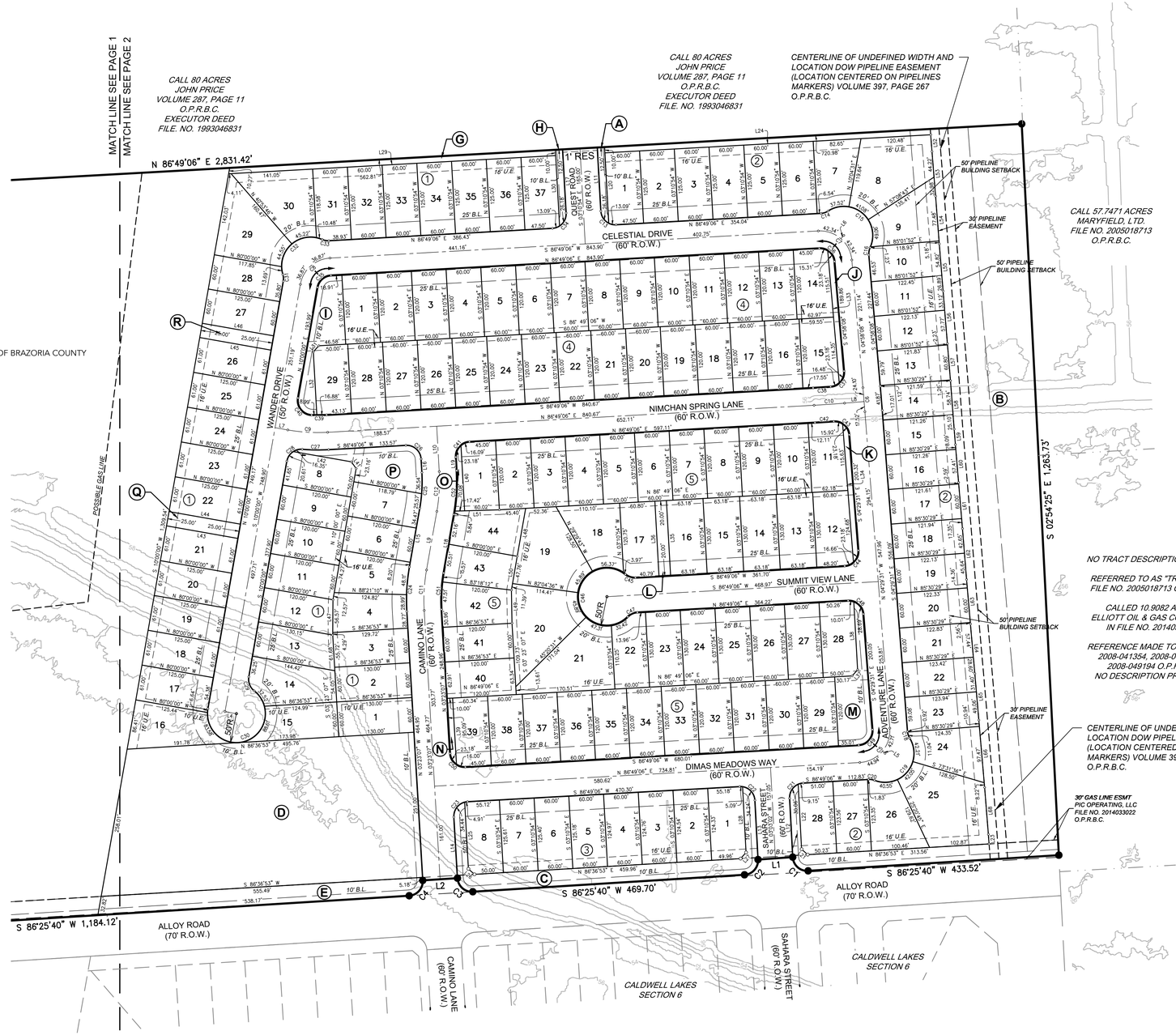
SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Pwky S
Suite 600
Houston, Texas 77042
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

NORTH
0 50 100 200

LJA# 1931-33001

P:\01 Planning\1931-33001\06-Plat\Section 7\1931-33001_Caldwell Lakes_Preliminary Plat_Section 7_06-19-25.dwg/2025-06-20/KMARTINEZ

APPROVED, ADICO, LLC, 06202



LEGEND

RES.	INDICATES RESERVE
B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
O.P.R.B.C.	INDICATES OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
R.O.W.	INDICATES RIGHT-OF-WAY
DOC. NO.	INDICATES DOCUMENT NUMBER
	INDICATES STREETNAME CHANGE

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 85°59'36" W	60.01'	L36	N 03°10'54" W	130.00'
L2	S 86°16'20" W	60.00'	L37	N 41°49'06" E	14.14'
L3	N 02°54'49" W	68.20'	L38	N 03°10'54" W	118.02'
L4	S 80°00'00" E	20.00'	L39	S 03°23'07" E	115.05'
L5	N 50°00'05" W	5.86'	L40	S 03°10'54" E	113.40'
L6	S 40°55'29" W	7.50'	L41	N 35°00'00" W	14.14'
L7	S 80°00'00" E	22.21'	L42	N 80°00'00" W	101.97'
L8	N 85°18'27" E	33.86'	L43	N 80°00'00" W	125.00'
L9	N 10°00'00" E	102.67'	L44	S 80°00'00" E	125.00'
L10	N 03°10'54" W	78.39'	L45	N 80°00'00" W	125.00'
L11	S 03°10'54" E	110.00'	L46	S 80°00'00" E	125.00'
L12	S 03°03'02" E	101.67'	L47	S 00°24'09" W	60.85'
L13	N 03°03'02" W	102.42'	L48	N 10°00'00" E	84.00'
L14	S 03°23'07" E	105.62'	L49	N 01°04'02" W	57.27'
L15	N 10°00'00" E	102.67'	L50	S 09°45'31" W	59.15'
L16	N 03°10'54" W	23.39'	L51	N 88°20'41" E	77.44'
L17	N 03°10'54" W	110.00'	L52	N 04°23'13" W	29.13'
L18	N 10°00'00" E	102.67'	L53	N 04°36'30" W	77.20'
L19	N 03°10'54" W	23.39'	L54	N 04°25'38" W	82.65'
L20	S 03°10'54" E	131.65'	L55	N 04°38'25" W	81.71'
L21	S 48°13'05" E	14.10'	L56	N 04°40'41" W	90.89'
L22	S 03°03'02" E	112.12'	L57	N 04°44'26" W	64.29'
L23	N 04°21'00" W	16.42'	L58	N 04°20'23" W	83.84'
L24	S 86°49'06" W	563.13'	L59	N 04°31'43" W	26.81'
L25	S 03°10'54" E	115.34'	L60	N 04°49'49" W	68.09'
L26	S 48°17'00" E	14.12'	L61	N 04°48'39" W	77.35'
L27	N 41°46'55" E	14.18'	L62	N 04°36'25" W	88.29'
L28	N 03°03'02" W	113.60'	L63	N 04°57'42" W	76.92'
L29	S 86°49'06" W	565.15'	L64	N 05°03'59" W	86.04'
L30	N 03°10'54" W	131.65'	L65	N 04°54'07" W	80.46'
L31	S 41°49'06" W	14.14'	L66	N 04°55'21" W	116.64'
L32	S 03°10'54" E	109.47'	L68	N 04°33'16" W	81.33'
L33	N 04°58'08" W	229.86'			
L34	N 04°29'31" W	240.32'			
L35	S 03°10'54" E	130.00'			

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	90°31'17"	39.50'	N 48°18'41" W	35.52'
C2	25.00'	89°28'43"	39.04'	S 41°41'19" W	35.19'
C3	25.00'	90°11'13"	39.35'	N 48°28'43" W	35.41'
C4	25.00'	89°48'47"	39.19'	S 41°31'17" W	35.30'
C5	55.00'	91°18'37"	87.65'	N 41°09'48" E	78.67'
C6	5,000.00'	0°28'37"	41.62'	N 04°43'49" W	41.62'
C7	55.00'	88°12'46"	84.68'	N 49°04'31" W	76.56'
C8	55.00'	76°49'06"	73.74'	S 48°24'33" W	68.34'
C9	300.00'	13°10'54"	69.02'	S 86°35'27" E	68.87'
C10	2,000.00'	1°30'40"	52.74'	N 86°03'46" E	52.74'
C11	300.00'	13°23'07"	70.09'	N 03°18'27" E	69.93'
C12	300.00'	13°10'54"	69.02'	N 03°24'33" E	68.87'
C13	25.00'	90°00'00"	39.27'	S 48°10'54" E	35.36'
C14	25.00'	29°44'21"	12.98'	N 71°56'56" E	12.83'
C15	50.00'	147°41'28"	128.88'	S 49°04'31" E	96.05'
C16	25.00'	29°44'21"	12.98'	S 09°54'03" W	12.83'
C17	5,030.00'	0°28'37"	41.87'	S 04°43'49" E	41.87'
C18	25.00'	27°24'08"	11.96'	S 18°11'35" E	11.84'
C19	50.00'	143°00'52"	124.80'	S 39°36'47" W	94.84'
C20	25.00'	24°18'07"	10.60'	N 81°01'50" W	10.52'
C21	25.00'	89°52'09"	39.21'	S 41°53'02" W	35.31'
C22	25.00'	90°07'51"	39.33'	N 48°06'58" W	35.40'
C23	25.00'	90°12'13"	39.36'	S 41°43'00" W	35.42'
C24	330.00'	13°23'07"	77.09'	N 03°18'27" E	76.92'
C25	270.00'	13°10'54"	62.12'	N 03°24'33" E	61.98'
C26	25.00'	90°00'00"	39.27'	N 48°10'54" W	35.36'
C27	330.00'	7°52'54"	45.39'	N 89°14'27" W	45.36'
C28	25.00'	84°42'00"	36.96'	S 52°21'00" W	33.68'
C29	25.00'	62°10'55"	27.13'	S 21°05'27" E	25.82'
C30	50.00'	242°10'55"	211.34'	S 68°54'33" W	85.63'
C31	25.00'	26°52'13"	11.72'	N 03°26'07" W	11.62'
C32	50.00'	130°33'33"	113.93'	N 48°24'33" E	90.84'
C33	25.00'	26°52'13"	11.72'	S 79°44'47" E	11.62'
C34	25.00'	90°00'00"	39.27'	N 41°49'06" E	35.36'
C35	25.00'	76°49'06"	33.52'	N 48°24'33" E	31.06'
C36	25.00'	88°12'46"	38.49'	S 49°04'31" E	34.80'
C37	25.00'	90°54'18"	39.66'	S 40°29'01" W	35.63'
C38	1,970.00'	0°52'56"	30.33'	S 86°22'38" W	30.33'
C39	270.00'	5°29'23"	25.87'	S 89°33'48" W	25.86'
C40	25.00'	97°41'30"	42.63'	N 38°50'45" W	37.65'
C41	25.00'	90°00'00"	39.27'	N 41°49'06" E	35.36'
C42	2,030.00'	0°55'02"	32.50'	N 86°21'35" E	32.50'
C43	25.00'	89°36'25"	39.10'	S 49°17'43" E	35.23'
C44	25.00'	91°18'37"	39.84'	S 41°09'48" W	35.76'
C45	25.00'	42°50'00"	18.69'	N 71°45'54" W	18.26'
C46	50.00'	265°40'01"	231.84'	S 03°10'54" E	73.33'
C47	25.00'	42°50'00"	18.69'	N 65°24'06" E	18.26'
C48	25.00'	88°41'23"	38.70'	S 48°50'12" E	34.95'
C49	25.00'	91°18'37"	39.84'	S 41°09'48" W	35.76'
C50	25.00'	89°47'47"	39.18'	N 48°17'00" W	35.29'
C51	270.00'	13°23'07"	63.08'	N 03°18'27" E	62.93'
C52	330.00'	13°10'54"	75.92'	N 03°24'33" E	75.75'

A PRELIMINARY PLAT OF

CALDWELL LAKES

SECTION 7

±81.7 ACRES
146 LOTS (60' x 120' TYP.) AND
18 RESTRICTED RESERVES IN 5 BLOCKS

OUT OF THE
WILLIAM PETTUS SURVEY, A-714
CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

OWNER:
D.R. HORTON
6744 HORTON VISTA DR.
RICHMOND, TX 77407
281-566-2100

PLANNER:
LJA PLANNING & LANDSCAPE ARCHITECTURE
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Pwky S
Suite 600
Houston, Texas 77042
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

NORTH
0 50 100 200

LJA# 1931-33001

PAGE 2 OF 2
06.20.2025

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE IOWA COLONY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

P:\01 Planning\1931-33001\06-Plat\Section 7\1931-33001_Caldwell Lakes_Preliminary Plat_Section 7_06-19-25.dwg/2025-06-20/KMARTINEZ

ADICO
CONSULTING ENGINEERS

Wednesday, June 25, 2025

Merrett Huddleston
Elevation Land Solutions
9709 Lakeside Blvd., Ste. 200
The Woodlands, TX 77381
mhuddleston@elevationlandsolutions.com

Re: Karsten Boulevard North Phase IIIA and Commercial Reserves Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 6449
Adico, LLC Project No. 710-25-002-024

Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Karsten Boulevard North Phase IIIA and Commercial Reserves Preliminary Plat received on or about June 25, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted on June 25, 2025. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Thursday, June 26, 2025, for consideration at the July 1, 2025, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC

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

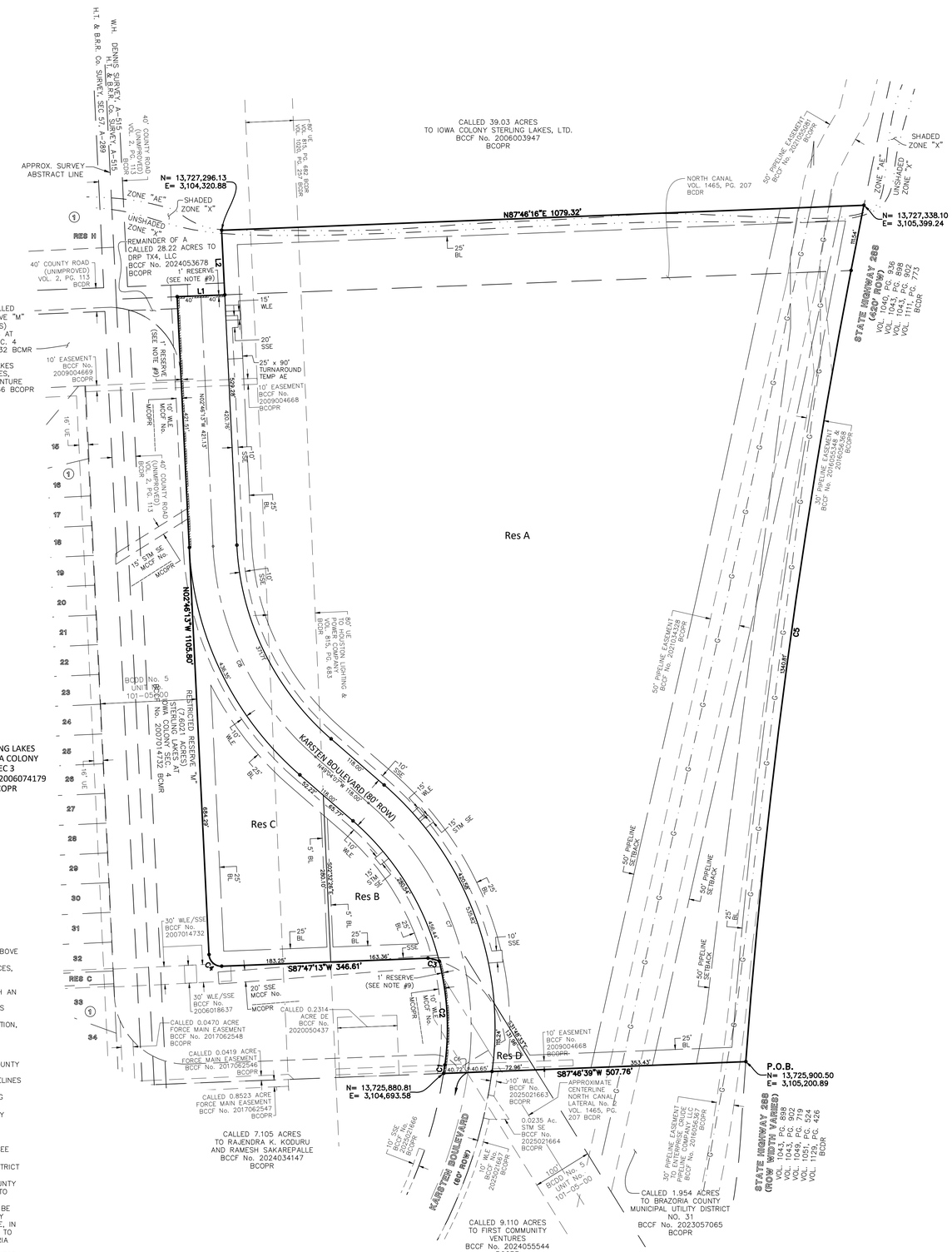
Cc: Rachel Patterson
Kayleen Rosser
File: 710-25-002-024

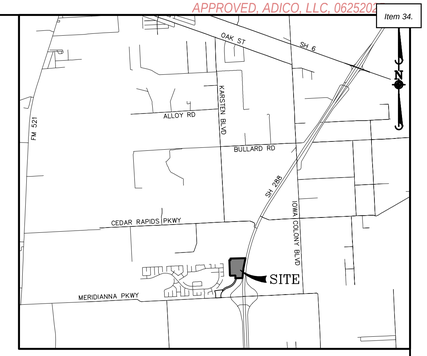
APPROVED, ADICO, LLC, 0625202

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	14.14'	760.00'	001°03'57"	14.14'	N08°18'59"E
C2	175.90'	460.00'	021°54'33"	174.83'	N03°10'16"W
C3	19.38'	162.58'	006°49'52"	19.37'	N75°31'39"W
C4	32.00'	20.50'	089°26'33"	28.85'	N47°29'30"W
C5	1,452.36'	11,669.16'	007°07'52"	1451.42'	S07°51'20"W
C6	7.06'	800.00'	000°30'21"	7.06'	N08°02'10"E
C7	496.13'	500.00'	056°51'06"	476.02'	N20°38'33"W
C8	404.03'	500.00'	046°17'54"	393.13'	N25°55'10"W

Line Table		
Line #	Length	Direction
L1	80.00'	N87°46'16"E
L2	108.52'	N02°46'13"W

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	1,123,762.25	25.80	COMMERCIAL RESERVE
B	31,667.15	0.7270	COMMERCIAL RESERVE
C	83,753.94	1.923	DRAINAGE RESERVE
D	3,950.71	0.0907	DRAINAGE RESERVE
TOTAL	1,243,134.05	28.54	





VICINITY MAP

BRAZORIA COUNTY KEY MAP: 692F & 692K

SCALE: 1"=5000'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

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
ROW=	RIGHT-OF-WAY
BCCF=	BRAZORIA COUNTY CLERK'S FILE
BCDR=	BRAZORIA COUNTY DEED RECORDS
BCPR=	BRAZORIA COUNTY PLAT RECORDS
BCOPR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
BCOPRRP=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL._, PG._=	VOLUME, PAGE
No.=	NUMBER
FND=	FOUND
IRC=	IRON ROD W/ CAP
○ S	5/8" IRON ROD WITH CAP TO BE SET

FINAL PLAT NOTES:

1. THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON ___/___/_____
2. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 32 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 1.00013789.
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. BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C, LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
8. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, SHADED ZONE "X", AREAS DETERMINED TO BE WITHIN THE 500-YEAR FLOODPLAIN, AND ZONE "AE", AREAS DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE ELEVATIONS DETERMINED ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0110K, DATED DECEMBER 30, 2020.
9. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED 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.
10. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
11. 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.
12. THERE ARE PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN HEREON.
13. 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.
14. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
15. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
16. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 32.
17. 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.
18. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
19. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
20. 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.
21. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
22. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
23. 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.
24. THE PLAT IS SUBJECT TO THE REQUIREMENTS OF SIERRA VISTA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LAND TEJAS SIERRA VISTA WEST, LLC.

STERLING LAKES AT IOWA COLONY SEC 3 BCCF No. 2006074179 BCOPR

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 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, 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. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
9. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
10. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
11. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
12. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY 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.
13. 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.
14. 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.

PRELIMINARY PLAT
KARSTEN BOULEVARD NORTH PHASE III A AND COMMERCIAL RESERVES

A SUBDIVISION OF 31.19 ACRES OF LAND
OUT OF THE
W.H. DENNIS SURVEY, A-515
BRAZORIA COUNTY, TEXAS

0 LOTS 2 BLOCKS 3 RESERVES

JUNE 2025

OWNER/ DEVELOPER: IOWA COLONY STERLING LAKES, LTD., A TEXAS LIMITED PARTNERSHIP
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063

ENGINEER/ SURVEYOR: ELEVATION land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

SHEET 1 OF

P:\001 Sierra Vista - BCMUD 32\004 Karsten Blvd N Ph 3\Platting\dwg\Karsten Blvd N Ph 3 Plat Dwg.dwg 6/25/2025 11:54:47 AM mcmclyn

APPROVED, ADICO, LLC, 0625202

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 31.19 acre (1,358,842 square feet) tract of land situated in the W.H. Dennis Survey, Abstract No. 515 (also known as the H.T.&B. R.R. Co. Survey, Section 56, Abstract No. 515), in Brazoria County, Texas, being a portion of a called 39.03 acre tract conveyed to Iowa Colony Sterling Lakes, Ltd. by deed recorded in Clerk's File No. 2006003947, Brazoria County Official Public Records, being a portion of Restricted Reserve "M", Block 4, of Sterling Lakes at Iowa Colony Sec. 4 according to the plat thereof recorded in Clerk's File No. 2007014732, Brazoria County Map Records, conveyed to Land Tejas Sterling Lakes South, LLC by deed recorded in Clerk's File No. 2017039909, Brazoria County Official Public Records, being a portion of a called 33.38 acre tract conveyed to Land Tejas Sterling Lakes South, L.L.C. by deed recorded in Clerk's File No. 2017048394, Brazoria County Official Public Records, and being a portion of a called 28.22 acre tract conveyed to DRP TX4, LLC by deed recorded in Clerk's File No. 2024053678, Brazoria County Official Public Records; said 31.19 acre (1,358,842 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:

BEGINNING at a 5/8–inch iron rod (with cap) found, being the northeast corner of a called 1.954 acre tract conveyed to Brazoria County Municipal Utility District No. 31 by deed recorded in Clerk's File No. 2023057065, Brazoria County Official Public Records, being on the west right–of–way line of State Highway 288 (right–of–way width varies) recorded in Volume 1043, Page 898, Volume 1043, Page 902, Volume 1049, Page 719, Volume 1051, Page 524, and Volume 1129, Page 426, Brazoria County Deed Records, being the southeast corner of said called 28.22 acre tract, being the southeast corner of said called 33.38 acre tract, and being the southeast corner of the herein described tract;

THENCE, South 87°46'39" West, along the south line of said called 28.22 acre tract, along the south line of said called 33.38 acre tract, along the north line of said called 1.954 acre tract, along the north line of a called 9.110 acre tract conveyed to First Community Land Ventures, LLC by deed recorded in Clerk's File No. 2024055544, Brazoria County Official Public Records, and along the north line of a called 2.500 acre tract conveyed to the City of Iowa Colony by deed recorded in Clerk's File No. 2024032995, Brazoria County Official Public Records, 507.76 feet to a 5/8–inch iron rod (with cap) found, being on the south line of said called 33.38 acre tract, being the northwest corner of said called 2.500 acre tract, being the northeast corner of a called 7.105 acre tract conveyed to Rajendra K. Koduru and Ramesh Sakarepalle by deed recorded in Clerk's File No. 2024034147, Brazoria County Official Public Records, being the southwest corner of the herein described tract, and being the beginning of a curve to the left;

THENCE, over and across said called 33.38 acre tract and along said curve to the left in a northerly direction, with a radius of 760.00 feet, a central angle of 01°03'57", an arc length of 14.14 feet, and a chord bearing North 08°18'59" East, 14.14 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the beginning of a compound curve to the left;

THENCE, continuing over and across said called 33.38 acre tract, over and across said Restricted Reserve "M", and along said compound curve to the left in a northerly direction, with a radius of 460.00 feet, a central angle of 21°54'33", an arc length of 175.90 feet, and a chord bearing North 03°10'16" West, 174.83 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being on the east line of said Restricted Reserve "M" and being the beginning of a compound curve to the left;

THENCE, along the east line of said Restricted Reserve "M" and along said compound curve to the left in a westerly direction, with a radius of 162.58 feet, a central angle of 06°49'52", an arc length of 19.38 feet, and a chord bearing North 75°31'39" West, 19.37 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being on the east line of said Restricted Reserve "M" and being on the west line of said called 28.22 acre tract;

THENCE, continuing along the east line of said Restricted Reserve "M" and along the west line of said called 28.22 acre tract, the following three (3) courses and distances:

1. South 87°47'13" West, 346.61 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;
2. Along said curve to the right in a northwesterly direction, with a radius of 20.50 feet, a central angle of 89°26'33", an arc length of 32.00 feet, and a chord bearing North 47°29'30" West, 28.85 feet to a 5/8–inch iron rod (with cap) found;
3. North 02°46'13" West, 1,105.80 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being on the north line of said called 28.22 acre tract, being on the north line of said called 33.38 acre tract, being on the south line of said called 39.03 acre tract, and being the westerly northwest corner of the herein described tract;

THENCE, North 87°46'16" East, along the north line of said called 28.22 acre tract, along the north line of said called 33.38 acre tract, and along the south line of said called 39.03 acre tract, 80.00 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being on the north line of said called 28.22 acre tract, being on the north line of said called 33.38 acre tract, and being on the south line of said called 39.03 acre tract;

THENCE, North 02°46'13" West, over and across said called 39.03 acre tract, 108.52 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the northerly northwest corner of the herein described tract;

THENCE, North 87°46'16" East, continuing over and across said called 39.03 acre tract, 1,079.32 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being on the east line of said called 39.03 acre tract, being on the west right–of–way line of said State Highway 288, being the northeast corner of the herein described tract, and being the beginning of a curve to the left;

THENCE, along the east line of said called 39.03 acre tract, along the east line of said called 28.22 acre tract, along the east line of said called 33.38 acre tract, along the west right–of–way line of said State Highway 288, and along said curve to the left in a southerly direction, with a radius of 11,669.16 feet, a central angle of 07°07'52", an arc length of 1,452.36 feet, and a chord bearing South 07°51'20" West, 1,451.42 feet to the POINT OF BEGINNING, CONTAINING 31.19 acres (1,358,842 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

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

_____
Wil Kennedy
Mayor

_____
Nikki Brooks

_____
Arnetta Hicks–Murray

_____
Marquette Greene–Scott

_____
Timothy Varlack

_____
Kareem Boyce

_____
Sydney Hargroder

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, IOWA COLONY STERLING LAKES, LTD., acting by and through Brian Stidham, Authorized Signer, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware Limited Liability Company, its General Partner, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 31.19 Acre tract described in the above and foregoing map of KARSTEN BOULEVARD NORTH PHASE III A AND COMMERCIAL RESERVES PLAT, 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 KARSTEN BOULEVARD NORTH PHASE III A AND COMMERCIAL RESERVES PLAT where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

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

IN TESTIMONY WHEREOF, the IOWA COLONY STERLING LAKES, LTD., has caused these presents to be signed by Brian Stidham, Authorized Signer, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware limited

liability company, its General Partner, thereunto authorized this _____ day of _____, 20___.

IOWA COLONY STERLING LAKES LTD.,
A Texas limited partnership

By: ASTRO STERLING LAKES NORTH GP, LLC,
a Delaware limited liability company,
its General Partner

By: _____
Brian Stidham, Authorized Signer

BRAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL

_____ Date
President
Lee Walden, P.E.

_____ Date
Vice President
Kerry L. Osburn

_____ Date
Secretary/Treasurer
Brandon Middleton

_____ Date
District Engineer
Dinh V. Ho

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 Brian Stidham, Authorized Person, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

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

_____
Notary Public in and for the State of Texas

Printed Name: _____

My Commission expires _____

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

_____
Paul R. Bretherton
Texas Registration No. 5977

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

_____
Dinh V. Ho, P.E.

PRELIMINARY PLAT
KARSTEN BOULEVARD NORTH PHASE III A AND COMMERCIAL RESERVES

A SUBDIVISION OF 31.19 ACRES OF LAND
OUT OF THE
W.H. DENNIS SURVEY, A-515
BRAZORIA COUNTY, TEXAS

0 LOTS 2 BLOCKS 3 RESERVES

JUNE 2025

OWNER/ DEVELOPER: IOWA COLONY STERLING LAKES, LTD.,
A TEXAS LIMITED PARTNERSHIP
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063

ENGINEER/ SURVEYOR: ELEVATION land solutions
TBPE REGISTRATION NUMBER F-22671
9700 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

P:\001 Sierra Vista - BOA\00 2024\Karsten Blvd N Ph 3\Platting\Plat\Karstenblvdnorthph3 Plat.dwg, 6/25/2025 7:11:01 AM, mcmcgin

City of Iowa Colony
Quarterly Investment Portfolio Report -
June 30th, 2025

Investment Description	Maturity Date	Yield (Interest Rate)	4/01/2025 Beginning Market Value	Changes	6/30/2025 Ending Market Value	Accrued Interest Earnings
TexStar Investment Pool	Liquid	4.30%	$ 2,747,587.89	$29,578.88	$ 2,777,166.77	$29,578.88
TexStar IP - Crime Control Fund	Liquid	4.30%	$ 460,894.66	$4,961.77	$ 465,856.43	$4,961.77
TexStar IP - Vehicle Rplc Fund	Liquid	4.30%	$ 351,762.20	$3,786.89	$ 355,549.09	$3,786.89
Veritex Community C/D	12/31/2025	4.15%	$ 145,000.00	$-	$ 145,000.00	$1,626.38
Texas Class Investment Pool	Liquid	4.42%	$ 4,625,835.88	$51,198.17	$ 4,677,034.05	$51,198.17
Texas Class IP - Ames Blvd Retainer	Liquid	4.42%	$ 1,590,950.44	$17,608.41	$ 1,608,558.85	$17,608.41

This report is prepared accordance with and complies with the City Investment Policy and the Texas Public Investment Act

City Manager

Accountant

ADICO
CONSULTING ENGINEERS

Monday, July 7, 2025

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

Re: Brazoria County Municipal Utility District No. 31 - Sterling Lakes North Lift Station No. 2
Recommendation for Acceptance into One Year Maintenance Period
City of Iowa Colony Project No. 3329
Adico, LLC Project No. 16007-4-492

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of Brazoria County Municipal Utility District No. 31 - Sterling Lakes North Lift Station No. 2. The final inspection was held March 18, 2025, and all punch list items completed on or about May 2, 2025.

Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of BCMUD 31 – Sterling Lakes North Lift Station No. 2 into the One-Year Maintenance Period. The maintenance period shall be effective July 21, 2025, if approved by city council.

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

1. Engineer of Record Certification Letter
2. 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
File: 16007-4-492

CERTIFICATION OF INFRASTRUCTURE FOR:

Lift Station No. 2 for Sterling Lakes North

(Project Name)

I, David Leonard Doran,

(Name of Licensed Engineer)

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

Engineer's Seal



TBPE Firm Registration No. F-22671

May 8, 2025

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

18811 Megan Way, Suite 1A

Address

New Caney, TX, 77357

City, State and Zip Code

(832) 823-2200

Phone No.

CITY OF IOWA COLONY
MAINTENANCE BOND

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

a. Bond Number: 58S218687

b. Principal: 5J Services, LLC.

c. Surety:

Name: Liberty Mutual Insurance Company

State Where Surety is Incorporated: Massachusetts

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

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

e. Contract: The Contract described as follows:

Date: _____
Parties: Principal and Brazoria County Municipal Utility District No. 31
Subdivision involved: Lift Station No. 2 for Sterling Lakes North
General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Grading, Drainage, Paving, Utilities and Sanitary Facilities

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

f. Bond Amount: $ 385,800.00

g. Maintenance Period:

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

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

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

2. Principal has entered into the Contract.

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

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

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

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

DATED: _____

SURETY: Liberty Mutual Insurance Company

By: _____
Signature

Michelle Ulery
Print or Type Signer's Name

Attorney in Fact
Signer's Title

PRINCIPAL: 5J Services, LLC.

By: _____
Signature

Everett Johnson
Print or Type Signer's Name

President
Signer's Title

ATTACH POWER OF ATTORNEY

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8200515

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Michelle Ulery, Kelly J. Brooks, C A. McClure, Kenneth L. Meyer

all of the city of Cypress state of TX each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 13th day of February, 2019.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
David M. Carey, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 13th day of February, 2019 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 28, 2021
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this _____ day of _____, _____.

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.

LMS-12873 LMIC OCIC WAIC Multi Co_062018

Liberty Mutual. SURETY

TEXAS
IMPORTANT NOTICE

To obtain information or make a complaint:

You may call toll-free for information or to make a complaint at
1-877-751-2640

You may also write to:

2200 Renaissance Blvd., Ste. 400
King of Prussia, PA 19406-2755

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at
1-800-252-3439

You may write the Texas Department of Insurance
Consumer Protection (111-1A)
P. O. Box 149091
Austin, TX 78714-9091
FAX: (512) 490-1007
Web: http://www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should first contact the agent or call 1-800-843-6446. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

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

TEXAS
AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis para informacion o para someter una queja al
1-877-751-2640

Usted tambien puede escribir a:

2200 Renaissance Blvd., Ste. 400
King of Prussia, PA 19406-2755

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al
1-800-252-3439

Puede escribir al Departamento de Seguros
de Texas Consumer Protection (111-1A)
P. O. Box 149091
Austin, TX 78714-9091
FAX # (512) 490-1007
Web: http://www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiena una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI)

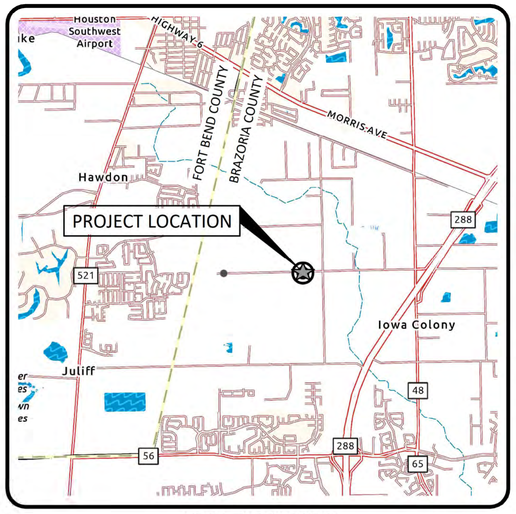
UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

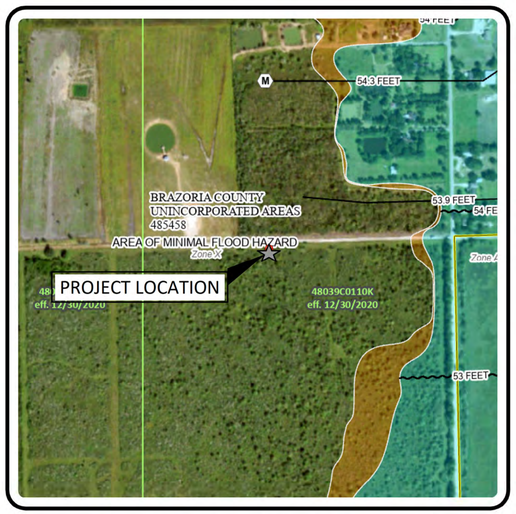
NP 70 68 09 01
(MS 15292 10/15)

APPROVED, ADICO, LLC, 11092023

BRAZORIA COUNTYMUNICIPAL UTILITY DISTRICT NO. 31
SANITARY SEWER LIFT STATION NO. 2



LOCATION MAP
NTS



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

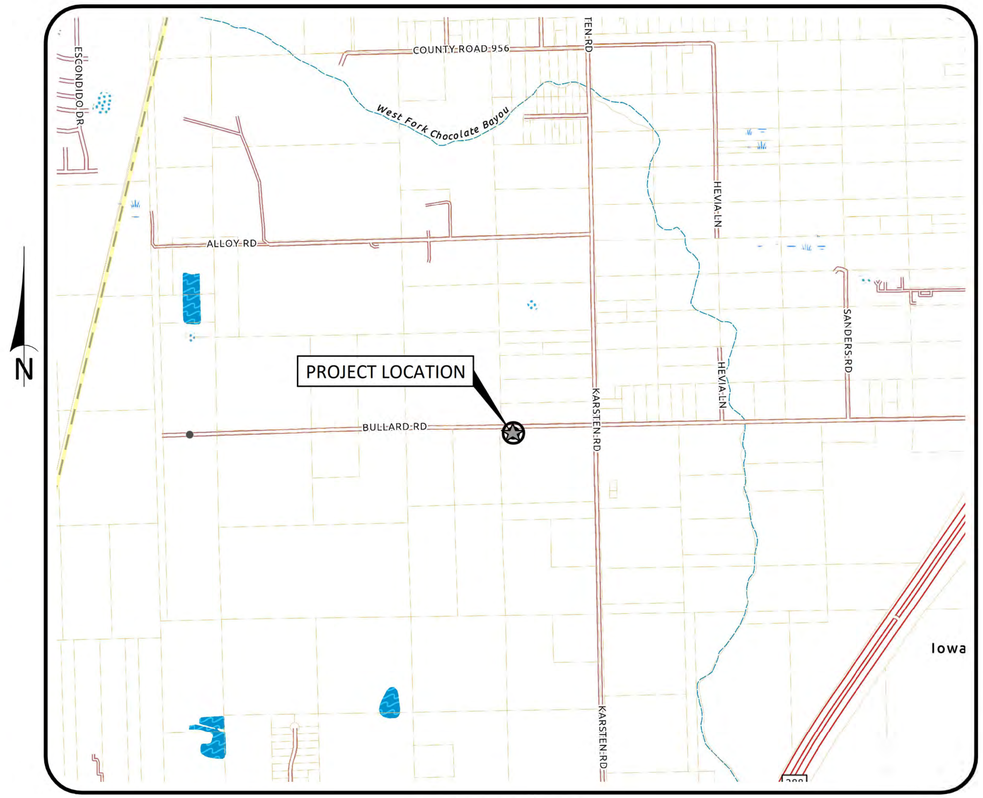
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP COMMUNITY
PANEL No. 48039C0110K DATED: 12/30/2020
THIS TRACT LIES WITHIN ZONE "X", AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN
THE BASE FLOOD ELEVATION IS: 53.50'±

DEVELOPER INFORMATION:

BRAZORIA COUNTY MUD No. 31
C/O: ALLEN, BOONE, HUMPHRIES, ROBINSON, LLP
3200 SOUTHWEST FREEWAY, SUITE 2600
HOUSTON, TEXAS 77027

PROJECT LOCATION:

0 BULLARD RD.
ROSHARON, TEXAS 77583



VICINITY MAP
BRAZORIA COUNTY, TEXAS
KEY MAP: 691 Q

NOTES:

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

5 J Services, LLC.
Everett Johnson, President
As-Built Drawings May 16, 2025

SHEET INDEX

SHEET NO.	SHEET TITLE
01	COVER SHEET
02	SANITARY SEWER LIFT STATION SITE PLAN
03	GRADING & DRAINAGE PLAN
04	LIFT STATION PLAN & DETAILS
05	LIFT STATION DETAILS 1
06	LIFT STATION DETAILS 2
07	LIFT STATION DETAILS 3
08	LIFT STATION DETAILS 4
09	LIFT STATION DETAILS 5
10	STRUCTURAL DETAILS
11	STORM WATER POLLUTION PREVENTION PLAN & DETAILS

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

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

ROBERT HEMMINGER, CITY MANAGER — 11/8/2023 DATE

DINH HO, P.E., CITY ENGINEER — 11092023 DATE

CITY OF IOWA COLONY

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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

LEE WALDEN, P.E. — DATE
PRESIDENT

KERRY L. OSBURN — DATE
VICE PRESIDENT

MARK ROLLER — DATE
SECRETARY/TREASURER

NAZAR SABTI, PHD, 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.

BCDD 5 I.D. # B190024

REVISION	DATE

WATERENGINEERS, INC.
Water & Wastewater Treatment Consultants
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No. 2066
17230 HUFFMEISTER ROAD
CYPRESS, TEXAS 77429
TEL: 281-373-0500
FAX: 281-373-1113

THIS DRAWING CONTAINS CONFIDENTIAL PROPRIETARY INFORMATION AND MAY NOT BE TRANSFERRED, REPRODUCED, OR USED TO CONSTRUCT ANY PROJECT OTHER THAN THAT FOR WHICH IT WAS ISSUED WITHOUT PRIOR PERMISSION FROM WATERENGINEERS,INC.

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31 SANITARY SEWER LIFT STATION NO. 2

STATE OF TEXAS
NATHANIEL C. LAIL
130720
LICENSED PROFESSIONAL ENGINEER
01-30-2024

SHEET NAME:
COVER SHEET

DRAWN BY:	JLW
CHECKED BY:	NCL
PRJ No.:	5824
DATE:	01/30/2024
SHEET No.:	01 OF 11

\\server\wei cad\current jobs\6040-22070 bcmud 31 lift station no. 2\01 coversheet.dwg

Record Drawing

ADICO
CONSULTING ENGINEERS

Monday, July 7, 2025

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

Re: Brazoria County Municipal Utility District No. 92 – Water Plant No. 1 Phase 1
Recommendation for Acceptance into One Year Maintenance Period
City of Iowa Colony Project No. Iworq 3583
Adico, LLC Project No. 16007-4-499

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of Brazoria County Municipal Utility District No. 92 – Water Plant No. 1 Phase 1. The final inspection was held on January 30, 2025, with all punch list items completed on April 8, 2025.

Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Brazoria County Municipal Utility District No. 92 Water Plant No. 1 Phase 1 into the One Year Maintenance Period. The maintenance period shall be effective July 21, 2025, if approved by City Council.

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

1. Engineer of Record Certification Letter
2. 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
Natasha Brooks
File: 16007-4-499

CERTIFICATION OF INFRASTRUCTURE FOR:

Water Plant No. 1 Phase 1 for Brazoria County Municipal Utility District No. 92

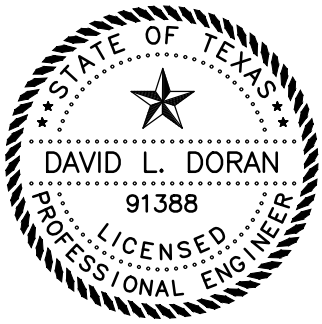
(Project Name)

I, David Leonard Doran,

(Name of Licensed Engineer)

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

Engineer's Seal



TBPE Firm Registration No. F-22671
April 21, 2025

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

18811 Megan Way, Suite 1A

Address

New Caney, TX 77357

City, State and Zip Code

(832) 823-2200

Phone No.

CITY OF IOWA COLONY
MAINTENANCE BOND

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

   a. Bond Number: GM231266

   b. Principal: Precision Utility, LLC

   c. Surety:

      Name: Great Midwest Insurance Company

      State Where Surety is Incorporated: Texas

   d. Obligee(s): Brazoria County Municipal Utility District No. 92; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

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

   e. Contract: The Contract described as follows:

      Date: _____
      Parties: Principal and Brazoria County Municipal Utility District No. 92
      Subdivision involved: Water Plant No. 1 Phase I
      _____
      General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water, Drainage, and Paving Facilities
      _____
      _____

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

   f. Bond Amount: $1,565,334.28

   g. Maintenance Period:

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

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

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

2. Principal has entered into the Contract.

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

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

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

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

DATED: April 17, 2025

SURETY: Great Midwest Insurance Company

By: Todd A Stein
Signature

Todd A. Stein
Print or Type Signer's Name

Attorney-in-Fact
Signer's Title

PRINCIPAL: Precision Utility, LLC

By: TE
Signature

Tony Shaddix
Print or Type Signer's Name

President
Signer's Title

ATTACH POWER OF ATTORNEY

POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint: Todd A. Stein, Mark Levinson, Jeff McQuate, Mary Brenner-Miller

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of April, 2025 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed One-Hundred Million dollars ($100,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by electronic mail on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by electronic mail to any certificate of any such power and any such power or certificate bearing such electronic signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 8th day of April, 2025.

GREAT MIDWEST INSURANCE COMPANY

GREAT MIDWEST INSURANCE COMPANY — CORPORATE SEAL — TEXAS CORPORATION

BY Mark W. Haushill

Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 8th day of April 2025, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

CHRISTINA BISHOP
My Notary ID # 131090488
Expires April 14, 2029

BY Christina Bishop

Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 17th Day of April 2025.

GREAT MIDWEST INSURANCE COMPANY — CORPORATE SEAL — TEXAS CORPORATION

BY Patricia Ryan

Patricia Ryan
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

Texas Department of Insurance

Certificate No. 15063

Company No. 07-005785

Certificate of Authority

THIS IS TO CERTIFY THAT

GREAT MIDWEST INSURANCE COMPANY

HOUSTON, TEXAS

has complied with the laws of the State of Texas applicable thereto and is hereby authorized to transact the business of

Fire; Allied Coverages; Inland Marine; Ocean Marine; Aircraft--Liability & Physical Damage; Accident; Health; Workers' Compensation & Employers' Liability; Employers' Liability; Automobile--Liability & Physical Damage; Liability other than Automobile; Fidelity & Surety; Glass; Burglary & Theft; Forgery; Boiler & Machinery; Credit and Reinsurance on all lines authorized to be written on a direct basis

insurance within the state of Texas. This Certificate of Authority shall be in full force and effect until it is revoked, canceled or suspended according to law.

IN TESTIMONY WHEREOF, witness my hand and seal of office at Austin, Texas, this

20th day of December A.D. 2010

MIKE GEESLIN
COMMISSIONER OF INSURANCE

BY Godwin Ohaechesi

Godwin Ohaechesi, Director
Company Licensing & Registration

Applicant Company Name: Great Midwest Insurance Company NAIC No. 18694

FEIN 76-0154296

Uniform Certificate of Authority Application (UCAA)
CERTIFICATE OF COMPLIANCE

State of Texas (Domiciliary State of Applicant Company) Office of Department of Insurance (Commissioner, Superintendent, Officer)

I, John Carter, (Name) hereby certify that I am the Director of Company Licensing & Registration * (Position)

of the State of Texas and have supervision of insurance business in said State and as such,

I hereby certify that

Great Midwest Insurance Company
(Name of Applicant Company)

of Houston, Texas (City/State) is duly organized under the laws of said state and

is authorized to transact the business of

Accident, Aircraft Liability, Aircraft Physical Damage, Allied Coverages, Auto Physical Damage, Automobile (Lines of Insurance) ** Liability, Boiler & Machinery, Burglary & Theft, Credit, Employers' Liability, Fidelity & Surety, Fire, Forgery, Glass, Health, Inland Marine, Liability Other than Auto, Ocean Marine, and Workers Comp and Emp Liability

insurance in this state.

IN TESTIMONY WHEREOF, I have hereunto set my hand at Austin, Texas (Location)

on February 5, 2024

(Signature) John Carter (Printed Name)

* Insurance Commissioner, Officer or Superintendent of Insurance authorized to certify to the insurance business within the domiciliary state.

** Lines of Insurance as shown on Form 3 of UCAA

DEPARTMENT OF INSURANCE ★ TEXAS ★

© 2019 National Association of Insurance Commissioners

NOTICE TO POLICYHOLDERS
TEXAS

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call Great Midwest Insurance Company's toll-free telephone number for information or to make a complaint at:

1-800-203-1179

You may also write to Great Midwest Insurance Company at:

800 Gessner Rd
Suite 600
Houston, TX 77024

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

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

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ATTACH THIS NOTICE TO YOUR POLICY:

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

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede llamar al número de teléfono gratuito de Great Midwest Insurance Company's para obtener información o para presentar una queja al:

1-800-203-1179

Usted también puede escribir a Great Midwest Insurance Company:

800 Gessner Rd
Suite 600
Houston, TX 77024

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

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
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DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

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

ADJUNTE ESTE AVISO A SU PÓLIZA:

Este aviso es solamente para propósito informativos y no se convierte en parte o en condición del documento adjunto.

Great Midwest Insurance Company
Statutory Balance Sheet
as of December 31, 2024
(in thousands)

Assets		Liabilities, Capital and Surplus	
Cash & Invested Assets:		**Liabilities:**	
Cash and Short term Investments		Loss and Loss Expense Reserves	$ 135,359
Bonds	248,659	Unearned Premium	67,488
Commons Stocks	520,407	Ceded Reinsurance Premium	31,846
Mortgage Loans	10,615	Amounts withheld by company for account of others	3,843
Other Invested Assets	142,700	Other Liabilities	79,800
Total Cash & Invested Assets	922,381	**Total Liabilities**	318,336
Other Assets:		**Capital and Surplus:**	
Premium Receivables	41,559	Common Stock	4,550
Reinsurance Recoverable	25,299	Gross Paid In & Contributed Capital	677,677
Tax Assets	10,420	Unassigned Funds (Surplus)	28,348
Other Assets	29,252		
Total Other Assets		**Total Capital and Surplus**	710,575
Total Assets	$ 1,028,911	**Total Liabilites, Capital & Surplus**	$ 1,028,911

CERTIFICATION

I, Mark W. Haushill, President of Great Midwest Insurance Company, hereby certify that the foregoing is a full, true and correct copy of the Balance Sheet of said Company, as of December 31, 2024.

Signature Mark W Haushill

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company in Houston, Texas this 12th day of March 2025.

STATE OF TEXAS
COUNTY OF HARRIS

On this 12th day of March 2025, before me, Christina Bishop, a Notary Public, personally appeared, Mark W. Haushill, who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument and the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of Texas that the foregoing paragraph is true and

Witness my hand and official seal.

Signature C Bishop
Signature of Notary Public

CHRISTINA BISHOP
Notary Public, State of Texas
Comm. Expires 04-14-2025
Notary ID 131090488

APPROVED, ADICO, LLC, 12062023

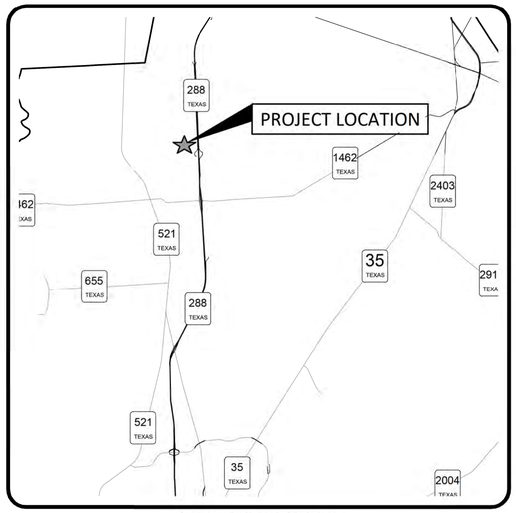
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 92 WATER SYSTEM

DEVELOPER INFORMATION:

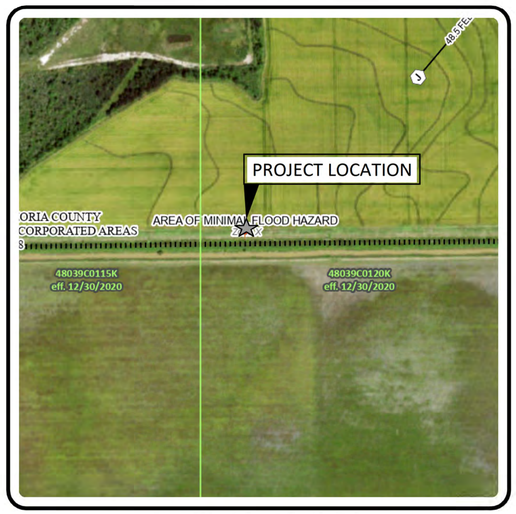
BRAZORIA COUNTY MUD 92
C/O: ALLEN, BOONE, HUMPHRIES, ROBINSON, LLP
3200 SOUTHWEST FREEWAY, SUITE 2600
HOUSTON, TEXAS 77027

PROJECT LOCATION:

0 VALLEY VISTA DRIVE
ROSHARON, TEXAS 77583



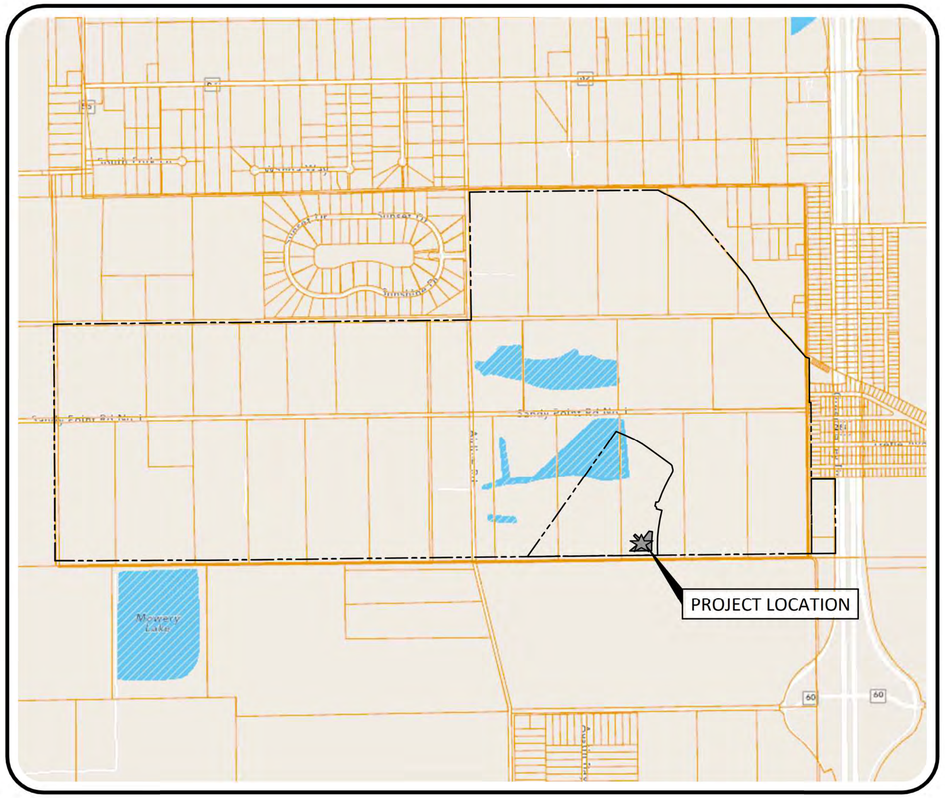
LOCATION MAP
NTS



FLOOD PLAIN MAP

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

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP COMMUNITY
PANEL No. 48039C0120K DATED: 12/30/2020
THIS TRACT LIES WITHIN ZONE "X", AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN



VICINITY MAP
BRAZORIA COUNTY, TEXAS

NOTE:
CONTRACTOR SHALL NOTIFY THE CITY OF IWO COLONY C/O ADICO, LLC (DINH V. HO, P.E. @ 832-895-1093 OR dinh@adico-llc.com & inspections@adico-llc.com) 48 HOURS BEFORE COMMENCING WORK.

SEPARATE APPLICAITON:

FITE TRACT MASS GRADING & DETENTION - PHASE I - PROJECT NUMBER 610.118.003.00

SHEET INDEX

SHEET No.	SHEET NAME
01	COVERSHEET
02	SITE PLAN
03	WATER PLANT PLAN
04	GRADING & DRAINAGE PLAN
05	WATER WELL NO.1 PLAN & DETAILS
06	WATER WELL NO. 2 PLAN & DETAILS
07	PHASE I GROUND STORAGE TANK PLAN
08	PHASE II GROUND STORAGE TANK PLAN
09	GROUND STORAGE TANK DETAILS
10	BOOSTER PUMP FACILITY PLAN & DETAILS
11	PHASE I HYDROPNEUMATIC TANK PLAN & DETAILS
12	PHASE II HYDROPNEUMATIC TANK PLAN & DETAILS
13	WATER PLANT DETAILS 1
14	WATER PLANT DETAILS 2
15	WATER PLANT DETAILS 3
16	CONTROL SCHEMATIC
17	ELECTRICAL SITE PLAN
18	ELECTRICAL ONE LINE
19	CONTROL PANEL SCHEMATICS
20	ELECTRICAL DETAILS 1
21	ELECTRICAL DETAILS 2
22	GENSET PLAN & DETAILS
23	ELECTRICAL ABBREVIATIONS & LEGENDS
24	GENERAL NOTES

CITY OF IOWA COLONY

DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

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

ROBERT HEMMINGER, CITY MANAGER — DATE: 12/4/2023

DINH V. HO, P.E., CITY ENGINEER — DATE: 12042023

CITY OF IOWA COLONY

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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

LEE WALDEN, P.E. — PRESIDENT — DATE

KERRY L. OSBURN — VICE PRESIDENT — DATE

BRANDON MIDDLETON — SECRETARY/TREASURER — DATE

NAZAR SABTI, C.F.M. — DISTRICT ENGINEER — DATE

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

BCDD 5 I.D. # B190012

REVISION	DATE

WATERENGINEERS, INC.
Water & Wastewater Treatment Consultants
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No. 2066
17230 HUFFMEISTER ROAD
CYPRESS, TEXAS 77429
TEL: 281-373-0500
FAX: 281-373-1113

THIS DRAWING CONTAINS CONFIDENTIAL PROPRIETARY INFORMATION AND MAY NOT BE REPRODUCED, DISCLOSED OR USED IN WHOLE OR IN PART EXCEPT FOR THE PURPOSE FOR WHICH IT WAS ISSUED WITHOUT PRIOR PERMISSION FROM WATERENGINEERS, INC.

BRAZORIA COUNTY
MUNICIPAL UTILITY DISTRICT 92
WATER SYSTEM
0 VALLEY VISTA DRIVE
ROSHARON, TEXAS 77583

STATE OF TEXAS
NATHANIEL C. LAIL
130720
LICENSED
PROFESSIONAL ENGINEER
11-22-2023

SHEET NAME:
COVERSHEET

DRAWN BY:	LTR
CHECKED BY:	JLW
PROJECT No.:	6040
DATE:	04/22/2025
SHEET No.:	01 OF 24

\\server\wei cad\current jobs\6040 bcmud 92 pws\as-built\01 coversheet.dwg

Record Drawing

ADICO
CONSULTING ENGINEERS

Monday, July 7, 2025

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

Re: Caldwell Crossing Section 3 – Water, Sanitary Sewer, Drainage and Paving Facilities
Brazoria County Municipal Utility District No. 87
Recommendation for Acceptance into One Year Maintenance Period
City of Iowa Colony Project No. 4316
Adico, LLC Project No. 16007-4-521

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of Caldwell Crossing Section 3 – Water, Sanitary Sewer, Storm Water and Paving Facilities. The final inspection was held May 23, 2025, and all punch list items completed on or about June 18, 2025.

Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Caldwell Crossing Section 3 – Water, Sanitary Sewer, Storm Water and Paving Facilities into the One-Year Maintenance Period. The maintenance period shall be effective July 21, 2025, if approved by city council.

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

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

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

Sincerely,
Adico, LLC

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

Cc: Kayleen Rosser
File: 16007-4-521

CERTIFICATION OF INFRASTRUCTURE FOR:

CALDWELL CROSSING SECTION 3

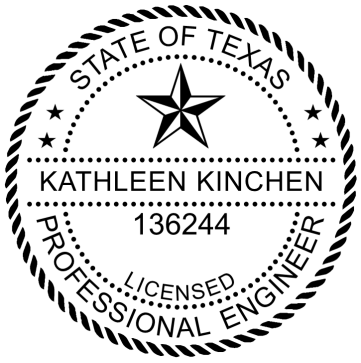
(Project Name)

I, KATHLEEN KINCHEN,

(Name of Licensed Engineer)

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

Engineer's Seal



Kathleen Kinchen

Engineer's Signature

LJA Engineering, Inc.

Licensed Engineering Firm Name

1904 W. Grand Parkway N. Suite 100

Address

Katy, TX 77449

City, State and Zip Code

713-358-8816

Phone No.

CITY OF IOWA COLONY
MAINTENANCE BOND

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

a. Bond Number: 61BCSJJ1287

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

c. Surety:

Name: Hartford Casualty Insurance Company

State Where Surety is Incorporated: Connecticut

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

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

e. Contract: The Contract described as follows:

Date:
Parties: Principal and Brazoria County Municipal Utility District No. 87
Subdivision involved: Caldwell Crossing Section 3

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

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

f. Bond Amount: $ 1,825,173.00

g. Maintenance Period:

Starting Date **of Maintenance Period**: One (1) Year
(Fill in **date of completion and acceptance** of the work performed or required to be performed under the Contract.)

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

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

2. Principal has entered into the Contract.

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

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

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

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

DATED: May 27, 2025

SURETY: Hartford Casualty Insurance Company

By: _____
Signature

Hannah Montagne
Print or Type Signer's Name

Attorney-In-Fact
Signer's Title

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

By: _____
Signature

Ivan Dimas
Print or Type Signer's Name

Vice President
Signer's Title

ATTACH POWER OF ATTORNEY

POWER OF ATTORNEY

Direct Inquiries, Bond Authenti and Claims to:
THE HARTFORD
BOND, T-14
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: **888-266-3488** *or fax:* **860-757-5835**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

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

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

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** Unlimited :
Philip Baker, Edward Arens, Michele Bonnin, Erica Anne Cox, Hannah Montagne, Jillian O'Neal, Samantha Olson of THE WOODLANDS, Texas

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

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

Phyllis A. Clark, Assistant Secretary

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE } **SS.** Lake Mary

On this 1st day of March, 2024, before me personally came Joelle L. LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.

Mariluz Arce
My Commission HH 287363
Expires July 13, 2026

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of May 27, 2025.

Signed and sealed in Lake Mary, Florida.

Keith D. Dozois, Assistant Vice President

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your Agent.

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

1-800-451-6944

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

1-800-252-3439

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P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: *www.tdi.texas.gov*
E-mail: *ConsumerProtection@tdi.texas.gov*

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Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:
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Usted puede escribir al Departamento de Seguros de Texas a:
P.O. Box 149104
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ADJUNTE ESTE AVISO A SU PÓLIZA: Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.

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APPROVED, ADICO, LLC, 06262024

DR HORTON-TEXAS, LTD.

CONSTRUCTION PLANS FOR

WATER, SANITARY SEWER, DRAINAGE AND PAVING FACILITIES

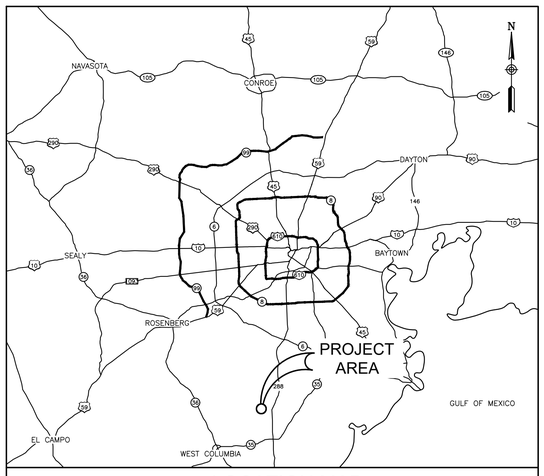
TO SERVE

CALDWELL CROSSING SECTION 3

WITHIN

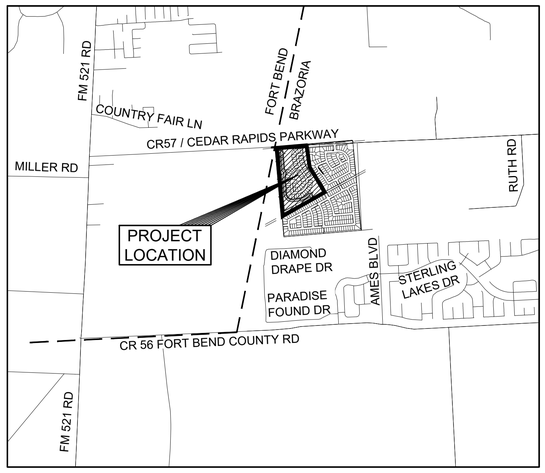
BRAZORIA COUNTY M.U.D. NO. 87

CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS



LOCATION MAP

NOT TO SCALE



VICINITY MAP

SCALE: 1" = 2000'
KEY MAP REF: 691G, 691H
ZIP CODE: 77583
LAMBERT TILE: 5244

Sheet List Table

Sheet Number	Sheet Title
GENERAL	
1	COVER
2	CONSTRUCTION NOTES
3	PLAT SHEET 1 OF 3
4	PLAT SHEET 2 OF 3
5	PLAT SHEET 3 OF 3
6	WATER AND SANITARY SEWER LAYOUT
7	DRAINAGE AREA, EXTREME EVENT, SHEET FLOW, AND PONDING LAYOUT
8	DRAINAGE CALCULATIONS
9	PAVING AND TRAFFIC CONTROL LAYOUT
10	STORM WATER POLLUTION PREVENTION PLAN
11	LOT GRADING LAYOUT
12	LOT GRADING TYPICAL SECTIONS
PLAN AND PROFILE	
13	SUNSET MARINA WAY
14	SANDY SHORE LANE
15	ROSE WATER TRAIL
16	ANGELFISH DRIVE
17	BAYBERRY DRIVE 1 OF 2
18	BAYBERRY DRIVE 2 OF 2
19	SALTY BREEZE COURT & DAILY CROSSING
20	OUTFALL A & OUTFALL B
CONSTRUCTION DETAILS	
21	STORM WATER POLLUTION PREVENTION DETAILS
22	WATER LINE DETAIL
23	SANITARY SEWER DETAILS
24	STORM SEWER DETAILS 1 OF 2
25	STORM SEWER DETAILS 2 OF 2
26	PAVEMENT DETAILS
27	MISCELLANEOUS DETAILS
28	TXDOT MISCELLANEOUS DETAILS

OWNER:

DR HORTON-TEXAS, LTD.
6744 HORTON VISTA DR.
RICHMOND, TX 77407
DANIEL ROSE 281-566-2100

PREPARED BY:

DHI Engineering, LLC
6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBPE REG. NO. F-19561

DECEMBER 2023

PROJECT NO. 029323-03, CONTRACT NO. 2 (PAV)
PROJECT NO. 029323-03, CONTRACT NO. 1 (WS&D)
COIC PROJECT NO. 2639
BCDD5 REF ID# B230049

RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED USING INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR AND/OR OWNER. THE SIGNATURE BELOW ONLY SIGNIFIES THAT THE PLANS HAVE BEEN REVISED IN ACCORDANCE WITH THE INFORMATION PROVIDED AND DO NOT GUARANTEE THAT THESE PLANS ACCURATELY SHOW EVERY DETAIL OF THE CONSTRUCTED PROJECT.

Abby E. Sch — 3-6-2025
ABBY E. SCHILDHAMMER — DATE

WS&D RECORD DRAWINGS

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

CONTRACTOR: Dimas Bros. DATE: 3/6/2025
TITLE: General Supt.

PAVING RECORD DRAWINGS

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

CONTRACTOR: Dimas Bros. DATE: 3/6/2025
TITLE: General Supt.

COMMISSIONER'S SIGNATURE FOR FINAL APPROVAL:
BCDD 5 REF ID# B230049
APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, PE: 1/8/24
LEE WALDEN, P.E. — DATE
PRESIDENT

Kerry Osburn 1/8/24
KERRY OSBURN — DATE
VICE PRESIDENT

1/8/24
BRANDON MIDDLETON — DATE
SECRETARY/TREASURER

Nazar Sabti 1/8/24
NAZAR SABTI, 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.

FIRM FLOOD INSURANCE RATE MAP
PANEL (105) OF (925)
MAP # 48039C0105K (12/30/2020)
BFE ELEVATION (53')
ZONE (X)

I, ABBY E. SCHILDHAMMER, P.E., HEREBY ACKNOWLEDGE THAT I HAVE REVIEWED THE NEW FLOOD HAZARD RECOVERY DATA AND USED THE MOST RESTRICTIVE INFORMATION FOR THE DESIGN OF THIS PROJECT.

CALDWELL CROSSING SECTION 3 IS INCLUDED IN THE CALDWELL CROSSING DETENTION PHASE II B SERVICE AREA OF 123.2 ACRES IDENTIFIED AND DESCRIBED IN THE APPROVED DRAINAGE ANALYSIS OUTLINED BELOW:

TITLE: "SCHERER - DOBSON TRACTS DRAINAGE IMPACT ANALYSIS"
REPORT DATE: NOVEMBER 8, 2022
BRAZORIA DRAINAGE DISTRICT NO. 4 - REF ID# 2100094 - APPROVAL DATE: 08/02/2022
BRAZORIA DRAINAGE DISTRICT NO. 5 - REF ID# B220025 - APPROVAL DATE: 09/12/2022
CITY OF IOWA COLONY, TX - PROJECT NO. 444 - APPROVAL DATE: 11/28/2022

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5	
SUBMITTAL #1	06/27/2023
SUBMITTAL #2	11/16/2023

APP.	REVISIONS	DATE
1	7-INCH CONC. PVMT WAS ADDED FOR COLLECTOR PORTION (SEE HATCH) AS PER CITY REQUIREMENT. AES	10/17/2024
2		
3		

1. THESE PLANS WERE PREPARED TO MEET OR EXCEED CITY OF IOWA COLONY SUBDIVISION RULES AND REGULATIONS (AS APPLICABLE) AS CURRENTLY AMENDED.
2. CONSTRUCTION WILL BE MONITORED BY A PROFESSIONAL ENGINEER TO INSURE COMPLIANCE WITH THE CONSTRUCTION PLANS AND SPECIFICATIONS.
3. CONTRACTORS SHALL NOTIFY THE FOLLOWING ENTITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION

CITY OF IOWA COLONY ENGINEERING DEPARTMENT	(832) 895-1093 (INSPECTIONS@ADICO-LLC.COM)
BRAZORIA COUNTY DRAINAGE DISTRICT 5	(281) 595-3199 (BCDRAINAGEDISTRICT5@GMAIL.COM)
ENERGY TRANSFER (JOHNNY MARTINEZ)	(281) 850-1462 (JOHNNY.MARTINEZ@ENERGYTRANSFER.COM)

4. PRE-CONSTRUCTION MEETINGS WITH THE CITY WILL BE REQUIRED TO START ALL CONSTRUCTION PROJECTS.
5. CONTRACTOR SHALL CONTACT ANY PERTINENT UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION OR CONSTRUCTION IN THE VICINITY OF THEIR EASEMENTS AND/OR RIGHT-OF-WAYS.
6. ALL CONCRETE POURS ON DETENTION SYSTEMS AND DISTRICT FACILITIES REQUIRE A MINIMUM OF 48 HOURS (TWO WORKING DAYS) WRITTEN NOTICE TO BCDD5 AND AN INSPECTION APPOINTMENT BEFORE THE POUR BEGINS.

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713)223-4567 (in Houston)
(New Statewide Number Outside Houston)
1-800-344-8377

STATE OF TEXAS — JUSTIN S. HAIRE — 104997 — LICENSED PROFESSIONAL ENGINEER
11-30-2023

SPECIAL GEOTECHNICAL NOTE FOR UTILITIES UNDER CUL-DE-SAC AND/OR KNUCKLES

ALL UTILITIES LEADS UNDER PAVEMENT IN CUL-DE-SAC AND/OR KNUCKLES TO BE BACKFILLED WITH CEMENT STABILIZED SAND UP TO PAVEMENT SUBGRADE.

DHI
DHI Engineering, LLC
6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBPE REG. NO. F-19561

STATE OF TEXAS — ABBY E. SCHILDHAMMER — 142471 — LICENSED PROFESSIONAL ENGINEER
Abby E. Sch 11-30-2023

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

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

ROBERT HEMMINGER, CITY MANAGER — 6/25/2024 DATE
DINH HO, P.E., CITY ENGINEER — 06262024 DATE

CITY OF IOWA COLONY

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

SHEET NO. 1 OF 28

DHI ENGINEERING - CALDWELL CROSSING SECTION 3

Filename: E:_CLIENT PROJECTS\DR HORTON\CALDWELL CROSSING\SECTION 3\900 - DESIGN\930 - SHEETS\1 COVER.DWG
Last saved by: NJTIERSCH Date/Time: 12/14/2023 10:36 AM