



CITY OF IOWA COLONY

CITY COUNCIL MEETING

Monday, January 13, 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, JANUARY 13, 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. Proclamation declaring Martin Luther King Jr. Day.

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.

PUBLIC HEARINGS

2. Hold a public hearing to consider the adoption of the Drought Contingency Plan.

EXECUTIVE SESSION

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

3. Deliberate the City Attorney's employment agreement.

POST EXECUTIVE SESSION

ITEMS FOR CONSIDERATION

4. Consideration and possible action on a resolution adopting the Drought Contingency Plan.
5. Consideration and possible action on a resolution accepting a petition to create a Public Improvement District (PID) and scheduling a public hearing on the request.
6. Consideration and possible action to approve a resolution suspending water and wastewater rate increases proposed by Undine, LLC.

CONSENT AGENDA

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

7. Consider approval of the December 2, 2024 City Council meeting minutes.
8. Consider approval of the December 9, 2024 City Council work session minutes.
9. Consider approval of the December 9, 2024 City Council meeting minutes.
10. Consider approval of the Market at Creekhaven North Preliminary Plat.
11. Consider approval of the Ellwood Section 2 Preliminary Plat.
12. Consider approval of the Ellwood Section 3 Preliminary Plat.
13. Consider approval of the Ellwood Karsten Boulevard Phase 2 Street Dedication Preliminary Plat.
14. Consider approval of the Ellwood Karsten Boulevard Phase 3 Street Dedication Preliminary Plat.
15. Consider approval of the Ellwood Recreation Reserve Preliminary Plat.
16. Consider renewal of a Certificate of Deposit with Veritex Community Bank.
17. Consider approval of a Resolution Authorizing Participation and Designating Authorized Representatives for TexPool Prime.
18. Consider acceptance of the Quarterly Investment Report.

COUNCIL COMMENTS

STAFF REPORTS

19. Building Official/Fire Marshal Monthly Report
20. Police Department Monthly Report
21. Municipal Court Monthly Report
22. Public Works Monthly Report
23. City Engineer Monthly Report
24. Finance Monthly Reports
25. Technology Department Monthly Report
26. Water/Wastewater Utility Monthly Report

ADJOURNMENT

I, Kayleen Rosser, hereby certify that the above notice of meeting of the Iowa Colony City Council was posted pursuant to the Texas Open Meeting Act (Chapter 551 of the Texas Government Code) on January 10, 2025.




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.

Handwritten signature of Kayleen Rosser in cursive script.

Kayleen Rosser, City Secretary

Date Signed: _____



WHEREAS, the Civil Rights movement of the 1960’s has profoundly impacted the course of American history and continues to shape the direction and debate of our society; and

WHEREAS, one of the great leaders of that 20th century movement is Dr. Martin Luther King, Jr., whose “dream” is no less inspirational and important today than when he first expressed it more than 50 years ago; and

WHEREAS, even with the gains of the Civil Rights movement over the years, there are many goals and needs that must be pursued to continue our commitment to achieve justice in our society, including a commitment to economic justice in the face of increasing disparity between rich and poor; and

WHEREAS, as we look forward to the future with optimism—inspired by Dr. King’s legacy and informed by his wisdom and vision—let us rededicate ourselves to keeping his dream alive and be reminded that we are united together as one community.

NOW, THEREFORE, I, Wil Kennedy, Mayor of the City of Iowa Colony, on behalf of the City Council, do hereby proclaim January 20, 2025 as Martin Luther King, Jr. Day and encourage all of us to recommit ourselves to achieving Dr. King’s dream.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Iowa Colony, Texas, to be affixed this 13th day of January 2025.

Wil Kennedy, Mayor

**CITY OF IOWA COLONY NOTICE OF PUBLIC HEARING ON
THE ADOPTION OF A DROUGHT CONTINGENCY PLAN**

**City Council Public Hearing: January 13, 2025, at 7:00 p.m.
City Council Chambers
3144 Meridiana Pkwy., Iowa Colony, Texas, 77583**

The Iowa Colony City Council will hold a public hearing at 7:00 P.M. on January 13, 2025 in the City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, TX 77583 to consider the adoption of the Drought Contingency Plan.

Copies of the Drought Contingency Plan are available at the office of the City Secretary, City Hall, 3144 Meridiana Parkway, Iowa Colony, TX 77583 or online at www.iowacolonytx.gov. Any member of the public has the right to appear at the hearing and provide input regarding the regulations contained within the plan.

Kayleen Rosser
City Secretary



City Council Agenda Item Request Form

Item 4.

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

Date: 1/8/2025

Department Making Request: 30 - Public Works

Person Making Request:

Item Type: Resolution

Budgeted? NO

Cost: 0

If budgeted, identify account:

Short Description:

Resolution for the adoption of the Drought Contingency Plan for the City of Iowa Colony.

Explanation/Justification Details:

TCEQ requires municipalities that operates a Public Water System to prepare and adopt a Drought Contingency Plan.

The intent of the City of Iowa Colony's Drought Contingency Plan will be to reduce unnecessary consumption of water by implementing efficient water use practices in times needed. Currently, the City has no shortage of water; however, the City recognizes the benefits of having a plan should a drought occur.

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

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

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, ADOPTING A DROUGHT CONTINGENCY PLAN; AND PROVIDING FOR OTHER RELATED MATTERS THERETO

WHEREAS, the Texas Commission on Environmental Quality (TCEQ) requires all public water supply systems in Texas to prepare a Drought Contingency Plan; and

WHEREAS, as authorized under law, and in the interests of the citizens of Iowa Colony, Texas, the City Council deems it expedient and necessary to adopt certain rules and policies for the orderly and efficient management of limited water supplies during drought and other water supply emergencies; and

WHEREAS, the Drought Contingency Plan has been completed and meets all of the requirements of TCEQ;

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

SECTION 1. That the Drought Contingency Plan attached hereto as Exhibit “A” and made a part hereof for all purposes is hereby approved and adopted.

SECTION 2. That the City Manager or designee is authorized to submit the Plan to TCEQ as required by law and that the City Manager or designee is authorized to undertake necessary actions to implement, administer, and enforce the adopted plan.

SECTION 3. It is hereby officially found and determined that the meeting at which this resolution is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED ON THIS 13th DAY OF JANUARY 2025.

CITY OF IOWA COLONY

Wil Kennedy, Mayor

ATTEST:

Kayleen Rosser, City Secretary

2024 DROUGHT CONTINGENCY PLAN



**CITY OF
IOWA
COLONY**

**CITY OF IOWA COLONY, TEXAS
NOVEMBER 2024**

ADICO
CONSULTING ENGINEERS

**TBPE FIRM NO. 16423
2114 EL DORADO BLVD., SUITE 400
FRIENDSWOOD, TX 77546
PH: 832-895-1093**

TABLE OF CONTENTS

INTRODUCTION 1

 Section I. Description and Location 1

 Section II. Population..... 1

 Section III. Boundaries and Political Jurisdictions 1

 Section IV. Water Source 1

 Section V. Mission Statement..... 1

 Section VI. Critical Customers..... 2

 Section VII. Goal 2

DROUGHT CONTINGENCY PLAN..... 3

 Section I. Declaration of Policy, Purpose, and Intent..... 3

 Section II. Public Involvement 3

 Section III. Public Education 3

 Section IV. Coordination with Regional Water Planning Groups 3

 Section V. Authorization..... 4

 Section VI. Application 4

 Section VII. Definitions..... 4

 Section VIII. Criteria for Initiation and Termination of Drought Response Stages 6

 Section IX. Drought Response Stages..... 9

 Section X. Enforcement 17

 Section XI. Variances..... 18

EXHIBIT A City Resolution for Adoption of Updated Drought Contingency

INTRODUCTION

Section I. Description and Location

The City of Iowa Colony is an incorporated City approximately 22 miles south of downtown Houston. Iowa Colony contains about nine and one-half square miles of property within northern Brazoria County. The City is bounded on the north by Manvel and east by the Alvin, on the west by the Fort Bend County, and on the south by unincorporated section of Brazoria County.

The City of Iowa Colony is primarily a residential community with few commercial customers.

Section II. Population

The 2024 population estimate is 18,500 (based on information from the United States Census Bureau).

Section III. Boundaries and Political Jurisdictions

The City of Iowa Colony is located in northern Brazoria County approximately twenty-two (22) miles south of downtown Houston. The City is located along State Highway 288 and bounded by State Highway 6 to the north, FM 523 to the west, Pursley Blvd. to the east and County Road 60 to the south.

Section IV. Water Source

The City of Iowa Colony also has two (2) water wells to provide potable water to its customers during emergency conditions. The wells are capable of producing 1,500 gpm (2.16 MGD). The well water is obtained from the Chicot-Evangeline Aquifer, and the wells are permitted by the Brazoria County Conservation District and Texas Commission on Environmental Quality.

Section V. Mission Statement

The primary mission of the Utility is as follows:

- a. Provide adequate water volume and pressure for firefighting
- b. Provide potable water for public consumption, public safety, and welfare.
- c. Provide quality service.

The intent of the City of Iowa Colony’s Drought Contingency Plan will be to reduce unnecessary consumption of water by implementing efficient water use practices in times needed. Currently, the City has no shortage of water; however, the City recognizes the benefits of having a plan should a drought occur.

Section VI. Critical Customers

The City has no dominant “critical” customers with the exception of the school system and day care facilities. There are no hospitals, nursing centers of major commercial or industrial installations. The City does not know of any customer who is water dependent for life support or medical reasons that live within the City.

Section VII. Goal

The goal of the City’s Drought Contingency Plan will be to provide temporary procedures for mandatory and voluntary action, which will reduce demand on the water supply system during a water shortage situation. The Plan will include mechanisms for prohibiting certain other uses during emergency water shortages.

DROUGHT CONTINGENCY PLAN

Section I. Declaration of Policy, Purpose, and Intent

In order to conserve the available water supply and protect the integrity of the water supply facilities, with particular regard for domestic water use, sanitation and fire protection, and to protect and preserve public health, welfare and safety, and to minimize the adverse impacts of water supply shortage or other water supply emergency conditions, the City of Iowa Colony hereby adopts the following regulations and restrictions on the delivery and consumption of water.

Water uses regulated or prohibited under this Drought Contingency Plan (Plan) are considered to be non-essential and continuation of such uses during times of water shortage, or other emergency water supply conditions, are deemed to constitute a waste of water which subjects the offender(s) to penalties as defined in Section X of the Plan.

Section II. Public Involvement

Opportunity for the public to provide input into the preparation of the Plan was provided by the City by means of scheduling a meeting to receive comments, input, notifying the public by notices in the local paper, postings at City Hall, and by utilizing the local radio stations.

Section III. Public Education

The City will periodically provide the public with information about the Plan, including information about the conditions under which each stage of the Plan is to be initiated or terminated and the drought response measures to be implemented in each stage. This information will be provided by means of:

- Utility bill inserts
- Direct mailing
- Sponsor school programs to promote Water Conservation Education
- Newspaper advertisement/school function directories (i.e., football programs, ads-yearbook, ads-FFA and 4-H programs)
- Distribute and have available brochures on water conservation.

Section IV. Coordination with Regional Water Planning Groups

The service area of the City is located within the Houston Region (H), and the City will provide a copy of this Plan to the Houston Region (H), Regional Water Planning Group, which is headed by Mr. Mark Evans, with North Harris County Regional Water Authority. Mr. Evans may be contacted at (281) 440-3924.

Section V. Authorization

The City’s Manager or Director of Public Works or his/her designee is hereby authorized and directed to implement the applicable provisions of this Plan upon a determination that such implementation is necessary to protect public health, safety, and welfare. The City’s Director of Public Works or his/her designee shall have the authority to initiate or terminate drought or other water supply emergency response measures as described in this Plan.

Section VI. Application

The provisions of this Plan shall apply to all persons, customers, and property utilizing water provided by the City. The terms “persons” and “customer” as used in the Plan include individuals, corporations, partnerships, associations, and all other legal entities.

Section VII. Definitions

For the purposes of this Plan the following definitions shall apply:

Aesthetic Water Use: Water use for ornamental or decorative purposes such as fountains, reflecting pools and water gardens.

Mayor: Chief executive for the City.

Commercial and Institutional Water Use: Water use which is integral to the operations of commercial and non-profit establishments and governmental entities such as retail establishments, hotels and motels, restaurants and office buildings.

Conservation: Those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water or increase the recycling and reuse of water so that a supply is conserved and made available for future or alternative uses.

Customer: Any person, company or organization using water supplied by the City.

Designee: Any City employee designated by the Mayor and/or City Manager with the authority to enforce the Drought Contingency Plan.

Domestic Water Use: Water use for personal needs or for household or sanitary purposes such as drinking, bathing, heating, cooking, sanitation or for cleaning a residence, business, industry, or institution.

Even Number Address: Street addresses, box numbers or rural postal route numbers ending in 0, 2, 4, 6 or 8 and locations without addresses.

City Manager: Manages all departments of the City and is responsible to the City Council Members.

Industrial Water Use: The use of water in processes designed to convert materials of lower value into forms having greater usability and value.

Landscaping Irrigation Use: Water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including residential and commercial lawns, gardens, golf courses, parks, and rights-of-way and medians.

Non-Essential Water Use: Water uses that are not essential or required for the protection of public health, safety, and welfare, including:

1. Irrigation of landscape areas, including parks, athletic fields, and golf courses, except where otherwise provided under the Plan.
2. Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane, or other vehicle.
3. Use of water to wash down any sidewalks, walkways, driveways, parking lots, tennis courts or other hard-surfaced areas.
4. Use of water to wash down buildings or structures for purposes other than immediate fire protection.
5. Flushing gutters or permitting water to run or accumulate in any gutter or street.
6. Use water to fill, refill or add to any indoor or outdoor swimming pools or Jacuzzi-type pools.
7. Use of water in a fountain or pond for aesthetic or scenic purposes except where necessary to support aquatic life.
8. Failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such a leak(s).
9. Use of water from hydrants for construction purposes or any other purposes than fire fighting.

Odd numbered address: Street addresses, box numbers, or rural postal route numbers ending in 1, 3, 5, 7, or 9.

Section VIII. Criteria for Initiation and Termination of Drought Response Stages

The City’s Director of Public Works and his/her designee shall monitor water supply and/or demand conditions on a daily basis and shall determine when conditions warrant initiation or termination of each stage of the Plan, which is when the specified “triggers” are reached.

Stage 1 Triggers – MILD Water Shortage Conditions

Requirements for Initiation: Customers shall be requested to voluntarily conserve water and adhere to the prescribed restrictions on certain water uses, defined in Section VII-Definitions, when:

1. Average daily water consumption reaches 85% of production capacity for three (3) days.
2. The static level of the water wells begins to fall below normal operating conditions.
3. Weather conditions are to be considered in drought classification determinations. Predicted long cold or dry periods and conditions are to be considered in impact analysis.

Requirements for Termination: Stage 1 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of three (3) consecutive days.

Stage 2 Triggers - MODERATE Water Shortage Conditions

Requirements for Initiation: Customers shall be required to comply with the requirements and restrictions on certain non-essential water uses provided in Section IX of the Plan when:

1. The static water level in the wells continues to decline.
2. Average daily water consumption reaches 100% of the rated production capacity for a three-day period.
3. Storage capacity (water level) is not being maintained during a period of 100% rated production period.
4. Weather conditions indicate that a mild drought will exist for several days.

Requirements for Termination: Stage 2 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of three (3) consecutive days. Upon termination of Stage 2, Stage 1 becomes operative.

Stage 3 Triggers – SEVERE Water Shortage Conditions

Requirements for Initiation: Customers shall be required to comply with the requirements

and restrictions on certain non-essential water uses for Stage 3 of the Plan when:

1. The average daily water consumption exceeds the system’s capacity.
2. The average daily water consumption will not enable storage levels to be maintained.
3. System demand exceeds high service pump capacity.
4. Failure of the water well system or distribution system.
5. Water system is contaminated either accidentally or intentionally.
6. Water system fails from “acts of God” (tornados, hurricanes) or man. Severe conditions are reached immediately upon detection.

Requirements for Termination: Stage 3 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of three (3) consecutive days. Upon termination of Stage 3, Stage 2 becomes operative.

Stage 4 Triggers – EMERGENCY Water Shortage Conditions

Requirements for Initiation: Customers shall be required to comply with the requirements and restrictions for Stage 4 of the Plan when the Director of Public Works or his/her designee determines that a water supply emergency exists based on:

1. Major water main break or system failures occur, which causes unprecedented loss of capability to provide adequate water service.
2. Water system is contaminated either accidentally or intentionally (biologically or chemically).
3. Water system is rendered inoperable or unreliable due to terrorist activity.

Requirements for Termination: Stage 4 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of three (3) consecutive days.

Stage 5 Triggers – EMERGENCY Water Shortage Conditions

Requirements for Initiation: Customers shall be required to comply with the requirements and restrictions for Stage 5 of this Plan when the City’s Public Works Director, or his/her designee, determines that a water supply emergency exists based on:

1. Major water line break which causes unprecedented loss of capability to provide water service.
2. Water system fails from “acts of God” (hurricanes, tornados).
3. Water system is contaminated either accidentally or intentionally.

4. Water system is rendered inactive due to terrorist activity.

Requirements for Termination: Stage 5 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of three (3) consecutive days.

Stage 6 Triggers – WATER ALLOCATION

Requirements for Initiation: Customers shall be required to comply with the water allocation plan prescribed in Section IX of this Plan and comply with requirements and restrictions for Stage 5 of this Plan when:

1. Average daily water consumption reaches 100% of production capacity for three (3) consecutive days.
2. Static level in the City’s water wells falls to a critical level.
3. Weather predictions are for continued dry weather with no letup in sight.

Requirements for Termination: Water allocation may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of three (3) consecutive days.

Section IX. Drought Response Stages

The City’s Director of Public Works or his/her designee shall monitor water supply and/or demand conditions on a daily basis and in accordance with the triggering criteria set forth in Section VIII of the Plan, shall determine that a mild, moderate, severe, or emergency water shortage condition exists and shall implement the following notification procedures:

Notification

Notification of the Public: The City’s Director of Public Works or his/her designee shall notify the public by means of:

- a. Publication in a newspaper of general circulation
- b. Direct mail to each customer
- c. Public service announcements
- d. Signs posted in public places.
- e. Take-home fliers from schools

Additional Notification: The City’s Director of Public Works or his/her designee shall notify directly, or cause to be notified directly, the following individuals and entities based upon the respective drought stages:

- a. Fire Chief(s)
- b. TCEQ (required when **mandatory** restrictions are imposed)
- c. Major water users
- d. Critical water users, i.e., hospitals and schools
- e. Parks/street superintendents and public facilities managers
- f. City and/or County emergency management coordinators

Stage 1 Response – MILD Water Shortage Conditions

Target: Achieve a voluntary 10% reduction in total daily water consumption.

Best Management Practices for Supply Management:

1. Develop an information center and designate information person.
2. Advise the public of condition and publicize the availability of information from the center.
3. Encourage voluntary reduction of water use.
4. Contact commercial and industrial users and explain the necessity for the initiation of strict conservation methods.
5. Implementation of system oversight and make adjustments as required to meet changing conditions.
6. Discontinue flushing of water mains.

Voluntary Water Use Restrictions for Reducing Demand:

1. Water customers are requested to voluntarily limit the irrigation of landscaped areas to Sundays and Thursdays for customers with a street address ending in an even number (0, 2, 4, 6 or 8), and Saturdays and Wednesdays for water customers with a street address ending in an odd number (1, 3, 5, 7 or 9), and to irrigate landscapes only between the hours of midnight and 10:00 a.m. and 8:00 p.m. to midnight on designated watering days.
2. All operations of the City shall adhere to water use restrictions prescribed in Stage 2 of the Plan.
3. Water customers are requested to practice water conservation and to minimize or discontinue water use for non-essential purposes.

Stage 2 Response – MODERATE Water Shortage Conditions

Target: Achieve a 15% reduction in total daily water demand

Best Management Practices for Supply Management:

1. The city will reduce or discontinue flushing water mains.
2. Reduce or discontinue irrigation of landscape areas.
3. During winter months, request that customers insulate pipes rather than running their water to prevent freezing.

Water Use Restrictions for Reducing Demand: Under threat of penalty for violation, the following water use restrictions shall apply to all persons:

1. Irrigation of landscaped areas with hose-end sprinklers or automatic irrigation systems shall be limited to Sundays and Thursdays for customers with a street address ending in an even number (0, 2, 4, 6 or 8), and Saturdays and Wednesdays for water customers with a street address ending in an odd number (1, 3, 5, 7 or 9), and irrigation of landscaped areas is further limited to the hours of 12:00 midnight until 10:00 a.m. and between 8:00 p.m. and 12:00 midnight on designated watering days. However, irrigation of landscaped areas is permitted at any time if it is by means of a hand-held hose, a faucet filled bucket or watering can of five (5) gallons or less, or drip irrigation system.
2. Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane, or other vehicle is prohibited except on designated watering days between the hours of 12:00 midnight and 10:00 a.m. and between 8:00 p.m. and 12:00 midnight. Such washing, when allowed, shall be done with a hand-held bucket or a hand-held hose equipped with a positive shutoff nozzle for quick rises. Vehicle washing may be done at any time on the immediate premises of a commercial car wash or commercial service station. Further, such washing may be exempted from these regulations if the health, safety, and welfare of the public is contingent upon frequent vehicle cleansing, such as garbage trucks and vehicles used to transport food and perishables.
3. Use of water to fill, refill, or add to any indoor or outdoor swimming pools, wading pools, or Jacuzzi-type pools is prohibited except on designated watering days between the hours of 12:00 midnight and 10:00 a.m. and between 8 p.m. and 12:00 midnight.
4. Operation of any ornamental fountain or pond for aesthetic or scenic purposes is prohibited except where necessary to support aquatic life or where such fountains or ponds are equipped with a recirculation system.

5. Use of water from hydrants shall be limited to firefighting, related activities, or other activities necessary to maintain public health, safety, and welfare, with the exception of the use of water from designated fire hydrants for construction purposes allowed under special permit from the City.
6. The following uses of water are defined as non-essential and are prohibited:
 - a. Wash down of any sidewalks, driveways, parking lots, tennis courts, or other hard-surfaced areas.
 - b. Use of water to wash down buildings or structures for purposes other than immediate fire protection.
 - c. Use of water for dust control.
 - d. Flushing gutters or permitting water to run or accumulate in any gutter or street.
 - e. Failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s).

Stage 3 Response – SEVERE Water Shortage Conditions

Target: Achieve a 25% reduction in total daily consumption (i.e., total water use, daily water demand, etc.).

Best Management Practices for Supply Management:

1. The city will reduce or discontinue flushing water mains.
2. Reduce or discontinue irrigation of landscape areas.
3. During winter months, request that customers insulate pipes rather than running their water to prevent freezing.

Water Use Restrictions for Reducing Demand: All requirements of Stage 2 shall remain in effect during Stage 3 except:

1. Irrigation of landscaped areas shall be limited to designated watering days between the hours of 12:00 midnight and 10:00 A.M. and between 8:00 P.M. and 12:00 midnight and shall be by means of hand-held hoses, hand-held buckets, drip irrigation or permanently installed automatic sprinkler system only. The use of hose-end sprinklers is prohibited at all times.
2. Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane, or other vehicle not occurring on the premises of a commercial car wash and commercial service stations and not in the immediate interest of public health, safety and welfare are prohibited. Further, such vehicle washing at commercial car washes and commercial service stations shall occur only between the hours of 6:00 A.M. and 10:00 A.M. and between 6:00 P.M. and 10:00 P.M.
3. The filling, refilling, or adding water to swimming pools, wading pools, and Jacuzzi-type pools are prohibited.
4. No application for new, additional, expanded or increased-in-size water service connections, meters, service lines, pipeline extensions, mains or water service facilities of any kind shall be approved, and time limits for approval of such applications are hereby suspended for such time as this drought response stage or a higher-numbered stage shall be in effect.
5. The use of water for construction purposes from designated fire hydrants under the special permit is to be discontinued.
6. All restaurants are prohibited from serving water to patrons except upon request.

Stage 4 Response – EMERGENCY Water Shortage Conditions

Target: Achieve a 35% reduction in total daily consumption (i.e., total water use, daily water demand, etc.).

Best Management Practices for Supply Management:

1. The city will reduce or discontinue flushing water mains.
2. Reduce or discontinue irrigation of landscape areas.
3. During winter months, request that customers insulate pipes rather than running their water to prevent freezing.

Water Use Restrictions for Reducing Demand: All requirements of Stage 3 shall remain in effect during Stage 4 except:

1. Irrigation of landscaped areas is absolutely prohibited.
2. Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane, or other vehicle and/or construction equipment is prohibited.
3. No application for new, additional, expanded or increased-in-size water service connections, meters, service lines, pipeline extensions, mains or water service facilities of any kind shall be approved.

Stage 5 Response – EMERGENCY Water Shortage Conditions

Target: Achieve a 50% reduction in total daily consumption.

Best Management Practices for Supply Management:

1. Discontinue flushing water mains unless there are health concerns.
2. Discontinue irrigation of the City’s landscape areas.
3. No application for new, additional, expanded or increase-in-size water service connections, meters, service lines, pipeline extensions, mains or water service facilities of any kind shall be approved.

Stage 6 Response – Water Allocation

In the event that water shortage conditions threaten public health, safety and welfare, the Director of Public Works or his/her designee is hereby authorized to allocate water according to the following water allocation plan on the next page.

Single Family Residential Customers

The allocation to residential water customers residing in a single-family dwelling shall be as follows:

<u>Persons per Household</u>	<u>Gallons per Month</u>
1 or 2	6,000
3 or 4	7,000
5 or 6	8,000
7 or 8	9,000
9 or 10	10,000
11 or more	12,000

“Household” means the residential premises served by the customer’s meter. “Persons per Household” includes only those persons currently physically residing at the premises and expected to reside there for the entire billing period. It shall be assumed that a particular customer’s household is comprised of two (2) persons unless the customer notifies the City of a greater number of persons per household on a form prescribed by the Director of Public Works. The Director of Public Works shall make his/her best effort to see that such forms are mailed, otherwise provided, or made available to every residential customer. If, however, a customer does not receive such a form, it shall be the customer’s responsibility to go to the City of Iowa Colony offices to complete and sign the form claiming more than two (2) persons per household.

New customers may claim more persons per household at the time of applying for water service on the form prescribed by the Director of Public Works. When the number of persons per household increases so as to place the customer in a different allocation category, the customer may notify the City of Iowa Colony on such form and the change will be implemented in the next practicable billing period. If the number of persons in a household is reduced, the customer shall notify the City of Iowa Colony in writing within two (2) days. In prescribing the method for claiming more than two (2) persons per household, the Director of Public Works shall adopt methods to ensure the accuracy of the claim. Any person who knowingly, recklessly, or with criminal negligence falsely reports the number of persons in a household or fails to timely notify the City of Iowa Colony of a reduction in the number of persons in the household shall be fined not less than \$200.00.

Residential water customers shall pay the following surcharges:

- a. \$100 for the first 1,000 gallons over allocation
- b. \$200 for the second 1,000 gallons over allocation
- c. \$300 for the third 1,000 gallons over allocation
- d. \$400 for each additional 1,000 gallons over allocation

Surcharges shall be cumulative.

Commercial Customers

A monthly water allocation shall be established by the Director of Public Works or his/her designee, for each non-residential commercial customer other than an industrial customer who uses water for processing purposes. The non-residential customer’s allocation shall be approximately 75% of the customer’s usage of the billing period of the same month in the previous year. If the customer’s billing history is less than a year, the monthly average of the period for which there is a record shall be used for any monthly period for which no history exists. However, a customer 75% of whose monthly usage is less than 6,000 gallons shall be allocated 6,000 gallons. The Director of Public Works shall make his/her best effort to see that notice of each non-residential customer’s allocation is mailed to such customer. If, however, a customer does not receive such notice, it shall be the customer’s responsibility to contact the City of Iowa Colony to determine the allocation.

Upon request of the customer or at the initiative of the Director of Public Works, the allocation may be reduced or increased if: 1) the designated period does not accurately reflect the customer’s normal water usage; 2) one non-residential customer agrees to transfer part of its allocation to another non-residential customer or; 3) other objective evidence demonstrates that the designated allocation is inaccurate under present conditions. A customer may appeal an allocation established hereunder to the Director of Public Works and/or his/her designee. Non-residential commercial customers shall pay the following surcharges:

Customers whose allocation is 6,000 gallons through 10,000 gallons per month:

- a. \$100 per 1,000 gallons for the first 1,000 gallons over allocation
- b. \$200 per 1,000 gallons for the second 1,000 gallons over allocation
- c. \$300 per 1,000 gallons for the third 1,000 gallons over allocation
- d. \$400 per 1,000 gallons for each additional 1,000 gallons over allocation

Customers whose allocation is 10,001 gallons per month or more:

- a. Five times the block rate for each 1,000 gallons in excess of the allocation up through 5% above allocation
- b. Ten times the block rate for each 1,000 gallons from 5% through 10% above allocation
- c. Fifteen times the block rate for each 1,000 gallons from 10% through 15% above allocation
- d. Twenty times the block rate for each 1,000 gallons more than 15% above allocation

The surcharges shall be cumulative. As used herein, “block rate” means the charge to the customer per 1,000 gallons at the regular water rate schedule at the level of the customer’s allocation.

Section X. Enforcement

1. No person shall knowingly or intentionally allow the use of water from the City for residential, commercial, industrial, agricultural, governmental or any other purpose in a manner contrary to any provision of the Plan, or in an amount in excess of that permitted by the drought response stage in effect at the time pursuant to action taken by the City's Director of Public Works or his/her designee, in accordance with provisions of the Plan.
2. Any person who violates the Plan is guilty of a misdemeanor and upon conviction shall be punished by a fine of not less than One Hundred Dollars (\$100.00) and not more than Two Hundred Dollars (\$200.00) each day that one or more of the provisions in the Plan is violated. Each violation shall constitute a separate offense. If a person is convicted of three or more distinct violations of the Plan, the Director of Public Works shall, upon due notice to the customer, be authorized to discontinue water service to the premises where such violations occurred. Services discontinued under such circumstances shall be restored only upon payment of a re-connection charge, hereby established at \$200, and any other costs incurred by the City in discontinuing a service. In addition, suitable assurance must be given to the City's Director of Public Works that the same action shall not be repeated while the Plan is in effect. Compliance with the Plan may also be sought through injunctive relief in the Municipal Court.
3. Any person, including a person classified as a water customer of the City, in apparent control of the property where a violation occurs or originates shall be presumed to be the violator, and proof that the violation occurred on the person's property shall constitute a rebuttable presumption that the person in apparent control of the property committed the violation, but any such person shall have the right to show that he/she did not commit the violation. Parents shall be presumed to be responsible for violations of their minor children and proof that a violation committed by a child occurred on property within the parent's control shall constitute a rebuttable presumption that the parent committed the violation, but any such parent may be excused if he/she proves that he/she had previously directed the child not to use the water as it was used in violation of the Plan and that the parent could not have reasonably known of the violation.
4. Any employee of the City, police officer, or other City employee designated by the City's Director of Public Works may issue a citation to a person he/she reasonably believes to be in violation of this Ordinance. The citation shall be prepared in duplicate and shall contain the name and address of the alleged violator, if known, the offense charged, and shall direct him/her to appear in the designated Municipal Court on the date shown on the citation, which date shall not be less than three (3) days or more than five (5) days from the date the citation was issued. The alleged violator shall be served a copy of the citation. Service of the citation shall be complete upon delivery of the citation to the alleged violator, to an agent or employee of a violator, or to a person over 14 years of age who is a member of the violator's residence. The alleged violator shall appear in the Municipal Court designated on the citation to enter a plea of guilty or not guilty for the violation of the Plan. If the alleged violator fails to appear in the Municipal Court, a warrant for his/her arrest may be issued. A summons to appear may be issued in lieu of an arrest warrant. These cases shall be expedited and, if possible, given preferential setting in Municipal Court before all other cases.

Section XI. Variances

The City's Director of Public Works or his/her designee may, in writing, grant temporary variance for existing water uses otherwise prohibited under the Plan if it is determined that failure to grant such variance would cause an emergency condition adversely affecting the health, sanitation or fire protection for the public or the person requesting such variance and if one or more of the following conditions are met:

- a. Compliance with the Plan cannot be technically accomplished during the duration of the water supply shortage or other conditions for which the Plan is in effect.
- b. Alternative methods can be implemented which will achieve the same level of reduction in water use.

Persons requesting an exemption from the provisions of this Ordinance shall file a petition for variance with the City within five (5) days after the Plan or a particular drought response stage has been invoked. All petitions for variances shall be reviewed by the City's Director of Public Works or his/her designee and shall include the following:

- a. Name and address of the petitioner(s).
- b. Purpose of water use.
- c. Specific provision(s) of the Plan from which the petitioner is requesting relief.
- d. Detailed statement as to how the specific provision of the Plan adversely affects the petitioner or what damage or harm will occur to the petitioner or others if petitioner complies with this Ordinance.
- e. Description of the relief requested.
- f. Period of time for which the variance is sought.
- g. Alternative water use restrictions or other measures the petitioner is taking or proposes to take to meet the intent of the Plan and the compliance date.
- h. Other pertinent information.

EXHIBIT A

City Resolution for Adoption of Updated Drought Contingency

RESOLUTION NO. 2024-00 _____

A RESOLUTION BY THE CITY COUNCIL OF IOWA COLONY, TEXAS, ACKNOWLEDGING RECEIPT OF THE 2024 DROUGHT CONTINGENCY PLAN.

WHEREAS, the City of Iowa Colony recognizes that the amount of water available to the City and its water utility customers is limited and subject to depletion during periods of extended drought;

WHEREAS, the City recognizes that natural limitations due to drought conditions and other act of God cannot guarantee an uninterrupted water supply for all purposes.

WHEREAS, Section 11.1272 and subchapter A of Chapter 288 of the Texas Water Code and applicable rules of the Texas Commission on Environmental Quality require all public water supply systems in Texas to prepare a drought contingency plan; and

WHEREAS, as authorized under law, and in the best interests of the citizens of Iowa Colony, Texas, the City deems it expedient and necessary to establish certain rules and policies for the orderly and efficient management of limited water supplies during drought and other water supply emergencies.

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

- Section 1.** That the City Council hereby acknowledges receipt of the 2024 Drought Contingency Plan.
- Section 2.** That the 2024 Drought Contingency Plan attached hereto as Exhibit A and made part hereof for all purposes be, and the same is hereby adopted as, the official policy of the City of Iowa Colony.
- Section 3.** That the Director is hereby directed to implement, administer, and enforce the 2024 Drought Contingency Plan.
- Section 4.** That this resolution shall take effect immediately upon its passage.

PASSED, APPROVED and ADOPTED on this the _____ Day of _____, 2024.

CITY OF IOWA COLONY, TEXAS

ATTEST

By: _____
Wil Kennedy, Mayor

By: _____
Kayleen Rosser, City Secretary

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, ACCEPTING A PETITION FOR THE ESTABLISHMENT OF THE CRYSTAL CENTER PUBLIC IMPROVEMENT DISTRICT; SETTING A PUBLIC HEARING ON THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF IOWA COLONY; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF

WHEREAS, the City Council (the "City Council") of the City of Iowa Colony, Texas (the "City") has received a petition (the "Petition") requesting creation of a public improvement district (the "PID") under Chapter 372 of the Texas Local Government Code (the "Act"), from the record owners of taxable real property representing more than fifty percent ("50%") of the appraised value of the real property liable for assessment in the proposed PID and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment in the proposed PID; and

WHEREAS, the Petition, a copy of which is attached hereto as Exhibit "A," has been examined, verified, and found to meet the requirements of Sections 372.005(a) and 372.005(b) of the Act and to be sufficient for consideration by the City Council; and

WHEREAS, the boundaries of the proposed PID are described in the exhibit to the Petition, said area for the PID being within corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, the City Council desires to accept the Petition and to schedule a public hearing to consider the creation of the PID to finance the following public improvements (collectively, the "Authorized Improvements"): (i) design, acquisition, construction, improvement, and other allowed costs related to street and roadway improvements, including related drainage, sidewalks, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) design, acquisition, construction, improvement, and other allowed costs related to storm drainage improvements, including detention, (iii) design, acquisition, construction, improvement, and other allowed costs related to water, wastewater improvements and facilities, (iv) design, acquisition, construction, improvement, and other allowed costs related to parks, open space and recreational improvements including trails and landscaping related thereto; (v) firefighting facilities and equipment, (vi) design, construction and other allowed costs related to projects similar to those listed in sections (i) – (v) above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (vii) payment of expenses incurred in the establishment, administration, and operation of the District; (viii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with the issuance and sale of revenue bonds secured by assessments levied against the Property within the District; and (ix) maintenance and operation expenses of the Authorized Improvements; and

WHEREAS, in order to hold a public hearing for the creation of the PID, notice must be: (i) published in a newspaper of general circulation in the City, and (ii) mailed to the address of each owner of property located in the proposed District, as reflected on the tax rolls, before the fifteenth (15th) day before the date of the hearing in accordance with the Act; and

WHEREAS, the City Council believes that these Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property;

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

Section 1. That all of the above recitals in this resolution are hereby found to be true and correct factual determinations of the City and are hereby approved and incorporated by reference as though fully set forth herein.

Section 2. That the City Council hereby accepts the Petition, which is attached hereto as Exhibit "A" and incorporated herein for all intents and purposes. The Petition is filed with the office of the City Secretary and is available for public inspection.

Section 3. That a public hearing is hereby scheduled at 7:00 p.m. on February 10, 2025, in the City Council Chamber, 3144 Meridiana Pkwy, Iowa Colony, Texas 77583 to receive public comment on the creation of the PID in the area described in Exhibit "A" to the Petition, pursuant to the Act.

Section 4. That notice of said hearing, in the substantially final form set forth in Exhibit "B" attached hereto, with such changes to form as may be approved by the City's counsel, shall be published in a newspaper of general circulation in the City before the 15th day prior to the hearing as required by the Act.

Section 5. That written notice, in the substantially final form set forth in Exhibit "B" attached hereto, with such changes to form as may be approved by the City's counsel, shall be mailed to each property owner, as reflected on the tax rolls, of property subject to assessment within the PID, before the 15th day prior to the date set for the hearing.

Section 6. That if any portion of this resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof, and the City Council hereby determines that it would have adopted this resolution without the invalid provision.

Section 7. This resolution shall take effect immediately from and after its passage by the City Council of the City of Iowa Colony, Texas.

PASSED AND APPROVED ON THIS 13th DAY OF January 2025.

CITY OF IOWA COLONY

Wil Kennedy, Mayor

ATTEST:

Kayleen Rosser, City Secretary

EXHIBIT "A"
PETITION
(see attached Petition)

EXHIBIT "B"**CITY OF IOWA COLONY****NOTICE OF PUBLIC HEARING OF THE CITY OF IOWA COLONY, TEXAS,
TO CONSIDER THE ADVISABILITY OF THE CREATION OF A PUBLIC
IMPROVEMENT DISTRICT TO MAKE CERTAIN IMPROVEMENTS OVER
CERTAIN PROPERTY LOCATED WITHIN THE CITY**

NOTICE IS HEREBY GIVEN THAT the City Council (the "City Council") of the City of Iowa Colony, Texas (the "City"), pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "Act"), will hold a public hearing at 7:00 p.m. on February 10, 2025, in the City Council Chamber at Iowa Colony, 3144 Meridiana Pkwy, Iowa Colony, Texas 77583 for the purpose of considering the establishment by the City of a public improvement district to be located within the City.

In accordance with the Act, the City Council has received a petition (the "Petition") from certain property owners within the corporate limits and extraterritorial jurisdiction of the City (the "Petitioner"), that requests the establishment of a public improvement district (the "PID"). The Petition and the legal description of the property to be included in the PID are on file and open for public inspection in the office of the City Secretary at Iowa Colony City Hall, 3144 Meridiana Pkwy, Iowa Colony, Texas 77583. The public hearing is being held with respect to the advisability of creating the PID and the improvements to be made therein.

GENERAL NATURE OF THE AUTHORIZED IMPROVEMENTS: The proposed public improvements (collectively, the "Authorized Improvements") include: (i) design, acquisition, construction, improvement, and other allowed costs related to street and roadway improvements, including related drainage, sidewalks, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) design, acquisition, construction, improvement, and other allowed costs related to storm drainage improvements, including detention, (iii) design, acquisition, construction, improvement, and other allowed costs related to water, wastewater improvements and facilities, (iv) design, acquisition, construction, improvement, and other allowed costs related to parks, open space and recreational improvements including trails and landscaping related thereto; (v) firefighting facilities and equipment, (vi) design, construction and other allowed costs related to projects similar to those listed in sections (i) – (v) above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (vii) payment of expenses incurred in the establishment, administration, and operation of the District; (viii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with the issuance and sale of revenue bonds secured by assessments levied against the Property within the District; and (ix) maintenance and operation expenses of the Authorized Improvements. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

ESTIMATED COST OF THE AUTHORIZED IMPROVEMENTS: The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in

the establishment, administration and operation of the PID is \$20,000,000. The City will pay no costs of the Authorized Improvements or operation and maintenance costs from funds other than assessments levied on property within the PID. The remaining costs of the proposed improvements will be paid from sources other than those described above.

PROPOSED METHOD OF ASSESSMENT: The City shall levy assessments on each parcel within the PID in a manner that results in the imposition of an equal share of the costs of the Authorized Improvements on property similarly benefitted by such Authorized Improvements. The proposed method of assessment shall be based upon (i) an equal apportionment per lot, per front foot, or per square foot of property benefiting from the Authorized Improvements, as determined by the City, (ii) the ad valorem taxable value of the property benefiting from the Authorized Improvements, with or without regard to improvements on the property, or (iii) in any manner that results in imposing equal shares of the cost on property similarly benefitted.

PROPOSED APPORTIONMENT OF COSTS BETWEEN THE CITY AND THE PID: The City will not be obligated to provide any funds to finance the Authorized Improvements. All of the costs of the Authorized Improvements will be paid from assessments levied on properties in the PID and from other sources of funds available to the Petitioner.

BOUNDARIES OF THE PROPOSED PID: Approximately 109 acres of land within the corporate limits and extraterritorial jurisdiction of Iowa Colony, Texas, Brazoria County, Texas. Said property being generally bounded on the east by State Highway 288, on the south by Meridiana Parkway (aka County Road 56), on the west by the Sterling Lakes Community and the on the north by Davenport Parkway (aka County Road 57). Such land is 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. A metes and bounds description is available for inspection at the offices of the City Secretary at the location described above.

All interested persons are invited to attend such public hearing to express their views with respect to the establishment of the PID and the Authorized Improvements to be made therein. This Notice of Public Hearing is given and the public hearing is being held pursuant to the requirements of the Act.

/s/Kayleen Rosser, City Secretary
City of Iowa Colony

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT
WITHIN THE CITY OF IOWA COLONY, TEXAS**

COMES NOW, Land Tejas Sterling Lakes South, L.L.C., a Texas limited liability company, and Iowa Colony Sterling Lakes, Ltd, a Texas limited partnership (together, the “Petitioner”), the owners of a parcel or parcels of taxable real property, who hereby petition the City of Iowa Colony, Texas (“City”), to conduct a hearing on this Petition, and to create a Public Improvement District pursuant to Chapter 372 of the Texas Local Government Code, as amended, to be known as “Crystal Center Public Improvement District” (the “District”). In support of the same, Owner would respectfully show the following:

I.

The boundaries of the proposed District are set forth in Exhibit “A” attached hereto and incorporated by reference herein. All of such land is located in the corporate limits of the City or its extraterritorial jurisdiction.

II.

The general nature of the proposed improvements (the “Improvements”) are: (i) design, acquisition, construction, improvement, and other allowed costs related to street and roadway improvements, including related drainage, sidewalks, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) design, acquisition, construction, improvement, and other allowed costs related to storm drainage improvements, including detention, (iii) design, acquisition, construction, improvement, and other allowed costs related to water, wastewater improvements and facilities, (iv) design, acquisition, construction, improvement, and other allowed costs related to parks, open space and recreational improvements including trails and landscaping related thereto; (v) firefighting facilities and equipment, (vi) design, construction and other allowed costs related to projects similar to those listed in sections (i) – (v) above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (vii) payment of expenses incurred in the establishment, administration, and operation of the District; (viii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with the issuance and sale of revenue bonds secured by assessments levied against the Property within the District; and (ix) maintenance and operation expenses of the Authorized Improvements.

III.

The estimated total cost of the proposed Authorized Improvements together with bond issuance cost, eligible legal and financial fees, eligible credit enhancement costs and eligible cost incurred in the establishment, administration and operation of the District is \$20,000,000, plus the annual costs of maintenance and operation expenses, if any. The City will pay no cost of the Authorized Improvements from funds other than assessments levied on property within the District.

IV.

The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. Each assessment may be paid in part or in full at any time (including interest), and certain assessments may be paid in annual installments (including interest). If the City allows an assessment to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those public Improvements financed by the assessment and must continue for a period necessary to retire the indebtedness on those public Improvements (including interest).

V.

All of the cost of the proposed Improvements shall be apportioned to and paid by assessment of the property within the District. The City will pay none of the costs of the proposed Improvements. Any remaining costs of the proposed Improvements will be paid from sources other than assessment of the property within the District.

VI.

The management of the District will be by the City with the assistance of a third-party administrator hired by the City and paid as part of the annual administrative cost of the District.

VII.

The persons or entities signing this Petition request the establishment of the District, are each individually duly authorized, and have the respective corporate authority to execute and deliver the Petition.

VIII.

The Petitioner proposes that the District be established and managed without the creation of an advisory board.

IX.

Petitioner is requesting that the City reimburse Petitioner for the cost of the Improvements.

X


The persons or entities (through authorized representatives) signing this Petition are also owners of taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and the record owners of real property liable for assessment under the proposal who: (a) constitute more than fifty percent (50%) of all record owners of property that are liable for assessment under the proposal, and (b) own taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal.

XI.

This Petition will be filed with the City Secretary, City of Iowa Colony, Texas.

[EXECUTION PAGE FOLLOWS]


LAND TEJAS STERLING LAKES SOUTH, L.L.C.
a Texas limited liability company

By: 
Al P. Brende, Manager

THE STATE OF TEXAS §

COUNTY OF HARRIS §

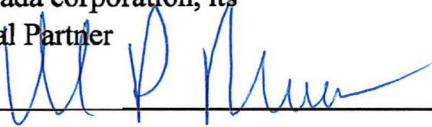
This instrument was acknowledged before me on the 9th day of January, 2025 by Al P. Brende, Manager of Land Tejas Sterling Lakes South, L.L.C. Given under my hand and seal of office this


Notary Public, State of Texas



IOWA COLONY STERLING LAKES, LTD.
a Texas limited partnership

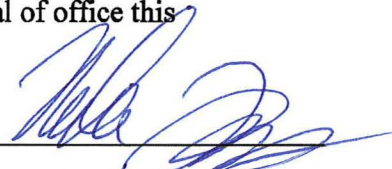
By: L.T. MANAGEMENT, INC.
A Nevada corporation, its
General Partner

By: 
Al P. Brende, Manager

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 9th day of January, 2025 by Al P. Brende, President of L.T. Management, Inc., a Nevada corporation, its general partner and on behalf of Land Tejas Sterling Lakes South, L.L.C. Given under my hand and seal of office this


Notary Public, State of Texas

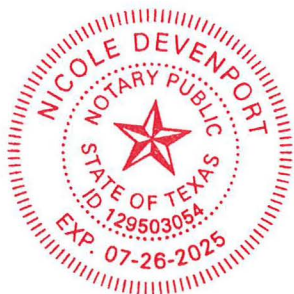


EXHIBIT A

DESCRIPTION OF LAND

Crystal Center P.I.D.
109.0 Acres

W.H. Dennis Survey, Abstract No. 515 (also known as the
H.T.&B. R.R. Co. Survey, Section 56, Abstract No. 515)
H.T.&B. R.R. Co. Survey, Section 57, Abstract No. 289

Item 5.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a certain 109.0 acre (4,749,117 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 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 all 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, being all of a called 4.635 acre tract conveyed to Land Tejas Sterling Lakes South, LLC by deed recorded in Clerk's File No. 2017039909, Brazoria County Official Public Records, being all 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 all 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 all 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, 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, being a portion of a called 19.71 acre tract (Tract 1) conveyed to Iowa Colony Sterling Lakes, Ltd. by deed recorded in Clerk's File No. 2004060186, 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, and being a portion 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; said 109.0 acre (4,749,117 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 PK nail found, being the northwest corner of a called 9.954 acre tract conveyed to Thomas Moeller and Pauline Moeller by deed recorded in Clerk's File No. 2002025798, Brazoria County Official Public Records, being on the east line of a called 455.9 acre tract conveyed to Astro Sterling Lakes North, L.P. by deed recorded in Clerk's File No. 2021084511, Brazoria County Official Public Records, being on the centerline of Cedar Rapids Parkway (also known as County Road 57) (right-of-way width varies)) by deed recorded in Volume 2, Page 113, Brazoria County Deed Records, and according to the plat thereof recorded in Volume 24, Page 176, Brazoria County Map Records, and Clerk's File No. 2023051605, Brazoria County Map Records, being on the centerline of Karsten Boulevard (also known as County Road 383) (90-foot right-of-way) according to the plat thereof recorded in Clerk's File No. 2023051605, Brazoria County Map Records, and being on the centerline of a road (40-foot right-of-way) recorded in Vol. 2, Pg. 113, Brazoria County Deed Records;

THENCE, South 02°46'04" East, along the west line of said called 9.954 acre tract, along the east line of said called 455.9 acre tract, and along the centerline of said 40-foot road, 1,320.23 feet to a 5/8-inch iron rod (bent) found, being the southwest corner of said called 9.954 acre tract, being the northwest corner of said called 39.03 acre tract, and being the **POINT OF BEGINNING** of the herein described tract;

THENCE, North 87°06'55" East, 1,318.78 feet to a 2-inch disc in concrete found, being the southeast corner of Guajardo Subdivision according to the plat thereof recorded in Volume 24, Page 176, Brazoria County Map Records, being the northeast corner of said called 39.03 acre tract, and being on the west line of said called 19.71 acre tract;

THENCE, North 02°51'16" West, along the east line of said Guajardo Subdivision and along the west line of said called 19.71 acre tract, at a distance of 423.00 feet passing a 2-inch disc in concrete found, being the southeast corner of Lot 6 of said Guajardo Subdivision, at a distance of 1,290.00 feet passing a 2-inch disc in concrete found, being the northeast corner of Lot 6 of said Guajardo Subdivision, continuing in all a distance of 1,294.45 feet to a 3/4-inch iron rod found, being on the south right-of-way line of said Cedar Rapids Parkway;

THENCE, North 87°08'57" East, along the south right-of-way line of said Cedar Rapids Parkway, 153.93 feet to a Texas Department of Transportation (TxDOT) monument found, being on the proposed west right-of-way line of State Highway 288 (right-of-way width varies per TxDOT right-of-way map RCSJ-0598-02-124, completed October 2017), and being the beginning of a curve to the left;

THENCE, along the proposed west right-of-way line of said State Highway 288, the following three (3) courses and distances:

1. Along said curve to the left in a southerly direction, with a radius of 658.00 feet, a central angle of 19°47'04", an arc length of 227.21 feet, and a chord bearing South 06°32'48" East, 226.08 feet to a 5/8-inch iron rod (with cap) found;
2. South 16°26'20" East, 572.63 feet to a TxDOT monument found, being the beginning of a curve to the right;
3. Along said curve to the right in a southerly direction, with a radius of 1,420.00 feet, a central angle of 18°29'57", an arc length of 458.48 feet, and a chord bearing South 07°06'39" East, 456.49 feet to a point, being on the east line of said called 19.71 acre tract, being on the existing west right-of-way line of State Highway 288 (420-foot right-of-way) by deeds recorded in Volume 1040, Page 936, Volume 1043, Page 898, Volume 1043, Page 902, Volume 1049, Page 719, Volume 1051, Page 524, Volume 1111, Page 773, Volume 1129, Page 426, and Volume 1129, Page 432, Brazoria County Deed Records, and being the beginning of a reverse curve to the left, from which a TxDOT monument found bears South 02°10' West, 1.0 feet;

THENCE, along the existing west right-of-way line of said State Highway 288, along the east line of said called 19.71 acre tract, along the east line of said called 39.03 acre tract, along the east line of said called 33.38 acre tract, along the east line of said called 31.51 acre tract, along the east line of said called 1.954 acre tract, and along said reverse curve to the left in a southerly direction, with a radius of 11,669.16 feet, a central angle of 14°14'27", an arc length of 2,900.35 feet, and a chord bearing South 10°45'51" West, 2,892.89 feet to a TxDOT monument found, being the beginning of a reverse curve to the right;

THENCE, continuing along the existing west right-of-way line of said State Highway 288 and continuing along the east line of said called 31.51 acre tract, the following four (4) courses and distances:

1. Along the east line of said called 1.954 acre tract and along said reverse curve to the right in a southwesterly direction, with a radius of 996.45 feet, a central angle of 44°40'25", an arc length of 776.93 feet, and a chord bearing South 25°57'53" West, 757.40 feet to a 5/8-inch iron rod (with cap) found;
2. South 48°18'05" West, 184.28 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
3. Along said curve to the left in a southwesterly direction, with a radius of 446.46 feet, a central angle of 37°39'28", an arc length of 293.44 feet, and a chord bearing South 29°28'21" West, 288.18 feet to a 5/8-inch iron rod (with cap) found;
4. South 40°28'02" West, 134.81 feet to a point, being on the north right-of-way line of Meridiana Parkway (also known as County Road 56) (120-foot right-of-way) by deeds recorded in Volume 2, Page 113 and Volume 1051, Page 524, Brazoria County Deed Records, by deed recorded in Clerk's File No. 2015043801, Brazoria County Official Public Records, and according to the plat thereof recorded in Clerk's File No. 2017058165, Brazoria County Map Records, from which a 5/8-inch iron rod (with cap) found bears North 20°44' East, 0.2 feet;

THENCE, South 87°49'26" West, along the north right-of-way line of said Meridiana Parkway and along the south line of said called 31.51 acre tract, 4.96 feet to a 5/8-inch iron rod (with cap) found, being the southeast 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, being on the south line of said called 31.51 acre tract and being on the north right-of-way line of said Meridiana Parkway;

THENCE, North 02°32'26" West, along the east line of said called 5.988 acre tract, 390.87 feet to a 5/8-inch iron rod (with cap) found, being the northeast corner of said called 5.988 acre tract;

THENCE, along the north line of said called 5.988 acre tract, the following three (3) courses and distances:

1. South 66°17'34" West, at a distance of 227.76 feet passing a 1/2-inch iron rod (with cap) found, continuing in all a total distance of 237.01 feet to a 5/8-inch iron rod (with cap) found;
2. South 86°17'31" West, 314.70 feet to a 5/8-inch iron rod (with cap) found;
3. North 03°42'29" West, 157.42 feet to a 5/8-inch iron rod (with cap) found, being the northwest corner of said called 5.988 acre tract and being on the east line of said called 2.500 acre tract;

THENCE, South 51°35'28" West, along the west line of said called 5.988 acre tract and along the east line of said called 2.500 acre tract, 100.24 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;

Crystal Center P.I.D.
109.0 Acres

W.H. Dennis Survey, Abstract No. 515 (also known as the
H.T.&B. R.R. Co. Survey, Section 56, Abstract No. 515)
H.T.&B. R.R. Co. Survey, Section 57, Abstract No. 289

Item 5.

THENCE, continuing along the west line of said called 5.988 acre tract, continuing along the east line of said called 2.500 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 the southeast corner of said called 2.500 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 southwest corner of said called 2.500 acre tract, being the northeast corner of Reserve A, Block 1, of Karsten Boulevard North Phase 1 and Reserve according to the plat thereof recorded in Clerk's File No. 2021034964, Brazoria County Map Records, and being on the west right-of-way line of said Karsten Boulevard, from which a 5/8-inch iron rod (with cap) found bears South 79°43' East, 0.3 feet;

THENCE, North 54°57'27" West, 10.11 feet to 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, from which a 5/8-inch iron rod (with cap) found bears North 32°45' East, 0.3 feet;

THENCE, North 54°55'11" West, 119.14 feet to a 5/8-inch iron rod (with cap) found, being the west corner of said called 31.51 acre tract and being the south corner of Lot 19, Block 1, of said Sterling Lakes At Iowa Colony Sec. 6;

THENCE, North 35°14'42" East, along the west line of said called 31.51 acre tract and along the east line of said Sterling Lakes At Iowa Colony Sec. 6, 852.19 feet to the east corner of Lot 8, Block 1, of said Sterling Lakes At Iowa Colony Sec. 6, from which a 5/8-inch iron rod (with cap) found bears North 16°58' West, 0.2 feet;

THENCE, North 02°42'31" West, continuing along the west line of said called 31.51 acre tract and continuing along the east line of said called Sterling Lakes At Iowa Colony Sec. 6, 77.79 feet to a 5/8-inch iron rod (with cap) found, being the northwest corner of said called 31.51 acre tract, being on the east line of Lot 7, Block 1, of said Sterling Lakes At Iowa Colony Sec. 6, and being the northwest corner of said called 7.105 acre tract;

THENCE, North 87°46'39" East, along the north line of said called 7.105 acre tract, 59.50 feet to a 5/8-inch iron rod (with cap) found, being the southwest corner of said called 33.38 acre tract, being on the north line of said called 7.105 acre tract, and being on the centerline of said 40-foot road;

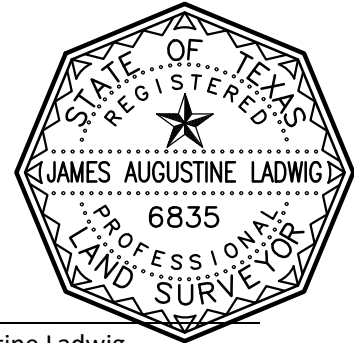
Crystal Center P.I.D.
109.0 Acres

W.H. Dennis Survey, Abstract No. 515 (also known as the
H.T.&B. R.R. Co. Survey, Section 56, Abstract No. 515)
H.T.&B. R.R. Co. Survey, Section 57, Abstract No. 289

Item 5.

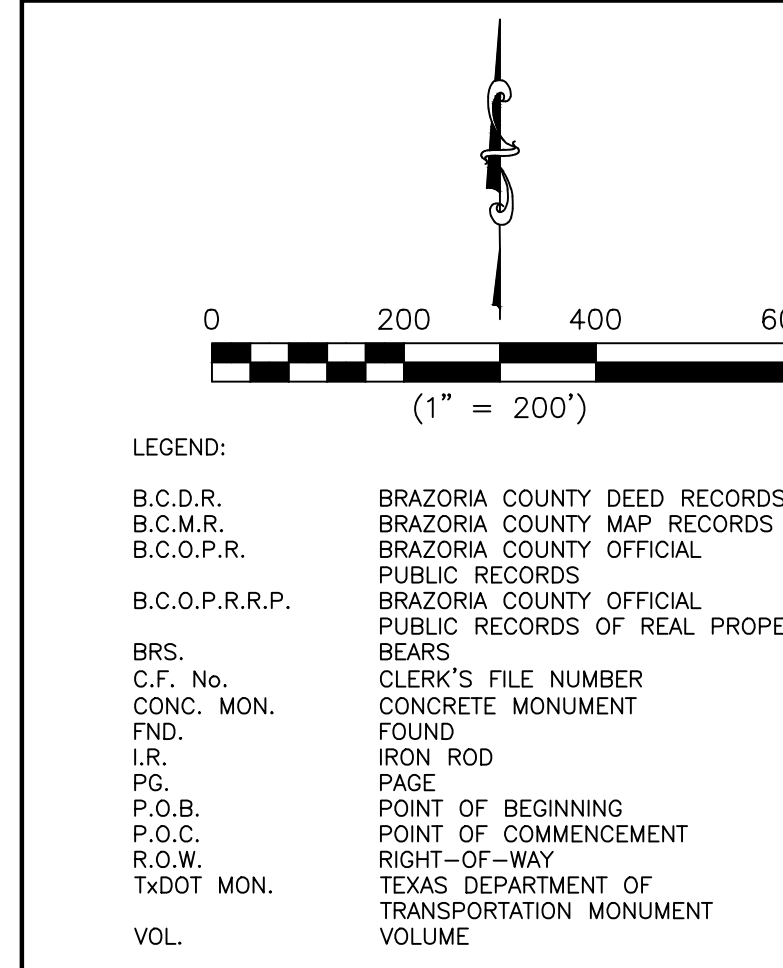
THENCE, North 02°46'04" West, along the west line of said called 33.38 acre tract, along the west line of said called 4.635 acre tract, along the west line of said called 39.03 acre tract, and along the centerline of said 40-foot road, 2,612.37 feet to the **POINT OF BEGINNING, CONTAINING** 109.0 acres (4,749,117 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

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.



Elevation Land Solutions
9709 Lakeside Boulevard, Suite #200
The Woodlands, Texas 77381
(832) 823-2200
*Texas Board of Professional Engineers &
Land Surveyors Firm Reg. No. 10194692*

Acting By/Through J. Augustine Ladwig
Registered Professional Land Surveyor
No. 6835
gladwig@elevationlandsolutions.com
12/23/2024



LEGEND:

B.C.D.R. BRAZORIA COUNTY DEED RECORDS
 B.C.M.R. BRAZORIA COUNTY MAP RECORDS
 B.C.O.P.R. BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 B.C.O.P.R.P.P. BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEARS
 BRS. BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEARS
 C.F. No. CLERK'S FILE NUMBER
 CONC. MON. CONCRETE MONUMENT
 FND. FOUND
 I.R. IRON ROD
 PAGE PAGE
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 R.O.W. RIGHT-OF-WAY
 TxDOT MON. TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT
 VOL. VOLUME

SYMBOLS:

FOUND 5/8-INCH IRON ROD (WITH CAP) (UNLESS OTHERWISE NOTED)

LEGAL DESCRIPTION:

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 109.0 acre (4,749,117 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 39.03 acre tract conveyed to Iowa Colony Sterling Lakes, Ltd. by deed recorded in Clerk's File No. 200603947, Brazoria County Official Public Records, being all 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, being all of a called 4.635 acre tract conveyed to Land Tejas Sterling Lakes South, LLC by deed recorded in Clerk's File No. 2017039909, Brazoria County Official Public Records, being all 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 all of a called 7.105 acre tract conveyed to Rajendra K. Koduru and Janaki D. Sarikonda by deed recorded in Clerk's File No. 2024032995, Brazoria County Official Public Records, being a portion of a called 19.71 acre tract (Tract 1) conveyed to Iowa Colony Sterling Lakes, Ltd. by deed recorded in Clerk's File No. 2004060186, 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, and being a portion 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, said 109.0 acre (4,749,117 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 PK nail found, being the northwest corner of a called 9.954 acre tract conveyed to Thomas Moeller and Pauline Moeller by deed recorded in Clerk's File No. 2002025798, Brazoria County Official Public Records, being on the east line of a called 455.9 acre tract conveyed to Astex Sterling Lakes North, L.P. by deed recorded in Clerk's File No. 2021084511, Brazoria County Official Public Records, being on the centerline of Cedar Rapids Parkway (also known as County Road 57) (right-of-way width varies) by deed recorded in Volume 2, Page 113, Brazoria County Deed Records, and according to the plat thereof recorded in Volume 24, Page 176, Brazoria County Map Records, and Clerk's File No. 2023051605, Brazoria County Map Records, being on the centerline of Karsten Boulevard (also known as County Road 383) (40-foot right-of-way) according to the plat thereof recorded in Clerk's File No. 2023051605, Brazoria County Map Records, and being on the centerline of a road (40-foot right-of-way) recorded in Vol. 2, Pg. 113, Brazoria County Deed Records;

THENCE, South 02°46'04" East, along the west line of said called 9.954 acre tract, along the east line of said called 455.9 acre tract, and along the centerline of said 40-foot road, 1,320.23 feet to a 5/8-inch iron rod (bent) found, being the southwest corner of said called 9.954 acre tract, being the northwest corner of said called 39.03 acre tract, and being the POINT OF BEGINNING of the herein described tract;

THENCE, North 87°06'55" East, 1,318.78 feet to a 2-inch disc in concrete found, being the southeast corner of Guajardo Subdivision according to the plat thereof recorded in Volume 24, Page 176, Brazoria County Map Records, being the northeast corner of said called 39.03 acre tract, and being on the west line of said called 19.71 acre tract;

THENCE, North 02°51'16" West, along the east line of said Guajardo Subdivision and along the west line of said called 19.71 acre tract, at a distance of 423.00 feet passing a 2-inch disc in concrete found, being the southeast corner of Lot 6 of said Guajardo Subdivision, at a distance of 1,290.00 feet passing a 2-inch disc in concrete found, being the northeast corner of Lot 6 of said Guajardo Subdivision, continuing in all a distance of 1,294.45 feet to a 3/4-inch iron rod found, being on the south right-of-way line of said Cedar Rapids Parkway;

THENCE, North 87°08'57" East, along the south right-of-way line of said Cedar Rapids Parkway, 153.93 feet to a Texas Department of Transportation (TxDOT) monument found, being on the proposed west right-of-way line of State Highway 288 (right-of-way width varies per TxDOT right-of-way map RCSJ-0598-02-124, completed October 2017), and being the beginning of a curve to the left;

THENCE, along the proposed west right-of-way line of said State Highway 288, the following three (3) courses and distances:

1. Along said curve to the left in a southerly direction, with a radius of 658.00 feet, a central angle of 19°47'04", an arc length of 227.21 feet, and a chord bearing South 06°32'48" East, 226.08 feet to a 5/8-inch iron rod (with cap) found;
2. South 16°26'20" East, 572.63 feet to a TxDOT monument found, being the beginning of a curve to the right;
3. Along said curve to the right in a southerly direction, with a radius of 1,420.00 feet, a central angle of 18°29'57", an arc length of 458.48 feet, and a chord bearing South 07°06'39" East, 458.49 feet to a point, being on the east line of said called 19.71 acre tract, being on the existing west right-of-way line of State Highway 288 (420-foot right-of-way) by deeds recorded in Volume 1040, Page 936, Volume 1043, Page 898, Volume 1043, Page 902, Volume 1049, Page 719, Volume 1051, Page 524, Volume 1111, Page 773, Volume 1129, Page 426, and Volume 1129, Page 432, Brazoria County Deed Records, and being the beginning of a reverse curve to the left, from which a TxDOT monument found bears South 02°10' West, 1.0 feet;

THENCE, along the existing west right-of-way line of said State Highway 288, along the east line of said called 19.71 acre tract, along the east line of said called 39.03 acre tract, along the east line of said called 33.38 acre tract, along the east line of said called 31.51 acre tract, along the east line of said called 1.954 acre tract, and along said reverse curve to the left in a southerly direction, with a radius of 11,669.16 feet, a central angle of 14°14'27", an arc length of 2,900.35 feet, and a chord bearing South 10°45'51" West, 2,892.89 feet to a TxDOT monument found, being the beginning of a reverse curve to the right;

THENCE, continuing along the existing west right-of-way line of said State Highway 288 and continuing along the east line of said called 31.51 acre tract, the following four (4) courses and distances:

1. Along the east line of said called 1.954 acre tract and along said reverse curve to the right in a southerly direction, with a radius of 996.45 feet, a central angle of 44°40'25", an arc length of 776.93 feet, and a chord bearing South 25°57'53" West, 757.40 feet to a 5/8-inch iron rod (with cap) found;
2. South 48°18'05" West, 184.28 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
3. Along said curve to the left in a southerly direction, with a radius of 446.46 feet, a central angle of 37°39'28", an arc length of 293.44 feet, and a chord bearing South 29°28'21" West, 288.18 feet to a 5/8-inch iron rod (with cap) found;
4. South 07°28'02" West, 134.81 feet to a point, being on the north right-of-way line of Meridiana Parkway (also known as County Road 56) (120-foot right-of-way) by deeds recorded in Volume 2, Page 113 and Volume 1051, Page 524, Brazoria County Deed Records, by deed recorded in Clerk's File No. 2015043801, Brazoria County Official Public Records, and according to the plat thereof recorded in Clerk's File No. 2017058165, Brazoria County Map Records, from which a 5/8-inch iron rod (with cap) found bears North 20°44' East, 0.2 feet;

THENCE, South 87°49'26" West, along the north right-of-way line of said Meridiana Parkway and along the south line of said called 31.51 acre tract, 4.96 feet to a 5/8-inch iron rod (with cap) found, being the southeast 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 202409587, Brazoria County Official Public Records, being on the south line of said called 31.51 acre tract and being on the north right-of-way line of said Meridiana Parkway;

THENCE, North 02°32'26" West, along the east line of said called 5.988 acre tract, 390.87 feet to a 5/8-inch iron rod (with cap) found, being the northeast corner of said called 5.988 acre tract;

THENCE, along the north line of said called 5.988 acre tract, the following three (3) courses and distances:

1. South 66°17'34" West, at a distance of 227.76 feet passing a 1/2-inch iron rod (with cap) found, continuing in all a total distance of 237.01 feet to a 5/8-inch iron rod (with cap) found;
2. South 86°17'31" West, 314.70 feet to a 5/8-inch iron rod (with cap) found;
3. North 03°42'29" West, 157.42 feet to a 5/8-inch iron rod (with cap) found, being the northwest corner of said called 5.988 acre tract and being on the east line of said called 2.500 acre tract;

THENCE, South 51°35'28" West, along the west line of said called 5.988 acre tract and along the east line of said called 2.500 acre tract, 100.24 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;

THENCE, continuing along the west line of said called 5.988 acre tract, continuing along the east line of said called 2.500 acre tract and along said curve to the left in a southerly 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 the southeast corner of said called 2.500 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 southwest corner of said called 2.500 acre tract, being the northeast corner of Reserve A, Block 1, of Karsten Boulevard North Phase 1 and Reserve according to the plat thereof recorded in Clerk's File No. 2021034964, Brazoria County Map Records, and being on the east line of Lot 7, Block 1, of said Sterling Lakes At Iowa Colony Sec. 6, from which a 5/8-inch iron rod (with cap) found bears South 79°43' East, 0.3 feet;

THENCE, North 54°57'27" West, 10.11 feet to 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, from which a 5/8-inch iron rod (with cap) found bears North 32°45' East, 0.3 feet;

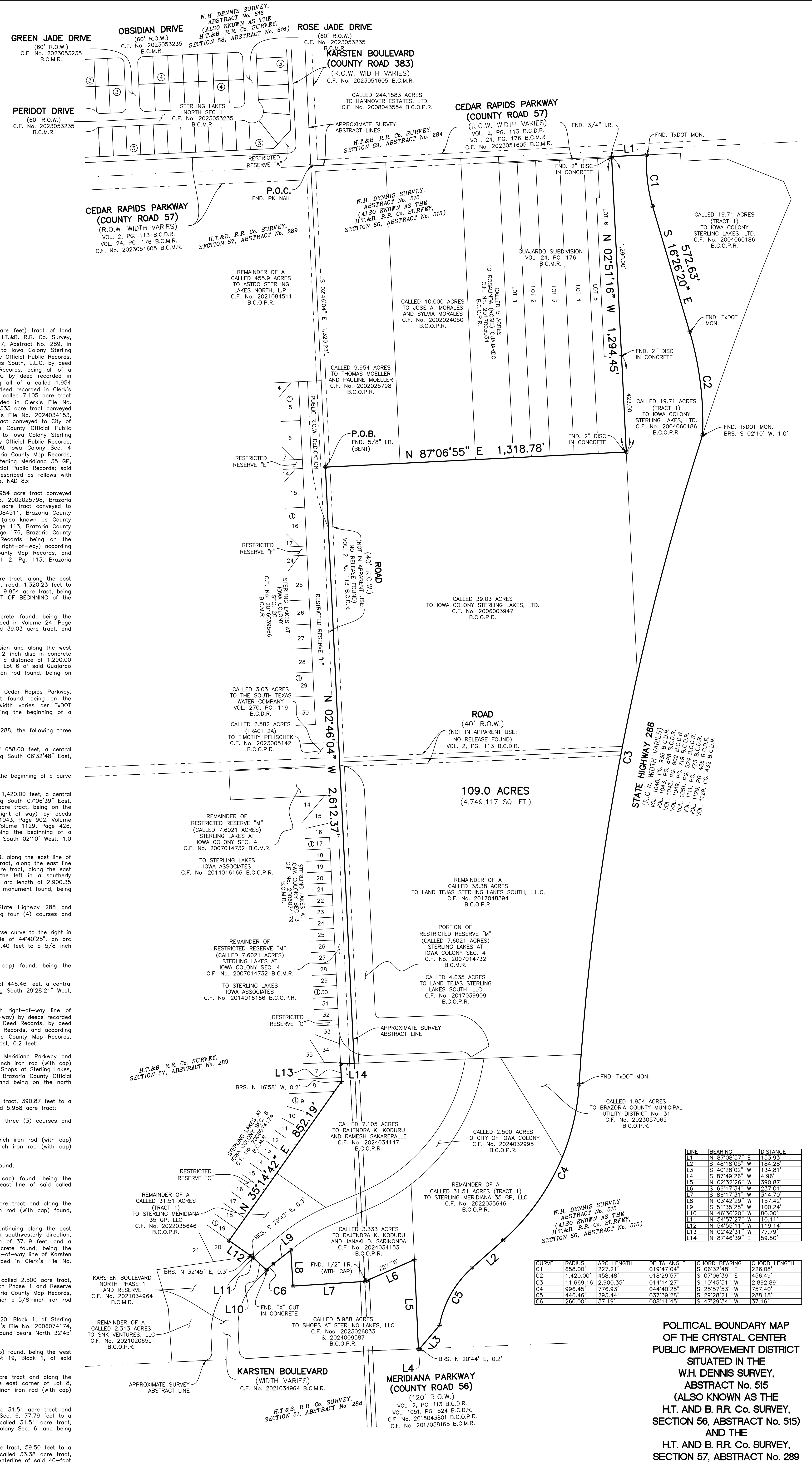
THENCE, North 54°55'11" West, 119.14 feet to a 5/8-inch iron rod (with cap) found, being the west corner of said called 31.51 acre tract and being the south corner of Lot 19, Block 1, of said Sterling Lakes At Iowa Colony Sec. 6;

THENCE, North 35°14'42" East, along the west line of said called 31.51 acre tract and along the east line of said Sterling Lakes At Iowa Colony Sec. 6, 852.19 feet to the east corner of Lot 8, Block 1, of said Sterling Lakes At Iowa Colony Sec. 6, from which a 5/8-inch iron rod (with cap) found bears North 16°58' West, 0.2 feet;

THENCE, North 02°42'31" West, continuing along the west line of said called 31.51 acre tract and continuing along the east line of said called Sterling Lakes At Iowa Colony Sec. 6, 77.79 feet to a 5/8-inch iron rod (with cap) found, being the northwest corner of said called 31.51 acre tract, being on the east line of Lot 7, Block 1, of said Sterling Lakes At Iowa Colony Sec. 6, and being the northwest corner of said called 7.105 acre tract;

THENCE, North 87°46'39" East, along the north line of said called 7.105 acre tract, 59.50 feet to a 5/8-inch iron rod (with cap) found, being the southwest corner of said called 33.38 acre tract, being on the north line of said called 7.105 acre tract, and being on the centerline of said 40-foot road;

THENCE, North 02°46'04" West, along the west line of said called 33.38 acre tract, along the west line of said called 4.635 acre tract, along the west line of said called 39.03 acre tract, and along the centerline of said 40-foot road, 2,612.37 feet to the POINT OF BEGINNING, CONTAINING 109.0 acres (4,749,117 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.



I, J. Augustine Ladwig, a Registered Professional Land Surveyor, do hereby certify that this map accurately describes the boundaries of the CRYSTAL CENTER PUBLIC IMPROVEMENT DISTRICT.

WITNESS MY HAND AND SEAL THIS 23rd DAY OF DECEMBER, 2024.

J. Augustine Ladwig
 Registered Professional Land Surveyor
 No. 6835



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.

POLITICAL BOUNDARY MAP OF THE CRYSTAL CENTER PUBLIC IMPROVEMENT DISTRICT SITUATED IN THE W.H. DENNIS SURVEY, ABSTRACT NO. 515 (ALSO KNOWN AS THE H.T. AND B. R.R. Co. SURVEY, SECTION 56, ABSTRACT NO. 515) AND THE H.T. AND B. R.R. Co. SURVEY, SECTION 57, ABSTRACT NO. 289 BRAZORIA COUNTY, TEXAS

DECEMBER 2024

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	658.00	227.21	019°47'04"	S 06°32'48" E	226.08
C2	1,420.00	458.48	018°29'57"	S 07°06'39" E	458.49
C3	11,669.16	2,900.35	014°14'27"	S 10°45'51" W	2,892.89
C4	996.45	776.93	044°40'25"	S 25°57'53" W	757.40
C5	446.46	293.44	037°39'28"	S 29°28'21" W	288.18
C6	260.00	37.19	008°11'45"	S 47°29'34" W	37.16

LINE	BEARING	DISTANCE
L1	N 87°08'57" E	153.93'
L2	S 48°18'05" W	184.28'
L3	S 40°28'02" W	134.81'
L4	S 87°49'26" W	4.96'
L5	N 02°32'26" W	390.87'
L6	S 66°17'31" W	237.01'
L7	S 86°17'31" W	314.70'
L8	N 03°42'29" W	157.42'
L9	S 51°35'28" W	100.24'
L10	N 46°36'20" W	80.00'
L11	N 54°57'27" W	10.11'
L12	N 54°55'11" W	119.14'
L13	N 02°42'31" W	77.79'
L14	N 87°46'39" E	59.50'



CITY OF IOWA COLONY

CITY COUNCIL MEETING MINUTES

Item 7.

Monday, December 02, 2024
6:00 PM

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

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

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 2nd day of December 2024, 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 McLean Barnett
- 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 6:00 P.M.

INVOCATION

Councilmember Varlack prayed aloud.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance and Texas Pledge were recited.

CITIZEN COMMENTS

There were no comments from the public.

EXECUTIVE SESSION- 6:03 P.M.

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

1. Deliberate the City Manager's employment agreement.

POST EXECUTIVE SESSION- 8:59 P.M.

ITEMS FOR CONSIDERATION

2. Consideration and possible action regarding the City Manager's employment agreement.

There was no action taken.

ADJOURNMENT

The meeting was adjourned at 9:00 P.M.

APPROVED THIS 13TH DAY OF JANUARY 2025

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor





CITY COUNCIL WORKSESSION MINUTES

Item 8.

Monday, December 09, 2024
4:00 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 9th day of December 2024, the City Council of the City of Iowa Colony, Texas, held a Worksession at 4:00 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 McLean Barnett
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 worksession to order at 4:00 P.M.

CITIZEN COMMENTS

There were no comments from the public.

ITEMS FOR DISCUSSION

1. Discussion on introduction of new staff members.
Chief Bell introduced Coby Miller as the newest patrol officer.
2. Discussion on CDBG Mitigation Project bids and funding.
Dinh presented the CDBG Mitigation Project bids and funding. The Council members discussed funding options. The consensus of the City Council is to move forward with the bid we have on hand with the guidance of \$50,000 from the government center and utilizing \$150,000 contingency and the remaining balance will come from fund balance.

EXECUTIVE SESSION-4:49 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:

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

4. Personnel matters related to the City Manager’s annual performance evaluation and employment agreement, including but not limited to the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Manager, or to hear a complaint or charge against the City Manager.

The Council returned at 6:57 P.M.

ADJOURNMENT

The worksession was adjourned at 6:58 P.M.

APPROVED THIS 13TH DAY OF JANUARY 2025

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor





**CITY OF
IOWA
COLONY**

CITY COUNCIL MEETING MINUTES

Item 9.

**Monday, December 09, 2024
7:00 PM**

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

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

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 9th day of December 2024, the City Council of the City of Iowa Colony, Texas, held a meeting at 7:00 P.M. at the Iowa Colony City Council Chambers, there being present and in attendance the following members to wit:

- Mayor Wil Kennedy
- Mayor Pro Tem Marquette Greene-Scott
- Councilmember McLean Barnett
- 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

Pastor Morris Emry provided the invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance and Texas Pledge were recited.

SPECIAL PRESENTATIONS & ANNOUNCEMENTS

There were no presentations or announcements.

CITIZEN COMMENTS

There were no comments from the public.

EXECUTIVE SESSION-7:02 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:

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

ITEMS FOR CONSIDERATION

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

Motion made by Mayor Pro Tem Greene-Scott consult with an outside firm to review and make recommendation to the city council regarding the City Manager's contract including previous and proposed revisions and amendments. , Seconded by Councilmember Varlack.

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

Motion made by Mayor Pro Tem Greene-Scott to retain an outside firm and/or attorney to investigate personnel matters to provide a report to City Council, Seconded by Councilmember Varlack.

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

Motion made by Councilmember Hargroder that the City Manager's pay will be in accordance with the performance review dated July 10, 2024 and any discrepancies corrected per the city policy, Seconded by Mayor Pro Tem Greene-Scott.

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

- 4. Consideration and possible action on a multi-party agreement to share the cost of the Northwest Regional Wastewater Treatment Plant Phase 1.

Motion made by Councilmember Hargroder to approve a multi-party agreement to share the cost of the Northwest Regional Wastewater Treatment Plant Phase 1, Seconded by Mayor Pro Tem Greene-Scott.

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

- 5. Consideration and possible action on a permit extension request at 7933 Iowa Colony Blvd.

Motion made by Mayor Pro Tem Greene-Scott to approve a permit extension at 7933 Iowa Colony Blvd. for 1 year from today on December 9, 2025 as is, Seconded by Councilmember Murray.

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

CONSENT AGENDA

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

Motion made by Councilmember Varlack to approve all consent agenda items as presented, Seconded by Councilmember Hargroder.

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

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

COUNCIL COMMENTS

Mayor Pro Tem Greene-Scott thanked all those in attendance. She mentioned that the Festival of Lights event was so nice. She wished everyone a Merry Christmas.

Councilmember Murray stated that the Festival of Lights was amazing. She notified everyone that we will be having the first ever MLK day parade on January 18th. She wished everyone a Merry Christmas.

Councilmember Barnett mentioned that we will be experiencing cold weather soon.

Councilmember Boyce thanked everyone who attended the Festival of Lights. He is looking forward to the MLK parade. He stated that Councilmember Murray is doing a great job planning the event. He congratulated the Iowa Colony football team for their efforts in playoffs.

Councilmember Varlack thanked the staff for everything they do. He wished everyone a Merry Christmas. He reminded everyone to stay safe throughout the holidays and to be responsible. We are looking forward to the MLK parade.

Councilmember Hargroder thanked those in attendance. The Iowa Colony Fire Department will be having their Christmas parade next weekend. She encourages those who are able to make a float and participate to please do so. She is looking forward to the MLK day parade as well.

Mayor Kennedy informed every one of his dad's passing on Veteran's Day. He thanked everyone for their support and prayers during this time. He is excited about all the upcoming events. He commended the Pioneers on their efforts at the game at NRG. He thanked staff for everything that they do. He stated that the Festival of Lights event was fantastic.

STAFF REPORTS

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

The Council returned to executive session at 8:45 P.M.

The Council returned to open session at 9:26 P.M.

ADJOURNMENT

The meeting was adjourned at 9:28 P.M.

APPROVED THIS 13TH DAY OF JANUARY 2025

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor



Tuesday, December 31, 2024

Sean Conley
Conley Land Services, LLC
11003 Buttonwood Creek Trail
Tomball, TX 77375
sean@conleyland.com

Re: The Market at Creekhaven North Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 5192
ALLC Project No. 16007-2-402

Dear Mr. Conley:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of The Market at Creekhaven North Preliminary Plat, received on or about December 23, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on December 23, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than January 2, 2025, for consideration at the January 7, 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: 16007-2-402

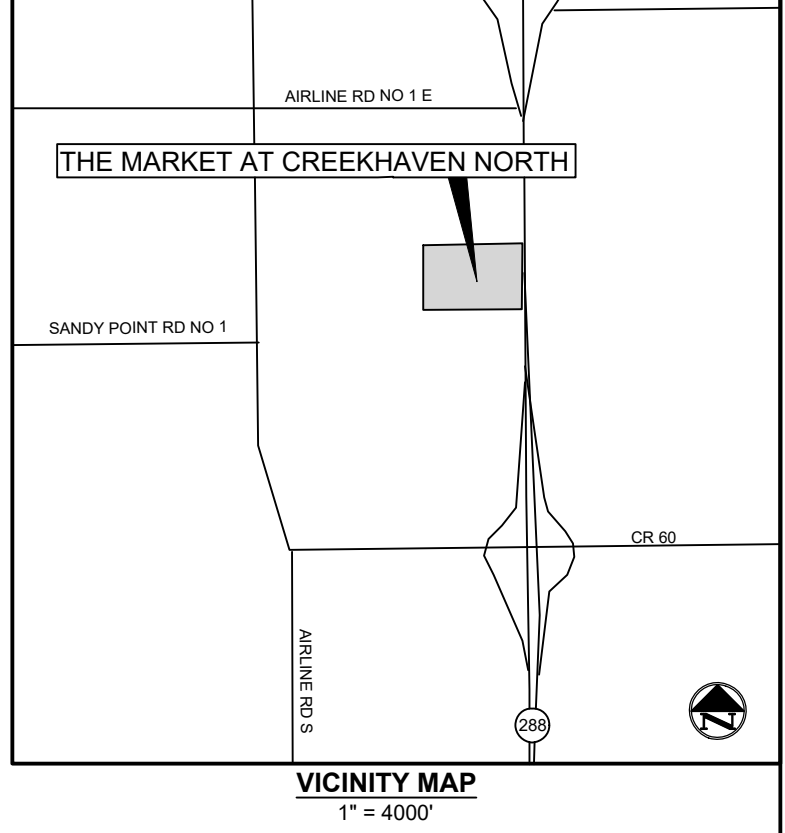
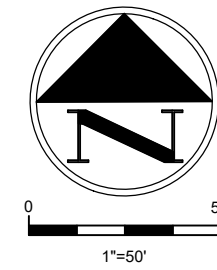
STATE OF TEXAS
COUNTY OF BRAZORIA
WE, MH CREEKHAVEN, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH PARVEZ MERCHANT, MANAGING MEMBER, AND MOUNANG DESAI, MANAGING MEMBER, OWNERS OF THE 6.435 ACRES OF LAND DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF THE MARKET AT CREEKHAVEN NORTH, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

Table with 6 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Rows C1, C2, C3, C4.

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1, L2.

BENCHMARK NOTE

PAM 88 ARP
2" GALVANIZED STEEL PIPE LOCATED AT THE SOUTHEAST CORNER OF A WASTEWATER TREATMENT PLANT HAVING THE ADDRESS 9407 COPPER COVE LN, ROSHARON, TX 77583 ELEV. 63.20 NAVD88



MH CREEKHAVEN, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: PARVEZ MERCHANT, MANAGING MEMBER

BY: MOUNANG DESAI, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PARVEZ MERCHANT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOUNANG DESAI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL PLANNING AND ZONING COMMISSION APPROVAL

WIL KENNEDY, MAYOR DAVID HURST, CHAIRMAN PLANNING AND ZONING COMMISSION

MCLEAN BARNETT, COUNCIL MEMBER LES HOSEY PLANNING AND ZONING COMMISSION MEMBER

ARNETTA HICKS-MURRAY, COUNCIL MEMBER BRENDA DILLON PLANNING AND ZONING COMMISSION MEMBER

MARQUETTE GREENE-SCOTT, COUNCIL MEMBER BRIAN JOHNSON PLANNING AND ZONING COMMISSION MEMBER

TIMOTHY VARLACK, COUNCIL MEMBER TERRY HAYES PLANNING AND ZONING COMMISSION MEMBER

SYDNEY HARGRODER, COUNCIL MEMBER ROBERT WALL PLANNING AND ZONING COMMISSION MEMBER

KAREEM BOYCE, COUNCIL MEMBER WARREN DAVIS JR. PLANNING AND ZONING COMMISSION MEMBER

DINH HO, P.E., CITY ENGINEER DATE

DATE

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

LEE WALDEN, P.E. DATE PRESIDENT

KERRY L. OSBURN DATE VICE PRESIDENT

BRANDON MIDDLETON DATE SECRETARY/TREASURER

DINH V. HO, P.E., C.F.M. DATE DISTRICT ENGINEER

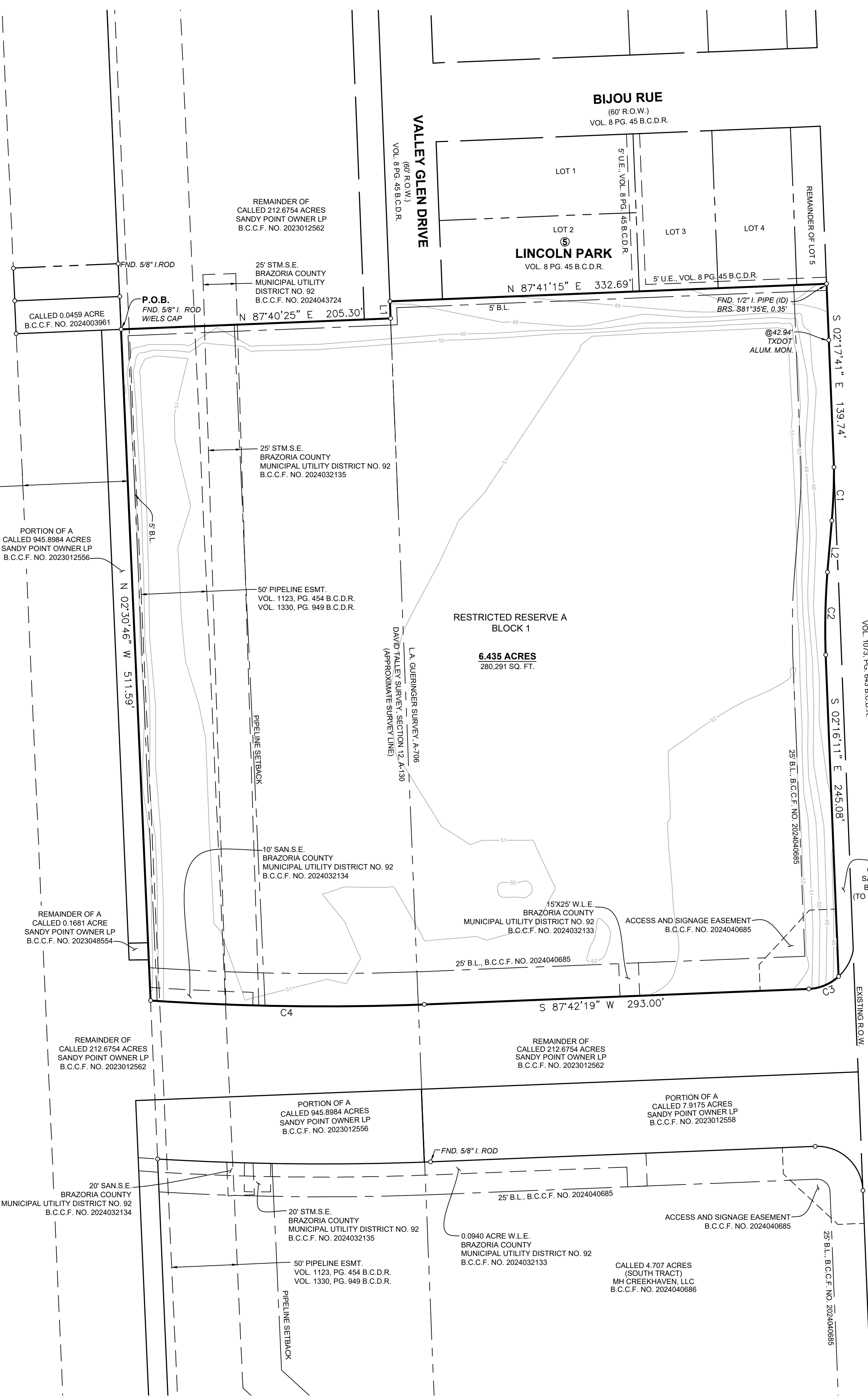
NOTE: PROJECT FIELD STARTUP WILL BEGIN WITHIN 365 CALENDAR DAYS FROM THE DATE SHOWN HEREON. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED.

I, SEAN CONLEY, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT ALL BEARINGS, DISTANCES, AND OTHER ASSOCIATED BOUNDARY INFORMATION ON THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET UNLESS OTHERWISE NOTED, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

SEAN CONLEY, RPLS
TEXAS REGISTRATION NO. 6739

NOTES

- 1. BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS.
2. ALL BOUNDARY CORNERS FOR THE PLAT SHOWN HEREON ARE FOUND 5/8-INCH IRON RODS WITH CAP STAMPED "ELS" UNLESS OTHERWISE NOTED.
3. THE PROPERTY SUBDIVIDED IN THIS FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY, THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 92 AND BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5.
4. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM SEWER DRAINAGE IMPROVEMENTS IF ANY AND WHICH MAY INCLUDE DETENTION HAVE BEEN CONSTRUCTED.
5. THIS PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY CITY COUNCIL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY CITY COUNCIL.
6. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
7. THIS PLAT IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS RECORDED UNDER B.C.C.F. NOS. 2024003961 AND 2024040685.
8. SURVEYED PROPERTY LIES IN UNSHADED ZONE X (AREAS OUTSIDE 0.2% ANNUAL CHANGED FLOOD) ACCORDING TO FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY UNINCORPORATED AREAS, MAP NUMBER 48039C0120K, DATED EFFECTIVE 12/30/2020.
9. THE DEVELOPER/HOMEOWNERS ASSOCIATION/MUNICIPAL UTILITY DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF OIL RESTRICTED RESERVES.
10. 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.
11. CONTOUR LINES SHOWN HEREON ARE BASED ON GPS OBSERVATION AND REFERENCE TO NGS BENCH MARK PAM 88 ARP BEING NOTED HEREON.



LEGEND
A.E. AERIAL EASEMENT
ALUM. ALUMINUM
B.C.C.F. NO. BRAZORIA COUNTY CLERKS FILE NUMBER
B.C.D.R. BRAZORIA COUNTY DEED RECORDS
B.L. BUILDING LINE
BRS. BEARS DOCUMENT
DOC. DOCUMENT
ESMT. EASEMENT
FND. FOUND
I. IRON
ID. INSIDE DIAMETER
MON. MONUMENT
PG. PAGE
R.O.W. RIGHT OF WAY
SAN.S.E. SANITARY SEWER EASEMENT
SQ. FT. SQUARE FEET
STM.S.E. STORM SEWER EASEMENT
U.E. UTILITY EASEMENT
VOL. VOLUME
W.L.E. WATER LINE EASEMENT
FND. 5/8" I. ROD WELLS CAP

STATE HIGHWAY 288
(420' R.O.W.)
VOL. 1057 PG. 910 B.C.D.R.
VOL. 1038 PG. 874 B.C.D.R.
VOL. 1073 PG. 849 B.C.D.R.

PORTION OF A CALLED 7.915 ACRES SANDY POINT OWNER LP B.C.C.F. NO. 2023012558 (TO BE DEDICATED TO TXDOT BY PARCEL PLAT)

DESCRIPTION OF 6.435 ACRES OF LAND SITUATED IN THE DAVID TALLEY SURVEY, SECTION 12, ABSTRACT NO. 130 AND THE L.A. GUERINGER SURVEY, ABSTRACT NO. 706 CITY OF IOWA COLONY BRAZORIA COUNTY, TEXAS

BEING 6.435 ACRES (280,291 SQUARE FEET) OF LAND SITUATED IN THE DAVID TALLEY SURVEY, SECTION 12, SURVEY, ABSTRACT NO. 130 AND THE L.A. GUERINGER SURVEY, ABSTRACT NO. 706, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 6.435 ACRE TRACT OF LAND, DESIGNATED NORTH TRACT, DESCRIBED IN AN INSTRUMENT TO MH CREEKHAVEN, LLC RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2024040685, SAID 6.435 ACRES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM ON 1983, SOUTH CENTRAL ZONE:

- BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE NORTHWEST CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF A CALLED 0.0459 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT RECORDED UNDER B.C.C.F. NO. 2024003961;
THENCE N 87°40'25" E, A DISTANCE OF 205.30 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;
THENCE N 02°17'21" W, A DISTANCE OF 13.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF LINCOLN PARK, A SUBDIVISION PER SUBDIVISION PLAT RECORDED UNDER VOLUME 8, PAGE 45 OF THE BRAZORIA COUNTY DEED RECORDS;
THENCE N 87°41'15" E, A DISTANCE OF 332.69 FEET WITH THE SOUTH LINE OF SAID LINCOLN PARK TO A POINT FOR THE NORTHEAST CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, LYING ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 (420 FEET WIDE) AS RECORDED UNDER VOLUME 1057, PAGE 910, VOLUME 1038, PAGE 874 AND VOLUME 1073, PAGE 843, ALL OF THE BRAZORIA COUNTY DEED RECORDS, FROM WHICH A 1/2-INCH IRON PIPE (INSIDE DIAMETER) FOUND FOR REFERENCE BEARS S 81°35' E, A DISTANCE OF 0.35 OF ONE FOOT;
THENCE S 02°17'41" E, WITH THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 288, AT A DISTANCE OF 42.94 FEET PASSING AN ALUMINUM TXDOT MONUMENT FOUND FOR REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 139.74 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND WITH A CURVE TO THE RIGHT, AN ARC LENGTH OF 40.75 FEET, HAVING A RADIUS OF 488.00 FEET, A CENTRAL ANGLE OF 04°47'02", AND A CHORD BEARING S 02°18'37" W, A DISTANCE OF 40.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE LEFT;
THENCE S 04°42'08" W, A DISTANCE OF 39.39 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
THENCE WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 63.03 FEET, HAVING A RADIUS OF 518.00 FEET, A CENTRAL ANGLE OF 06°58'19", AND A CHORD BEARING S 01°12'59" W, A DISTANCE OF 62.99 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR POINT OF TANGENCY;
THENCE S 02°16'11" E, A DISTANCE OF 245.08 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE SOUTHEAST CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH ITS CENTER BEARS N 43°18'13" W, 35.00 FEET;
THENCE WITH A CURVE TO THE RIGHT, AN ARC LENGTH OF 25.05 FEET, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 41°00'33", AND A CHORD BEARING S 87°12'03" W, A DISTANCE OF 24.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR POINT OF TANGENCY;
THENCE S 87°42'19" W, A DISTANCE OF 293.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
THENCE WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 208.44 FEET, HAVING A RADIUS OF 1,940.00 FEET, A CENTRAL ANGLE OF 06°09'21", AND A CHORD BEARING N 89°13'01" W, A DISTANCE OF 208.34 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ELS" FOUND FOR THE SOUTHWEST CORNER OF SAID 6.435 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;
THENCE N 02°30'46" W, A DISTANCE OF 511.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.435 ACRES OR 280,291 SQUARE FEET OF LAND.

PRELIMINARY PLAT OF THE MARKET AT CREEKHAVEN NORTH BEING A SUBDIVISION OF 6.435 ACRES OF LAND SITUATED IN THE DAVID TALLEY SURVEY, SECTION 12, ABSTRACT 130 AND L.A. GUERINGER SURVEY ABSTRACT 706 CITY OF IOWA COLONY BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE
OWNER MH CREEKHAVEN, LLC, A TEXAS LIMITED LIABILITY COMPANY 5400 PONTE W. CIRCLE RICHMOND, TX 77469

ENGINEER ALJ Lindsey 18635 N. ELDRIDGE PARKWAY, SUITE 200 TOMBALL, TX 77377

SURVEYOR CONLEY LAND SERVICES, LLC 11003 BUTTWOOD CREEK TRAIL TOMBALL, TX 77375 TEL. (832) 725-4997 CLEVELAND.COM TBPELS FIRM NO. 10194732

Tuesday, December 31, 2024

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

Re: Ellwood Section 2 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 5256
Adico, LLC Project No. 16007-2-406

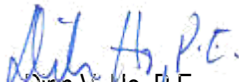
Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Section 2 Preliminary Plat, received on or about December 30, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on December 30, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than January 2, 2025, for consideration at the January 7, 2025, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC

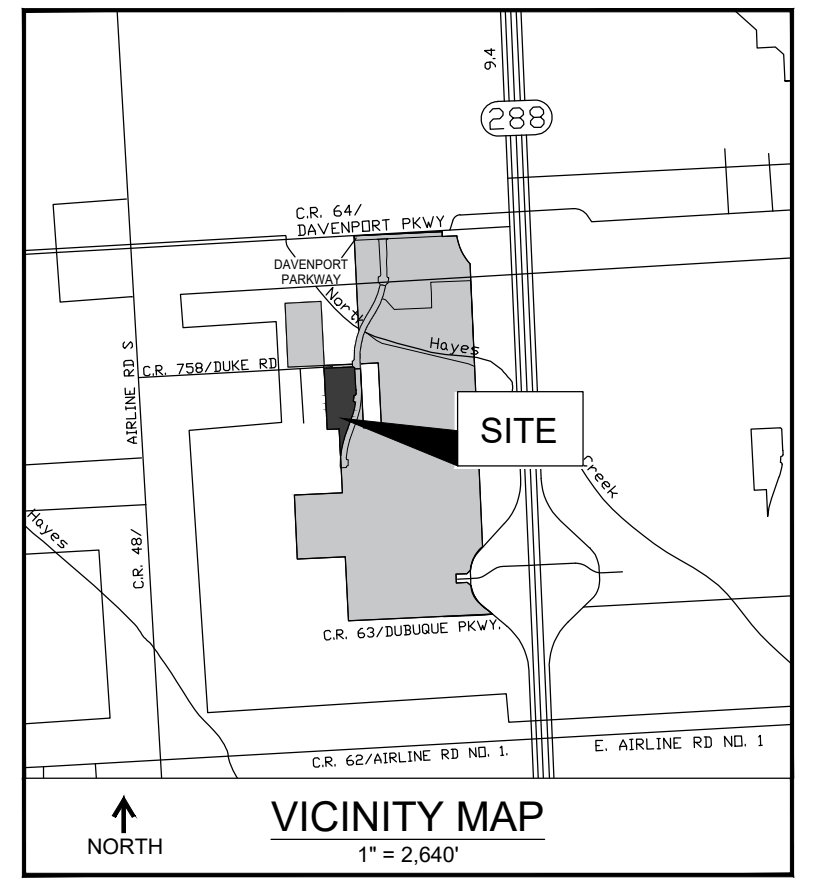

Dim V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-406

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 43039C0120K, dated December 30, 2020, the property lies within Shaded Zone X and Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.R. indicates Brazoria County Deed Record.
B.C.P.R. indicates Brazoria County Plat Record.
B.L. indicates Building Line.
C.R. indicates County Road.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
V.O.L. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Drainage plans to be provided prior to final plat submittal.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and rest in the dedicator, his heirs, assigns, or successors.
- Final Plat is subject to the conditions and approval of the General Plan and adjacent plats.

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



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

PARK LAND TABLE

PLAT	ACREAGE
BCMUD NO. 57 LIFT STATION NO. 3	0.00 AC.
BCMUD NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PKWY, ST. DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	0.00 AC.
ELLWOOD SECTION 1A	0.51 AC.
ELLWOOD SECTION 1B	0.37 AC.
ELLWOOD SECTION 2	0.47 AC.
ELLWOOD SECTION 3	0.83 AC.
ELLWOOD RECREATION RESERVE	1.77 AC.
TOTAL	5.61 AC.

1) PARK LAND IN DETENTION RESERVES IS CALCULATED AT 50% OF THE AREA OF THE MAINTENANCE BERM. MAINTENANCE BERM INCLUDES TRAILS, IS AN AVERAGE MINIMUM WIDTH OF 30' AND A MINIMUM WIDTH OF 20', AND HAS SIDE SLOPES THAT DO NOT EXCEED A 5:1 RATIO.
2) ALL OTHER PARK LAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A 'RECREATION' RESTRICTION.

LAND USE TABLE

PLAT	SF - 60%	SF - 50%	COMM.	INST.	ARTERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	-	1.34 AC.
DAVENPORT PKWY, ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.76 AC.	24.76 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	-	1.58 AC.	-	1.58 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	-	2.12 AC.	0.34 AC.	2.46 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	2.82 AC.	0.03 AC.	2.85 AC.
ELLWOOD SECTION 1A	0.44 AC.	1.71 AC.	-	-	-	-	2.15 AC.
ELLWOOD SECTION 1B	4.00 AC.	11.34 AC.	-	-	-	-	15.34 AC.
ELLWOOD SECTION 2	-	4.82 AC.	-	-	-	-	4.82 AC.
ELLWOOD SECTION 3	8.71 AC.	4.61 AC.	-	-	-	-	13.32 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.77 AC.	1.77 AC.
TOTAL	13.15 AC. (15.5%)	22.48 AC. (26.5%)	9.11 AC. (10.7%)	1.62 AC. (1.8%)	8.00 AC. (9.4%)	30.73 AC. (36.2%)	84.99 AC. (100%)

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

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.16'	S 47°47'10" E	35.28'
C2	960.00'	57.53'	S 01°11'34" W	57.52'
C3	25.00'	41.01'	S 47°31'02" E	36.56'
C4	25.00'	41.01'	S 38°29'47" E	36.56'
C5	960.00'	179.24'	S 13°50'44" W	178.98'
C6	1040.00'	286.61'	S 11°17'57" W	285.71'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 03°03'49" E	40.00'
L2	S 04°30'37" W	80.00'
L3	S 87°14'55" W	11.00'

RESERVE TABLE

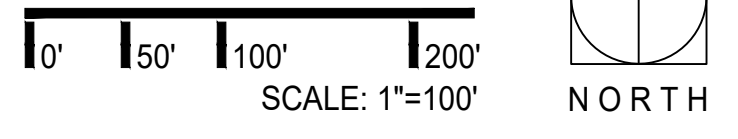
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	COMPENSATING OPEN SPACE	20,296.11	0.47
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	9,951.08	0.23
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	13,691.46	0.31
D	RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	20,606.78	0.47
TOTAL		64,545.32	1.48

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)
1	1	9,465.39
	2	6,445.52
	3	6,820.15
	4	8,782.54
	5	8,050.74
	6	15,760.65
	7	10,282.25
	8	6,583.08
	9	6,579.50
	10	6,579.50
	11	6,579.50
	12	6,579.50
	13	6,579.50
	14	6,579.50
	15	6,579.50
	16	7,307.10
	17	15,061.05
	18	12,066.37
	19	6,544.05
	20	6,597.50
	21	6,553.80
	22	6,502.79
	23	9,170.32
	24	8,385.58
	25	6,865.75
	26	6,588.25

COMPENSATING OPEN SPACE TABLE

A. TOTAL NO. OF LOTS <6,600 S.F.:	14
B. TOTAL AREA OF LOTS <6,600 S.F.:	91,997.40 S.F.
C. AVERAGE LOT SIZE <6,600 S.F. (B/A):	6,571.24 S.F.
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C):	150 S.F.
E. COMPENSATING OPEN SPACE REQUIRED (A x D):	2,100 S.F.
F. TOTAL COMPENSATING OPEN SPACE PROVIDED:	20,296.11 S.F.



Ellwood Section 2 Preliminary Plat
Being a subdivision of 8.22 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 462 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.

26 Lots, 1 Block and 4 Reserves
Owner: KLLB AIV LLC, a Delaware Limited Liability Company

December 6, 2024

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRATEAM.COM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO. 221-022-02
No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

Tuesday, December 31, 2024

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

Re: Ellwood Section 3 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 5257
Adico, LLC Project No. 16007-2-404


Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Section 3 Preliminary Plat, received on or about December 30, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on December 30, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than January 2, 2025, for consideration at the January 7, 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, COIC
Robert Hemminger, COIC
File: 16007-2-404

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
 - The Coordinates shown here are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4839C0120K, dated December 30, 2020, the property lies within Zone AE and Unshaded Zone X.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.A.E. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.C. indicates Sanitary Sewer Control.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
 indicates change in street name.
 - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
 - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
 - This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
 - Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
 - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
 - The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
 - Drainage plans to be provided prior to final plat submittal.
 - Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ellwood Section 3 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
 - Reserve "B" and Reserve "D" shall provide 0.83 acres of park land.
 - Areas identified as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of the property in the subdivision. Reserve E shall provide compensating open space for Ellwood Section 3.
 - No residential, commercial, or industrial structure, other than structures necessary to operate the Facility or Pipeline, shall be erected at or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure distribution system pipeline as defined herein.
 - Final plats are subject to the conditions and approval of the General Plan and adjacent plats.
 - One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and revest in the dedicator, his heirs, assigns, or successors.

PARK LAND TABLE

PLAT	ACREAGE
BCMUD NO. 57 LIFT STATION NO. 3	0.00 AC.
BCMUD NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PKWY. ST. DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	0.51 AC.
ELLWOOD SECTION 1A	0.37 AC.
ELLWOOD SECTION 1B	0.37 AC.
ELLWOOD SECTION 2	0.47 AC.
ELLWOOD SECTION 3	0.83 AC.
ELLWOOD RECREATION RESERVE	1.77 AC.
TOTAL	5.61 AC.

1) PARK LAND IN DETENTION RESERVES IS CALCULATED AT 50% OF THE AREA OF THE MAINTENANCE BERM. MAINTENANCE BERM INCLUDES TRAILS, IS AN AVERAGE MINIMUM WIDTH OF 30' AND A MINIMUM WIDTH OF 20'. AND HAS SIDE SLOPES THAT DO NOT EXCEED A 5:1 RATIO.
2) ALL OTHER PARK LAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.

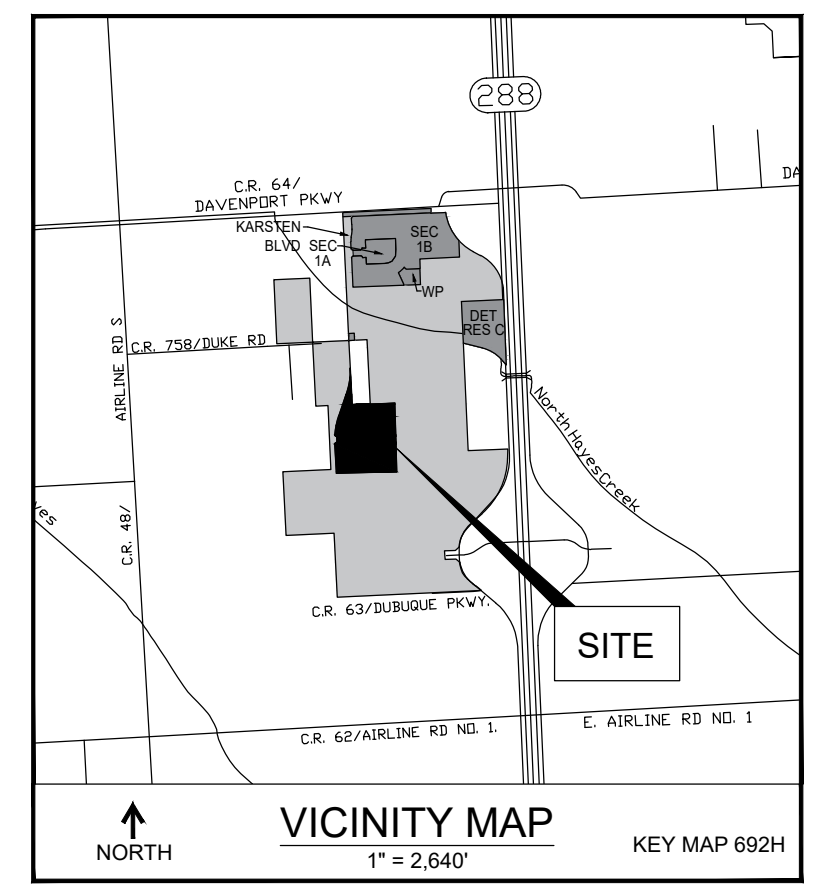
LAND USE TABLE

PLAT	SF - 60%	SF - 50%	COMM.	INST.	ARTERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	-	1.34 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.76 AC.	24.76 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	-	-	-	-	9.11 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	-	1.58 AC.	-	1.58 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	-	2.12 AC.	0.34 AC.	2.46 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	2.82 AC.	0.03 AC.	2.85 AC.
ELLWOOD SECTION 1A	0.44 AC.	1.71 AC.	-	-	-	0.51 AC.	2.66 AC.
ELLWOOD SECTION 1B	4.00 AC.	11.34 AC.	-	-	-	0.37 AC.	15.71 AC.
ELLWOOD SECTION 2	-	4.82 AC.	-	-	-	-	4.82 AC.
ELLWOOD SECTION 3	8.71 AC.	4.61 AC.	-	-	-	-	13.32 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	-	1.77 AC.
TOTAL	13.15 AC.	22.48 AC.	9.11 AC.	1.52 AC.	8.00 AC.	30.73 AC.	84.99 AC.
	(28.5%)	(50.7%)	(10.7%)	(1.8%)	(8.4%)	(34.9%)	(100%)

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

COMPENSATING OPEN SPACE TABLE

A. TOTAL NO. OF LOTS <6,600 S.F.:	6
B. TOTAL AREA OF LOTS <6,600 S.F.:	39,297.38 S.F.
C. AVERAGE LOT SIZE <6,600 S.F. (B/A):	6,549.56 S.F.
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C):	150 S.F.
E. COMPENSATING OPEN SPACE REQUIRED (A X D):	1,050 S.F.
F. TOTAL COMPENSATING OPEN SPACE PROVIDED:	5,117.89 S.F.



RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	9,200.73	0.21
B	LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	25,266.35	0.58
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,017.51	0.12
D	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	10,846.53	0.25
E	COMPENSATING OPEN SPACE	5,117.89	0.12
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	8,151.18	0.19
TOTAL		63,600.19	1.47

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 02°54'07" E	10.00'
L2	N 02°45'05" W	80.10'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	41.50'	N 44°48'34" E	36.30'
C2	25.00'	41.00'	N 45°49'28" W	36.52'
C3	960.00'	301.36'	N 10°12'04" E	300.13'
C4	1040.00'	401.21'	N 08°08'33" W	398.73'

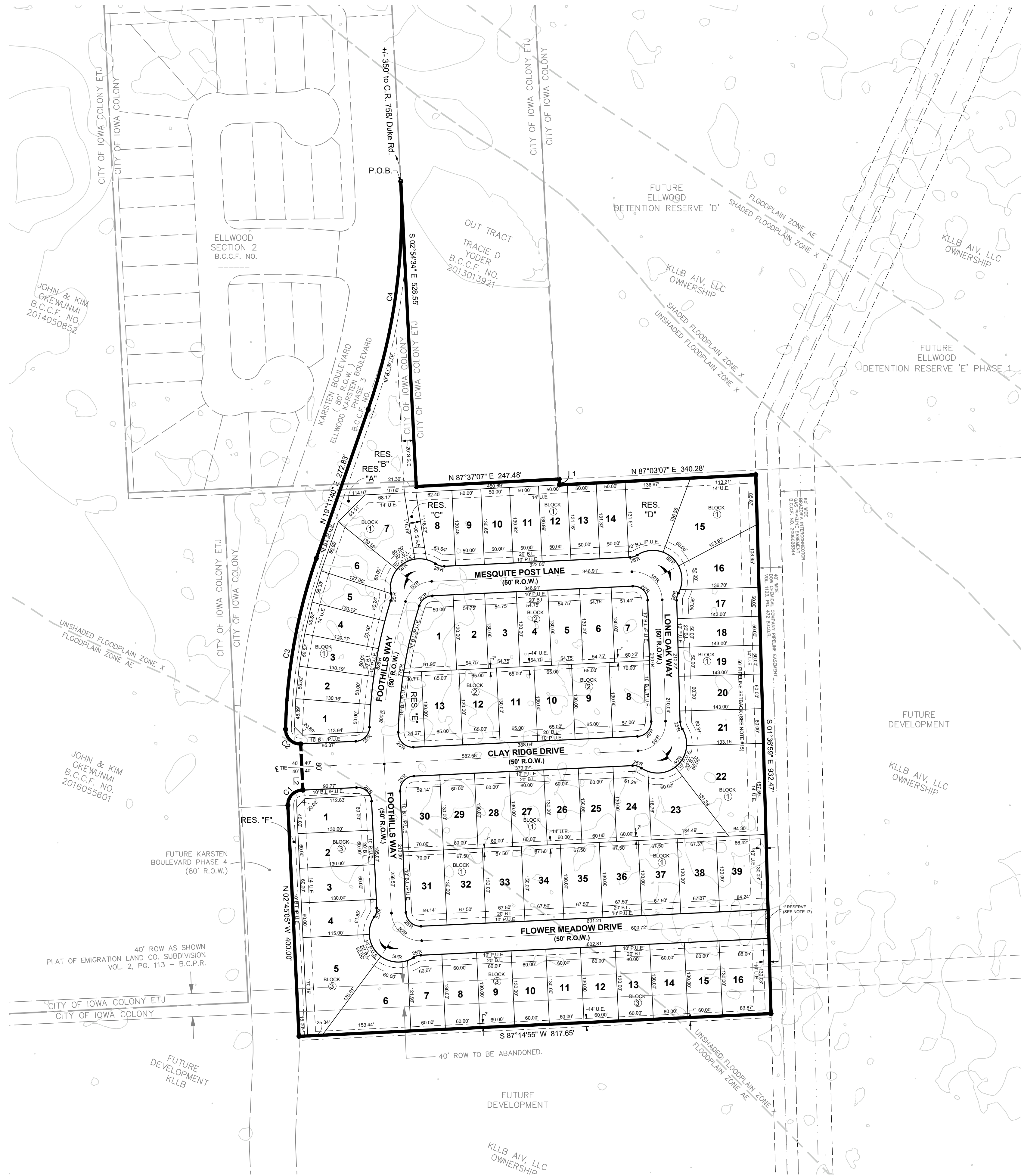
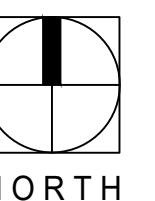
LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)
1	1	7,108.92
1	2	6,841.30
1	3	6,841.51
1	4	6,839.69
1	5	6,802.35
1	6	8,108.52
1	7	10,615.74
1	8	7,046.86
1	9	6,528.11
1	10	6,536.69
1	11	8,545.27
1	12	6,553.85
1	13	6,562.44
1	14	6,571.02
1	15	16,659.53
1	16	10,203.41
1	17	7,106.78
1	18	7,150.00
1	19	7,150.00
1	20	8,580.00
1	21	8,332.96
1	22	18,389.94
1	23	10,973.97
1	24	7,683.60
1	25	7,800.00
1	26	7,800.00
1	27	7,800.00
1	28	7,800.00
1	29	7,800.00
1	30	8,965.87
1	31	8,965.87
1	32	8,775.00
1	33	8,775.00
1	34	8,775.00
1	35	8,775.00
1	36	8,775.00
1	37	8,775.00
1	38	8,757.60
1	39	11,067.74
2	1	9,639.08
2	2	7,117.50
2	3	7,117.50
2	4	7,117.50
2	5	7,117.50
2	6	7,117.50
2	7	7,800.00
2	8	8,804.51
2	9	8,450.00
2	10	8,450.00
2	11	8,450.00
2	12	8,450.00
2	13	8,450.00
3	1	7,686.63
3	2	7,800.00
3	3	7,800.00
3	4	7,424.63
3	5	15,097.01
3	6	12,673.60
3	7	7,719.89
3	8	7,800.00
3	9	7,800.00
3	10	7,800.00
3	11	7,800.00
3	12	7,800.00
3	13	7,800.00
3	14	7,800.00
3	15	7,800.00
3	16	11,079.98

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

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POST 30, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 57 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
 ELEV=52.00 (NAVD '88) 1991 ADJUSTMENT



Ellwood Section 3 Preliminary Plat
 Being a subdivision of 17.85 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lots 467, 468, 470, 471, 473, & 476 of the Emigration Land Co. Subdivision in the City of Iowa Colony, Brazoria County, Texas.

68 Lots, 3 Blocks and 6 Reserves
 Owner: KLLB AIV, LLC, a Texas Limited Partnership

December 6, 2024

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

EHRA JOB NO. 221-022-03
 No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

Tuesday, December 31, 2024

Ashley Waggoner
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: awaggoner@ehra.team

Re: Ellwood Karsten Boulevard Phase 2 Street Dedication Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 5254
Adico, LLC Project No. 16007-2-405

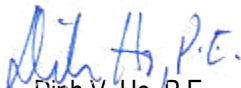
Dear Ms. Waggoner:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Karsten Boulevard Phase 2 Street Dedication Preliminary Plat, received on or about December 30, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on December 30, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than January 2, 2025, for consideration at the January 7, 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, COIC
Robert Hemminger, COIC
File: 16007-2-405

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803902120K, dated December 30, 2020, the property lies within Zone AE, Shaded Zone X, and Floodway. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District 45.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Drainage plans to be provided prior to final plat submittal.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and revest in the dedicator, his heirs, assigns, or successors.
- The 40' of right-of-way recorded under Volume 2, Page 113 of the Brazoria County Plat Records as shown on the Plat of Emigration Land Co. Subdivision, will be abandoned by plat. A new 20' public access easement is to be established and will serve as access to Brazoria County Municipal Utility District Number 57 Lift Station Number 3 and to the property owner immediately to the south.
- Final Plat is subject to the conditions and approval of the General Plan and adjacent plats.

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-12 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND. ELEV.=52.00 (NAVD 88) 1991 ADJUSTMENT

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	540.00'	177.01'	N 06°37'37" E	176.22'
C2	460.00'	151.96'	S 06°33'15" W	151.27'
C3	250.00'	5.14'	N 81°26'43" E	5.13'
C4	560.00'	184.99'	N 06°33'15" E	184.10'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 87°14'00" E	90.00'
L2	S 02°54'34" E	81.14'
L3	S 87°20'14" W	105.00'
L4	S 03°32'49" E	40.00'
L5	N 02°54'34" W	40.18'

LAND USE TABLE

PLAT	SF - 60's	SF - 50's	COMM.	INST.	ARTERIALS & COLLECTORS	PARKS & OPEN SPACES	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	-	1.34 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.76 AC.	24.76 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	-	1.58 AC.	-	1.58 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	-	2.12 AC.	0.34 AC.	2.46 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	2.82 AC.	0.03 AC.	2.85 AC.
ELLWOOD SECTION 1A	0.44 AC.	1.71 AC.	-	-	-	0.51 AC.	2.66 AC.
ELLWOOD SECTION 1B	4.00 AC.	11.34 AC.	-	-	-	0.37 AC.	15.71 AC.
ELLWOOD SECTION 2	-	4.82 AC.	-	-	-	-	4.82 AC.
ELLWOOD SECTION 3	8.71 AC.	4.61 AC.	-	-	-	-	14.79 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.77 AC.	1.77 AC.
TOTAL	13.15 AC.	22.48 AC.	9.11 AC.	1.52 AC.	8.00 AC.	30.73 AC.	84.99 AC.
	(15.5%)	(26.5%)	(10.7%)	(1.8%)	(9.4%)	(36.2%)	(100%)

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

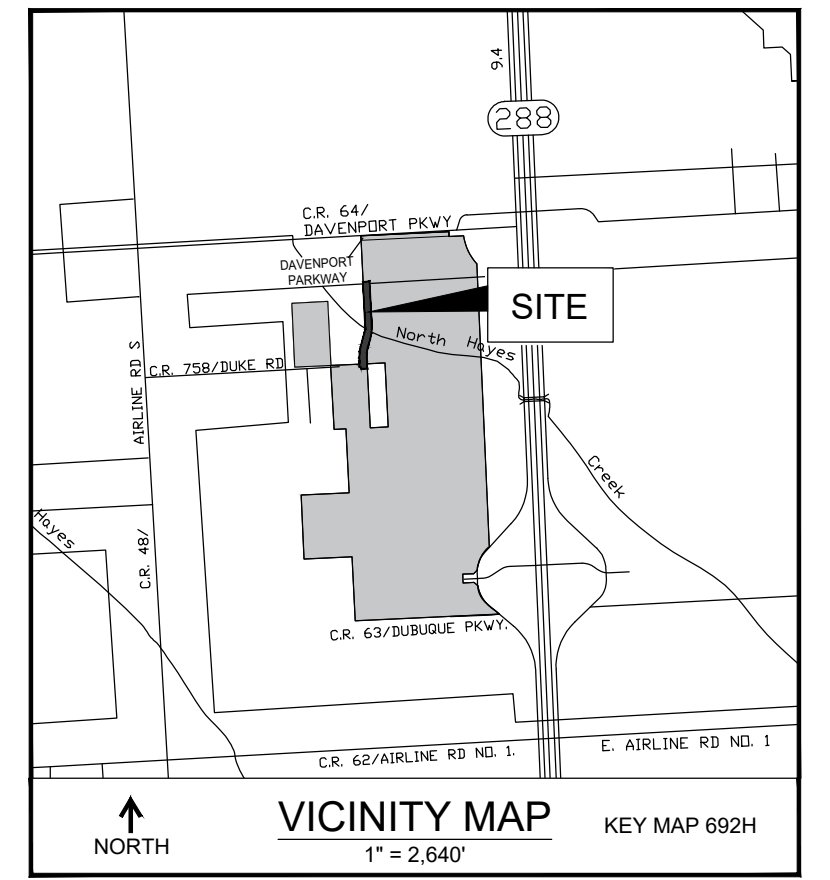
PARK LAND TABLE

PLAT	ACREAGE
BCMUD NO. 57 LIFT STATION NO. 3	0.00 AC.
BCMUD NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PKWY. ST. DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	0.00 AC.
ELLWOOD SECTION 1A	0.51 AC.
ELLWOOD SECTION 1B	0.37 AC.
ELLWOOD SECTION 2	0.47 AC.
ELLWOOD SECTION 3	0.83 AC.
ELLWOOD RECREATION RESERVE	1.77 AC.
TOTAL	5.61 AC.

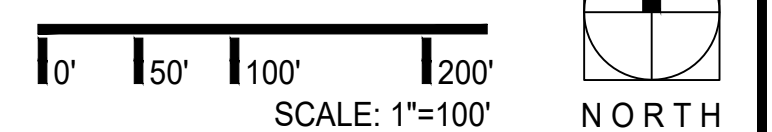
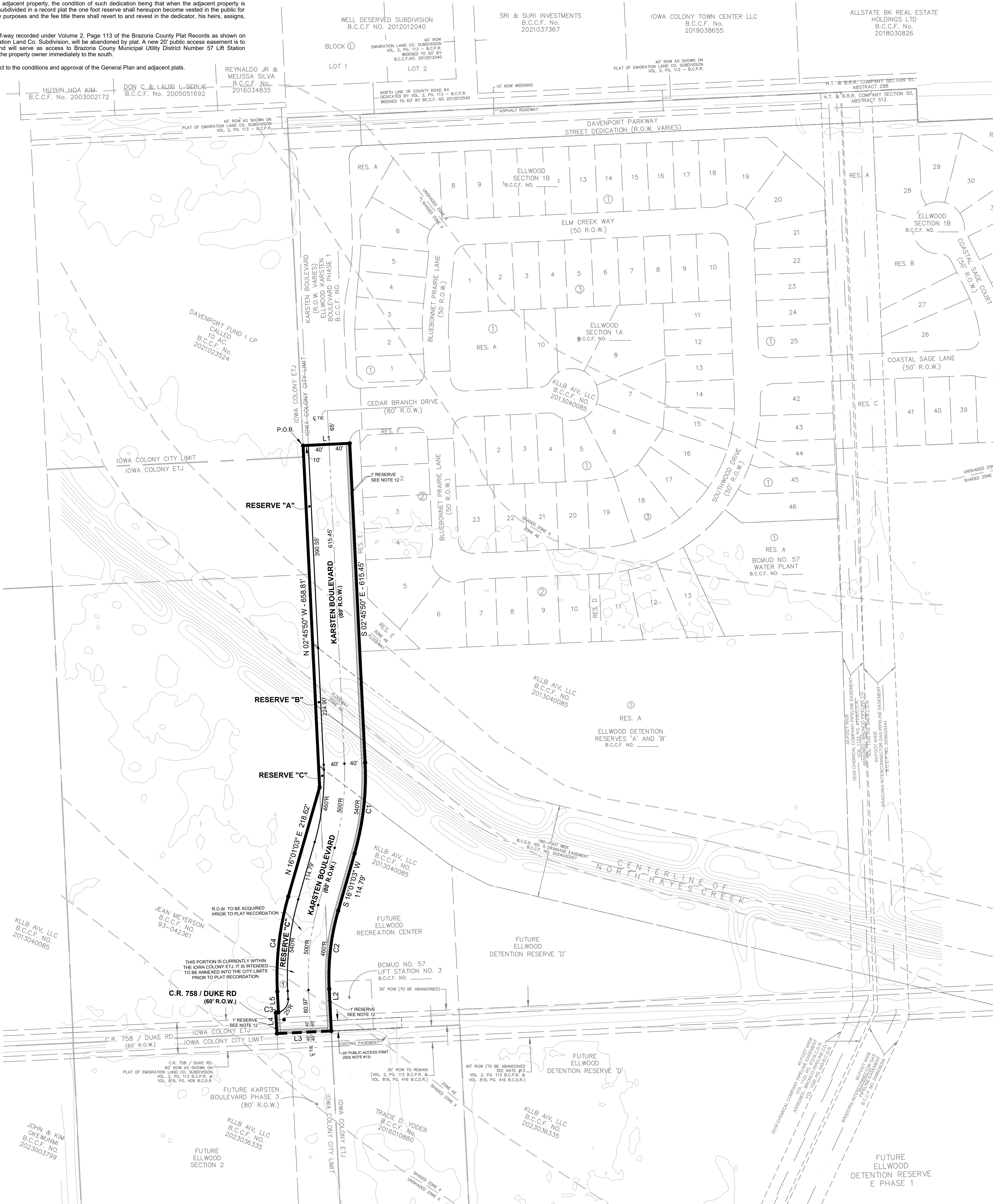
1) PARK LAND IN DETENTION RESERVES IS CALCULATED AT 50% OF THE AREA OF THE MAINTENANCE BERM. IF MAINTENANCE BERM INCLUDES TRAILS, IS AN AVERAGE MINIMUM WIDTH OF 10' AND A MINIMUM WIDTH OF 20' AND HAS SIDE SLOPES THAT DO NOT EXCEED A 5:1 RATIO.
2) ALL OTHER PARK LAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, ROADWAY/ACCESS & UTILITY PURPOSES	3,883.75	0.09
B	DRAINAGE	2,344.72	0.05
C	LANDSCAPE, OPEN SPACE, ROADWAY/ACCESS & UTILITY PURPOSES	8,638.28	0.20
TOTAL		14,866.75	0.34



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



Ellwood Karsten Boulevard Phase 2 Street Dedication Preliminary Plat
 Being a subdivision of 2.46 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lots 461, 462, 467, & 468 of the Emigration Land Company Subdivision in the City of Iowa Colony and ETJ, Brazoria County, Texas.

1 Block and 1 Reserve
 Owner: KLLB AIV LLC, a Delaware Limited Liability Company

December 6, 2024

EHRA
 ENGINEERING THE FUTURE SINCE 1936
 10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRATEAM.COM
 TBPE No. F-726
 TBPLS No. 10092300

EHRA JOB NO. 221-022-101
 No warranty or representation of intended use, design or proposed improvements are made hereon. All Plans for land or facilities are subject to change without notice.

Tuesday, December 31, 2024

Ashley Waggoner
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: awaggoner@ehra.team

Re: Ellwood Karsten Boulevard Phase 3 Street Dedication Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 5253
Adico, LLC Project No. 16007-2-407

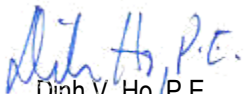
Dear Ms. Waggoner:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Karsten Boulevard Phase 3 Street Dedication Preliminary Plat, received on or about December 30, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on December 30, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than January 2, 2025, for consideration at the January 7, 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, COIC
Robert Hemminger, COIC
File: 16007-2-407

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742195.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K, dated December 30, 2020, the property lies within Zone AE, Shaded Zone X, and Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.R. indicates Brazoria County Dead Record.
B.C.P.R. indicates Brazoria County Plat Record.
B.L. indicates Building Line.
C.R. indicates County Road.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Marhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
V.O.L. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Drainage plans to be provided prior to final plat submittal.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and vest in the dedicator, his heirs, assigns, or successors.
- This 80' right-of-way to be abandoned at the western boundary of the "Yoder Tract" (B.C.C.F. No. 2013013921).
- Final Plat is subject to the conditions and approval of the General Plan and adjacent plats.

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 67 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

LAND USE TABLE

PLAT	SF - 60%	SF - 50%	COMM.	INST.	ARTERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	-	1.34 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	1.48 AC.	-	-	1.48 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.76 AC.	24.76 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	1.58 AC.	-	-	1.58 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	2.12 AC.	0.34 AC.	-	2.46 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	2.82 AC.	0.03 AC.	-	2.85 AC.
ELLWOOD SECTION 1A	0.44 AC.	1.71 AC.	-	-	-	-	2.15 AC.
ELLWOOD SECTION 1B	4.00 AC.	11.34 AC.	-	-	-	-	15.34 AC.
ELLWOOD SECTION 2	4.82 AC.	-	-	-	1.48 AC.	-	6.30 AC.
ELLWOOD SECTION 3	8.71 AC.	4.61 AC.	-	-	1.47 AC.	-	14.79 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.77 AC.	1.77 AC.
TOTAL	13.15 AC. (16.6%)	22.48 AC. (28.5%)	9.11 AC. (11.7%)	1.82 AC. (2.3%)	3.00 AC. (3.8%)	30.73 AC. (39.2%)	84.99 AC. (100%)

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

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 03°03'49" W	40.00'
L2	N 87°20'14" E	105.00'
L3	S 02°45'05" E	80.00'
L4	S 87°14'55" W	2.32'
L5	S 87°14'55" W	85.00'
L6	N 02°45'05" W	176.96'
L7	N 87°14'55" E	11.00'
L8	N 04°30'37" E	80.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1040.00'	401.22'	S 08°08'33" W	398.73'
C2	960.00'	301.36'	S 10°12'04" W	300.13'
C3	25.00'	41.00'	S 45°48'18" E	36.56'
C4	25.00'	39.27'	S 42°14'55" W	35.30'
C5	1040.00'	286.61'	N 11°17'57" E	285.71'
C6	960.00'	179.24'	N 13°50'44" E	178.98'
C7	25.00'	41.01'	N 38°29'47" W	36.56'
C8	25.00'	41.01'	N 47°31'02" E	36.56'
C9	960.00'	57.53'	N 01°11'34" W	57.52'
C10	25.00'	39.16'	N 47°47'10" W	35.28'

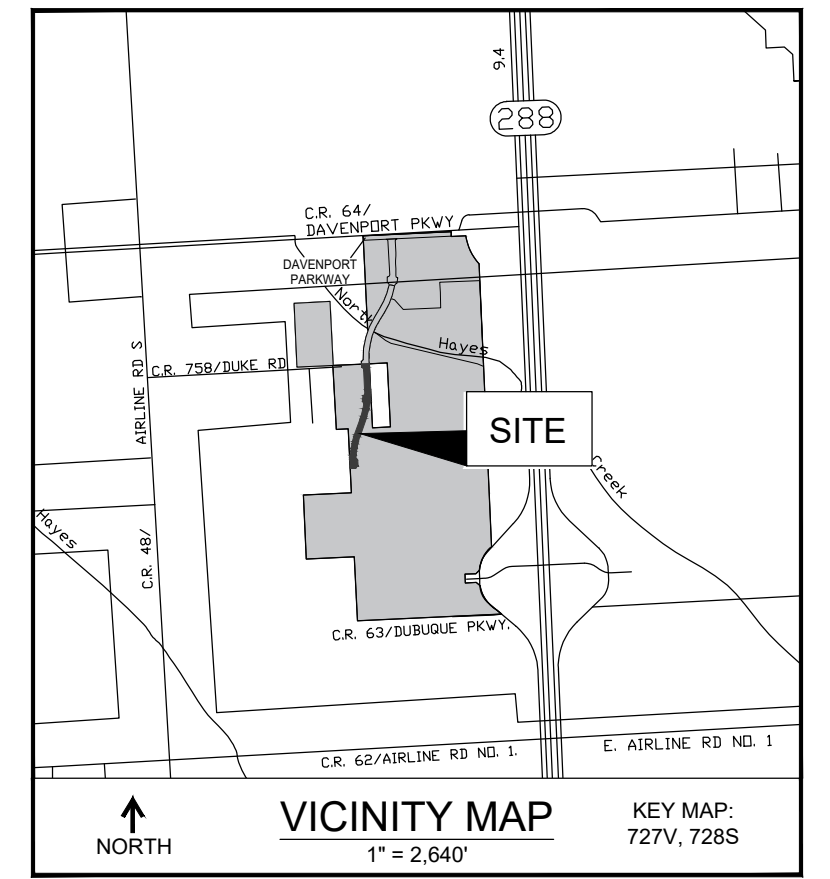
PARK LAND TABLE

PLAT	ACREAGE
BCMUD NO. 57 LIFT STATION NO. 3	0.00 AC.
BCMUD NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PKWY. ST. DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	0.00 AC.
ELLWOOD SECTION 1A	0.51 AC.
ELLWOOD SECTION 1B	0.37 AC.
ELLWOOD SECTION 2	0.47 AC.
ELLWOOD SECTION 3	0.83 AC.
ELLWOOD RECREATION RESERVE	1.77 AC.
TOTAL	5.61 AC.

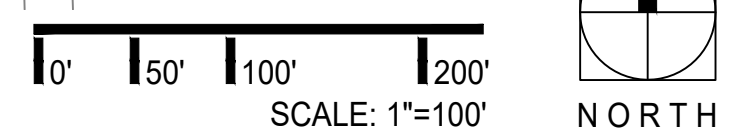
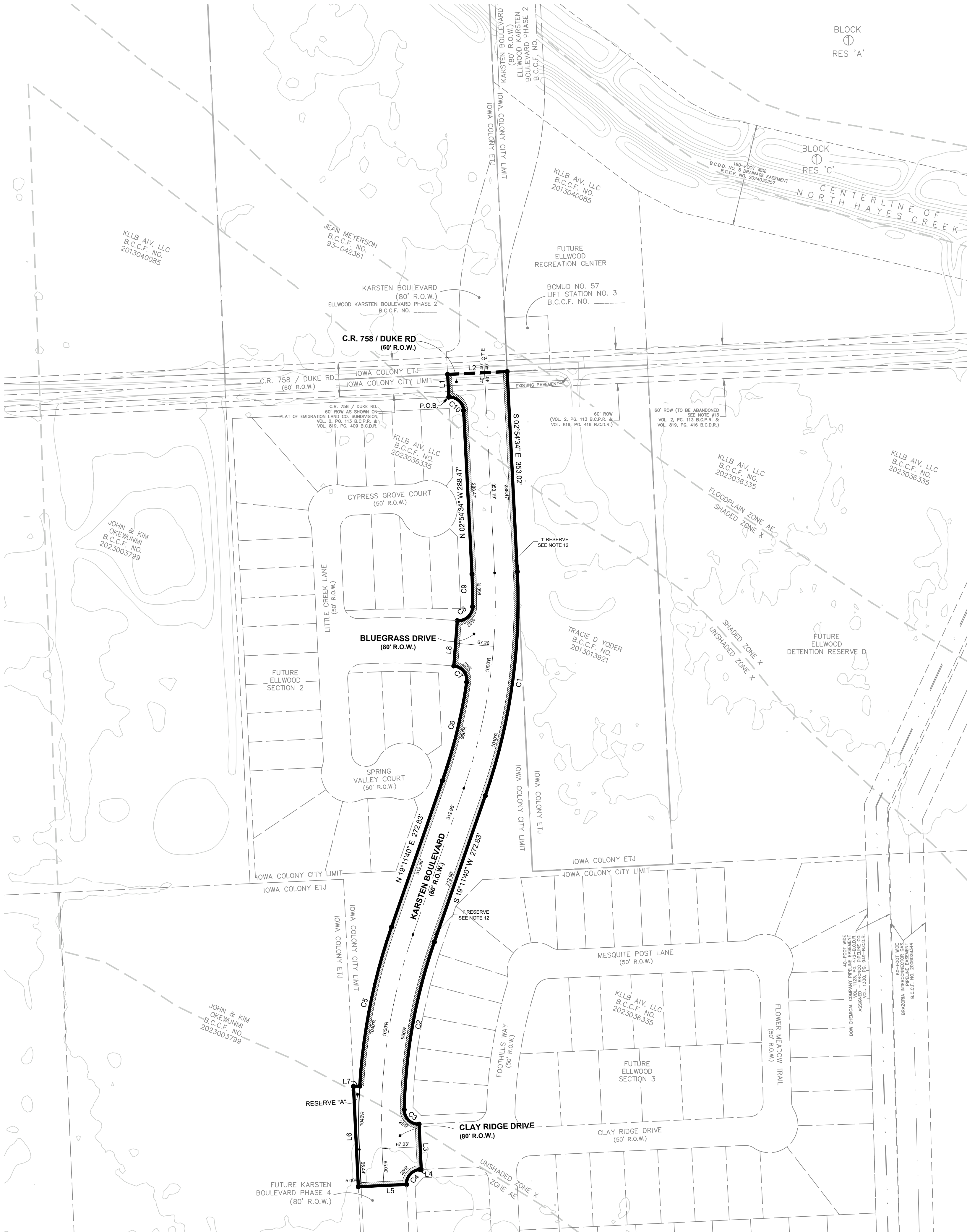
1) PARK LAND IN DETENTION RESERVES IS CALCULATED AT 50% OF THE AREA OF THE MAINTENANCE BERM IF MAINTENANCE BERM INCLUDES TRAILS IS AN AVERAGE MINIMUM WIDTH OF 30' AND A MINIMUM WIDTH OF 20'. AND HAS SIDE SLOPES THAT DO NOT EXCEED A 3:1 RATIO.
2) ALL OTHER PARK LAND IS CALCULATED AS THE TOTAL OF RESERVES WITH A "RECREATION" RESTRICTION.

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, ROADWAY ACCESS & UTILITY PURPOSES	1,107.43	0.03
	TOTAL	1,107.43	0.03



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



Ellwood Karsten Boulevard Phase 3 Street Dedication Preliminary Plat
 Being a subdivision of 2.85 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 462 of the Emigration Land Company Subdivision in the City of Iowa Colony and ETJ, Brazoria County, Texas.

1 Block and 1 Reserve
 Owner: KLLB AIV LLC, a Delaware Limited Liability Company

December 6, 2024

EHRA
 ENGINEERING THE FUTURE SINCE 1936
 10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRATEAM.COM
 TBPE No. F-726
 TBPLS No. 10092300

EHRA JOB NO. 221-022-102
 No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\241-022-102\Plat\PLAT\Ellwood Karsten Blvd Ph. 3 Street Dedication Rev. 4.dwg Dec. 26, 2024-5:59pm Edited by: saaggoner

Tuesday, December 31, 2024

Ashley Waggoner
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
Email: awaggoner@ehra.team

Re: Ellwood Recreation Reserve Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 5252
Adico, LLC Project No. 16007-2-408

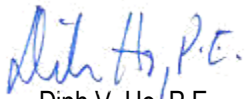
Dear Ms. Waggoner:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Recreation Reserve Preliminary Plat, received on or about December 30, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on December 30, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than January 2, 2025, for consideration at the January 7, 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, COIC
Robert Hemminger, COIC
File: 16007-2-408

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
 - The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies within Zone AE.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
V.O.L. indicates Volume.
W.L.E. indicates Water Line Easement.
γ indicates change in street name.
 - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
 - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
 - This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
 - Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
 - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
 - The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
 - Drainage plans to be provided prior to final plat submittal.
 - Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ellwood Recreation Reserve 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.
 - This 60' right-of-way to be abandoned at the western boundary of the "Yoder Tract" (B.C.C.F. No. 2013013921).
 - Final Plat is subject to the conditions and approval of the General Plan and adjacent plats.

LAND USE TABLE

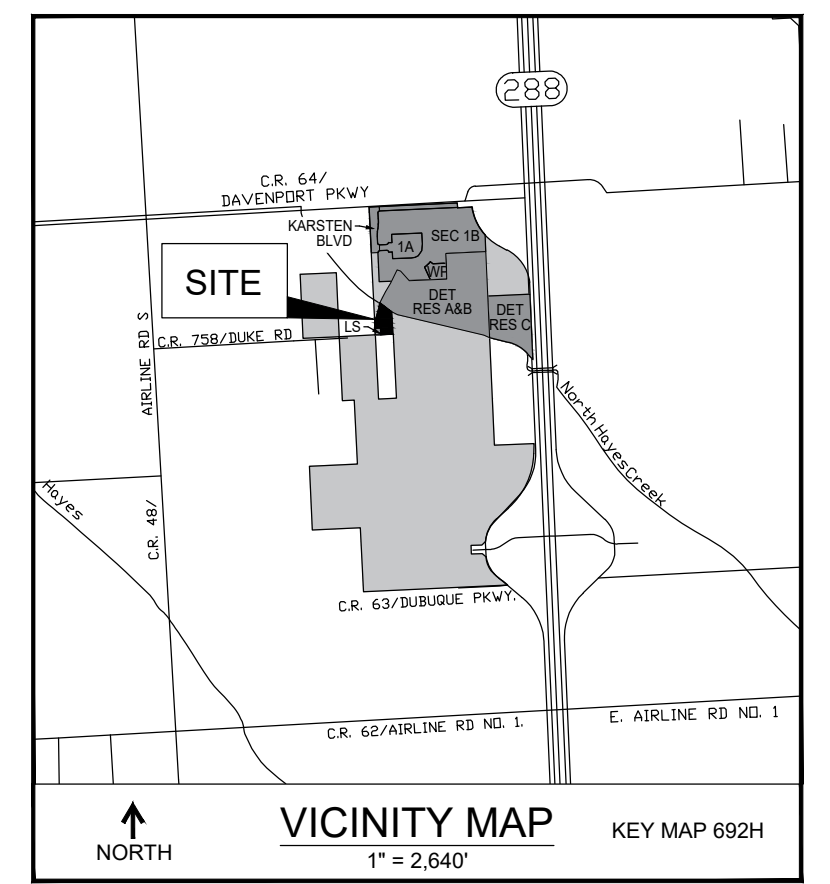
PLAT	SF - 60's	SF - 50's	COMM.	INST.	ARTERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	-	1.34 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	-	1.48 AC.	-	1.48 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.76 AC.	24.76 AC.
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	9.11 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	-	1.58 AC.	-	1.58 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	-	2.12 AC.	0.34 AC.	2.46 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	2.82 AC.	0.03 AC.	2.85 AC.
ELLWOOD SECTION 1A	0.44 AC.	1.71 AC.	-	-	-	0.51 AC.	2.66 AC.
ELLWOOD SECTION 1B	4.00 AC.	11.34 AC.	-	-	-	0.37 AC.	15.71 AC.
ELLWOOD SECTION 2	-	4.82 AC.	-	-	-	-	4.82 AC.
ELLWOOD SECTION 3	8.71 AC.	4.61 AC.	-	-	-	-	14.79 AC.
ELLWOOD RECREATION RESERVE	-	-	-	-	-	1.77 AC.	1.77 AC.
TOTAL	13.15 AC.	22.48 AC.	9.11 AC.	1.52 AC.	8.00 AC.	30.73 AC.	84.99 AC.
	(15.8%)	(26.9%)	(10.7%)	(1.8%)	(9.4%)	(36.2%)	(100%)

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

PARK LAND TABLE

PLAT	ACREAGE
BCMUD NO. 57 LIFT STATION NO. 3	0.00 AC.
BCMUD NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PKWY. ST. DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	0.00 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	0.00 AC.
ELLWOOD SECTION 1A	0.51 AC.
ELLWOOD SECTION 1B	0.37 AC.
ELLWOOD SECTION 2	0.47 AC.
ELLWOOD SECTION 3	0.83 AC.
ELLWOOD RECREATION RESERVE	1.77 AC.
TOTAL	5.61 AC.

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



LINE TABLE

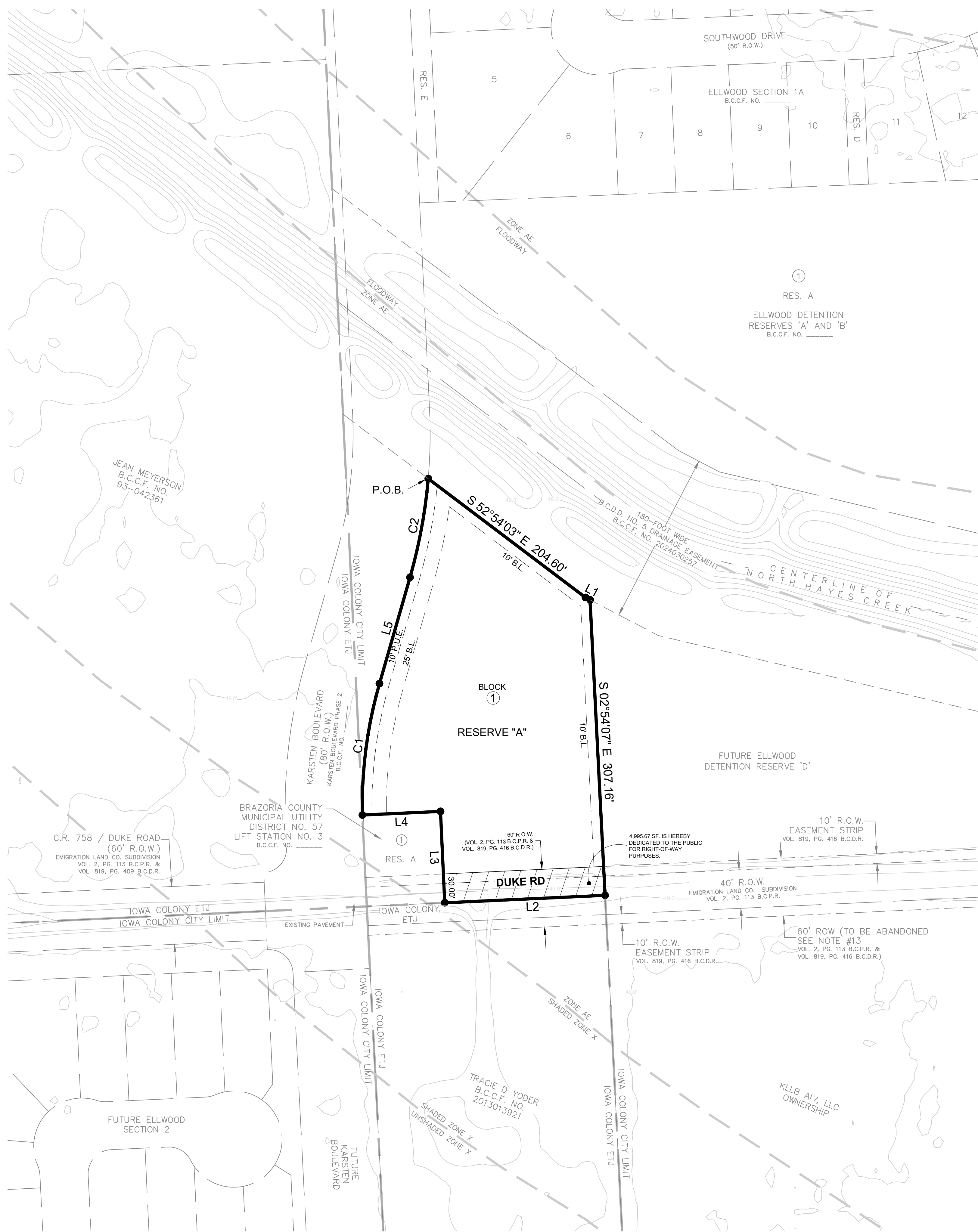
LINE	ANGLE	DISTANCE
L1	S 62°24'14" E	5.42
L2	S 87°20'14" W	168.60
L3	N 02°39'53" W	95.00
L4	S 87°20'07" W	81.19
L5	N 16°01'03" E	114.72

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	71,896.56	1.65

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	460.00'	138.00'	N 07°29'03" E	137.57'
C2	540.00'	104.45'	N 10°28'34" E	104.29'



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

BENCHMARK(S):
 NGS MONUMENT # E 506 DISK SET IN TOP OF CONCRETE MONUMENT LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-12 FEET NORTHWEST OF MILE POLE 38, 30 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
 ELEV. = 52.00 (NAVD '88) 1991 ADJUSTMENT



Ellwood Recreation Reserve Preliminary Plat
 Being a subdivision of 1.77 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 468 of Emigration Land Co. Subdivision in the City of Iowa Colony, Brazoria County, Texas.

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

December 6, 2024

EHRA
 ENGINEERING THE FUTURE
 SINCE 1936

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

EHRA JOB NO. 221-022-50 No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\221-022-50\PLAT\PP\ATV\Ellwood Recreation Reserve_Plat_rev.dwg Dec 27, 2024-9:31am Edited by: sawgonner



City Council Agenda Item Request Form

Item 16.

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

Date: 12/26/2024

Department Making Request: 15 - Finance

Person Making Request: Sandra Castro

Item Type: Action (other)

Budgeted? N/A (no cost) Cost:

If budgeted, identify account:

Short Description:

Approve renewal of Certificate of Deposit with Veritex Community Bank

Explanation/Justification Details:

The city's Certificate of Deposit xxx7818 is set to mature on 12/30/2024, with Veritex Community Bank.

We have done our due diligence to reach out to local banks near the city, and looked into local investment pools, and requested rates for a certificate of deposit in the amount of \$145,000.00.

The interest rates with Veritex have been competitive with the current investment pools, and it is our recommendation that the city choose to renew with Veritex Community Bank for 6 months, or approximately 180 days, at the rate of 4.45%.

Requestor Signature:

Digitally signed by Sandra Castro
Date: 2025.01.02 16:48:33 -06'00'

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 12/30/2024 Council Agenda.

City Secretary

Notice Date: 12/19/24
 Phone: (833) 837-4839

1799 1 AB 0.588 *0001799 S1



CITY OF IOWA COLONY
 12003 IOWA COLONY BLVD
 IOWA COLONY TX 77583-5719



AUTOMATIC RENEWAL NOTICE

Your Certificate of Deposit xxx7818 will automatically renew on 12/30/24 with a new maturity date of 6/30/25. If you want to make any changes to this certificate, you must do so within 10 days following the renewal date or be subject to a penalty. The new interest rate and annual percentage yield (APY) is not yet known, but will be determined on the maturity date. You may call (833) 837-4839 to get your new rate and APY. Interest will be electronically sent to 136515.

CERTIFICATE OF DEPOSIT	xxx7818
AMOUNT	145,000.00
TERM	6M

8021



RECEIVED
 DEC 23 2024
 By *Jenifer R.*

Veritex Bank

Rates Effective 12/09/2024

90-180 days: 4.45% interest rate

210-330 days: 4.38% interest rate

365 days: 4.30% interest rate

Texas Class Investment Pool

- 4.36 % (7-day yield)

TexStar Investment Pool

- 4.46 % (7-day yeild)

Frost Bank - CD

- 90 Days (3.99%)
- 180 Days (3.67%)
- 365 days (3.40%)



City Council Agenda Item Request Form

Item 17.

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

Date: 01/02/2025

Department Making Request: 15 - Finance

Person Making Request: Sandra Castro

Item Type: Action (other)

Budgeted? N/A (no cost) Cost:

If budgeted, identify account:

Short Description:

Approve a Resolution Authorizing Participation and Designating Authorized Reps for TexPool Prime.

Explanation/Justification Details:

The city's investment portfolio needs diversification, and with the added MUD districts, we are looking to invested these funds for future capital improvement projects with TexPool Prime.

TexPool was created to offer public entities an opportunity to combine their investment dollars in a pool that seeks safety of principal, liquidity, and competitive yield. Below are some highlights on the pools:

- Largest Local Government Investment Pool (LGIP) in Texas (Appx \$53 Billion in assets between both pools)
- Over 2900 public entities in Texas partner with TexPool (Over 550 Cities)
- Only LGIP with the oversight of the Texas Comptrollers Office
- Weekly due diligence meetings with portfolio managers and quarterly in-person meetings at the Comptrollers office.

The city is requesting that we approve moving forward with TexPool, but will not deposit funds, until we have a Finance Manager with the city that can do so.

Requestor Signature:  Digitally signed by Sandra Castro
Date: 2025.01.02 16:48:33 -06'00'

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 01/02/2025 Council Agenda.

City Secretary



--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Effective Date*



Please complete this form to add new banking instructions, or to change or delete existing banking instructions.

***Required Fields**

1. Participant Information

Participant Name*			
Street Address*	City*	State*	Zip Code*
Mailing Address*	City*	State*	Zip Code*
County*	Authorized Representative Email*		
Primary Representative*	Phone Number*	Fax Number*	

2. Instructions

Location Number*	Account Number	Account Name*
------------------	----------------	---------------

449 TexPool 590 TexPool Prime

Please check all that apply:

<input type="checkbox"/> Add New Account	<input type="checkbox"/> Add New Banking Instructions	<input type="checkbox"/> Change Banking Instructions	<input type="checkbox"/> Delete Banking Instructions
<input type="checkbox"/> Wire and ACH+	<input type="checkbox"/> Wire Only	<input type="checkbox"/> ACH Only+	
<input type="checkbox"/> Primary	<input type="checkbox"/> Primary	<input type="checkbox"/> Primary	

3. Bank Information

Bank Name*	Bank Address*
City*	Texas Zip Code* County*
Bank ABA Number*	Bank Account Number*
Bank Account Name*	Bank Contact

Credit Information

Correspondent Bank Information (if applicable)

Correspondent Bank Name/City	Correspondent Bank ABA Number
Correspondent Bank Account Name	Correspondent Bank Account Number

Account Number*

Location Number*

4. Signatures

CONFIRM THE INSTRUCTIONS FOR WIRE AND ACH TRANSFERS WITH YOUR LOCAL BANK. ACH INSTRUCTIONS MAY VARY FROM YOUR BANK'S WIRING INSTRUCTIONS IF THE LOCAL BANK IS NOT ON-LINE WITH THE FEDERAL RESERVE. IF ACH INSTRUCTIONS DIFFER FROM WIRING INSTRUCTIONS, PLEASE COMPLETE AN ADDITIONAL BANK INFORMATION SHEET.

*If ACH availability is selected, I hereby authorize State Street Bank to directly deposit and withdraw funds by means of ACH electronic transfer to and from the financial institution and the account designated above ("Designated Account"). I agree that this authorization may be withdrawn with at least 45-days advance written notice to TexPool Participant Services. I understand that the Trust Company reserves the right to discontinue ACH electronic transfer without advance notice. I also authorize State Street Bank to deduct from the Designated Account or from subsequent deposits made to the Designated Account all amounts deposited in error. Likewise, I authorize State Street Bank to credit all amounts withdrawn in error to Designated Account.

Note: This authorization must be executed by a current Authorized Representative of the Participant as set forth in the duly enacted Resolution of the Participant, which is on file with TexPool.

By signing below, I authorize TexPool and its transfer agent to act on any instructions believed to be genuine for any service authorized on this form. Provided reasonable processes are used to confirm the instructions are genuine, I agree that Federated Hermes, Inc., the Texas Treasury Safekeeping Trust Company, TexPool, its transfer agent, and their respective officers, directors, affiliates, representatives, employees and agents (each an "Indemnified Party") will not be liable for any losses, claims, expenses and liabilities (collectively, the "Losses") that result from accepting such instructions, and I agree to indemnify and hold harmless each Indemnified Party from and against any and all Losses arising from or resulting from such reliance on, or acceptance of, such instructions.

As a current Authorized Representative, I certify that the above information is both true and correct.

Signature of First Authorized Representative*
Date*
Printed Name*
Telephone Number*
Title*
Email*
Signature of Second Authorized Representative*
Date*
Printed Name*
Telephone Number*
Title*
Email*

5. Delivery Instructions

Please return this document to TexPool Participant Services:

Email: texpool@dtsystems.com

Fax: 866-839-3291

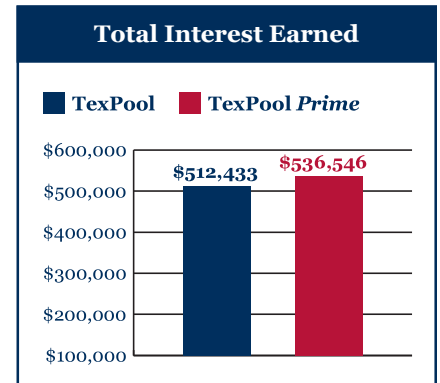


TexPool vs. TexPool Prime

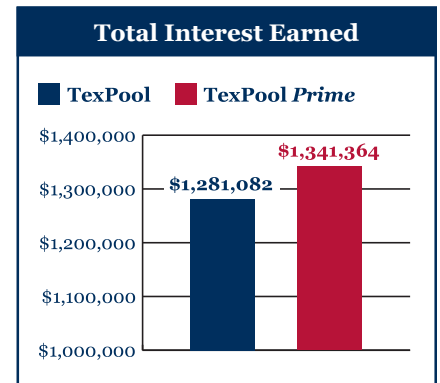
Why the difference in yields?

In the tables below, you can see where investments of \$10,000,000, \$25,000,000 and \$50,000,000 would be on December 31, 2023 if invested on December 31, 2022 in both TexPool and TexPool Prime, assuming the reinvestment of all earnings.

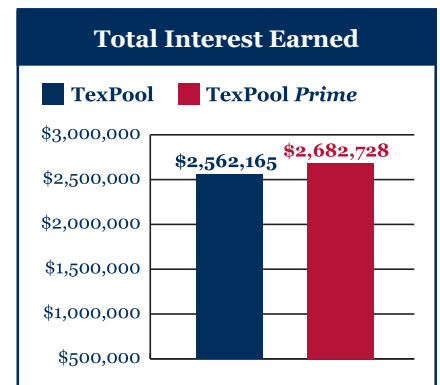
Date	TexPool	Average Monthly Rate	TexPool Prime	Average Monthly Rate
12/31/2022	\$10,000,000	3.94%	\$10,000,000	4.24%
2/28/2023	\$10,070,685	4.47%	\$10,074,833	4.71%
4/30/2023	\$10,149,996	4.80%	\$10,157,412	4.99%
6/30/2023	\$10,235,473	5.05%	\$10,246,793	5.30%
8/31/2023	\$10,326,331	5.30%	\$10,342,068	5.54%
10/31/2023	\$10,418,704	5.36%	\$10,438,548	5.58%
12/31/2023	\$10,512,433	5.37%	\$10,536,546	5.60%



Date	TexPool	Average Monthly Rate	TexPool Prime	Average Monthly Rate
12/31/2022	\$25,000,000	3.94%	\$25,000,000	4.24%
2/28/2023	\$25,176,714	4.47%	\$25,187,083	4.71%
4/30/2023	\$25,374,989	4.80%	\$25,393,530	4.99%
6/30/2023	\$25,588,683	5.05%	\$25,616,982	5.30%
8/31/2023	\$25,815,826	5.30%	\$25,855,169	5.54%
10/31/2023	\$26,046,759	5.36%	\$26,096,371	5.58%
12/31/2023	\$26,281,082	5.37%	\$26,341,364	5.60%



Date	TexPool	Average Monthly Rate	TexPool Prime	Average Monthly Rate
12/31/2022	\$50,000,000	3.94%	\$50,000,000	4.24%
2/28/2023	\$50,353,427	4.47%	\$50,374,167	4.71%
4/30/2023	\$50,749,978	4.80%	\$50,787,060	4.99%
6/30/2023	\$51,177,366	5.05%	\$51,233,964	5.30%
8/31/2023	\$51,631,653	5.30%	\$51,710,338	5.54%
10/31/2023	\$52,093,519	5.36%	\$52,192,741	5.58%
12/31/2023	\$52,562,165	5.37%	\$52,682,728	5.60%



7 Day Net Yield as of 12/31/23	TexPool 5.38%	TexPool Prime 5.60%
---------------------------------------	----------------------	----------------------------

Performance quoted represents past performance which is no guarantee of future results. Investment return will vary. The value of an investment, when redeemed, may be worth more or less than the original cost. Current performance may be lower or higher than what is stated.

Both TexPool and TexPool Prime are managed conservatively and seek to provide a safe, efficient and liquid investment, but unlike TexPool which invests only in U.S. Government securities, TexPool Prime may invest in commercial paper which has historically offered higher yields than government securities in exchange for greater credit risk.

An investment in the Pools is not insured or guaranteed by any government or government agency. Although the manager of the Pools seeks to preserve principal, it is possible to lose money by depositing money in the Pools.

For more complete information, see the investment policy and information statement available on this website. You should consider the investment's objectives, risks, charges, and expenses carefully before investing. Information about these and other important subjects is in the investment policy and information statement which you should read carefully before investing.

Federated Investment Counseling

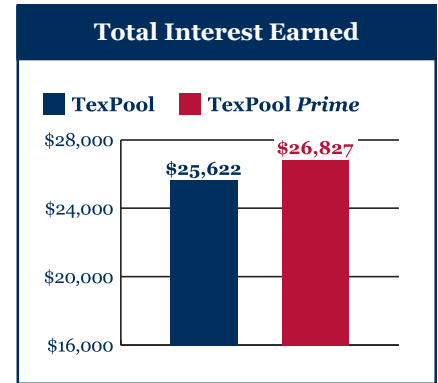


TexPool vs. TexPool Prime

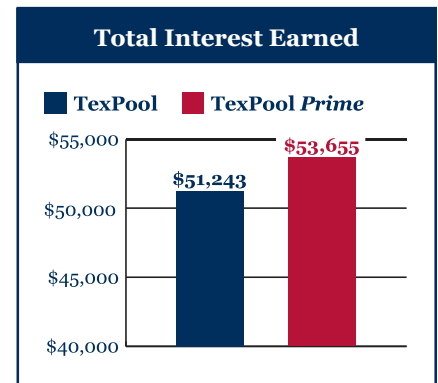
Why the difference in yields?

In the tables below, you can see where investments of \$500,000, \$1,000,000, and \$3,000,000 would be on December 31, 2023 if invested on December 31, 2022 in both TexPool and TexPool Prime, assuming the reinvestment of all earnings.

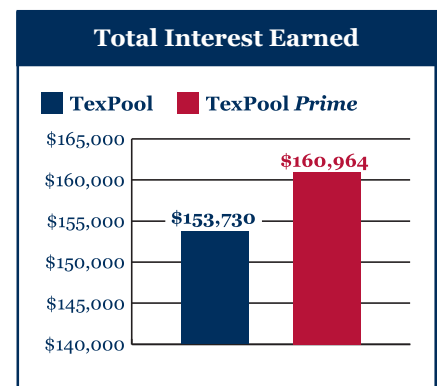
Date	TexPool	Average Monthly Rate	TexPool Prime	Average Monthly Rate
12/31/2022	\$500,000	3.94%	\$500,000	4.24%
2/28/2023	\$503,534	4.47%	\$503,742	4.71%
4/30/2023	\$507,500	4.80%	\$507,871	4.99%
6/30/2023	\$511,774	5.05%	\$512,340	5.30%
8/31/2023	\$516,317	5.30%	\$517,103	5.54%
10/31/2023	\$520,935	5.36%	\$521,927	5.58%
12/31/2023	\$525,622	5.37%	\$526,827	5.60%



Date	TexPool	Average Monthly Rate	TexPool Prime	Average Monthly Rate
12/31/2022	\$1,000,000	3.94%	\$1,000,000	4.24%
2/28/2023	\$1,007,069	4.47%	\$1,007,483	4.71%
4/30/2023	\$1,015,000	4.80%	\$1,015,741	4.99%
6/30/2023	\$1,023,547	5.05%	\$1,024,679	5.30%
8/31/2023	\$1,032,633	5.30%	\$1,034,207	5.54%
10/31/2023	\$1,041,870	5.36%	\$1,043,855	5.58%
12/31/2023	\$1,051,243	5.37%	\$1,053,655	5.60%



Date	TexPool	Average Monthly Rate	TexPool Prime	Average Monthly Rate
12/31/2022	\$3,000,000	3.94%	\$3,000,000	4.24%
2/28/2023	\$3,021,206	4.47%	\$3,022,450	4.71%
4/30/2023	\$3,044,999	4.80%	\$3,047,224	4.99%
6/30/2023	\$3,070,642	5.05%	\$3,074,038	5.30%
8/31/2023	\$3,097,899	5.30%	\$3,102,620	5.54%
10/31/2023	\$3,125,611	5.36%	\$3,131,564	5.58%
12/31/2023	\$3,153,730	5.37%	\$3,160,964	5.60%



7 Day Net Yield as of 12/31/23	TexPool 5.38%	TexPool Prime 5.60%
---------------------------------------	----------------------	----------------------------

Performance quoted represents past performance which is no guarantee of future results. Investment return will vary. The value of an investment, when redeemed, may be worth more or less than the original cost. Current performance may be lower or higher than what is stated.

Both TexPool and TexPool Prime are managed conservatively and seek to provide a safe, efficient and liquid investment, but unlike TexPool which invests only in U.S. Government securities, TexPool Prime may invest in commercial paper which has historically offered higher yields than government securities in exchange for greater credit risk.

An investment in the Pool is not insured or guaranteed by any government or government agency. Although the manager of the Pool seeks to preserve principal, it is possible to lose money by depositing money in the Pool.

For more complete information, see the investment policy and information statement available on this website. You should consider the investment's objectives, risks, charges, and expenses carefully before investing. Information about these and other important subjects is in the investment policy and information statement which you should read carefully before investing.

Federated Investment Counseling



Resolution Authorizing Participation in the TexPool Investment Pools and Designating Authorized Representatives

WHEREAS, _____ ("Participant") is a local government or state agency of the State of Texas and is empowered to delegate to the public funds investment pools the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Local Government Investment Pools ("TexPool/TexPool Prime"), public funds investment pools, were created on behalf of entities whose investment objectives in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

NOW THEREFORE, be it resolved as follows:

- A. That Participant shall enter into a Participation Agreement to establish an account in its name in TexPool/TexPool Prime, for the purpose of transmitting local funds for investment in TexPool/TexPool Prime.
- B. That the individuals, whose signatures appear in this Resolution, are authorized representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool/TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.

Authorized Representatives of the Participant

These individuals will be issued P.I.N. numbers to transact business via telephone with a Participant Service Representative.

1.	<input type="text"/>	<input type="text"/>
	Signature	Telephone Number
	<input type="text"/>	<input type="text"/>
	Printed Name	Fax Number
	<input type="text"/>	<input type="text"/>
	Title	Email
2.	<input type="text"/>	<input type="text"/>
	Signature	Telephone Number
	<input type="text"/>	<input type="text"/>
	Printed Name	Fax Number
	<input type="text"/>	<input type="text"/>
	Title	Email
3.	<input type="text"/>	<input type="text"/>
	Signature	Telephone Number
	<input type="text"/>	<input type="text"/>
	Printed Name	Fax Number
	<input type="text"/>	<input type="text"/>
	Title	Email
4.	<input type="text"/>	<input type="text"/>
	Signature	Telephone Number
	<input type="text"/>	<input type="text"/>
	Printed Name	Fax Number
	<input type="text"/>	<input type="text"/>
	Title	Email

5.
Signature

Printed Name

Title

Telephone Number

Fax Number

Email

6.
Signature

Printed Name

Title

Telephone Number

Fax Number

Email

List the name of the Authorized Representative provided above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Printed Name

In addition and at the option of the Participant, additional authorized representative(s) can be designated to perform inquiry only of selected information. This limited representative cannot make deposits or withdrawals. If the Participant desires to designate a representative with inquiry rights only, complete the following information.

1.
Printed Name

Telephone Number

Fax Number

Email

Title

2.
Printed Name

Telephone Number

Fax Number

Email

Title

3.
Printed Name

Telephone Number

Fax Number

Email

Title

4.
Printed Name

Telephone Number

Fax Number

Email

Title

5.
Printed Name

Telephone Number

Fax Number

Email

Title

6.
Printed Name

Telephone Number

Fax Number

Email

Title

C. That this resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool/TexPool Prime receives a copy of any such amendment or revocation.

This resolution is hereby introduced and adopted by the Participant at its regular/special meeting held on the

____ day of _____, 20____.

Document is to be signed by a Board Officer, Mayor or County Judge and attested by a Board Officer, City Secretary or County Clerk.

Name of Participant

SIGNED:

Signature

Printed Name

Title

ATTEST:

Signature

Printed Name

Title

Delivery Instructions

Please return this document to **TexPool Participant Services:**

Email: texpool@dstsyste.ms.com

Fax: 866-839-3291



TexPool Investment P Participation Agreement

Item 17.

Preamble

This participation agreement (the "**Agreement**") is made and entered into by and between the Comptroller of Public Accounts (the "**Comptroller**"), acting through the Texas Treasury Safekeeping Trust Company (the "**Trust Company**"), Trustee of the Texas Local Government Investment Pool (TexPool) and TexPool Prime, (collectively the "**TexPool Investment Pools**"), and _____ (the "**Participant**").

WHEREAS, the Interlocal Cooperation Act, TEX GOV'T CODE ANN, ch. 791 and the Public Funds Investment Act, TEX. GOV'T CODE ANN. ch. 2256 (the "**Acts**") provide for the creation of a public funds investment pool to which any local government or state agency may delegate, by contract, the authority to hold legal title as custodian and to make investments purchased with local funds;

WHEREAS, the Trust Company is a special purpose trust company authorized pursuant to TEX. GOV'T CODE ANN. § 404.103 to receive, transfer and disburse money and securities belonging to state agencies and local political subdivisions of the state and for which the Comptroller is the sole officer, director and shareholder;

WHEREAS, TexPool and TexPool Prime are public funds investment pools, which funds are invested in certain eligible investments as more fully described hereafter;

WHEREAS, the Participant has determined that it is authorized to invest in a public funds investment pool created under the Acts and to enter into this Agreement;

WHEREAS, the Participant acknowledges that the Trust Company is not responsible for independently verifying the Participant's authority to invest under the Acts or to enter this Agreement;

WHEREAS, the Participant acknowledges that the performance of TexPool Investment Pools is not guaranteed by the State of Texas, the Comptroller, or the Trust Company and that there is no secondary source of payment for the TexPool Investment Pools; and

WHEREAS, in an effort to ensure the continued availability of an investment pool as a vehicle for investment of local government funds and simultaneously provide for enhancement in services and potential decreases in management and administrative fees, Participant and Trust Company desire to provide in this Agreement that the Trust Company may obtain private professional investment management and related services.

NOW THEREFORE, for and in consideration of the mutual promises, covenants and agreements herein contained, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree with each other as follows:

Article I: Definitions

"Account" shall mean any account or accounts, established by the Participant in TexPool Investment Pools in accordance with this Agreement and the Operating Procedures (as defined herein), which Account represents an undivided beneficial ownership in TexPool Investment Pools.

"Authorized Investments" shall mean those investments which are authorized by the Investment Act (as herein defined) for investment of public funds.

"Authorized Representative(s) of the Participant" shall mean any individual who is authorized to execute documents and take such other necessary actions under this Agreement as evidenced by the duly enacted Resolution of the Participant.

"Authorized Representative(s) of the Trust Company" shall mean any employee of the Comptroller or Trust Company who is designated in writing by the Comptroller or the Trust Company's Chief Executive Officer to act as the authorized Trust Company representative for purposes of this Agreement and shall include employees of any private entity performing the obligations of the Comptroller under this Agreement.

"Board" shall mean the advisory board provided for in the Investment Act (as defined below).

"Investment Act" shall mean the Public Funds Investment Act, TEX. GOV'T CODE ANN. ch. 2256, as amended from time to time.

"Investment Policy" shall mean the written TexPool Investment Pools Investment Policies, as amended from time to time, relating to the investment and management of funds in TexPool Investment Pools as established by the Trust Company consistent with the Investment Act.

"Letter of Instruction" shall mean a written authorization and direction to the Trust Company signed by an Authorized Representative of the Participant.

"Operating Procedures" shall mean the written procedures established by the Trust Company describing the management and operation of TexPool Investment Pools, and providing for the establishment of, deposits to and withdrawals from the Accounts, as amended from time to time.

"Participant" shall mean any entity authorized by the Acts to participate in a public funds investment pool that has executed this Agreement pursuant to a Resolution.

"Resolution" shall mean the resolution adopted by the governing body of a local governmental entity authorizing the entity's participation in TexPool Investment Pools and designating persons to serve as Authorized Representatives of the Participant.

Article II: General Administration

Section 2.01. TexPool Investment Pools Defined.

- (a) TexPool Investment Pools are public funds investment pools created pursuant to the Acts.
- (b) Subject to Section 6.10, the Trust Company agrees to manage the Participant's Account(s) in accordance with the Investment Act and the Investment Policy.

Section 2.02. Board.

- (a) The Board is composed of members appointed pursuant to the requirements of the Investment Act.
- (b) The Board shall advise the Trust Company on the Investment Policy and on various other matters affecting TexPool Investment Pools, and shall approve fee increases.

Section 2.03. General Administration.

- (a) The Trust Company shall establish and maintain the Investment Policy specifically identifying the Authorized Investments consistent with the Investment Act and the general policy and investment goals for TexPool Investment Pools.
- (b) The Trust Company shall establish and maintain the Operating Procedures, describing the management and operation of TexPool Investment Pools and providing for procedures to be followed for the establishment of, deposits to, and withdrawals from the Accounts and such other matters as are necessary to carry out the intent of this Agreement.
- (c) The Trust Company shall have the power to take any action necessary to carry out the purposes of this Agreement, subject to applicable law and the terms of this Agreement.

Section 2.04. Ownership Interest. Each Participant shall own an undivided beneficial interest in the assets of TexPool Investment Pools in an amount proportional to the total amount of such Participant's Accounts relative to the total amount of all Participants' Accounts in TexPool Investment Pools, computed on a daily basis.

Section 2.05. Independent Audit. TexPool Investment Pools are subject to annual review by an independent auditor consistent with Ch. 2256, TEX GOV'T CODE ANN. In addition, reviews of TexPool Investment Pools may be conducted by the State Auditor's Office and the Comptroller's office. The Trust Company may obtain such legal, accounting, financial or other professional services as it deems necessary or appropriate to assist TexPool Investment Pools in meeting its goals and objectives.

Section 2.06. Liability. Any liability of the Comptroller, the Comptroller's office, the Trust Company, representatives or agents of the Trust Company, any Comptroller employee, Trust Company or any member of the Board for any loss, damage or claim, including losses from investments and transfers, to the Participant shall be limited to the full extent allowed by applicable laws. The Trust Company's responsibilities hereunder are limited to the management and investment of TexPool Investment Pools and the providing of reports and information herein required.

Article III: Participant Requirement

Section 3.01. The Participation Agreement. The Participant must execute this Agreement and provide a Resolution authorizing participation in TexPool Investment Pools and designating persons to serve as Authorized Representatives of the Participant and any other documents as are required under, and substantially in the form prescribed by, the Operating Procedures before depositing any funds into TexPool Investment Pools. The Participant must provide an updated Resolution designating Authorized Representatives within 5 business days of the departure of any Authorized Representative of the Participant.

Section 3.02. Operating Procedures.

- (a) The Participant acknowledges receipt of a copy of the Operating Procedures. The Operating Procedures describe in detail the procedures required for the establishment of accounts, deposits to and withdrawals from TexPool Investment Pools, and related information.
- (b) The Operating Procedures may be modified by the Trust Company as appropriate to remain consistent with established banking practices and capabilities and when such modification is deemed necessary to improve the operation of TexPool Investment Pools.
- (c) The Participant hereby concurs with and agrees to abide by the Operating Procedures.

Section 4.01. Investments. All monies held in TexPool Investment Pools shall be invested and reinvested by the Trust Company or Authorized Representatives of the Trust Company only in Authorized Investments in accordance with the Agreement, the Investment Policy and the Investment Act. Participant hereby concurs with any such investment so made by the Trust Company. Available funds of TexPool Investment Pools that are uninvested may be held at the Trust Company's account at the Federal Reserve Bank of Dallas, or any designated custodian account, or with a custodian selected by the Trust Company. All investment assets and collateral will be in the possession of the Trust Company and held in its book-entry safekeeping account at the Federal Reserve Bank, any designated custodian account, or with a custodian selected by the Trust Company.

Section 4.02. Failed Investment Transaction. In the extraordinary event that a purchase of securities results in a failed settlement, any resulting uninvested funds shall remain in the Trust Company's Federal Bank of Dallas account, any designated custodian account or with a custodian selected by the Trust Company. If an alternative investment can be secured after the failure of the trade to settle, TexPool Investment Pools will receive all the income earnings, including but not limited to, any compensation from the purchaser failing in the trade and the interest income from the alternative investment.

Section 4.03. Investment Earnings and Losses Allocation. All interest earnings in TexPool Investment Pools will be valued daily and credited to the Participant's Accounts monthly, on a pro rata allocation basis. All losses, if any, resulting from the investment of monies in TexPool shall also be allocated on a pro rata allocation basis. All earnings and losses will be allocated to the Participant's Accounts in accordance with generally accepted accounting procedures.

Section 4.04. Commingling of Accounts. Participant agrees that monies deposited in TexPool and TexPool Prime, may be commingled with all other monies held in TexPool and TexPool Prime, respectively for purposes of common investment and operational efficiency. However, each Participant will have separate Accounts on the books and records of TexPool Investment Pools, as further provided for in the Operating Procedures.

Article V: Fees, Expenses and Reports

Section 5.01. Fees and Expenses. The Participant agrees to pay the amount set forth in the fee schedule. Participant agrees that all fees shall be directly and automatically assessed and charged against the Participant's Accounts. The basic service fee shall be calculated as a reduction in the daily income earned, thus only the net income shall be credited to the Participant's Account. Fees for special services shall be charged to each Participant's account as they are incurred or performed. A schedule of fees shall be provided to the Participant annually. Each Participant will be notified thirty (30) days prior to the effective date of any change in the fee schedule.

Section 5.02. Reports. A monthly statement will be mailed to the Participant within the first five (5) business days of the succeeding month. The monthly statement shall include a detailed listing of the balance in the Participant's Accounts as of the date of the statement; all account activity, including deposits and withdrawals; the daily and monthly yield information; and any special fees and expenses charged. Additionally, copies of the Participant's reports in physical or computer form will be maintained for a minimum of three prior fiscal years. All records shall be available for inspection at all reasonable hours of the business day and under reasonable conditions.

Section 5.03. Confidentiality. The Trust Company and any private entity acting on behalf of the Trust Company for purposes of this Agreement will maintain the confidentiality of the Participant's Accounts, subject to the Public Information Act, TEX GOV'T CODE ANN. ch. 552, as amended.

Article VI: Miscellaneous

Section 6.01. Notices. Any notices, Letters of Instructions or other information required or permitted to be given hereunder shall be submitted in writing and shall be deemed duly given when deposited in the U.S. mail postage prepaid or successfully transmitted via facsimile addressed to the parties as follows:

To the **Participant**:

Participant

Address

City

State

Zip

Telephone

Fax

To **Trust Company** with respect to contractual matters or disputes under this Agreement:

Texas Treasury Safekeeping Trust Company
Attn: TexPool Investment Pools
Rusk State Office Building
208 East 10th Street
Austin, TX 78701
Telephone: (512) 463-4300
FAX No.: (512) 463-4368

To **TexPool Investment Pools** with respect to operational matters, including enrollment documents; changes to Authorized Representatives; Bank Information Sheets; initiation of deposits or withdrawals of funds; changes to addresses; audit confirmation requests; and account inquiry:

TexPool Participant Services
1001 Texas Ave., Suite 1150
Houston, TX 77002
Telephone: 1-866-839-7665 (1-866-TEX-POOL)
FAX No.: 1-866-839-3291 (1-866-TEX-FAX1)

The Participant and the Trust Company agree to notify the other of any change affecting this information and agree that unless and until so notified, the other party shall be entitled to rely on the last information provided.

Section 6.02. Taxpayer Identification Number. The Participant's taxpayer identification number assigned by the Internal Revenue Service is: . The Participant hereby agrees to notify the Trust Company of any change affecting this Taxpayer Identification number and agrees that unless and until so notified, the Trust Company shall be entitled to rely on same in providing any and all reports or other information necessary or required by the Federal tax laws as amended from time to time.

Section 6.03. Severability. If any provision of this Agreement shall be held or deemed to be in fact illegal, inoperative or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatsoever.

Section 6.04. Execution of Counterparts. This Agreement may be simultaneously executed in several separate counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 6.05. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. Venue for any dispute under this Agreement shall be in Travis County, Texas.

Section 6.06. Captions. The captions or headings in this Agreement are for convenience only and in no way defined, limit or describe the scope or intent of any provisions, articles or sections of this Agreement.

Section 6.07. Amendments.

- (a) The Trust Company shall advise the Participant in writing of any amendments to this Agreement no less than 45 days prior to the effective date of such amendment. The Participant may ratify the proposed amendment of this Agreement by letter to the Trust Company. If the Participant elects not to ratify the amendment, the Participant may terminate this Agreement in accordance with Section 6.08. In the event the Participant fails to respond in writing to a notice of amendment prior to the effective date of such amendment, this Agreement shall be deemed amended.
- (b) The Trust Company may periodically revise the Operating Procedures from time to time as it deems necessary for the efficient operation of TexPool Investment Pools. The Participant will be bound by any amendment to the Operating Procedures with respect to any transaction occurring subsequent to the time such amendment takes effect, provided, however, that no such amendment shall affect the Participant's right to cease to be a Participant.

Section 6.08. Termination. This Agreement may be terminated by either party hereto, with or without cause, by tendering 30 days prior written notice in the manner set forth in Section 6.01 hereof.

Section 6.09. Term. Unless terminated in accordance with Section 6.08, this Agreement shall be automatically renewed on each anniversary date hereof.

Section 6.10. Assignment. The Trust Company may enter into an agreement with a third party investment manager to perform its obligations and service under this Agreement, provided that such third party investment manager shall manage TexPool Investment Pools according to the Investment Act, Investment Policy and in a manner consistent with that directed by the Trust Company. The Trust Company also shall have the right to assign its rights and obligations under the Agreement to a third party investment manager if the Trust Company determines that such assignment is in the best interest of the State and Participants. In the event a successor pool to TexPool or TexPool Prime is deemed by the Trust Company to be in the best interest of the State and the Participant, the Trust Company may take any action it deems necessary to assign its rights and benefits under any third party agreements and transfer the assets from TexPool Investment Pools to any successor pool.

**City of Iowa Colony
 Quarterly Investment Portfolio Report -
 December 31st, 2024**

Investment Description	Maturity Date	Yield (Interest Rate)	10/01/2024		12/31/2024	Accrued
			Beginning Market Value	Changes		
TexStar Investment Pool	Liquid	4.71%	2,686,185	35,215.98	2,718,240	32,055
TexStar IP - Crime Control Fund	Liquid	4.71%	450,595	5,907.29	455,972	5,377
TexStar IP - Vehicle Rplc Fund	Liquid	4.71%	343,901	4,508.55	348,005	4,104
Veritex Community C/D	12/30/2024	5.36%	145,000	0.00	145,000	1920
Frost Bank Investment C/D	2/23/2025	3.15%	6,290	327.55	6,617	328
Texas Class Investment Pool	Liquid	4.89%	4,518,999	55,889.81	4,574,888	55890
Texas Class IP - Ames Blvd Retainer	Liquid	4.89%	1,554,206	19,222.02	1,573,428	19222

This report is prepared accordance with and complies with the City Investment Policy and the Texas Public Investment Act

 City Manager

 Senior Accountant



IOWA COLONY FIRE MARSHAL'S OFFICE

Item 19.

3144 Meridiana Parkway
Iowa Colony, TX 77583

Albert Cantu, CFM

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

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

January 7, 2025

Mayor and Council,

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

Community Development

Inspections conducted by Safebuilt-

Building Inspections-	431
Electrical Inspections-	387
Plumbing Inspections-	541
Mechanical Inspections-	<u>112</u>
Total-	1471

Total Paid to Safebuilt for December 2024, for a total of 1471 Inspections- \$33,097.50

Total Paid to Safebuilt for December 2023, for a total of 1277 Inspections- \$28,732.50

Plan Reviews- 126

Building- 3 Commercial Build Out- 2 Electrical- 11 New Residential- 108 Swimming Pools- 1
New Additions- 1

Permits Issued

2023- 134

New Home Permits- 29 Other Permits- 89 Engineering Projects- 16

2024- 199

New Home Permits- 115 Other Permits- 59 Engineering Projects- 25

Fees Collected

2023- \$157,420.06

New Home Permit Fees- \$69,134.21 Other Permit Fees- \$23,671.85 Engineer Project Fees- \$64,614.00

2024- \$754,010.18

New Home Permit Fees- \$562,200.78 Other Permit Fees- \$20,067.25 Engineer Project Fees- \$171,472.15

Animal Control

6- Calls for service

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

Code Compliance

86- Calls for service

86- Sign Removals

Fire Marshal

Conducted finals to the shell building located at 3233 Meridiana Parkway, job complete and Certificate of Occupancy was issued. Sherwin Williams was finaled and opened for business.

No fires investigated.

Thanks,

Albert Cantu, CFM

Fire Marshal/Building Official



IOWA COLONY POLICE DEPARTMENT

3144 Meridiana Pkwy
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

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

Monthly Report December 2024

Offense	November 2024	December 2024
Burglary	3	6
Theft	9	7
Robbery	0	0
Total Index Crimes Reported	12	13
Reports Taken		
Misdemeanor	26	30
Felony	8	16
Charges Filed/Arrests		
Misdemeanor	8	17
Felony	4	2
Outside Agency Warrant Arrest	3	0
Traffic Enforcement		
Number of Violations	752	804
Crash Investigations		
Minor Crashes	19	24
Major Crashes	6	3
Fatality Crashes	0	0
Calls for Service		
Alarms	33	34
Assist Other Agency	33	26
Disturbance	12	19
Other	176	
Security Checks	563	484
Suspicious Activity/Persons	31	22

Significant Events

- December 6 – Officers conducted a traffic stop in the area of SH 288/CR 60. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- December 7 – Officers were dispatched to the 2100 block of Golden Topaz Dr in regards to a disturbance. Upon arrival an intoxicated person was found in the area. An arrest was made and a report was generated.
- December 7 – Officers conducted a traffic stop in the area of Pursley Blvd/Country Meadows 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.



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

- December 12 – Officers were dispatched to the 2000 block of Golden Topaz Dr in reference to a disturbance. During the disturbance one individual brandished a firearm towards another individual. An arrest was made and a report was generated.
- December 14 – Officers conducted a traffic stop in the area of SH 288/SH 6. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- December 15 – Officers conducted a traffic stop in the area of SH 288/CR 62. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- December 18 – Officers conducted a traffic stop in the area of SH 288/Meridiana Pkwy. During the traffic stop illegal narcotics were discovered in the vehicle. An arrest was made and a report was generated.
- December 20 – Officers conducted a traffic stop in the area of SH 288/CR 64. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- December 21 – Officers conducted a traffic stop in the 3000 block of Meridiana Pkwy. During the traffic stop it was found the vehicle was stolen from Alabama. An arrest was made and a report was generated.
- December 21 – Officers were dispatched to the 9700 block of Opal Rock Dr in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- December 22 – Officers were dispatched to the 10100 block of Brush Way in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- December 24 – Officers conducted a traffic stop in the area of SH 288/Iowa Colony Blvd. During the traffic stop illegal narcotics and a firearm were located in the vehicle. An arrest was made and a report was generated.
- December 26 – Officers were dispatched to the area of SH 288/Cedar Rapids Pkwy regarding a reckless driver. The vehicle was stopped and an arrest was made and a report was generated.
- December 28 – Officers conducted a traffic stop in the area of Davenport Pkwy/Sierra Vista 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.
- December 29 – Officers were dispatched to the 1200 block of Hinged Opal Dr in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.

City of Iowa Colony
Municipal Court Council Report
From 12/1/2024 to 12/31/2024

Violations by Type

Traffic	Penal	City Ordinance	Parking	Other	Total
400	2	5	1	2	410

Financial

State Fees	Court Costs	Fines	Tech Fund	Building Security	Total
\$21,968.14	\$31,187.76	\$11,555.30	\$979.11	\$1,199.39	\$66,889.70

Warrants

Issued	Served	Closed	Total
0	0	0	0

FTAs/VPTAs

FTAs	VPTAs	Total
0	0	0

Dispositions

Paid	Non-Cash Credit	Dismissed	Driver Safety	Deferred	Total
69	0	40	25	109	243

Trials & Hearings

Jury	Bench	Appeal	Total
0	0	0	0

Omni/Scofflaw/Collection

Omni	Scofflaw	Collections	Total
0	0	0	0

Street SIGNAGE		Description	Complete	Dates
Patterson & Hooke	installed street names		Complete	12/9/2024
Sterling Lakes & Paradise	straighten stop sign pole / both sides of street		Complete	12/10/2024
Ames & Meridiana	straighten stop sign pole		Complete	12/10/2024
Meridiana & Sterling Lakes	straighten stop sign pole		Complete	12/10/2024
Meridiana & Karsten	installed flashing light signals base for fire department both sides		Complete	12/11/2024
Iowa Colony & Davenport	fix school speed limit sign		Complete	12/12/2024
Public Works	installed fire department sign on light signals		Complete	12/12/2024
Louisana & Hwy 6	straighten speed limit pole		Complete	12/18/2024
Meridiana & Sierra Vista	installed fire department sign & batteries on pole		Complete	12/18/2024
Meridiana & Sierra Vista	installed pole with lights for fire department		Complete	12/18/2024
Meridiana & Karsten	installed pole with lights for fire department		Complete	12/18/2024
Meridiana & Sierra Vista	installed fire department sign & batteries on pole		Complete	12/18/2024
Meridiana & Sterling Lakes	turn speed limit sign		Complete	12/30/2024
Iowa Colony & Davenport	turn school blinking light signals		Complete	12/30/2024
DEBRIS REMOVAL		Description	Complete	Dates
City Hall	pickup wood on side of City Hall building		Complete	12/12/2024
MOWING/TREE TRIMMING		Description	Complete	Dates
CR 79 & Cedar Rapids	cut grass in ditch line		Complete	12/2/2024
CR 79 & Cedar Rapids to CR 79 & Bullard	cut grass in ditch line		Complete	12/3/2024
CR 79 & FCR 78 to FCR 78 & Iowa Colony	cut grass in ditch line		Complete	12/4/2024
CR 79 & FCR 78 to FCR 78 & Iowa Colony	trimmed trees		Complete	12/4/2024
CR 79 & Bullard to CR 79 & Cedar Rapids	cut grass in ditch line		Complete	12/4/2024
CR 79 & Bullard to CR 79 & Cedar Rapids	trimmed trees		Complete	12/4/2024
3922 Iowa Colony	cut trees for citizen's property		Complete	12/5/2024
3922 Iowa Colony	mowed citizen's property		Complete	12/5/2024
Public Works	cut grass		Complete	12/5/2024
Iowa Colony & Dubuque	cut grass in ditch line		Complete	12/9/2024
Public Works	cut grass on side of building		Complete	12/9/2024
Public Works	cut weeds around building		Complete	12/12/2024
Pursley & Cedar Rapids to Pursley & CR 380	weed eat culvert		Complete	12/16/2024
City Hall	cut grass		Complete	12/23/2024
CR 79 & Cedar Rapids	weed eat ditch line		Complete	12/23/2024
CR 380 & Pursley	weed eat ditch line		Complete	12/23/2024
Public Works 1 acre	spray weed / grass killer on rock road / fence line		Complete	12/23/2024
STREET REPAIRS		Description	Complete	Dates
CR 79 & FCR 78	filled pot hole		Complete	12/2/2024
CR 48 & Oak	filled pot hole		Complete	12/11/2024
CR 48 & Bullard	filled pot hole		Complete	12/11/2024
CR 109 & Karsten	traffic duty until county arrives		Complete	12/18/2024
Ditch Drainage issue		Description	Complete	Dates
Parks		Description	Complete	Dates
Parks City	collect trash bags(2)		Complete	12/4/2024
City Park	collect trash bags(4)		Complete	12/6/2024
City Park	collect trash bags (2)		Complete	12/13/2024
City Park	collect trash bags (9)		Complete	12/30/2024
City Park	repair bathroom stall door		Complete	12/30/2024
Miscellaneous Works		Description	Complete	Dates
Public Works	take pickup truck to Manvel for diagnostic		Complete	12/2/2024
Pursley & Davenport	pick up trash in ditch line		Complete	12/2/2024

Meridiana & CR 57	pick up trash in ditch line		Complete	12/2/2024
City Hall	took a/c unit from shed to City Hall		Complete	12/2/2024
FCR 78 & CR 79	picked up trash in ditch line		Complete	12/3/2024
10504 Pursley	moved citizen's trash dumpster out of the street		Complete	12/3/2024
Public Works	take cardboard trash boxes to City Hall		Complete	12/6/2024
Public Works	drop off wood at Fire Department		Complete	12/6/2024
Public Works	take barricades to City Hall(6)		Complete	12/6/2024
City Hall	set timer for reef at City Hall		Complete	12/6/2024
City Hall	load barricades / take back to Public Works		Complete	12/9/2024
City Hall	put trash in dumpster(15 bags)		Complete	12/9/2024
Public Works	drive to King Ranch for repairs/ chainsaw & echo weed eater		Complete	12/9/2024
City Hall	set up room for Christmas dinner		Complete	12/10/2024
Public Works	take extra chairs & table to City Hall for Christmas dinner		Complete	12/10/2024
City Hall	hang board in Sandra's office		Complete	12/10/2024
Public Works	installed equipment for fire department signal lights		Complete	12/10/2024
Public Works	pickup equipment & tools for shop / Home Depot, Harbor Freight & Tractor Supply		Complete	12/12/2024
Public Works	installed air compressor		Complete	12/12/2024
Public Works	spray weeds around building		Complete	12/12/2024
Public Works	clean & reorganize shop		Complete	12/12/2024
Public Works	fill septic tank w/ bleach		Complete	12/13/2024
Public Works	finish trailer for Christmas Parade		Complete	12/13/2024
City Hall	move tables & chairs from exercise room to vacant room		Complete	12/13/2024
City Hall	collect trash bags (2)		Complete	12/13/2024
Public Works	organize for Christmas parade		Complete	12/14/2024
City Hall	installed security box for finance department		Complete	12/16/2024
CR 79 & CR 78	picked up trashed dresser in ditch line		Complete	12/17/2024
CR 380 & CR 79	picked up trashed car truck in ditch line		Complete	12/17/2024
Public Works	picked up equipment from Home Depot		Complete	12/17/2024
Public Works	worked on echo brush cutter		Complete	12/17/2024
City Hall	worked on Christmas lights & tree		Complete	12/18/2024
City Hall	move table & chairs from vacant room back to EOC room		Complete	12/19/2024
City Hall	Vacuum EOC room & collected trash		Complete	12/19/2024
Public Works	disassemble Christmas trailer		Complete	12/19/2024
Public Works	paint trailer		Complete	12/19/2024
Public Works	take catering supplies back to SaltGrass restaurant		Complete	12/20/2024
Public Works	make sure the fire extinguisher		Complete	12/20/2024
City Hall	mount first aid kit in finance department		Complete	12/23/2024
Public Works	worked on zero-turn		Complete	12/23/2024
Public Works	clean & reorganize shop		Complete	12/27/2024
Pursley & Davenport	pickup trash in ditch line		Complete	12/30/2024
Meridiana & CR 57	pickup trash on side walk & right away		Complete	12/30/2024
Meridiana & Sterling Lakes	pickup trash on right away		Complete	12/30/2024
Public Works	loaded a pallet of asphalt from Home Depot & materials for dishwasher		Complete	12/31/2024
Public Works	change locks & door handles om side door & shop door		Complete	12/31/2024
Public Works	installed dishwasher		Complete	12/31/2024
Public Works	bullded work horse for shop		Complete	12/31/2024

MEMORANDIUM

Date: January 13, 2025

To: Mayor Wil Kennedy
City Council Members

From: Dinh V. Ho, P.E.

RE: COIC Council Meeting – January 2025 Engineer’s Report

cc: Robert Hemminger, Kayleen Rosser

The following is a status report of various engineering items:

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

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

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

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

 - Water Plant No. 1 – Filtration System for the removal of Iron and Manganese
 - i. The Pilot Study for the treatment of Iron and Manganese is complete.
 - ii. Recommended a Dual Media Sand/Anthracite filter system.
 - iii. This is an item on the Worksession.

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 – 45% complete

 - B. *STERLING LAKES – LAND TEJAS*
 - Active construction projects.
 - BCMUD 31 WWTP Expansion Ph IV – 99% Complete. Awaiting punch list items to be addressed. Awaiting final closeout documents.

- BCMUD 31 Water Well 1 and 2 Rework – Waiting of close-out docs Well No.2
- C. *SIERRA VISTA - LAND TEJAS*
- Active construction projects
- D. *SIERRA VISTA WEST - LAND TEJAS*
- Active construction projects:
 - BCMUD 53 Wastewater Treatment Plant Expansion – 85% complete
 - Sierra Vista West Mass Grading and Detention Phase II – Awaiting punchlist items.
 - Sierra Vista West Ph II B Excavation and Grading – Awaiting punchlist items.
 - BCMUD 53 Water Plant Expansion – 90% Complete.
 - SVW Civil Site – Amenity Center – Awaiting final walk.
- E. *STERLING LAKES NORTH*
- Active construction projects:
 - Sterling Lakes North Detention – Awaiting punch list items.
 - Sterling Lakes North Lift Station No. 1 – 85% Complete. Awaiting Power
 - Sterling Lakes North Lift Station No. 2 – 85% Complete. Awaiting Power
 - Sterling Lakes North (Canterra Creek) Rec Center- Awaiting final walk
 - Karsten Blvd North Ph 2 -85% Utilities, 85% paving.
- F. *CALDWELL CROSSING*
- Active construction projects
 - BCMUD 87 Detention and Grading Phase 2 – 70% Complete.
 - BCMUD 87 Water Plant No. 1 – 85% Complete. Awaiting power.
 - BCMUD 87 Offsite 8" Force Main & Waterline – 75% utilities.
 - BCMUD 87 Lift Station No. 2 – 70% complete, awaiting power.
 - BCMUD 87 WWTP Expansion and Onsite Lift Station No. 1 – 70% complete
 - Caldwell Ranch Crossing Detention Ph IIB – 75% complete
 - Caldwell Crossing Section 3 – 85% Utilities, 85% Paving
 - Caldwell Crossing Section 4 – 75% Utilities, 30% Paving
- G. *CALDWELL LAKES*
- Active construction projects
 - BCMUD 87 Detention and Grading Ph 3 – 80% complete
 - Caldwell Lakes Section 1 – 45% Utilities
 - Caldwell Lakes Section 2 – 30% Utilities
 - Caldwell Ranch Blvd Ph IIIB – permit pulled.
- H. *CREEKHAVEN – MUD 92*
- Active construction projects:
 - Mass Grading and Detention Ph 1 – 75% complete
 - BCMUD 92 Water Plant No. 1 – 65% complete
 - Creekhaven Sec 1 – Awaiting final walk.
 - Creekhaven Sec 2 – Awaiting final walk.
 - Creekhaven Sec 3 – Awaiting final walk.
 - Creekhaven Blvd and Karsten Blvd Ph 1- 80% utilities, 80% paving
- I. *ELLWOOD*
- Ellwood Ph 1 Detention, Excavation, Spoils and Outfall –75%
 - Ellwood Sec 1A – 30% utilities.
 - Ellwood Karsten Blvd – 10% utilities.
 - BCMUD 57 Lift Station No. 3 – permit pulled
 - Ellwood Water Supply and Storage Closet

J. OTHER CONSTRUCTION PROJECTS

- Magnolia Bend Sec 2 – awaiting closeout documents.
- Primespot C-Store (Pursley & Meridiana Pkwy)– Awaiting final walk.
- Shops at Meridiana (Pursley & Meridiana Pkwy)– Awaiting final walk.
- McDonald's – 50% utilities.
- Prose Sierra Vista – 75% utilities, 75% paving.
- Autozone- 45% utilities
- Centre at Sierra Vista – 60% utilities.
- Sierra Vista Retail Pad Site D
- Sierra Vista Driveways and Utility Extensions- 50%

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 1

Item 24.

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales Tax	67,486.57	60,392.50	7,094.07	191,307.99	725,000.00	26.39%	533,692.01
Property Tax	4,299,074.43	351,291.50	3,947,782.93	4,597,025.63	4,216,800.00	109.02%	(380,225.63)
Miscellaneous	10,545.98	70,595.29	(60,049.31)	38,538.62	847,300.00	4.55%	808,761.38
License & Permits	622,172.77	247,385.28	374,787.49	1,903,285.88	2,969,800.00	64.09%	1,066,514.12
Business & Franchise	20,879.84	44,984.00	(24,104.16)	75,318.43	540,000.00	13.95%	464,681.57
Fines & Forfeitures	43,075.47	28,214.01	14,861.46	108,203.38	338,700.00	31.95%	230,496.62
Revenue Totals	<u>5,063,235.06</u>	<u>802,862.58</u>	<u>4,260,372.48</u>	<u>6,913,679.93</u>	<u>9,637,600.00</u>	<u>71.74%</u>	<u>2,723,920.07</u>
Expense Summary							
Personnel Services	253,146.52	365,787.61	(112,641.09)	743,934.29	4,391,190.00	16.94%	3,647,255.71
Professional/Contract Services	127,577.33	168,327.29	(40,749.96)	596,602.59	2,020,600.00	29.53%	1,423,997.41
Materials & Supplies	9,904.00	50,228.53	(40,324.53)	169,578.24	602,900.00	28.13%	433,321.76
Services	59.26	56,254.29	(56,195.03)	35,261.72	675,200.00	5.22%	639,938.28
Capital Outlay	5,290.08	12,500.00	(7,209.92)	5,327.60	150,000.00	3.55%	144,672.40
Expense Totals	<u>395,977.19</u>	<u>653,097.72</u>	<u>(257,120.53)</u>	<u>1,550,704.44</u>	<u>7,839,890.00</u>	<u>19.78%</u>	<u>6,289,185.56</u>

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 1

Item 24.

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	539.76	416.50	123.26	1,668.18	5,000.00	33.36%	3,331.82
10-4110 City Sales Tax	66,946.81	59,976.00	6,970.81	189,639.81	720,000.00	26.34%	530,360.19
Sales Tax Totals	67,486.57	60,392.50	7,094.07	191,307.99	725,000.00	26.39%	533,692.01
Property Tax							
10-4120 Property Tax	4,296,149.00	209,816.04	4,086,332.96	4,609,244.44	2,518,800.00	182.99%	(2,090,444.44)
10-4121 Delinquent Property Tax	2,925.43	0.00	2,925.43	(12,218.81)	0.00	0.00%	12,218.81
10-4135 Property Tax MUD 31 - 70%	0.00	61,325.46	(61,325.46)	0.00	736,200.00	0.00%	736,200.00
10-4139 Admin Fee Revenue	0.00	80,150.00	(80,150.00)	0.00	961,800.00	0.00%	961,800.00
Property Tax Totals	4,299,074.43	351,291.50	3,947,782.93	4,597,025.63	4,216,800.00	109.02%	(380,225.63)
Miscellaneous							
10-4124 Accident Reports	51.00	24.99	26.01	161.00	300.00	53.67%	139.00
10-4134 Intermodel Ship Container	0.00	499.80	(499.80)	2,322.51	6,000.00	38.71%	3,677.49
10-4140 Intergovernmental receipts from	0.00	4,000.00	(4,000.00)	4,000.00	48,000.00	8.33%	44,000.00
10-4141 Public Safety Debt Contribution	0.00	25,000.00	(25,000.00)	0.00	300,000.00	0.00%	300,000.00
10-4142 Land Acquisition Reimbursement	0.00	9,000.00	(9,000.00)	0.00	108,000.00	0.00%	108,000.00
10-4910 Interest Income	10,494.98	12,495.00	(2,000.02)	32,055.11	150,000.00	21.37%	117,944.89
10-4911 Other Revenue	0.00	14,577.50	(14,577.50)	0.00	175,000.00	0.00%	175,000.00
10-4912 Donations/Sponsorships	0.00	4,998.00	(4,998.00)	0.00	60,000.00	0.00%	60,000.00
Miscellaneous Totals	10,545.98	70,595.29	(60,049.31)	38,538.62	847,300.00	4.55%	808,761.38
License & Permits							
10-4201 Building Construction Permits	234,961.37	124,950.00	110,011.37	738,894.11	1,500,000.00	49.26%	761,105.89
10-4202 Trade Fees	10,823.12	5,831.00	4,992.12	43,045.55	70,000.00	61.49%	26,954.45
10-4203 Reinspection Fees	11,000.00	5,414.50	5,585.50	28,800.00	65,000.00	44.31%	36,200.00

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 1

Item 24.

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
License & Permits							
10-4204 Signs	950.00	41.65	908.35	1,050.00	500.00	210.00%	(550.00)
10-4205 Property Improvement Permits	773.13	333.20	439.93	773.13	4,000.00	19.33%	3,226.87
10-4206 Dirt Work Permits	0.00	83.33	(83.33)	500.00	1,000.00	50.00%	500.00
10-4207 Driveway Permits	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-4208 Encroachment Permit	0.00	25.00	(25.00)	0.00	300.00	0.00%	300.00
10-4210 Culvert Permit	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
10-4211 Commercial Vehicle Permit	50.00	166.60	(116.60)	50.00	2,000.00	2.50%	1,950.00
10-4212 Park Use Permit	0.00	249.90	(249.90)	0.00	3,000.00	0.00%	3,000.00
10-4213 Mobile Food Unit Permit	50.00	249.90	(199.90)	1,825.00	3,000.00	60.83%	1,175.00
10-4214 Solicitation Fees	0.00	0.00	0.00	50.00	0.00	0.00%	(50.00)
10-4301 Preliminary Plat Fees	8,380.00	6,247.50	2,132.50	8,380.00	75,000.00	11.17%	66,620.00
10-4302 Final Plat Fees	18,600.00	4,998.00	13,602.00	23,020.00	60,000.00	38.37%	36,980.00
10-4303 Abbreviated Plat Fees	1,000.00	2,083.33	(1,083.33)	1,000.00	25,000.00	4.00%	24,000.00
10-4305 Admin Fee - Early Plat Recording	0.00	6,664.00	(6,664.00)	159,274.63	80,000.00	199.09%	(79,274.63)
10-4401 Infrastructure Plan Review Fee	54,393.65	22,907.50	31,486.15	87,719.15	275,000.00	31.90%	187,280.85
10-4403 Civil Site Plan Review Fee	74,968.50	66,640.00	8,328.50	208,982.31	800,000.00	26.12%	591,017.69
10-4501 Rezoning Fees	0.00	249.90	(249.90)	0.00	3,000.00	0.00%	3,000.00
10-4502 ROW Plan Review Fee	0.00	41.67	(41.67)	750.00	500.00	150.00%	(250.00)
10-4503 Specific Use Permit	0.00	83.33	(83.33)	2,000.00	1,000.00	200.00%	(1,000.00)
10-4504 Water Meter Fees	194,175.00	0.00	194,175.00	585,124.00	0.00	0.00%	(585,124.00)
10-4809 Penalties and Other Fees	12,048.00	0.00	12,048.00	12,048.00	0.00	0.00%	(12,048.00)
License & Permits Totals	<u>622,172.77</u>	<u>247,385.28</u>	<u>374,787.49</u>	<u>1,903,285.88</u>	<u>2,969,800.00</u>	<u>64.09%</u>	<u>1,066,514.12</u>
Business & Franchise							
10-4601 Franchise Tax - Electric	20,879.84	33,320.00	(12,440.16)	62,639.52	400,000.00	15.66%	337,360.48

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 1

Item 24.

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Business & Franchise							
10-4602 Franchise Tax - Gas	0.00	4,998.00	(4,998.00)	12,635.02	60,000.00	21.06%	47,364.98
10-4603 Telecommunication Fee - Sales	0.00	1,666.00	(1,666.00)	43.89	20,000.00	0.22%	19,956.11
10-4604 Franchise Fees - Water/Wastewtr	0.00	5,000.00	(5,000.00)	0.00	60,000.00	0.00%	60,000.00
Business & Franchise Totals	<u>20,879.84</u>	<u>44,984.00</u>	<u>(24,104.16)</u>	<u>75,318.43</u>	<u>540,000.00</u>	<u>13.95%</u>	<u>464,681.57</u>
Fines & Forfeitures							
10-4701 Citations/Warrants	11,555.30	6,664.00	4,891.30	29,262.15	80,000.00	36.58%	50,737.85
10-4703 Municipal Jury Funds	24.48	16.67	7.81	60.82	200.00	30.41%	139.18
10-4704 Local Truancy Prevention	21.97	666.67	(644.70)	49.12	8,000.00	0.61%	7,950.88
10-4705 Time Payment Reimbursement	90.00	41.67	48.33	190.10	500.00	38.02%	309.90
10-4709 Court Costs	31,383.72	20,825.00	10,558.72	78,641.19	250,000.00	31.46%	171,358.81
Fines & Forfeitures Totals	<u>43,075.47</u>	<u>28,214.01</u>	<u>14,861.46</u>	<u>108,203.38</u>	<u>338,700.00</u>	<u>31.95%</u>	<u>230,496.62</u>
Revenue Totals	<u><u>5,063,235.06</u></u>	<u><u>802,862.58</u></u>	<u><u>4,260,372.48</u></u>	<u><u>6,913,679.93</u></u>	<u><u>9,637,600.00</u></u>	<u><u>71.74%</u></u>	<u><u>2,723,920.07</u></u>

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 11:53

Item 24.

10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	5,277.21	0.00	5,277.21	5,277.21	0.00	0.00%	(5,277.21)
Materials & Supplies	3,388.57	12,370.12	(8,981.55)	58,724.95	148,500.00	39.55%	89,775.05
Personnel Services	55,736.29	86,149.73	(30,413.44)	169,057.01	1,034,190.00	16.35%	865,132.99
Professional/Contract Services	15,789.94	37,660.22	(21,870.28)	73,264.01	452,100.00	16.21%	378,835.99
Services	59.26	12,020.36	(11,961.10)	28,349.61	144,300.00	19.65%	115,950.39
Administration Totals	<u>80,251.27</u>	<u>148,200.43</u>	<u>(67,949.16)</u>	<u>334,672.79</u>	<u>1,779,090.00</u>	<u>18.81%</u>	<u>1,444,417.21</u>

10 - General Fund Finance	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	563.72	2,682.28	(2,118.56)	15,618.98	32,200.00	48.51%	16,581.02
Personnel Services	22,647.99	26,448.54	(3,800.55)	58,921.09	317,510.00	18.56%	258,588.91
Professional/Contract Services	1,679.27	1,457.75	221.52	4,239.59	17,500.00	24.23%	13,260.41
Finance Totals	<u>24,890.98</u>	<u>30,588.57</u>	<u>(5,697.59)</u>	<u>78,779.66</u>	<u>367,210.00</u>	<u>21.45%</u>	<u>288,430.34</u>

10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	2,475.69	11,130.33	(8,654.64)	44,940.12	133,600.00	33.64%	88,659.88
Personnel Services	119,145.26	166,260.93	(47,115.67)	349,019.94	1,995,930.00	17.49%	1,646,910.06
Professional/Contract Services	430.00	958.33	(528.33)	10,818.58	11,500.00	94.07%	681.42
Services	0.00	11,328.80	(11,328.80)	4,281.20	136,000.00	3.15%	131,718.80
Police Totals	<u>122,050.95</u>	<u>189,678.39</u>	<u>(67,627.44)</u>	<u>409,059.84</u>	<u>2,277,030.00</u>	<u>17.96%</u>	<u>1,867,970.16</u>

10 - General Fund Animal Control	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
---	----------------------	----------------------	-----------------	------------	---------------	---------------	------------------

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 11:53

Item 24.

Materials & Supplies	0.00	908.01	(908.01)	878.00	10,900.00	8.06%	10,022.00
Personnel Services	5,854.38	11,389.59	(5,535.21)	24,559.29	136,730.00	17.96%	112,170.71
Professional/Contract Services	0.00	649.75	(649.75)	742.85	7,800.00	9.52%	7,057.15
Services	0.00	1,965.88	(1,965.88)	612.19	23,600.00	2.59%	22,987.81
Animal Control Totals	5,854.38	14,913.23	(9,058.85)	26,792.33	179,030.00	14.97%	152,237.67

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	0.00	833.24	(833.24)	13,765.05	10,000.00	137.65%	(3,765.05)
Emergency Management Totals	0.00	1,291.46	(1,291.46)	14,504.45	15,500.00	93.58%	995.55

10 - General Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	51.64	1,407.77	(1,356.13)	667.07	16,900.00	3.95%	16,232.93
Personnel Services	11,655.12	16,627.47	(4,972.35)	35,590.31	199,610.00	17.83%	164,019.69
Professional/Contract Services	0.00	8,596.56	(8,596.56)	12,152.42	103,200.00	11.78%	91,047.58
Municipal Court Totals	11,706.76	26,631.80	(14,925.04)	48,409.80	319,710.00	15.14%	271,300.20

10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	266.58	10,872.56	(10,605.98)	10,668.15	130,500.00	8.17%	119,831.85
Personnel Services	21,946.02	24,629.29	(2,683.27)	57,042.12	295,670.00	19.29%	238,627.88
Professional/Contract Services	0.00	22,491.07	(22,491.07)	1,455.00	270,000.00	0.54%	268,545.00
Services	0.00	26,932.49	(26,932.49)	1,535.50	323,200.00	0.48%	321,664.50
Public Works Totals	22,212.60	84,925.41	(62,712.81)	70,700.77	1,019,370.00	6.94%	948,669.23

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 11:53

Item 24.

10 - General Fund Parks & Recreation	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	3,000.00	7,791.25	(4,791.25)	11,109.29	93,500.00	11.88%	82,390.71
Professional/Contract Services	970.00	10,412.67	(9,442.67)	30,807.53	125,000.00	24.65%	94,192.47
Parks & Recreation Totals	<u>3,970.00</u>	<u>18,203.92</u>	<u>(14,233.92)</u>	<u>41,916.82</u>	<u>218,500.00</u>	<u>19.18%</u>	<u>176,583.18</u>

10 - General Fund Community Development	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	157.80	1,391.63	(1,233.83)	25,361.55	16,700.00	151.87%	(8,661.55)
Personnel Services	5,527.05	22,146.10	(16,619.05)	17,101.43	265,860.00	6.43%	248,758.57
Professional/Contract Services	108,708.12	59,611.20	49,096.92	385,925.75	715,500.00	53.94%	329,574.25
Services	0.00	3,023.79	(3,023.79)	0.00	36,300.00	0.00%	36,300.00
Community Development Totals	<u>114,392.97</u>	<u>86,172.72</u>	<u>28,220.25</u>	<u>428,388.73</u>	<u>1,034,360.00</u>	<u>41.42%</u>	<u>605,971.27</u>

10 - General Fund Fire Marshal/Building Official	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	1,216.36	(1,216.36)	870.73	14,600.00	5.96%	13,729.27
Personnel Services	10,634.41	12,135.96	(1,501.55)	32,643.10	145,690.00	22.41%	113,046.90
Professional/Contract Services	0.00	25,656.50	(25,656.50)	63,431.81	308,000.00	20.59%	244,568.19
Services	0.00	982.97	(982.97)	483.22	11,800.00	4.10%	11,316.78
Fire Marshal/Building Official Totals	<u>10,634.41</u>	<u>39,991.79</u>	<u>(29,357.38)</u>	<u>97,428.86</u>	<u>480,090.00</u>	<u>20.29%</u>	<u>382,661.14</u>

10 - General Fund Capital and Planning Projects	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	12.87	12,500.00	(12,487.13)	50.39	150,000.00	0.03%	149,949.61

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 11:53

Item 24.

Capital and Planning Projects Totals	<u>12.87</u>	<u>12,500.00</u>	<u>(12,487.13)</u>	<u>50.39</u>	<u>150,000.00</u>	<u>0.03%</u>	<u>149,949.61</u>
Expense Total	<u>395,977.19</u>	<u>653,097.72</u>	<u>(257,120.53)</u>	<u>1,550,704.44</u>	<u>7,839,890.00</u>	<u>19.78%</u>	<u>6,289,185.56</u>

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 11:11

Item 24.

10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5101 Salaries - Full Time	42,378.40	61,476.23	(19,097.83)	127,604.00	738,010.00	17.29%	610,406.00
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
10-10-5106 Social Security/Medicare	2,222.60	4,703.11	(2,480.51)	7,106.74	56,460.00	12.59%	49,353.26
10-10-5107 TMRS	4,844.77	6,763.12	(1,918.35)	14,653.85	81,190.00	18.05%	66,536.15
10-10-5108 Health & Life Insurance	4,550.59	6,997.20	(2,446.61)	13,651.77	84,000.00	16.25%	70,348.23
10-10-5109 Worker's Comp	0.00	478.14	(478.14)	203.04	5,740.00	3.54%	5,536.96
10-10-5110 Texas Workforce Commission	0.00	68.30	(68.30)	0.00	820.00	0.00%	820.00
10-10-5111 Vehicle Allowance	553.84	600.00	(46.16)	1,661.52	7,200.00	23.08%	5,538.48
10-10-5112 457(b) Reimbursement	1,111.09	1,221.17	(110.08)	3,291.09	14,660.00	22.45%	11,368.91
10-10-5114 Benefits Admin Fees	75.00	42.48	32.52	225.00	510.00	44.12%	285.00
10-10-5115 Longevity Pay	0.00	49.98	(49.98)	660.00	600.00	110.00%	(60.00)
10-10-5201 Legal Services	99.00	3,332.00	(3,233.00)	121.50	40,000.00	0.30%	39,878.50
10-10-5202 Audit Services	0.00	5,831.00	(5,831.00)	0.00	70,000.00	0.00%	70,000.00
10-10-5206 Professional Services	1,950.00	10,829.00	(8,879.00)	32,112.46	130,000.00	24.70%	97,887.54
10-10-5210 Election Expenses	0.00	666.67	(666.67)	0.00	8,000.00	0.00%	8,000.00
10-10-5211 Bank Fees	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
10-10-5212 Credit Card Processing Fees	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-10-5213 Legal Notices Expense	0.00	583.10	(583.10)	667.15	7,000.00	9.53%	6,332.85
10-10-5215 BCAD Fee	11,541.25	3,873.45	7,667.80	13,496.41	46,500.00	29.02%	33,003.59
10-10-5217 Professional Cleaning Services	0.00	2,332.40	(2,332.40)	4,500.00	28,000.00	16.07%	23,500.00
10-10-5221 Website Administration	0.00	416.50	(416.50)	0.00	5,000.00	0.00%	5,000.00
10-10-5223 Training & Travel	1,416.01	4,998.00	(3,581.99)	9,944.53	60,000.00	16.57%	50,055.47
10-10-5224 Dues & Subscriptions	170.00	1,832.60	(1,662.60)	7,804.55	22,000.00	35.48%	14,195.45
10-10-5225 Seminars & Meetings	0.00	2,332.40	(2,332.40)	4,003.73	28,000.00	14.30%	23,996.27
10-10-5227 Legislative Affairs	0.00	499.80	(499.80)	0.00	6,000.00	0.00%	6,000.00

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 11:11

Item 24.

10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5228 Tax Appraisal & Collection	613.68	41.67	572.01	613.68	500.00	122.74%	(113.68)
10-10-5301 Office Supplies	100.32	1,666.00	(1,565.68)	1,213.48	20,000.00	6.07%	18,786.52
10-10-5302 Janitorial Supplies	916.06	249.90	666.16	1,403.70	3,000.00	46.79%	1,596.30
10-10-5309 Uniforms	0.00	416.50	(416.50)	18.00	5,000.00	0.36%	4,982.00
10-10-5310 Postage	542.97	208.25	334.72	405.52	2,500.00	16.22%	2,094.48
10-10-5311 Building Repairs &	1,379.00	1,499.40	(120.40)	5,034.28	18,000.00	27.97%	12,965.72
10-10-5312 Recognition,	147.91	416.50	(268.59)	1,189.57	5,000.00	23.79%	3,810.43
10-10-5314 Computer & Technology	0.00	1,666.00	(1,666.00)	675.24	20,000.00	3.38%	19,324.76
10-10-5315 Computer Software/License	0.00	5,414.50	(5,414.50)	45,331.05	65,000.00	69.74%	19,668.95
10-10-5317 Equipment & Other Rentals	302.31	499.80	(197.49)	1,190.30	6,000.00	19.84%	4,809.70
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	0.00	3,748.50	(3,748.50)	4,691.09	45,000.00	10.42%	40,308.91
10-10-5403 Utilities - Telephone	0.00	1,832.60	(1,832.60)	3,588.19	22,000.00	16.31%	18,411.81
10-10-5404 Mobile Technology Expense	0.00	149.94	(149.94)	251.16	1,800.00	13.95%	1,548.84
10-10-5405 Insurance - Liability & Prop	0.00	1,666.00	(1,666.00)	18,910.25	20,000.00	94.55%	1,089.75
10-10-5406 Insurance - Windstorm	0.00	4,165.00	(4,165.00)	0.00	50,000.00	0.00%	50,000.00
10-10-5407 Insurance - Vehicles	0.00	24.99	(24.99)	0.00	300.00	0.00%	300.00
10-10-5409 Utilities - Water/Sewer	0.00	333.33	(333.33)	792.84	4,000.00	19.82%	3,207.16
10-10-5412 Utilities - Gas	59.26	100.00	(40.74)	116.08	1,200.00	9.67%	1,083.92
10-10-5630 Furniture & Equipment	5,277.21	0.00	5,277.21	5,277.21	0.00	0.00%	(5,277.21)
Administration Totals	80,251.27	148,200.43	(67,949.16)	334,672.79	1,779,090.00	18.81%	1,444,417.21

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 11:11

Item 24.

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	15,968.80	19,149.00	(3,180.20)	41,702.40	229,880.00	18.14%	188,177.60
10-15-5106 Social Security/Medicare	1,188.10	1,465.24	(277.14)	3,120.78	17,590.00	17.74%	14,469.22
10-15-5107 TMRS	1,781.97	2,106.65	(324.68)	4,689.86	25,290.00	18.54%	20,600.14
10-15-5108 Health & Life Insurance	3,389.51	3,207.05	182.46	8,141.57	38,500.00	21.15%	30,358.43
10-15-5109 Worker's Comp	0.00	77.46	(77.46)	100.14	930.00	10.77%	829.86
10-15-5110 Texas Workforce Commission	88.83	29.98	58.85	234.00	360.00	65.00%	126.00
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	230.78	374.85	(144.07)	692.34	4,500.00	15.39%	3,807.66
10-15-5223 Training & Travel	1,639.27	1,332.80	306.47	4,199.59	16,000.00	26.25%	11,800.41
10-15-5224 Dues & Subscriptions	40.00	124.95	(84.95)	40.00	1,500.00	2.67%	1,460.00
10-15-5301 Office Supplies	494.40	208.25	286.15	1,249.39	2,500.00	49.98%	1,250.61
10-15-5309 Uniforms	43.49	41.65	1.84	103.45	500.00	20.69%	396.55
10-15-5310 Postage	0.00	58.31	(58.31)	95.61	700.00	13.66%	604.39
10-15-5314 Computer & Technology	0.00	416.50	(416.50)	4,134.77	5,000.00	82.70%	865.23
10-15-5315 Computer Software/License	0.00	1,915.90	(1,915.90)	9,936.28	23,000.00	43.20%	13,063.72
10-15-5317 Equipment & Other Rentals	25.83	41.67	(15.84)	99.48	500.00	19.90%	400.52
Finance Totals	24,890.98	30,588.57	(5,697.59)	78,779.66	367,210.00	21.45%	288,430.34

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 11:11

Item 24.

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	81,795.82	109,111.33	(27,315.51)	233,257.31	1,309,860.00	17.81%	1,076,602.69
10-20-5104 Salaries - Overtime	5,205.29	8,711.51	(3,506.22)	12,438.74	104,580.00	11.89%	92,141.26
10-20-5106 Social Security/Medicare	6,542.14	8,149.23	(1,607.09)	18,512.87	97,830.00	18.92%	79,317.13
10-20-5107 TMRS	9,752.93	11,717.81	(1,964.88)	27,842.18	140,670.00	19.79%	112,827.82
10-20-5108 Health & Life Insurance	14,068.18	20,408.50	(6,340.32)	44,138.90	245,000.00	18.02%	200,861.10
10-20-5109 Worker's Comp	0.00	4,357.42	(4,357.42)	6,066.62	52,310.00	11.60%	46,243.38
10-20-5110 Texas Workforce Commission	119.34	175.76	(56.42)	195.56	2,110.00	9.27%	1,914.44
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	1,661.56	3,411.13	(1,749.57)	5,307.76	40,950.00	12.96%	35,642.24
10-20-5206 Professional Services	0.00	708.33	(708.33)	9,225.68	8,500.00	108.54%	(725.68)
10-20-5224 Dues & Subscriptions	0.00	166.67	(166.67)	405.00	2,000.00	20.25%	1,595.00
10-20-5231 Recruiting & Hiring Expense	430.00	83.33	346.67	1,187.90	1,000.00	118.79%	(187.90)
10-20-5301 Office Supplies	0.00	250.00	(250.00)	210.80	3,000.00	7.03%	2,789.20
10-20-5309 Uniforms	1,571.12	699.72	871.40	4,559.62	8,400.00	54.28%	3,840.38
10-20-5310 Postage	0.00	16.66	(16.66)	0.00	200.00	0.00%	200.00
10-20-5313 Fuel Expense	0.00	3,333.33	(3,333.33)	6,283.96	40,000.00	15.71%	33,716.04
10-20-5317 Equipment & Other Rentals	51.66	1,790.95	(1,739.29)	1,114.55	21,500.00	5.18%	20,385.45
10-20-5319 Vehicle Repairs & Maintenance	852.91	1,249.50	(396.59)	2,447.14	15,000.00	16.31%	12,552.86
10-20-5328 Small Tools & Minor	0.00	3,748.50	(3,748.50)	30,036.90	45,000.00	66.75%	14,963.10
10-20-5330 Miscellaneous	0.00	41.67	(41.67)	287.15	500.00	57.43%	212.85
10-20-5404 Mobile Technology Expense	0.00	666.40	(666.40)	1,357.70	8,000.00	16.97%	6,642.30
10-20-5405 Insurance - Liability & Prop	0.00	999.60	(999.60)	(58.25)	12,000.00	(0.49%)	12,058.25
10-20-5407 Insurance - Vehicles	0.00	1,332.80	(1,332.80)	2,981.75	16,000.00	18.64%	13,018.25
10-20-5410 Vehicle Replacement Fund	0.00	8,330.00	(8,330.00)	0.00	100,000.00	0.00%	100,000.00
Police Totals	122,050.95	189,678.39	(67,627.44)	409,059.84	2,277,030.00	17.96%	1,867,970.16

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 11:11

Item 24.

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	4,376.96	7,018.02	(2,641.06)	17,084.16	84,250.00	20.28%	67,165.84
10-21-5104 Salaries - Overtime	0.00	258.23	(258.23)	525.13	3,100.00	16.94%	2,574.87
10-21-5106 Social Security/Medicare	330.30	537.28	(206.98)	1,327.12	6,450.00	20.58%	5,122.88
10-21-5107 TMRS	481.47	772.19	(290.72)	1,937.04	9,270.00	20.90%	7,332.96
10-21-5108 Health & Life Insurance	665.65	2,332.40	(1,666.75)	2,908.21	28,000.00	10.39%	25,091.79
10-21-5109 Worker's Comp	0.00	438.99	(438.99)	777.63	5,270.00	14.76%	4,492.37
10-21-5110 Texas Workforce Commission	0.00	19.99	(19.99)	0.00	240.00	0.00%	240.00
10-21-5114 Benefits Admin Fees	0.00	12.49	(12.49)	0.00	150.00	0.00%	150.00
10-21-5223 Training & Travel	0.00	416.50	(416.50)	0.00	5,000.00	0.00%	5,000.00
10-21-5224 Dues & Subscriptions	0.00	25.00	(25.00)	0.00	300.00	0.00%	300.00
10-21-5229 Contractual Services	0.00	208.25	(208.25)	742.85	2,500.00	29.71%	1,757.15
10-21-5301 Office Supplies	0.00	16.66	(16.66)	0.00	200.00	0.00%	200.00
10-21-5309 Uniforms	0.00	124.95	(124.95)	0.00	1,500.00	0.00%	1,500.00
10-21-5310 Postage	0.00	16.67	(16.67)	0.00	200.00	0.00%	200.00
10-21-5313 Fuel Expense	0.00	499.80	(499.80)	650.83	6,000.00	10.85%	5,349.17
10-21-5319 Vehicle Repairs & Maintenance	0.00	83.33	(83.33)	227.17	1,000.00	22.72%	772.83
10-21-5328 Small Tools & Minor	0.00	166.60	(166.60)	0.00	2,000.00	0.00%	2,000.00
10-21-5404 Mobile Technology Expense	0.00	166.60	(166.60)	227.44	2,000.00	11.37%	1,772.56
10-21-5407 Insurance - Vehicles	0.00	133.28	(133.28)	384.75	1,600.00	24.05%	1,215.25
10-21-5410 Vehicle Replacement Fund	0.00	1,666.00	(1,666.00)	0.00	20,000.00	0.00%	20,000.00
Animal Control Totals	5,854.38	14,913.23	(9,058.85)	26,792.33	179,030.00	14.97%	152,237.67

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 11

Item 24.

10 - General Fund Emergency Management	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-22-5214 Advertising/Printing Expense	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
10-22-5223 Training & Travel	0.00	249.90	(249.90)	0.00	3,000.00	0.00%	3,000.00
10-22-5229 Contractual Services	0.00	416.67	(416.67)	13,765.05	5,000.00	275.30%	(8,765.05)
10-22-5301 Office Supplies	0.00	166.67	(166.67)	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	0.00	1,291.46	(1,291.46)	14,504.45	15,500.00	93.58%	995.55

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 11

Item 24.

10 - General Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-25-5101 Salaries - Full Time	8,654.40	10,997.26	(2,342.86)	25,963.20	132,020.00	19.67%	106,056.80
10-25-5104 Salaries - Overtime	0.00	234.90	(234.90)	22.31	2,820.00	0.79%	2,797.69
10-25-5106 Social Security/Medicare	664.28	841.33	(177.05)	2,026.68	10,100.00	20.07%	8,073.32
10-25-5107 TMRS	971.26	1,210.34	(239.08)	2,962.44	14,530.00	20.39%	11,567.56
10-25-5108 Health & Life Insurance	1,189.80	2,915.50	(1,725.70)	3,569.40	35,000.00	10.20%	31,430.60
10-25-5109 Worker's Comp	0.00	44.98	(44.98)	100.14	540.00	18.54%	439.86
10-25-5110 Texas Workforce Commission	0.00	29.98	(29.98)	0.00	360.00	0.00%	360.00
10-25-5114 Benefits Admin Fees	0.00	18.32	(18.32)	0.00	220.00	0.00%	220.00
10-25-5115 Longevity Pay	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)	526.14	3,600.00	14.62%	3,073.86
10-25-5203 Attorney/Prosecutor Fees	0.00	4,165.00	(4,165.00)	7,500.00	50,000.00	15.00%	42,500.00
10-25-5209 Judge Fees	0.00	4,165.00	(4,165.00)	4,587.50	50,000.00	9.18%	45,412.50
10-25-5220 Interpreter Services	0.00	99.96	(99.96)	64.92	1,200.00	5.41%	1,135.08
10-25-5223 Training & Travel	0.00	166.60	(166.60)	0.00	2,000.00	0.00%	2,000.00
10-25-5301 Office Supplies	0.00	291.55	(291.55)	278.34	3,500.00	7.95%	3,221.66
10-25-5308 Jury Trial Expense	0.00	166.60	(166.60)	48.30	2,000.00	2.42%	1,951.70
10-25-5309 Uniforms	0.00	74.97	(74.97)	0.00	900.00	0.00%	900.00
10-25-5310 Postage	0.00	124.95	(124.95)	154.26	1,500.00	10.28%	1,345.74
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	51.64	83.30	(31.66)	186.17	1,000.00	18.62%	813.83
Municipal Court Totals	11,706.76	26,631.80	(14,925.04)	48,409.80	319,710.00	15.14%	271,300.20

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 11

Item 24.

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	13,515.16	15,102.29	(1,587.13)	36,173.40	181,300.00	19.95%	145,126.60
10-30-5104 Salaries - Overtime	1,823.55	833.00	990.55	2,824.94	10,000.00	28.25%	7,175.06
10-30-5106 Social Security/Medicare	1,147.98	1,155.37	(7.39)	2,938.20	13,870.00	21.18%	10,931.80
10-30-5107 TMRS	1,687.26	1,661.83	25.43	4,316.24	19,950.00	21.64%	15,633.76
10-30-5108 Health & Life Insurance	3,739.02	4,664.80	(925.78)	9,394.48	56,000.00	16.78%	46,605.52
10-30-5109 Worker's Comp	0.00	1,128.71	(1,128.71)	1,069.47	13,550.00	7.89%	12,480.53
10-30-5110 Texas Workforce Commission	33.05	39.15	(6.10)	85.39	470.00	18.17%	384.61
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
10-30-5217 Professional Cleaning Services	0.00	666.40	(666.40)	1,350.00	8,000.00	16.88%	6,650.00
10-30-5219 Roads, Bridges & Drainage	0.00	21,658.00	(21,658.00)	0.00	260,000.00	0.00%	260,000.00
10-30-5223 Training & Travel	0.00	166.67	(166.67)	105.00	2,000.00	5.25%	1,895.00
10-30-5301 Office Supplies	0.00	249.90	(249.90)	(55.99)	3,000.00	(1.87%)	3,055.99
10-30-5309 Uniforms	0.00	333.20	(333.20)	609.85	4,000.00	15.25%	3,390.15
10-30-5311 Building Repairs &	25.80	666.67	(640.87)	2,753.71	8,000.00	34.42%	5,246.29
10-30-5313 Fuel Expense	0.00	999.60	(999.60)	1,912.77	12,000.00	15.94%	10,087.23
10-30-5317 Equipment & Other Rentals	26.88	1,000.00	(973.12)	65.12	12,000.00	0.54%	11,934.88
10-30-5319 Vehicle Repairs & Maintenance	0.00	208.33	(208.33)	2,292.20	2,500.00	91.69%	207.80
10-30-5321 Public Works Maintenance	0.00	2,083.33	(2,083.33)	1,301.97	25,000.00	5.21%	23,698.03
10-30-5322 Special Road Work	0.00	4,165.00	(4,165.00)	0.00	50,000.00	0.00%	50,000.00
10-30-5328 Small Tools & Minor	0.00	333.20	(333.20)	1,518.32	4,000.00	37.96%	2,481.68
10-30-5331 Signs & Postings	213.90	833.33	(619.43)	270.20	10,000.00	2.70%	9,729.80
10-30-5401 Utilities - Electricity	0.00	833.33	(833.33)	953.69	10,000.00	9.54%	9,046.31
10-30-5404 Mobile Technology Expense	0.00	99.96	(99.96)	163.31	1,200.00	13.61%	1,036.69
10-30-5407 Insurance - Vehicles	0.00	333.20	(333.20)	418.50	4,000.00	10.46%	3,581.50
10-30-5410 Vehicle Replacement Fund	0.00	1,666.00	(1,666.00)	0.00	20,000.00	0.00%	20,000.00

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-30-5413 Residential Garbage Subsidy	0.00	24,000.00	(24,000.00)	0.00	288,000.00	0.00%	288,000.00
Public Works Totals	22,212.60	84,925.41	(62,712.81)	70,700.77	1,019,370.00	6.94%	948,669.23

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 11

Item 24.

10 - General Fund Parks & Recreation	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-32-5217 Professional Cleaning Services	0.00	416.67	(416.67)	800.00	5,000.00	16.00%	4,200.00
10-32-5229 Contractual Services	970.00	9,996.00	(9,026.00)	30,007.53	120,000.00	25.01%	89,992.47
10-32-5301 Office Supplies	0.00	249.90	(249.90)	1,045.67	3,000.00	34.86%	1,954.33
10-32-5309 Uniforms	0.00	208.25	(208.25)	0.00	2,500.00	0.00%	2,500.00
10-32-5317 Equipment & Other Rentals	0.00	583.10	(583.10)	0.00	7,000.00	0.00%	7,000.00
10-32-5324 Park Maintenance	3,000.00	6,666.67	(3,666.67)	10,063.62	80,000.00	12.58%	69,936.38
10-32-5331 Signs & Postings	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
Parks & Recreation Totals	3,970.00	18,203.92	(14,233.92)	41,916.82	218,500.00	19.18%	176,583.18

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 11

Item 24.

10 - General Fund Community Development	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-35-5101 Salaries - Full Time	3,872.00	15,378.01	(11,506.01)	11,616.00	184,610.00	6.29%	172,994.00
10-35-5104 Salaries - Overtime	0.00	157.43	(157.43)	36.30	1,890.00	1.92%	1,853.70
10-35-5106 Social Security/Medicare	289.88	1,177.02	(887.14)	899.96	14,130.00	6.37%	13,230.04
10-35-5107 TMRS	425.92	1,691.82	(1,265.90)	1,321.35	20,310.00	6.51%	18,988.65
10-35-5108 Health & Life Insurance	939.25	3,498.60	(2,559.35)	2,817.75	42,000.00	6.71%	39,182.25
10-35-5109 Worker's Comp	0.00	149.94	(149.94)	50.07	1,800.00	2.78%	1,749.93
10-35-5110 Texas Workforce Commission	0.00	39.15	(39.15)	0.00	470.00	0.00%	470.00
10-35-5114 Benefits Admin Fees	0.00	24.15	(24.15)	0.00	290.00	0.00%	290.00
10-35-5115 Longevity Pay	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	0.00	6,250.00	(6,250.00)	7,773.08	75,000.00	10.36%	67,226.92
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)	127,419.70	64,000.00	199.09%	(63,419.70)
10-35-5233 Eng Svc: Permits/Inspections	47,190.38	29,155.00	18,035.38	157,793.61	350,000.00	45.08%	192,206.39
10-35-5234 Eng Svc: Plan Review	40,532.74	8,333.33	32,199.41	65,639.36	100,000.00	65.64%	34,360.64
10-35-5235 Eng Svc: Platting	20,985.00	6,250.00	14,735.00	27,300.00	75,000.00	36.40%	47,700.00
10-35-5301 Office Supplies	131.97	83.30	48.67	269.94	1,000.00	26.99%	730.06
10-35-5309 Uniforms	0.00	16.66	(16.66)	0.00	200.00	0.00%	200.00
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	25.83	41.67	(15.84)	91.61	500.00	18.32%	408.39
10-35-5411 TIF Fund/MUD 31 Payable	0.00	3,023.79	(3,023.79)	0.00	36,300.00	0.00%	36,300.00
Community Development Totals	114,392.97	86,172.72	28,220.25	428,388.73	1,034,360.00	41.42%	605,971.27

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 11

Item 24.

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)	24,139.20	105,410.00	22.90%	81,270.80
10-36-5106 Social Security/Medicare	610.56	672.23	(61.67)	1,827.30	8,070.00	22.64%	6,242.70
10-36-5107 TMRS	896.02	966.28	(70.26)	2,681.73	11,600.00	23.12%	8,918.27
10-36-5108 Health & Life Insurance	982.23	1,166.20	(183.97)	2,946.69	14,000.00	21.05%	11,053.31
10-36-5109 Worker's Comp	0.00	518.95	(518.95)	808.18	6,230.00	12.97%	5,421.82
10-36-5110 Texas Workforce Commission	0.00	9.99	(9.99)	0.00	120.00	0.00%	120.00
10-36-5114 Benefits Admin Fees	0.00	6.67	(6.67)	0.00	80.00	0.00%	80.00
10-36-5115 Longevity Pay	0.00	14.99	(14.99)	240.00	180.00	133.33%	(60.00)
10-36-5207 Building Inspector	0.00	24,990.00	(24,990.00)	63,247.50	300,000.00	21.08%	236,752.50
10-36-5223 Training & Travel	0.00	416.50	(416.50)	184.31	5,000.00	3.69%	4,815.69
10-36-5224 Dues & Subscriptions	0.00	250.00	(250.00)	0.00	3,000.00	0.00%	3,000.00
10-36-5301 Office Supplies	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-36-5303 Public Education & Training	0.00	249.90	(249.90)	0.00	3,000.00	0.00%	3,000.00
10-36-5307 Investigation Supplies	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-36-5309 Uniforms	0.00	125.00	(125.00)	156.99	1,500.00	10.47%	1,343.01
10-36-5310 Postage	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
10-36-5313 Fuel Expense	0.00	250.00	(250.00)	562.79	3,000.00	18.76%	2,437.21
10-36-5319 Vehicle Repairs & Maintenance	0.00	166.60	(166.60)	150.95	2,000.00	7.55%	1,849.05
10-36-5328 Small Tools & Minor	0.00	249.90	(249.90)	0.00	3,000.00	0.00%	3,000.00
10-36-5404 Mobile Technology Expense	0.00	83.33	(83.33)	173.72	1,000.00	17.37%	826.28
10-36-5407 Insurance - Vehicles	0.00	66.64	(66.64)	309.50	800.00	38.69%	490.50
10-36-5410 Vehicle Replacement Fund	0.00	833.00	(833.00)	0.00	10,000.00	0.00%	10,000.00
Fire Marshal/Building Official Totals	10,634.41	39,991.79	(29,357.38)	97,428.86	480,090.00	20.29%	382,661.14

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

10 - General Fund Capital and Planning Projects	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-90-5620 Building Purchase,	12.87	0.00	12.87	50.39	0.00	0.00%	(50.39)
10-90-5660 Contingency/Reserves	0.00	12,500.00	(12,500.00)	0.00	150,000.00	0.00%	150,000.00
Capital and Planning Projects Totals	12.87	12,500.00	(12,487.13)	50.39	150,000.00	0.03%	149,949.61
Expense Totals	395,977.19	653,097.72	(257,120.53)	1,550,704.44	7,839,890.00	19.78%	6,289,185.56

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 1

Item 24.

12 - Project Fund Series 2022	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Miscellaneous	18,352.62	0.00	18,352.62	55,889.81	0.00	0.00%	(55,889.81)
Revenue Totals	<u>18,352.62</u>	<u>0.00</u>	<u>18,352.62</u>	<u>55,889.81</u>	<u>0.00</u>	<u>0.00%</u>	<u>(55,889.81)</u>
Expense Summary							
Services	0.00	0.00	0.00	3,455.61	0.00	0.00%	(3,455.61)
Expense Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,455.61</u>	<u>0.00</u>	<u>0.00%</u>	<u>(3,455.61)</u>

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

12 - Project Fund Series 2022	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous							
12-4938 Interest Income - Investments	18,352.62	0.00	18,352.62	55,889.81	0.00	0.00%	(55,889.81)
Miscellaneous Totals	18,352.62	0.00	18,352.62	55,889.81	0.00	0.00%	(55,889.81)
Revenue Totals	18,352.62	0.00	18,352.62	55,889.81	0.00	0.00%	(55,889.81)

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 11:53

Item 24.

12 - Project Fund Series 2022 Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Services	0.00	0.00	0.00	3,455.61	0.00	0.00%	(3,455.61)
Administration Totals	0.00	0.00	0.00	3,455.61	0.00	0.00%	(3,455.61)
Expense Total	0.00	0.00	0.00	3,455.61	0.00	0.00%	(3,455.61)

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 11

Item 24.

12 - Project Fund Series 2022 Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
12-10-5401 Utilities - Electricity	0.00	0.00	0.00	3,455.61	0.00	0.00%	(3,455.61)
Administration Totals	0.00	0.00	0.00	3,455.61	0.00	0.00%	(3,455.61)
Expense Totals	0.00	0.00	0.00	3,455.61	0.00	0.00%	(3,455.61)

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 1

Item 24.

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	22,819.97	21,991.20	828.77	75,949.74	264,000.00	28.77%	188,050.26
Miscellaneous	1,760.48	1,666.67	93.81	5,377.07	20,000.00	26.89%	14,622.93
Revenue Totals	<u>24,580.45</u>	<u>23,657.87</u>	<u>922.58</u>	<u>81,326.81</u>	<u>284,000.00</u>	<u>28.64%</u>	<u>202,673.19</u>
Expense Summary							
Personnel Services	9,326.25	11,078.89	(1,752.64)	35,529.32	133,000.00	26.71%	97,470.68
Professional/Contract Services	24.00	3,082.10	(3,058.10)	4,624.92	37,000.00	12.50%	32,375.08
Materials & Supplies	15,401.36	9,925.56	5,475.80	34,853.43	119,150.00	29.25%	84,296.57
Capital Outlay	0.00	4,165.00	(4,165.00)	0.00	50,000.00	0.00%	50,000.00
Expense Totals	<u>24,751.61</u>	<u>28,251.55</u>	<u>(3,499.94)</u>	<u>75,007.67</u>	<u>339,150.00</u>	<u>22.12%</u>	<u>264,142.33</u>

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 1

Item 24.

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	22,819.97	21,991.20	828.77	75,949.74	264,000.00	28.77%	188,050.26
Sales Tax Totals	22,819.97	21,991.20	828.77	75,949.74	264,000.00	28.77%	188,050.26
Miscellaneous							
20-4910 Interest Income	1,760.48	1,666.67	93.81	5,377.07	20,000.00	26.89%	14,622.93
Miscellaneous Totals	1,760.48	1,666.67	93.81	5,377.07	20,000.00	26.89%	14,622.93
Revenue Totals	24,580.45	23,657.87	922.58	81,326.81	284,000.00	28.64%	202,673.19

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 11:53

Item 24.

20 - Crime Control and Prevention Dist Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	4,165.00	(4,165.00)	0.00	50,000.00	0.00%	50,000.00
Materials & Supplies	15,401.36	9,925.56	5,475.80	34,853.43	119,150.00	29.25%	84,296.57
Personnel Services	9,326.25	11,078.89	(1,752.64)	35,529.32	133,000.00	26.71%	97,470.68
Professional/Contract Services	24.00	3,082.10	(3,058.10)	4,624.92	37,000.00	12.50%	32,375.08
Police Totals	<u>24,751.61</u>	<u>28,251.55</u>	<u>(3,499.94)</u>	<u>75,007.67</u>	<u>339,150.00</u>	<u>22.12%</u>	<u>264,142.33</u>
Expense Total	<u>24,751.61</u>	<u>28,251.55</u>	<u>(3,499.94)</u>	<u>75,007.67</u>	<u>339,150.00</u>	<u>22.12%</u>	<u>264,142.33</u>

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 11:11

Item 24.

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	6,156.80	6,758.96	(602.16)	22,590.44	81,140.00	27.84%	58,549.56
20-20-5104 Salaries - Overtime	117.60	666.40	(548.80)	1,121.58	8,000.00	14.02%	6,878.42
20-20-5106 Social Security/Medicare	470.82	517.29	(46.47)	1,698.36	6,210.00	27.35%	4,511.64
20-20-5107 TMRS	697.81	743.86	(46.05)	2,522.88	8,930.00	28.25%	6,407.12
20-20-5108 Health & Life Insurance	1,813.99	2,332.40	(518.41)	7,322.19	28,000.00	26.15%	20,677.81
20-20-5109 Worker's Comp	0.00	27.50	(27.50)	150.21	330.00	45.52%	179.79
20-20-5110 Texas Workforce Commission	0.00	19.99	(19.99)	54.43	240.00	22.68%	185.57
20-20-5114 Benefits Admin Fees	0.00	12.49	(12.49)	0.00	150.00	0.00%	150.00
20-20-5117 Certificate Pay	69.23	0.00	69.23	69.23	0.00	0.00%	(69.23)
20-20-5206 Professional Services	24.00	1,041.25	(1,017.25)	144.00	12,500.00	1.15%	12,356.00
20-20-5222 Investigations	0.00	249.90	(249.90)	0.00	3,000.00	0.00%	3,000.00
20-20-5223 Training & Travel	0.00	1,249.50	(1,249.50)	4,480.92	15,000.00	29.87%	10,519.08
20-20-5230 Radio Service	0.00	541.45	(541.45)	0.00	6,500.00	0.00%	6,500.00
20-20-5301 Office Supplies	0.00	166.60	(166.60)	468.90	2,000.00	23.45%	1,531.10
20-20-5303 Public Education & Training	0.00	1,050.41	(1,050.41)	3,111.79	12,610.00	24.68%	9,498.21
20-20-5307 Investigation Supplies	0.00	1,332.80	(1,332.80)	63.09	16,000.00	0.39%	15,936.91
20-20-5309 Uniforms	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
20-20-5314 Computer & Technology	0.00	833.00	(833.00)	0.00	10,000.00	0.00%	10,000.00
20-20-5315 Computer Software/License	0.00	1,627.68	(1,627.68)	9,755.00	19,540.00	49.92%	9,785.00
20-20-5316 Equipment Repair/Parts	0.00	416.67	(416.67)	592.50	5,000.00	11.85%	4,407.50
20-20-5317 Equipment & Other Rentals	15,401.36	3,581.90	11,819.46	20,862.15	43,000.00	48.52%	22,137.85
20-20-5328 Small Tools & Minor	0.00	416.50	(416.50)	0.00	5,000.00	0.00%	5,000.00
20-20-5330 Miscellaneous	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
20-20-5650 Vehicles & Machinery	0.00	4,165.00	(4,165.00)	0.00	50,000.00	0.00%	50,000.00
Police Totals	24,751.61	28,251.55	(3,499.94)	75,007.67	339,150.00	22.12%	264,142.33
Expense Totals	24,751.61	28,251.55	(3,499.94)	75,007.67	339,150.00	22.12%	264,142.33

City of Iowa Colony
Financial Statement
As of December 31, 2024

1/6/2025 11

Item 24.



City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 1

Item 24.

30 - Capital Improvements Plan Fund (Debt Service)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Expense Summary							
Debt Service	0.00	149,085.34	(149,085.34)	322,315.00	1,789,700.00	18.01%	1,467,385.00
Expense Totals	<u>0.00</u>	<u>149,085.34</u>	<u>(149,085.34)</u>	<u>322,315.00</u>	<u>1,789,700.00</u>	<u>18.01%</u>	<u>1,467,385.00</u>

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 11:53

Item 24.

30 - Capital Improvements Plan Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Debt Service	0.00	149,085.34	(149,085.34)	322,315.00	1,789,700.00	18.01%	1,467,385.00
Administration Totals	0.00	149,085.34	(149,085.34)	322,315.00	1,789,700.00	18.01%	1,467,385.00
Expense Total	0.00	149,085.34	(149,085.34)	322,315.00	1,789,700.00	18.01%	1,467,385.00

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 11:11

Item 24.

30 - Capital Improvements Plan Fund (Administration)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
30-10-5501 Debt Principal	0.00	82,442.01	(82,442.01)	0.00	989,700.00	0.00%	989,700.00
30-10-5513 Interest on Debt	0.00	0.00	0.00	322,315.00	0.00	0.00%	(322,315.00)
30-10-5520 MUD 55 Debt Adjustment	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00
30-10-5521 MUD 31 Rebate Payment	0.00	58,310.00	(58,310.00)	0.00	700,000.00	0.00%	700,000.00
Administration Totals	<u>0.00</u>	<u>149,085.34</u>	<u>(149,085.34)</u>	<u>322,315.00</u>	<u>1,789,700.00</u>	<u>18.01%</u>	<u>1,467,385.00</u>
Expense Totals	<u>0.00</u>	<u>149,085.34</u>	<u>(149,085.34)</u>	<u>322,315.00</u>	<u>1,789,700.00</u>	<u>18.01%</u>	<u>1,467,385.00</u>

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

35 - Capital Improvements Plan Fund (Local)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Grant Income	7,625.00	0.00	7,625.00	7,625.00	0.00	0.00%	(7,625.00)
Revenue Totals	<u>7,625.00</u>	<u>0.00</u>	<u>7,625.00</u>	<u>7,625.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>(7,625.00)</u>
Expense Summary							
Professional/Contract Services	0.00	0.00	0.00	16,820.00	0.00	0.00%	(16,820.00)
Expense Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>16,820.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>(16,820.00)</u>

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

35 - Capital Improvements Plan Fund (Local)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Grant Income							
35-4803 GLO Grant Funds	7,625.00	0.00	7,625.00	7,625.00	0.00	0.00%	(7,625.00)
Grant Income Totals	7,625.00	0.00	7,625.00	7,625.00	0.00	0.00%	(7,625.00)
Revenue Totals	7,625.00	0.00	7,625.00	7,625.00	0.00	0.00%	(7,625.00)

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 11:53

Item 24.

35 - Capital Improvements Plan Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Professional/Contract Services	0.00	0.00	0.00	16,820.00	0.00	0.00%	(16,820.00)
Administration Totals	0.00	0.00	0.00	16,820.00	0.00	0.00%	(16,820.00)
Expense Total	0.00	0.00	0.00	16,820.00	0.00	0.00%	(16,820.00)

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 11

Item 24.

35 - Capital Improvements Plan Fund (Administration)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
35-10-5208 Engineering Services	0.00	0.00	0.00	16,820.00	0.00	0.00%	(16,820.00)
Administration Totals	0.00	0.00	0.00	16,820.00	0.00	0.00%	(16,820.00)
Expense Totals	0.00	0.00	0.00	16,820.00	0.00	0.00%	(16,820.00)

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 1

Item 24.

37 - Parkland Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
License & Permits	64,232.00	0.00	64,232.00	180,079.00	0.00	0.00%	(180,079.00)
Revenue Totals	<u>64,232.00</u>	<u>0.00</u>	<u>64,232.00</u>	<u>180,079.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>(180,079.00)</u>

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

37 - Parkland Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
License & Permits							
37-4808 Regional Parkland Revenue	64,232.00	0.00	64,232.00	180,079.00	0.00	0.00%	(180,079.00)
License & Permits Totals	64,232.00	0.00	64,232.00	180,079.00	0.00	0.00%	(180,079.00)
Revenue Totals	64,232.00	0.00	64,232.00	180,079.00	0.00	0.00%	(180,079.00)

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 1

Item 24.

40 - Court Technology Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	979.11	0.00	979.11	2,433.23	0.00	0.00%	(2,433.23)
Revenue Totals	979.11	0.00	979.11	2,433.23	0.00	0.00%	(2,433.23)

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

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	979.11	0.00	979.11	2,433.23	0.00	0.00%	(2,433.23)
Fines & Forfeitures Totals	979.11	0.00	979.11	2,433.23	0.00	0.00%	(2,433.23)
Revenue Totals	979.11	0.00	979.11	2,433.23	0.00	0.00%	(2,433.23)

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 1

Item 24.

41 - Court Security Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	1,199.39	0.00	1,199.39	2,980.71	0.00	0.00%	(2,980.71)
Revenue Totals	<u>1,199.39</u>	<u>0.00</u>	<u>1,199.39</u>	<u>2,980.71</u>	<u>0.00</u>	<u>0.00%</u>	<u>(2,980.71)</u>

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

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	1,199.39	0.00	1,199.39	2,980.71	0.00	0.00%	(2,980.71)
Fines & Forfeitures Totals	1,199.39	0.00	1,199.39	2,980.71	0.00	0.00%	(2,980.71)
Revenue Totals	1,199.39	0.00	1,199.39	2,980.71	0.00	0.00%	(2,980.71)

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

1/6/2025 1

Item 24.

50 - Vehicle Replacement Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Miscellaneous	1,343.63	0.00	1,343.63	4,103.88	0.00	0.00%	(4,103.88)
Revenue Totals	<u>1,343.63</u>	<u>0.00</u>	<u>1,343.63</u>	<u>4,103.88</u>	<u>0.00</u>	<u>0.00%</u>	<u>(4,103.88)</u>

City of Iowa Colony
 Financial Statement
 As of December 31, 2024

50 - Vehicle Replacement Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous							
50-4910 Interest Income	1,343.63	0.00	1,343.63	4,103.88	0.00	0.00%	(4,103.88)
Miscellaneous Totals	<u>1,343.63</u>	<u>0.00</u>	<u>1,343.63</u>	<u>4,103.88</u>	<u>0.00</u>	<u>0.00%</u>	<u>(4,103.88)</u>
Revenue Totals	<u><u>1,343.63</u></u>	<u><u>0.00</u></u>	<u><u>1,343.63</u></u>	<u><u>4,103.88</u></u>	<u><u>0.00</u></u>	<u><u>0.00%</u></u>	<u><u>(4,103.88)</u></u>

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

1/6/2025 1

Item 24.

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Assets				
	10-1000	Cash / Due From Consolidated Cash	16,765,077.98	
	10-1002	Retainer Account	0.00	
	10-1003	First State Bank - Manvel	(3,340.97)	
	10-1004	Petty Cash	300.00	
	10-1005	Texas Advantage - CD	6,290.33	
	10-1006	TexStar CD	2,718,239.94	
	10-1007	Veritex - CD 5471	3,393.18	
	10-1008	Veritex - CD 7818	145,000.00	
	10-1009	Texas First Bank - TWDB	0.00	
	10-1100	Accounts Receivable	0.00	
	10-1110	Due from IRS	0.00	
	10-1111	Sales Tax Receivable	105,613.00	
	10-1112	Allowance for Fines Receivable	(298,310.04)	
	10-1113	Fines Receivable	314,011.00	
	10-1114	Property Taxes Receivable	30,646.00	
	10-1115	Property Tax Receivable - P & I	10,334.00	
	10-1302	Due from Retainer Fund	0.00	
	10-1303	Due from Project Fund Series 2022	(0.38)	
	10-4915	Investment Fair Value Adjustment	0.00	
	Total Assets		<u>19,797,254.04</u>	<u>19,797,254.04</u>

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

1/6/2025 1

Item 24.

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Liabilities				
	10-2000	Due To Consolidated Cash / Accounts Payable	190,491.11	
	10-2001	Accounts Payable at Year End	(202.13)	
	10-2101	Due to Other Funds - CCPD	0.00	
	10-2200	Wages Payable	34,236.99	
	10-2201	Employee Dental Insurance	10,425.76	
	10-2202	Employee Vision Insurance	0.00	
	10-2203	Federal Tax Payable	5,015.00	
	10-2204	Social Security/Medicare Payable	0.00	
	10-2205	TMRS Payable	4,322.09	
	10-2206	Texas Workforce Commission Payable	(2,618.12)	
	10-2207	Health & Life Insurance Payable	(9,663.10)	
	10-2208	Child Support Payable	(1,256.04)	
	10-2209	457(b) Payable	0.00	
	10-2300	State Fees	64,505.63	
	10-2301	Collections	0.00	
	10-2302	Bond Liability Account	0.00	
	10-2303	Refunds Payable	0.00	
	10-2304	Credit Card Fee	2,830.81	
	10-2305	Deferred Revenues - Fines	15,701.00	
	10-2400	Road Damage Deposit	0.00	
	10-2405	Deferred Inflows-Prop taxes	40,980.00	
	10-2410	Bond 1 - Series 2020	0.00	
	10-2500	American Rescue Plan Fund	0.00	
	10-2501	Baseball Field Reserve	14,008.50	
	10-2502	Baymark Pipeline LLC	0.00	
	10-2503	Baymark Pipeline LLC: Baymark P - Engr/Inspctn/Legal	0.00	
	10-2504	Cherry Crushed Concrete	0.00	
	10-2505	DR Horton/MUD 87	0.00	
	10-2506	Early Plat - Sierra V W Sec 5	0.01	
	10-2507	Early Plat SVW Crystal V Dr-Ph3	0.00	
	10-2508	Early Plat SVW Sub Sec 4	0.00	
	10-2509	Formosa/Lav Pipeline-TRC	0.00	
	10-2511	Meridiana Escrow	(770.00)	
	10-2512	Old Airline Market-Axis Dev	(0.50)	
	10-2513	Sierra Vista - Land Tejas	0.00	

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

1/6/2025 1

Item 24.

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Liabilities				
	10-2514	Sierra Vista West - Land Tejas	0.00	
	10-2515	South Texas NGL Pipeline, LLC	0.00	
	10-2516	South Texas NGL Pipeline, LLC: South TX NGL-Engr/Inspct/Legal	0.00	
	10-2517	Sterling Lakes - Land Tejas	0.00	
	10-2518	Capital Contribution - CR 64	1,731,000.00	
	10-2519	Earlt Platting Escrow Sec 12	0.00	
	10-2520	Early Plat Escrow - SVW Sec 6	0.00	
	10-2522	Property Delq Tax - TIF 100%	(0.30)	
	10-2523	Property Tax TIF - 100%	0.27	
	10-2524	Meritage Homes of Texas, LLC	0.00	
	10-2525	Corona Virus Relief Fund	0.00	
	10-2526	Public Safety Building Reserve	0.00	
	10-2527	Public Park Reserves	0.00	
	10-2528	Early Plat - Sierra VW Sec 7	0.01	
	10-2530	Early Plat - Sierra VW Sec 8	0.00	
	10-2531	Early Plat - Sierra VW Sec 9	0.00	
	10-2533	Police Training Fund	0.01	
	10-2534	Unearned Revenue (Merid Sec 58)	0.00	
	10-2535	Unearned Revenue (Merid Sec 57)	0.00	
	10-2540	Early Plat - Sierra VW Sec 10	0.00	
	10-2542	Early Plat - Sterling Lakes North Sec 2, 3	158,278.98	
	10-2543	Early Plat - Sterling Lakes North Sec 1	158,279.00	
	10-2544	Early Plat - Sterling Lakes North Sec 4 & Force Main	54,977.99	
	10-2548	Early Plat - Sterling Lakes North Sec 8	0.00	
	10-2550	Early Plat - Creekhaven Sec 1	3,205,919.27	
	10-2551	Early Plat - Creekhaven Sec 2	296,747.53	
	10-2552	Early Plat - Creekhaven Sec 3	893,855.25	
	10-2602	Due to Retainer Fund	0.00	
	10-2603	Due to Crime Prevention	(3,993.01)	
	10-2604	Due to CIP (Local)	0.00	
	10-2605	Due to State & Federal Grants	0.00	
	10-2606	Due to ARPA Fund	0.20	
	10-2607	Due to ICDA	0.00	
	10-2608	Due to Court Tech Fund	(79.00)	
	10-7001	Transfer to Vehicle Replacement	(112,000.00)	

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Liabilities				
		Total Liabilities	6,750,993.21	
Fund Balance				
	10-3000	Fund Balance	7,116,259.54	
	10-3001	Fund Balance Committed	0.00	
	10-3002	Fund Balance Assigned	600,000.00	
		Total Fund Balance	7,716,259.54	
		Total Revenue	6,913,679.93	
		Total Expenses	1,550,704.44	
		Current Year Increase (Decrease)	5,330,001.29	
		Fund Balance Total	7,716,259.54	
		Current Year Increase (Decrease)	5,330,001.29	
		Total Fund Balance/Equity	13,046,260.83	
		Total Liabilities & Fund Balance		19,797,254.04

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Assets				
	11-1000	Cash / Due From Consolidated Cash	(131,557.00)	
	11-1002	Retainer Account	518,393.26	
	11-1015	Ames Blvd Ret - TX Class	1,573,428.19	
	11-1301	Due from General Fund	0.00	
	Total Assets		1,960,264.45	1,960,264.45
				1,960,264.45

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

1/6/2025 1

Item 24.

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Liabilities				
	11-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	11-2001	Accounts Payable at Year End	(4,287.50)	
	11-2010	Accounts Payable	3,325.00	
	11-2200	Wages Payable	0.00	
	11-2400	Road Damage Deposit	342,183.65	
	11-2502	Baymark Pipeline LLC	1.00	
	11-2503	Baymark Pipeline LLC: Baymark P - Engr/Inspctn/Legal	0.00	
	11-2504	Cherry Crushed Concrete	23,200.00	
	11-2505	DR Horton/MUD 87	7,646.13	
	11-2509	Formosa/Lav Pipeline-TRC	10,826.04	
	11-2510	M2E3/Enterprise Pipeline	(47,206.15)	
	11-2511	Meridiana Escrow	4,345.00	
	11-2512	Old Airline Market-Axis Dev	208.00	
	11-2513	Sierra Vista - Land Tejas	1,223.10	
	11-2514	Sierra Vista West - Land Tejas	22,456.83	
	11-2515	South Texas NGL Pipeline, LLC	1.00	
	11-2516	South Texas NGL Pipeline, LLC: South TX NGL-Engr/Inspct/Legal	0.00	
	11-2517	Sterling Lakes - Land Tejas	6,296.59	
	11-2521	Meritage/Rise- BCMUD 57	3,838.10	
	11-2529	Meridiana PUD Amendment	2,337.88	
	11-2536	Rally 288 West PUD	7,509.33	
	11-2537	Southern Star PUD	5,686.21	
	11-2538	PUD Hines Investments	7,745.00	
	11-2539	SVW Entertainment Dist PUD	7,079.56	
	11-2541	Extension of Ames Blvd Project	1,455,097.50	
	11-2545	Crystal Center Entertainment District	(162.50)	
	11-2546	Maple Farms Tract - Special District	7,690.00	
	11-2547	PUD - Caldwell, Active Adult Community	8,342.50	
	11-2549	PUD - Sunset Prairie: Majestic Developers	10,000.00	
	11-2601	Due to General Fund	0.00	
	Total Liabilities		<u>1,885,382.27</u>	

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Fund Balance				
	11-3000	Fund Balance	0.00	
	Total Fund Balance		0.00	
		Total Revenue	19,222.02	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	74,882.18	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	74,882.18	
		Total Fund Balance/Equity	74,882.18	
	Total Liabilities & Fund Balance			1,960,264.45

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

Account Type	Account Number	Description	Balance	Total
12 - Project Fund Series 2022				
Assets				
	12-1000	Cash / Due From Consolidated Cash	(5,689,481.27)	
	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	4,574,888.40	
	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		439,491.29	439,491.29

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

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 Payable at Year End	17,236.63	
	12-2200	Wages Payable	0.00	
	12-2411	Project Fund Series 22 - Unearned Revenue	0.00	
	12-2601	Due to General Fund	(0.38)	
	Total Liabilities		490,975.98	
Fund Balance				
	12-3000	Fund Balance	(103,918.89)	
	Total Fund Balance		(103,918.89)	
		Total Revenue	55,889.81	
		Total Expenses	3,455.61	
		Current Year Increase (Decrease)	52,434.20	
		Fund Balance Total	(103,918.89)	
		Current Year Increase (Decrease)	52,434.20	
		Total Fund Balance/Equity	(51,484.69)	
	Total Liabilities & Fund Balance			439,491.29

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District Fund				
Assets				
	20-1000	Cash / Due From Consolidated Cash	140,951.44	
	20-1013	TexStar - Crime Control	455,971.68	
	20-1301	Due from General Fund	(3,993.01)	
	20-1302	Sales Tax Receivable Crime Prevention District	43,273.00	
	Total Assets		636,203.11	636,203.11

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District Fund				
Liabilities				
	20-2000	Due To Consolidated Cash / Accounts Payable	16,566.65	
	20-2001	Accounts Payable at Year End	976.17	
	20-2200	Wages Payable	0.00	
	20-2201	Employee Dental Insurance	653.22	
	20-2203	Federal Tax Payable	0.00	
	20-2204	Social Security/Medicare Payable	0.00	
	20-2205	TMRS Payable	0.00	
	20-2206	Texas Workforce Commission Payable	0.00	
	20-2207	Health & Life Insurance Payable	11,690.24	
	Total Liabilities		29,886.28	
Fund Balance				
	20-3000	Fund Balance	599,997.13	
	Total Fund Balance		599,997.13	
		Total Revenue	81,326.81	
		Total Expenses	75,007.67	
		Current Year Increase (Decrease)	6,319.70	
		Fund Balance Total	599,997.13	
		Current Year Increase (Decrease)	6,319.70	
		Total Fund Balance/Equity	606,316.83	
	Total Liabilities & Fund Balance			636,203.11

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

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

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

1/6/2025 1

Item 24.

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		<u>0.00</u>	
Fund Balance				
	21-3000	Fund Balance	1,585.50	
	Total Fund Balance		<u>1,585.50</u>	
		Total Revenue	0.00	
		Total Expenses	<u>0.00</u>	
		Current Year Increase (Decrease)	0.00	
		Fund Balance Total	1,585.50	
		Current Year Increase (Decrease)	<u>0.00</u>	
		Total Fund Balance/Equity	<u>1,585.50</u>	
	Total Liabilities & Fund Balance			<u><u>1,585.50</u></u>

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

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

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

Account Type	Account Number	Description	Balance	Total
30 - Capital Improvements Plan				
Fund (Debt Service)				
Liabilities				
	30-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	30-2405	Deferred Inflows-Prop taxes	9,721.00	
	Total Liabilities		9,721.00	
Fund Balance				
	30-3000	Fund Balance	(1,026,003.09)	
	Total Fund Balance		(1,026,003.09)	
		Total Revenue	0.00	
		Total Expenses	322,315.00	
		Current Year Increase (Decrease)	(322,315.00)	
		Fund Balance Total	(1,026,003.09)	
		Current Year Increase (Decrease)	(322,315.00)	
		Total Fund Balance/Equity	(1,348,318.09)	
	Total Liabilities & Fund Balance			(1,338,597.09)

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

Account Type	Account Number	Description	Balance	Total
35 - Capital Improvements Plan Fund (Local)				
Assets				
	35-1000	Cash / Due From Consolidated Cash	82,165.68	
	35-1101	Grant / Funding Account	(0.25)	
	35-1301	Due from General Fund	0.00	
	Total Assets		82,165.43	
				82,165.43

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

1/6/2025 1

Item 24.

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		<u>99,999.31</u>	
Fund Balance				
	35-3000	Fund Balance	(8,638.88)	
	Total Fund Balance		<u>(8,638.88)</u>	
		Total Revenue	7,625.00	
		Total Expenses	<u>16,820.00</u>	
		Current Year Increase (Decrease)	(9,195.00)	
		Fund Balance Total	(8,638.88)	
		Current Year Increase (Decrease)	<u>(9,195.00)</u>	
		Total Fund Balance/Equity	<u>(17,833.88)</u>	
	Total Liabilities & Fund Balance			<u><u>82,165.43</u></u>

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

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

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

1/6/2025 1

Item 24.

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

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

Account Type	Account Number	Description	Balance	Total
37 - Parkland Fund				
Assets				
	37-1000	Cash / Due From Consolidated Cash	180,079.00	
	Total Assets		180,079.00	180,079.00

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

Account Type	Account Number	Description	Balance	Total
37 - Parkland Fund				
Liabilities				
	37-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	37-2200	Wages Payable	0.00	
	Total Liabilities		0.00	
Fund Balance				
	37-3000	Fund Balance	0.00	
	Total Fund Balance		0.00	
		Total Revenue	180,079.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	180,079.00	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	180,079.00	
		Total Fund Balance/Equity	180,079.00	
	Total Liabilities & Fund Balance			180,079.00

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

1/6/2025 1

Item 24.

Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Assets				
	40-1000	Cash / Due From Consolidated Cash	22,869.73	
	40-1301	Due from General Fund	(79.00)	
	Total Assets		<u>22,790.73</u>	<u>22,790.73</u>

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

1/6/2025 1

Item 24.

Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Liabilities				
	40-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	Total Liabilities		<u>0.00</u>	
Fund Balance				
	40-3000	Fund Balance	20,357.05	
	Total Fund Balance		<u>20,357.05</u>	
		Total Revenue	2,433.23	
		Total Expenses	<u>0.00</u>	
		Current Year Increase (Decrease)	2,433.68	
		Fund Balance Total	20,357.05	
		Current Year Increase (Decrease)	<u>2,433.68</u>	
		Total Fund Balance/Equity	<u>22,790.73</u>	
	Total Liabilities & Fund Balance			<u><u>22,790.73</u></u>

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

1/6/2025 1

Item 24.

Account Type	Account Number	Description	Balance	Total
41 - Court Security Fund				
Assets				
	41-1000	Cash / Due From Consolidated Cash	36,045.31	
	Total Assets		<u>36,045.31</u>	<u>36,045.31</u>

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

Account Type	Account Number	Description	Balance	Total
41 - Court Security Fund				
Liabilities				
	41-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	Total Liabilities		0.00	
Fund Balance				
	41-3000	Fund Balance	33,064.24	
	Total Fund Balance		33,064.24	
		Total Revenue	2,980.71	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	2,981.07	
		Fund Balance Total	33,064.24	
		Current Year Increase (Decrease)	2,981.07	
		Total Fund Balance/Equity	36,045.31	
	Total Liabilities & Fund Balance			36,045.31

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

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

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

1/6/2025 1

Item 24.

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

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

Account Type	Account Number	Description	Balance	Total
50 - Vehicle Replacement Fund				
Assets				
	50-1000	Cash / Due From Consolidated Cash	(129,229.18)	
	50-1014	TexStar - Veh Rep Fund	348,004.92	
	Total Assets		218,775.74	
				218,775.74

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

1/6/2025 1

Item 24.

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	4,103.88	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	4,103.88	
		Fund Balance Total	214,671.86	
		Current Year Increase (Decrease)	4,103.88	
		Total Fund Balance/Equity	218,775.74	
	Total Liabilities & Fund Balance			218,775.74

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Assets				
	99-1000	Cash	11,434,620.24	
	99-1210	Due From General Fund	23,195.11	
	99-1220	Due From Crime Prevention District Fund	16,621.65	
	99-1230	Due From Debt Service Fund	0.00	
	99-1235	Due From Capital Improvement Projects Fund	0.00	
	99-1240	Due From Court Technology fund	0.00	
	99-1241	Due From Court Security Fund	0.00	
	99-1245	Due From American Rescue Plan Act (ARPA) Fund	0.00	
	99-1250	Due From Vehicle Replacement Fund	0.00	
	99-2110	Due to General Fund	0.00	
	Total Assets		11,474,437.00	11,474,437.00
				11,474,437.00

City of Iowa Colony
 Balance Sheet
 As of December 31, 2024

Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Liabilities				
	99-2000	Accounts Payable	39,816.76	
	99-2110	Due To General Fund	12,516,012.00	
	99-2120	Due To Crime Prevention District Fund	0.00	
	99-2130	Due To Debt Service Fund	64,456.00	
	99-2135	Due To Capital Improvement Projects Fund	0.00	
	99-2140	Due To Court Technology fund	0.00	
	99-2141	Due To Court Security Fund	0.00	
	99-2145	Due To American Rescue Plan Act (ARPA) Fund	997,244.00	
	99-2150	Due To Vehicle Replacement Fund	0.00	
	99-2200	Wages Payable	0.00	
	99-2999	Due To Other Funds	(2,143,091.76)	
	Total Liabilities		11,474,437.00	
		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		11,474,437.00	

Technology Department

- Resolution of Email Migration Issues:
 - Addressed numerous challenges stemming from the Microsoft tenant migration, including reconnecting council members and staff to their email accounts. Successfully migrated public information emails and configured shared mailboxes for improved department communication.
- HR Office Setup:
 - Coordinated the conversion of the EOC Storage Room into an HR Manager's office, including Ethernet cabling installations and equipment setup, in collaboration with DataVox. Oversaw and finalized the project's completion to ensure readiness for future use.
- Astound Cabling Project:
 - Worked closely with Astound to coordinate the installation of cabling infrastructure into city facilities. Ensured efficient communication and oversight to support the project's progress and its alignment with the city's expanding IT requirements.
- Technology Upgrades:
 - Deployed a new workstation for Public Works staff, upgraded outdated system to Windows 11, and addressed compatibility issues. Streamlined OneDrive and Microsoft 365 integration across departments to align with the GCC tenant.

Technology Department

(Continued)

- **Support for Departmental IT Needs:**
 - **Provided technical assistance to address issues across multiple departments, including resetting account credentials, troubleshooting connectivity problems, and ensuring staff could access critical resources with nominal to no interruption.**
- **Policy and Vendor Coordination Enhancements:**
 - **Implemented anti-spam policies to enhance email security and addressed access inconsistencies in shared mailboxes and distribution lists. Additionally, streamlined coordination with external vendors to improve service response times and reduce operational bottlenecks.**

City Of Iowa Colony

Operations Report for the meeting held on January 13th, 2025.

Management Report Summary

1. Maintenance & Repairs:

- **Wastewater Treatment Plant**
 - i. C.R. 57 S1 – Removed and replaced bad check valve for blower #3.
 - ii. C.R. 57 S1 – Topped off diesel tanks for onsite generator.
- **Lift Station**
 - i. Green Paradise – Subcontractor replaced inoperable display screen for control panel.
- **Water Plant**
 - i. Bronze Shore Dr W1 – Excavation to replace rusted out airline for HPT#1.
 - ii. C.R. 64 W1 – Replaced chlorine regulator.
- **Water Distribution**
 - i. 8223 Clear Quartz Ln – Excavation to replace leaking tapline.
 - ii. 2407 Phantom Quartz Ln - Excavation to replace leaking tapline.
 - iii. 2418 Nickel Canyon Dr - Excavation to replace leaking tapline.
 - iv. 10501 Stone Peak Dr - Excavation to replace leaking tapline.
 - v. C/O Sterling Lakes & Emerald Arch Dr - Excavation to replace inoperable fire hydrant.
- **Sanitary Sewer Collection**
 - i. 9911 Bronze Mill Ln – Replaced concrete and landscaping after repairs were made to sanitary manhole.
 - ii. 9910 Bronze Mill Ln - Replaced concrete and landscaping after repairs were made to sanitary manhole.
 - iii. 9915 Jewel Ln - Replaced concrete and landscaping after repairs were made to sanitary manhole.
- **Storm Sewer**
 - i. Nothing to report.

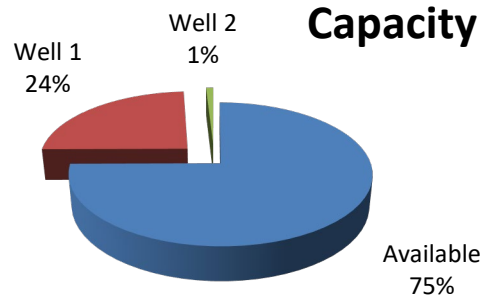
City of Iowa Colony
Production Report

Item 26.

DECEMBER 2024 PUMPAGE X 1,000 GALS								
Date	Well 1	Well 2	Total	Capacity	Purch	From	Sold	To
1	832	0	832	30.4%			0	B053
2	682	46	728	26.6%			0	B053
3	740	0	740	27.0%			0	B053
4	296	0	296	10.8%			0	B053
5	1,034	0	1,034	37.8%			0	B053
6	462	0	462	16.9%			0	B053
7	744	21	765	27.9%			0	B053
8	851	0	851	31.1%			0	B053
9	564	31	595	21.7%			0	B053
10	766	0	766	28.0%			0	B053
11	727	0	727	26.5%			0	B053
12	897	0	897	32.8%			0	B053
13	582	0	582	21.2%			0	B053
14	724	0	724	26.4%			0	B053
15	898	0	898	32.8%			0	B053
16	760	39	799	29.2%			0	B053
17	655	0	655	23.9%			0	B053
18	766	0	766	28.0%			0	B053
19	580	0	580	21.2%			0	B053
20	701	0	701	25.6%			0	B053
21	757	0	757	27.6%			0	B053
22	241	594	835	30.5%			0	B053
23	651	15	666	24.3%			0	B053
24	590	0	590	21.5%			0	B053
25	590	0	590	21.5%			0	B053
26	590	0	590	21.5%			0	B053
27	591	0	591	21.6%			0	B053
28	565	0	565	20.6%			0	B053
29	567	0	567	20.7%			0	B053
30	567	39	606	22.1%			0	B053
31	568	0	568	20.7%				
TOTAL:	20,538	785	21,323		0		0	

BC31 PERMIT	PERMIT TERM	GALLONS PUMPED	PERMIT USED	MONTHS	
	2/1/24 - 1/31/25			AVAIL	PROJ
300,000	x 1,000 gallons	257,963	86%	1	2

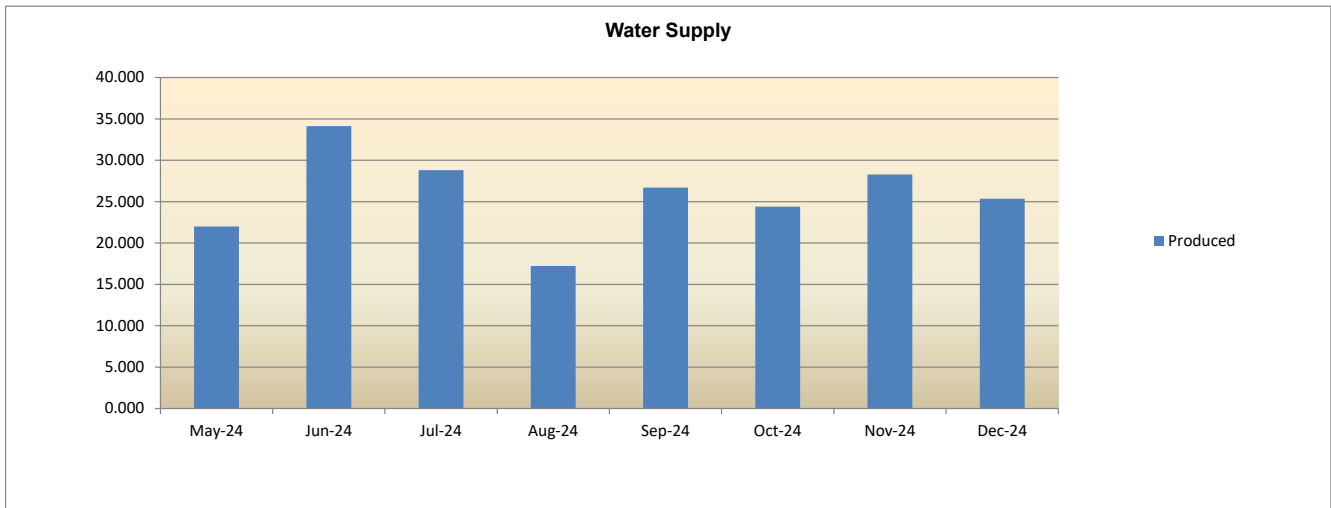
WATER WELL	PRODUCT TEST	GPM	DAILY CAPACITY
1	6/1/23	1311	1,888
2	5/16/24	622	851
TOTAL			2,739



City of Iowa Colony Accountability Report

Item 26.

Billing Period	Produced	Purchased I/C	Total Supplied	Metered COIC	Metered B032	Sold to B053	Unmetered	Repairs	Accountability	Four month average
04/11/24 - 05/10/24	21.993	0.000	21.993	11.768	5.834	0.000	0.715	2.500	94.65%	96.46%
05/11/24 - 06/10/24	34.122	0.000	34.122	26.725	6.022	0.000	0.387	0.000	97.10%	96.22%
06/11/24 - 07/11/24	28.807	0.000	28.807	20.639	6.861	0.000	0.167	0.000	96.04%	95.60%
07/12/24 - 08/08/24	17.237	3.300	20.537	15.248	4.943	0.000	0.252	0.000	99.54%	96.84%
08/09/24 - 09/09/24	26.704	0.000	26.704	16.939	7.376	0.000	0.220	0.000	91.88%	96.14%
09/10/24 - 10/07/24	24.399	0.000	24.399	16.249	8.421	0.000	0.221	0.000	102.02%	97.37%
10/08/24 - 11/07/24	28.274	0.000	28.274	28.731	0.000	0.000	0.930	0.000	104.91%	99.59%
11/08/24 - 12/13/24	25.346	0.000	25.346	24.342	0.000	0.000	0.379	0.000	97.53%	99.08%



City of Iowa Colony
Wastewater Treatment Plant

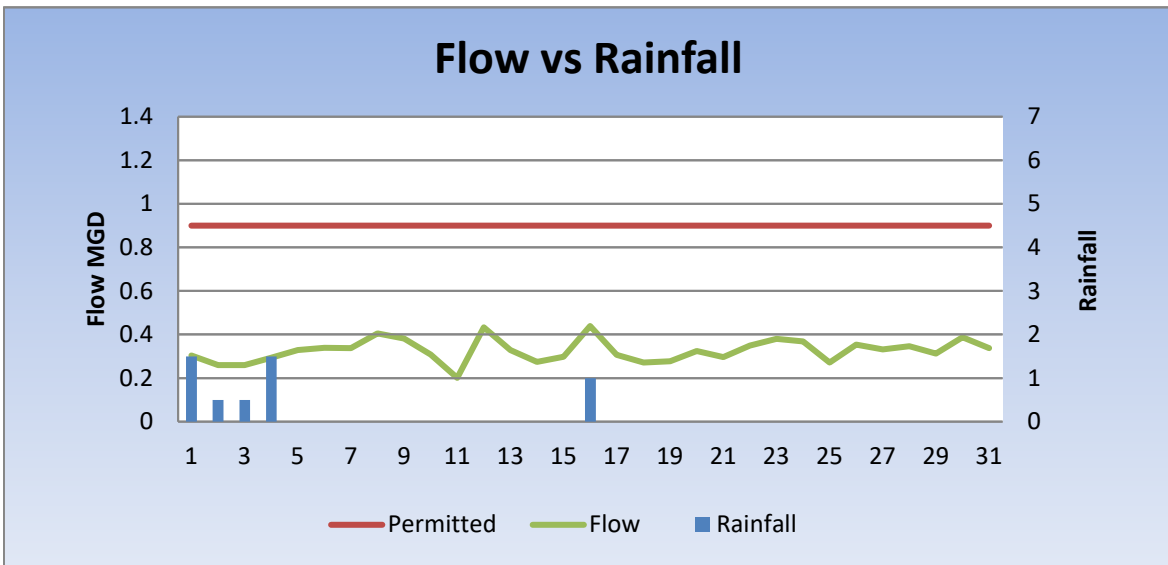
Item 26.

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

Design: 0.900 MGD
Utilized 40.2%

PARAMETER		UNITS	PERMIT LIMITS	Nov-24 RESULTS	EXCURSION
Dissolved Oxygen:	Min	mg / l	4.0	6.9	0
pH:	Min	S.U.	6.0	7.1	0
	Max	S.U.	9.0	7.2	0
Total Suspended Solids:	Avg	lbs / day	113.0	6.6	0
	Avg	mg / l	15.0	2.5	0
	Max	mg / l	40.0	3.7	0
Ammonia:	Avg	lbs / day	23.0	0.5	0
	Avg	mg / l	3.0	0.2	0
	Max	mg / l	10.0	0.2	0
Flow:	Avg	M.G.D.	0.90	0.36	0
2-Hour Peak Flow:	Max	gpm	3.60	0.51	0
Chlorine:	Min	mg / l	1.0	1.0	0
	Max	mg / l	4.0	2.5	0
E.coli:	Avg	CFU/100ml	126	1.0	0
	Max	CFU/100ml	399	2.0	0
CBOD:	Avg	lbs / day	75.0	5.2	0
	Avg	mg / l	10.0	2.0	0
	Max	mg / l	25.0	2.0	0

Permit Excursions:	0	Sanitary Sewer Overflows:	0
Rainfall:	5	SSO Gallons:	0



City of Iowa Colony Customer Billing Report

Item 26.

	December 11, 2024	November 11, 2024	October 11, 2024
Beginning Date	11/26/2024	10/26/2024	9/27/2024
Closing Date	12/26/2024	11/25/2024	10/25/2024

Collected Amount

Penalty	\$ 8,652.48	\$ 5,126.01	\$ 3,317.86
Water	\$ 151,374.27	\$ 87,069.04	\$ 55,420.92
Sewer	\$ 108,640.94	\$ 72,477.17	\$ 39,823.79
Garbage Tax	\$ 4,108.65	\$ 2,953.89	\$ 2,748.93
Garbage Collection Fees	\$ 49,307.41	\$ 36,337.51	\$ 32,993.21
Franchise	\$ 8,694.54	\$ 5,485.89	\$ 4,850.87
Voluntary Fire	\$ 6,531.56	\$ 4,748.70	\$ 3,272.37
Grease Trap	\$ 1,000.00	\$ 803.00	\$ -
Deposit	\$ 12,525.00	\$ 4,989.86	\$ 3,018.10
Transfer Fee	\$ 4,736.00	\$ 1,853.67	\$ 1,437.24
Miscellaneous	\$ 8,988.14	\$ 7,096.63	\$ 4,973.97
TOTAL COLLECTED	\$ 364,558.99	\$ 228,941.37	\$ 151,857.26
OVERPAYMENT	\$ 29,493.08	\$ 11,779.65	\$ 6,427.58
TOTAL COLLECTED	\$ 394,052.07	\$ 240,721.02	\$ 158,284.84

Billed Amounts

Water	\$ 180,774.36	\$ 132,319.99	\$ 79,704.10
Sewer	\$ 96,461.66	\$ 64,525.02	\$ 43,855.00
Garbage Tax	\$ 7,133.74	\$ 4,595.58	\$ 2,946.36
Garbage	\$ 86,344.26	\$ 55,587.20	\$ 35,630.40
Franchise Fee	\$ 13,860.50	\$ 9,842.39	\$ 6,176.99
Voluntary Fire	\$ 10,536.00	\$ 6,960.00	\$ 4,965.00
Grease Trap	\$ 2,010.00	\$ 1,608.00	\$ 134.00
Deposit	\$ 6,775.00	\$ 12,600.00	\$ 3,075.00
Transfer Fee	\$ 2,455.00	\$ 3,880.00	\$ 1,190.00
Miscellaneous	\$ 2,515.22	\$ 1,400.00	\$ 500.00
TOTAL BILLED	\$ 408,865.74	\$ 293,318.18	\$ 178,176.85

Aged Receivables

30 Days Arrears	\$ 59,184.07	\$ 31,904.10	\$ 33,807.82
60 Days Arrears	\$ 26,526.72	\$ 20,195.13	\$ 27,135.86
90 Days Arrears	\$ 11,037.43	\$ 6,113.08	\$ 20,903.14
Over 120 Days Arrears	\$ 36,550.75	\$ 12,535.33	\$ 3,717.90
Previous Month Overpymt	\$ (19,539.74)	\$ (12,447.66)	\$ (10,749.38)
Total Aged Receivables	\$ 113,759.23	\$ 58,299.98	\$ 74,815.34
Current Month Overpymt	\$ (27,716.33)	\$ (10,044.89)	\$ (8,300.25)
TOTAL LESS OVERPYMT	\$ 86,042.90	\$ 48,255.09	\$ 66,515.09
TOTAL RECEIVABLES	\$ 494,908.64	\$ 341,573.27	\$ 244,691.94

Deposit Liabilities	\$ 377,795.00	\$ 257,370.00	\$ 164,220.00
----------------------------	----------------------	----------------------	----------------------

Average Usage For Meters	6,545	6,781	6,867
---------------------------------	-------	-------	-------

	December 11, 2024		
	B031	B032	B053
Occupied Single Family	1722	682	1189
Vacant Single Family	16	2	23
Multi-Family	0	0	0
Commercial	4	9	4
Builder	136	39	73
Irrigation	26	33	16
Rental Meters	16	0	0
District Meters	3	0	0
TOTAL CONNECTIONS	1923	765	1305