CITY COUNCIL MEETING

Monday, April 20, 2026
7:00 PM

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583
Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE **CITY COUNCIL** OF IOWA COLONY WILL HOLD A **COUNCIL MEETING** AT **7:00 PM** ON **MONDAY, APRIL 20, 2026** AT **IOWA COLONY CITY HALL**, 3144 MERIDIANA PARKWAY, IOWA COLONY, TEXAS 77583 FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

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

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS & ANNOUNCEMENTS
Reserved for formal presentations and proclamations.

1. Recognition of Telecommunicator of the Year.
2. Recognition of Officer of the Year.
3. Proclamation - Fair Housing Month
4. Proclamation- Municipal Clerk Week
5. Proclamation- National Police Week

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

PUBLIC HEARINGS

6. Hold a public hearing to consider rezoning the following property from Single Family Residential to Mixed Use and granting a specific use permit to allow development of a flex space district designed to accommodate a mix of retail, office, light industrial, and warehouse uses, including civic and educational facilities, boutique and experiential retail, wellness and fitness uses, limited food and beverage establishments, pet services, showroom and non-mechanical automotive uses, and other similar low-impact commercial activities.

   A tract of land containing approximately 17.5335 acres situated in the H.T. & B.R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70, as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise

Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas.

COUNCIL COMMENTS

STAFF REPORTS

7. Building Official/Fire Marshal Monthly Report
8. Public Works Monthly Report
9. Police Department Monthly Report
10. Municipal Court Monthly Report
11. City Engineer's Report.
12. Finance Department Monthly Reports
13. Water/Wastewater Utility Monthly Report

ITEMS FOR CONSIDERATION

14. Consideration and possible action on an Ordinance to consider rezoning the following property from Single Family Residential to Mixed Use.

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15. Consideration and possible action on an Ordinance granting a specific use permit to allow development of a flex space district designed to accommodate a mix of retail, office, light industrial, and warehouse uses, including civic and educational facilities, boutique and experiential retail, wellness and fitness uses, limited food and beverage establishments, pet services, showroom and non-mechanical automotive uses, and other similar low-impact commercial activities.

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16. Consideration and possible action on a Resolution authorizing the revision of Contract No. 24-065-009-E166 with the General Land Office.
17. Consideration and possible action on a Resolution to amend the Rules of Procedure and related materials.
18. Consideration and possible action on a Resolution of a right of way acquisition agreement for the Ames Boulevard Extension project.
19. Consideration and possible action on a Resolution for the approval of a special warranty deed for conveyance of a water plant site (5.325 acres) to the City of Iowa Colony.

20. Consideration and possible action to adopt a Resolution awarding an application and engineering services contract for the 2026 Downtown Revitalization grant and authorize the City Manager to negotiate contract terms.

21. Consideration and possible action for the approval of a professional services agreement with Adico LLC for design services for the water system interconnect project.

22. Consideration and possible action on a Resolution for the annual review of the City's Investment Policy.

23. Consideration and possible action on an Ordinance granting a specific use permit for a boat dealership located at SH 288 and Iowa Colony Boulevard.

CONSENT ORDINANCES – SECOND READING

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

24. Consideration and possible action on an Ordinance, on second and final reading, amending the Subdivision Ordinance Section 37 – Lots, Subsection A – One Acre and Larger, to establish and align development standards, including yard setbacks, for residential lots containing one (1) acre or more.

25. Consideration and possible action on an Ordinance, on second and final reading, amending Article II – Zoning Ordinance, Sec. 70. - District SFR (Single-Family Residential Dwelling District) regarding residential setback requirements applicable to acreage lots.

CONSENT AGENDA

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

26. Consider approval of the February 3, 2026 Joint work session minutes.

27. Consider approval of the March 16, 2026 City Council work session minutes.

28. Consider approval of the March 16, 2026 City Council meeting minutes.

29. Consider approval of the quarterly investment report.

30. Consider acceptance of Creekhaven Boulevard Phase 2 - Water, Sanitary, Drainage and Paving Facilities into the One-Year Maintenance Period.

31. Consider Acceptance of Creekhaven Detention and Mass Grading Phase II into the One-Year Maintenance Period.

32. Consider Acceptance of Creekhaven Section 4 - Water, Sanitary, Drainage and Paving Facilities into the One-Year Maintenance Period.

33. Consider Acceptance of Creekhaven Section 5 - Water, Sanitary, Drainage and Paving Facilities into the One-Year Maintenance Period.

34. Consider Acceptance of Creekhaven Section 6 - Water, Sanitary, Drainage and Paving Facilities into the One-Year Maintenance Period.

35. Consider Acceptance of Meridiana Section 55C - Water Distribution, Wastewater Collection, Storm Water and Paving Facilities into the One-Year Maintenance Period.

36. Consider Final Approval of Sierra Vista Section 8A - Water, Sanitary, Drainage and Paving Facilities.

37. Consider Approval of Sterling Lakes North Mass Grading & Detention Phase I into the One-Year Maintenance Period.

38. Consider Approval of Sterling Lakes North Mass Grading & Detention Phase II into the One-Year Maintenance Period.
39. Consider approval of the Amended Plat of Ellwood Section 1B.
40. Consider approval of the Hoa Le Ranch Preliminary Plat.
41. Consider approval of the El Alaniz Addition Section 2 Final Plat.
42. Consider approval of the Caldwell Bullard Parkway Phase 3 Street Dedication Preliminary Plat.
43. Consider approval of the Avery Lakes Section 1 Preliminary Plat.
44. Consider approval of the Avery Crossing Section 3 Preliminary Plat.
45. Consider approval of the Ellwood Section 4B Preliminary Plat.
46. Consider approval of the Meridiana Section 34D Final Plat.
47. Consider approval of the Creekhaven Section 6 Final Plat.
48. Consider approval of the Creekhaven Section 5 Final Plat.
49. Consider approval of the Creekhaven Section 4 Final Plat.
50. Consider approval of the Sunset Prairie Subdivision Preliminary Plat.

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 April 14, 2026.

Kayleen Rosser, City Secretary

I hereby certify that the foregoing agenda remained posted at the entrance to the Iowa Colony City Hall where it was visible to the public at all times and on the City's website for at least 3 business days preceding the scheduled time of the meeting therein described.

Kayleen Rosser, City Secretary

Date Signed:_____

WHEREAS, Title VIII of the Civil Rights Act of 1968, as amended, prohibits discrimination in housing and declares it a national policy to provide, within constitutional limits, for fair housing in the United States; and

WHEREAS, the principle of Fair Housing is not only national law and national policy, but a fundamental human concept and entitlement for all Americans, and

WHEREAS, the National Fair Housing Law, during the month of April provides an opportunity for all Americans to recognize that complete success in the goal of equal housing opportunity can only be accomplished with the help and cooperation of all Americans; and

NOW THEREFORE, We, the City Council of Iowa Colony, Texas, do proclaim April as Fair Housing Month in Iowa Colony and do hereby urge all the citizens of this locality to become aware of and support the Fair Housing Law.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Iowa Colony, Texas, to be affixed this 20th day of April 2026.

_____

Wil Kennedy, Mayor

Proclamation

Iowa Colony, Texas

Municipal Clerks Week
May 3 - 9, 2026

WHEREAS, The Office of the Municipal Clerk, a time honored and vital part of local government exists throughout the world, and

WHEREAS, The Office of the Municipal Clerk is the oldest among public servants, and

WHEREAS, The Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, and

WHEREAS, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.

WHEREAS, The Municipal Clerk serves as the information center on functions of local government and community.

WHEREAS, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations.

WHEREAS, It is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk.

Now, Therefore, I, Wil Kennedy, Mayor of Iowa Colony, do recognize the week of May 3 through May 9, 2026, as Municipal Clerks Week, and further extend appreciation to our Municipal Clerk, Kayleen Rosser and to all Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Witness whereof, I have hereunto set my hand and have caused the Official Seal of the City of Iowa Colony to be affixed this 20th Day of April, 2026.

_____

Wil Kennedy
Mayor, City of Iowa Colony, Texas

Proclamation

Iowa Colony, Texas

Proclamation for National Police Week

WHEREAS, the Congress and President of the United States have designated May 15th as Peace Officers' Memorial Day, and the week in which May 15th falls as National Police Week; and

WHEREAS, the members of the Iowa Colony Police Department play an essential role in safeguarding the rights and freedoms of the residents and visitors of the City of Iowa Colony; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

WHEREAS, the men and women of the Iowa Colony Police Department unceasingly provide a vital public service.

NOW, THEREFORE, the Iowa Colony City Council calls upon all citizens of the City of Iowa Colony and upon all patriotic, civic, and educational organizations to observe the week of May 15 - 21, 2026 as Police Week with appropriate ceremonies and observances in which all our people may join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their community and, in so doing, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

THEREFORE, I, Wil Kennedy, Mayor of Iowa Colony, Texas, do hereby proclaim the week of May 15 - 21, 2026, as Police Week and call upon all citizens of Iowa Colony to observe the 15th day of May 2026, as Peace Officers' Memorial Day in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty, and let us recognize and pay respect to the survivors of our fallen heroes.

Witness whereof, I have hereunto set my hand and have caused the Official Seal of the City of Iowa Colony to be affixed this 20th Day of April, 2026.

_____

Wil Kennedy
Mayor, City of Iowa Colony, Texas

CITY OF IOWA COLONY
NOTICE OF PUBLIC HEARINGS ON
ZONING AND SPECIFIC USE PERMIT

To be held on:

Public Hearing, **April 7, 2026, at 6:30 p.m.**
Public Hearing., **April 20, 2026, at 7:00 p.m.**
City Council Chambers
3144 Meridiana Pkwy., Iowa Colony, Texas, 77583

The Iowa Colony Planning and Zoning Commission will hold a public hearing at **6:30 p.m.** on **April 7, 2026**, and the Iowa Colony City Council will hold a public hearing at **7:00 p.m.** on **April 20, 2026**, in the Iowa Colony City Council Chambers, 3144 Meridiana Pkwy., Iowa Colony, Texas, 77583, pursuant to the Comprehensive Zoning Ordinance and Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Mixed Use and granting a specific use permit to allow development of a flex space district designed to accommodate a mix of retail, office, light industrial, and warehouse uses, including civic and educational facilities, boutique and experiential retail, wellness and fitness uses, limited food and beverage establishments, pet services, showroom and non-mechanical automotive uses, and other similar low-impact commercial activities.

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All interested persons may be heard concerning the proposed action. A copy of the request for this action and a metes and bounds description and map of the property are available for inspection by any person upon a reasonable request to the City Secretary at the address herein stated or at krosser@iowacolonytx.gov.

Kayleen Rosser
Iowa Colony City Secretary

IOWA COLONY FIRE MARSHAL'S OFFICE

3144 Meridiana Parkway
Iowa Colony, TX 77583

Albert Cantu, CFM

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

April 9, 2026

Mayor and Council,

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

Community Development

Inspections conducted by Safe Built-

Building Inspections-	550
Electrical Inspections-	374
Plumbing Inspections-	532
Mechanical Inspections-	152
Total-	**1608**

Total Paid to Safe Built for March 2026, for a total of 1608 Inspections- $40,200.00

Total Paid to Safe Built for March 2025, for a total of 1994 Inspections- $44,865.00

March 2026 Plan Reviews- 107

Building- 1	Commercial Buildout- 3	Electrical- 1	New Residential- 101	New Addition-0	Swimming Pool- 1

March 2025 Plan Reviews- 126

Building-8	Commercial Buildout- 2	Electrical- 6	New Addition- 2	New Residential- 105	Planning & Zoning- 0
Residential-Remodel- 0	Swimming Pool- 3				

Permits Issued

2025- 222

Engineer Projects- 23	Other Permits- 109	New Home Permits- 90

2026- 178

Engineer Projects- 23	Other Permits- 68	New Home Permits- 87

Fees Collected

2025- $595,381.64

Engineer Projects- $101,039.31	Other Permit Fees- $139,897.61	New Home Permit Fees- $354,381.72

2026- $756,784.58

Engineer Projects- $108,978.62	Other Permit Fees- $197,103.10	New Home Permit Fees- $450,702.86

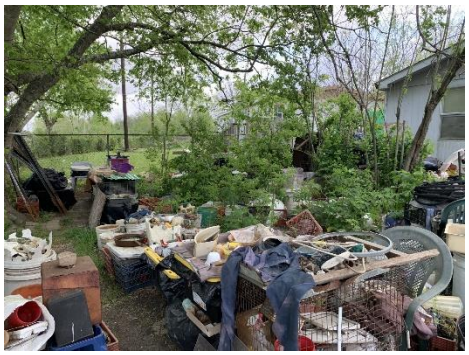
Animal Control- 26 Calls for service

18- Animal at Large	4- Deceased Animals	2- Livestock	2- Animal Nuisance
Taken to SPCA	Properly disposed of	Returned to owner	Handled by ACO

Code Compliance- 116 Calls for service

Tall Grass and Weeds- 5	Junked Vehicles- 7	Debris and Unsanitary Conditions- 4	No Address- 0	Rubbish/Trash- 10
Sign Removal- 67	Violation Notices- 23	Notice of Compliance Letters- 0		

1. Property located at 154 Des Moines that was in violation of City Ordinance for Trash/Debris, Dilapidated Structure, and Unsafe Conditions has now been cleaned and inspected to find that the property meets City Ordinances. (See Photos)



BEFORE

AFTER

Fire Marshal

No fires were investigated.

Building Official

Frenchy's Fried Chicken is now open, currently in their soft opening phase for a couple of weeks.

Thanks,

Albert Cantu

Albert Cantu, CFM

Safety Meeting	Description		Complete
Safety Meeting	Prevrnting Workplace Fatalities		complete
Safety Meeting	Preventing Fatigue in the Workplace		complete
Safety Meeting	Work Zone Safety		complete
Safety Meeting	Eletrocution Prevention		complete

DEBRIS REMOVAL	Description		Complete
Davenport & Rosemary	remove abandoned barricade from ditch		Complete
Davenport & Rosemary	remove abandoned channelizers (2) from ditch		Complete
Cedar Rapids & Iowa Colony	remove dumped boxes from side of road		Complete
City (Iowa Colony)	city survey for road debris after rain storm		Complete
3819 Cactus Ln.	remove dumped mattress from ditch		Complete
Iowa Colony Blvd. (Chocolate Bayou bridge)	remove tree debris from bridge		Complete
Cedar Rapids & Hwy 288 west bound	remove TXDOT pole with traffic sign		Complete

Street SIGNAGE	Description		Complete
5601 - 58887 CR 121	turn city limit sign correct direction		Complete
1610 Davenport Pkwy	straighten pole for pedestrian crossing ahead sign		Complete
1544 - 1800 Davenport Pkwy	school zone flashing light pole leaning		in progress
1001 Davenport Pkwy	school zone flashing light pole leaning		in progress
Cedar Rapids (cr57) & CR 836	stop sign w/ pole down (reported to Brazoria County)		in progress
9847 Onyx Trail dr. & Ruby Meadows	survey street light #634340		Complete
9847 Onyx Trail dr. & Ruby Meadows	report street light #634340 to CenterPoint Energy		Complete
Bullard & Karsten east bound	install no tru truck sign to pole		Complete
Meridiana & Crystal View dr. east bound	reinstall pole w/ 45mph speed limit sign		Complete
Davenport & Iowa Colony HS	reinstall pole w/ school zone speed limit sign		Complete
Davenport east of stadium	reinstall pole w/35mph speed limit sign		Complete
Thoreau dr. & Faulkner trl.	remove defective stop sign		Complete
Thoreau dr. & Faulkner trl.	install functional stop sign		Complete
Faulkner trl. & Whitman dr.	remove defective stop sign		Complete
Faulkner trl. & Whitman dr.	install functional stop sign		Complete
Bell ct. & Edison ln.	remove defective stop sign		Complete
Bell ct. & Edison ln.	install functional stop sign		Complete
Edison ln. & Innovation way.	remove defective stop sign		Complete
Edison ln. & Innovation way.	install functional stop sign		Complete
Earle & Discovery dr.	remove defective stop sign		Complete
Earle & Discovery dr.	install functional stop sign		Complete
Carson ln & Lister dr.	remove defective stop sign		Complete
Carson ln & Lister dr.	install functional stop sign		Complete
Discovery dr. & thoreau dr.	remove defective stop sign		Complete
Discovery dr. & thoreau dr.	install functional stop sign		Complete
Faulkner trl. & Austen ct.	remove defective stop sign		Complete
Faulkner trl. & Austen ct.	install functional stop sign		Complete
Ames & Meridiana north bound	survey school flashing lights (lights not flashing)		Complete
Iowa Colony & Dubuque eastside	turn stop sign & street names correct direction		Complete
Night Emerald dr. & Mystic Topaaz dr.	survey street light #799092		Complete

MOWING/TREE TRIM	Description		Complete
Davenport & Iowa Colony to Davenport & Discovery D	mow & weedeat right away / ditch line		Complete
Davenport & Sophie Mary north bound	mow & weedeat right away / ditch line		Complete
Dubuque & Pursley west bound	mow & weedeat right away / ditch line		Complete
Bullard & Hwy 288 to Bullard & Pursley (southside of	mow & weedeat right away / ditch line		Complete
Iowa Colony & Davenport to Davenport & Pursley	mow & weedeat right away / ditch line		Complete
Davenport & Pursley to Pursley & Dubuque	mow & weedeat right away / ditch line		Complete
Cedar Rapids & Iowa Colony to Cedar Rapids bridge	mow & weedeat right away / ditch line		Complete
Iowa Colony & Dubuque to Dubuque & Pursley	mow & weedeat right away / ditch line		Complete
Iowa Colony & Dubuque to Iowa Colony & Davenport	mow & weedeat right away / ditch line		Complete
Iowa Colony & Davenport north bound	mow & weedeat right away / ditch line		Complete
Meridiana & Hwy 288 (overpass)	mow & weedeat right away / ditch line		Complete
Meridiana & Hwy 288 (in front Auto Zone)	mow & weedeat right away / ditch line		Complete
Meridiana & Karsten (median)	mow & weedeat right away / ditch line		Complete
Meridiana & Crystal View dr. to city limit sign (west b	mow & weedeat right away / ditch line		Complete
Davenport & Iowa Colony to Davenport &Hwy 288	mow & weedeat right away / ditch line		Complete
Davenport & Discovery south bound	mow & weedeat right away / ditch line		Complete
Daveport & Iowa Colony to Davenport & Pursley	mow & weedeat right away / ditch line		Complete
Cedar Rapids & Iowa Colony to Cedar Rapids & Hwy 2	mow & weedeat right away / ditch line		Complete
Cedar Rapids & Iowa Colony east bound	cut & trim trees		Complete
Brister & Pursley to city limit sign east bound	mow right away / ditch line		Complete
Brister & Iowa Colony to Iowa Colony & Dubuque	mow right away / ditch line		Complete
Pursley & Dubuque to Pursley & Brister	mow right away / ditch line		Complete
Brister & Pursley to Brister & Iowa Colony	mow right away / ditch line		Complete
Davenport & Ames to Ames & Duke rd.	mow right away / ditch line		Complete
Ames & Duke rd. east bound	mow right away / ditch line		Complete
Ames & Duke rd. to Ames & CR 382	mow right away / ditch line		Complete
Ames & CR 382 to Ames & CR 62	mow right away / ditch line		Complete
Ames & CR 62 to CR 62 & city limits sign	mow right away / ditch line		Complete
Ames & CR 62 to CR 62 & Hwy 288	mow right away / ditch line		Complete
Pursley & Davenport to Meridiana community	mow right away / ditch line		Complete
Pursley & CR 380 to Pursley & Bullard	mow right away / ditch line		Complete
Iowa Colony & Meridiana to Iowa Colony & Cedar Rap	mow right away / ditch line		Complete
Iowa Colony & Cedar Rapids to Iowa Colony & Hwy 2	mow right away / ditch line		Complete
Iowa Colony & Meridiana to Iowa Colony & Cedar Rap	mow & weedeat street sign, right away & ditch line detail		Complete 3/27/26
Iowa Colony & Cedar Rapids to Iowa Colony & CR 78	mow & weedeat street sign, right away & ditch line detail		Complete 3/27/26
Iowa Colony & CR 78 to Bullard	mow & weedeat street sign, right away & road median		Complete 3/27/26
Pursley & Dubuque to Pursley & Davenport	mow right away / ditch line		complete
Davenport & Pursley west bound	mow right away / ditch line		complete
Iowa Colony & Cedar Rapids to Cedar Rapids & Hwy 2	mow right away / ditch line		complete
Cedar Rapids & Hwy 288 to Cedar Rapids & city limit	mow right away / ditch line		complete
Iowa Colny & Daveport north bound stadium side	mow right away / ditch line		complete
Dubuque & Iowa Colony to Dubuque & Pursley	mow right away / ditch line		complete

ROAD REPAIRS	Description		Complete
Cedar Rapids & Mount Fuji Dr.	traffic control for 18 wheeler blocking lane for traffic		Complete
3519 Austen Ct.	survey sidewalk for concrete damage		Complete
Pursley & Dubuque to Pursley & Brister	survey road for pothole repair		Complete
Iowa Colony & Dubuque south bound	survey road for pothole repair		Complete
Pursley & Dubuque to Pursley & Brister	fill potholes in road (asphalt patch)		Complete
Iowa Colony & Dubuque south bound	fill potholes in road		Complete
CR 62 & Ames north bound	assist code inforcement with exposed cables		Complete
9107 Eckert rd, rosharon, 77583 - Meridiana Subdivision	survey sidwalk for concrete repair		Complete
Ames & Haye Creek Rd. to Ames & CR 62	meeting with ecee fiber, xfinity & frontier for exposed cables		Complete
CR 62 & Hwy 288 west bound	meeting with ecee fiber, xfinity & frontier for exposed cables		Complete
Cedar Rapids & Iowa Colony east bound	meeting with ecee fiber, xfinity & frontier for exposed cables		Complete
Iowa Colony & CR 78 north bound	meeting with ecee fiber, xfinity & frontier for exposed cables		Complete

Ditch Drainage issue	Description		Complete
Cedra Rapids (cr57) & Beaming Sun to Cedar Rapids (	assist Israel with survey of drainage system		Complete

Parks	Description		Complete
Oasis Village Meridiana (park)	collect trash bags from dog waste disposal		Complete
Oasis Village Meridiana (park)	collect trash bags (5)		Complete
Oasis Village Meridiana (park)	collect trash bags (6)		Complete

Miscellaneous Works	Description		Complete
City Hall	collect trash bags (2)		Complete
City Hall	reboot a/c units		Complete
Fire Department (next door)	collect used drywall for disposal		Complete
City Hall	break down & remove cubicles from animal control office		Complete
City Hall	break down & remove desk from finance office		Complete
City Hall	reassemble desk from finance office in animal control office		Complete
City Hall (finance Dept)	collect boxes & move to vault		Complete
City Hall	survey eastside gate / gate malfunctioning		Complete
City Hall	attend meeting w/ disposal company		Complete
Public Works building	interview potential canididate for job position		complete
Public Works building	empty trash barrels		Complete
Public Works building	collect materials from HomeDepot for up coming jobs		Complete
Iowa Colony & Dubuque north bound	herd cow back inside fence for owner		Complete

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
February 2026

Offense	February 2026	March 2026
Burglary	3	1
Theft	3	3
Robbery	0	0
Total Index Crimes Reported	6	4
Reports Taken		
Misdemeanor	31	39
Felony	7	10
Charges Filed/Arrests		
Misdemeanor	23	24
Felony	1	12
Outside Agency Warrant Arrest	1	7
Traffic Enforcement		
Number of Violations	1,156	1,062
Crash Investigations		
Minor Crashes	7	22
Major Crashes	3	8
Fatality Crashes	0	0
Calls for Service		
Alarms	17	35
Assist Other Agency	37	49
Disturbance	9	9
Other	255	272
Security Checks	966	761
Suspicious Activity/Persons	30	47

Significant Events

- March 1 – Officers conducted a traffic stop in the area of Iowa Colony Blvd/Cedar Rapids Pkwy. During the traffic stop it was found the driver had outstanding warrants through Brazoria County. An arrest was made and a report was generated.
- March 2 – Officers were dispatched to the 1200 block of Hollow Stone Dr in reference to a disturbance. Upon arrival it was found an individual on scene had made threats towards another. An arrest was made and a report was generated.
- March 2 – Officers conducted a traffic stop in the area of Iowa Colony Blvd/Meridiana Pkwy. During the traffic stop it was found the driver had a suspended driver license and illegal narcotics were found in the vehicle. 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

- March 3 – 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.
- March 3 – Officers conducted a traffic stop in the area of SH 288/FM 1462. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- March 4 – Officers conducted a traffic stop in the area of Cedar Rapids Pkwy/Pursley Blvd. During the traffic stop it was found the driver had outstanding warrants through Manvel. An arrest was made and a report was generated.
- March 9 – Officers conducted a traffic stop in the area of SH 288/Iowa Colony Blvd. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- March 11 – Officers conducted a traffic stop in the area of SH 288/Davenport Pkwy. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- March 12 – Officers observed a suspicious vehicle in the 3300 block of Meridiana Pkwy. During the interaction illegal narcotics were located in the vehicle. An arrest was made and a report was generated.
- March 13 – Officers conducted a traffic stop in the 3200 block of Meridiana Pkwy. During the traffic stop illegal narcotics were located in the vehicle. An arrest was made and a report was generated.
- March 14 – Officers were dispatched to the 2600 block of Mint Garnet Dr in reference to a minor crash. During the crash investigation it was found one of the drivers was intoxicated. An arrest was made and a report was generated.
- March 17 – Officers conducted a traffic stop in the area of SH 288/CR 60. During the traffic stop it was found the driver had outstanding warrants through Brazoria County. An arrest was made and a report was generated.
- March 19 – Officers were dispatched to the area of Bayberry Dr/Cedar Rapids Pkwy in reference to a minor crash. During the crash investigation it was found one of the drivers was intoxicated. An arrest was made and a report was generated.
- March 21 – Officers were dispatched to the 5000 block of Meridana Pkwy in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- March 22 – Officers were dispatched to the 4800 block of Franklin Way in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.

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

- March 23 – Officers conducted a traffic stop in the area of Cedar Rapids Pkwy/Sterling Lakes 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.
- March 24 – Officers were dispatched to the 9700 block of Steel Knot Ln in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- March 25 – Officers conducted a traffic stop in the area of SH 288/Dubuque Pkwy. During the traffic stop illegal narcotics were located in the vehicle. An arrest was made and a report was generated.
- March 29 – Officers were dispatched to the area of SH 6/Savannah Pkwy in reference to a major crash. During the crash investigation it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.

City of Iowa Colony
Municipal Court Council Report
From 3/1/2026 to 3/31/2026

Violations by Type

Traffic	Penal	City Ordinance	Parking	Other	Total
458	2	3	0	5	468

Financial

State Fees	Court Costs	Fines	Tech Fund	Building Security	Total
$23,619.45	$34,758.63	$11,311.69	$52.51	$62.41	$69,804.69

Warrants

Issued	Served	Closed	Total
0	0	2	2

FTAs/VPTAs

FTAs	VPTAs	Total
0	0	0

Dispositions

Paid	Non-Cash Credit	Dismissed	Driver Safety	Deferred	Total
72	0	105	14	144	335

Trials & Hearings

Jury	Bench	Appeal	Total
0	0	0	0

Omni/Scofflaw/Collection

Omni	Scofflaw	Collections	Total
4	0	4	8

ADICO
CONSULTING ENGINEERS

MEMORANDIUM

Date: April 7, 2026

To: Mayor Wil Kennedy

City Council Members

From: Dinh V. Ho, P.E.

RE: COIC Council Meeting – April 2026 Engineer's Report

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

The following is a status report of various engineering items:

1. TxDOT Overpasses:
   - Staff will be working with TxDOT on landscape improvements. No

2. GRANTS UPDATE
   - Resilient Communities Program
     i. Public Management Inc., is currently gathering data for the project.
     ii. Presentation for City Council during worksession.

3. Capital Improvement Projects
   - 2023 Ames Blvd Extension
     i. The final offer has been sent to the property owner. We expect agreement on the April Agenda.
     ii. Currently under design at 90%, pending ROW acquisition.

   - Northwest WWTP 0.75 MGD
     i. Construction Documents approximately 100% complete.
     ii. Currently in Bid Phase. Bid Opening date is scheduled for April 23, 2026.

   - Southwest WWTP 0.50 MGD – Expansion 90%
     i. Preliminary Design Phase (30% complete).

   - Elevated Storage Tank
     i. Preliminary Design Phase (30% complete) – Survey has started

   - East Water Plant & Well
     i. Preliminary Design Phase (60% complete)

   - 2025 Impact Fee Update:
     i. Kickoff meeting scheduled for 2/10/26
     ii. Expected completion within 8-10 months.

   - Water and Sewer Rate Study:
     i. Heddin Consulting is providing this services
     ii. In process of gathering data from staff.

   - CRS Flood Insurance Program
     i. Cahoon Consulting is providing this services
     ii. Kickoff meeting expected end of March

4. SUBDIVISION CONSTRUCTION PROJECT STATUS:

A. MERIDIANA SUBDIVISION – RISE COMMUNITIES

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

B. STERLING LAKES – STARWOOD

- Active construction projects.
  - BCMUD 31 WWTP Expansion Ph IV – 99% Complete. Awaiting punch list items to be addressed. Awaiting final closeout documents.
  - BCMUD 31 Water Well 1 and 2 Rework – Waiting of close-out docs Well No.2
  - BCMUD 31 Waterplant No. 2 Phase I – 15% complete

C. SIERRA VISTA - STARWOOD

- Active construction projects

D. SIERRA VISTA WEST - STARWOOD

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

E. STERLING LAKES NORTH - STARWOOD

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

F. CALDWELL CROSSING – DR HORTON

- Active construction projects
  - BCMUD 87 Detention and Grading Phase 2 – Awaiting Closeout Documents
  - BCMUD 87 Water Plant No. 1 – 85% Complete. Awaiting power.
  - BCMUD 87 Water Plant No. 1 Ultimate Phase – 50% Complete.
  - BCMUD 87 Offsite 8" Force Main & Waterline – 75% utilities.
  - BCMUD 87 Lift Station No. 2 – 90% Awaiting Punchlist Items.
  - BCMUD 87 WWTP Expansion and Onsite Lift Station No. 1 – Awaiting Punchlist Items.
  - Caldwell Ranch Crossing Detention Ph IIB – Complete
  - Caldwell Crossing Section 3 – On agenda for acceptance into OYMP
  - Caldwell Crossing Section 4 – Awaiting closeout Documents.
  - Caldwell Crossing Section 5 – 70% Utilities Complete, 75% pavement complete.
  - Caldwell Crossing Section 6 – 70% Utilities Complete, 75% pavement complete.

G. CALDWELL LAKES – DR HORTON

- Active construction projects
  - BCMUD 87 Detention and Grading Ph 3 – Complete.
  - Caldwell Lakes Section 1 – 80% Utilities, 80% Paving.
  - Caldwell Lakes Section 2 – 80% Utilities, 80% Paving.

- Caldwell Ranch Blvd Ph IIIB – 75% utilities Complete, 75%Paving Complete.
- BCMUD 87 Detention and Mass Grading Ph IV - 90% Complete.
- BCMUD 87 Remote Water Well 25% Complete.

H. CREEKHAVEN – MUD 92 - STARWOOD

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

I. ELLWOOD – BEAZER HOMES

- Ellwood Offsite Force main and Water Line- Awaiting closeout documents.
- BCMUD 57 Lift Station No. 3 – 85% complete. Awaiting power
- Ellwood Water Supply and Storage Closet- 75% complete.
- Ellwood Section 1B- Awaiting closeout documents
- Ellwood Detention and Mass Grading Phase II – 55%complete.
- Ellwood Karsten Boulevard Bridge – 45% complete.
- Ellwood Section 2 – Utilities 65% complete, 20% Paving Complete.

J. OTHER CONSTRUCTION PROJECTS

- Prose Sierra Vista – Awaiting punchlist.
- Climate Controlled Self Storage @ Meridiana – Civil 90% complete – currently under
- Primrose Montersori- Under Construction

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

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10 - General Fund	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary				
Sales Tax	322,347.93	1,205,200.00	26.75%	882,852.07
Property Tax	3,555,852.32	5,857,213.00	60.71%	2,301,360.68
Miscellaneous	78,106.48	687,500.00	11.36%	609,393.52
License & Permits	1,779,445.05	4,603,000.00	38.66%	2,823,554.95
Business & Franchise	283,103.18	450,000.00	62.91%	166,896.82
Fines & Forfeitures	223,110.69	465,700.00	47.91%	242,589.31
Grant Income	1,709.82	300,000.00	0.57%	298,290.18
Revenue Totals	6,243,675.47	13,568,613.00	46.02%	7,324,937.53
Expense Summary				
Personnel Services	1,890,784.38	4,970,100.00	38.04%	3,079,315.62
Professional/Contract Services	1,066,043.20	2,646,500.00	40.28%	1,580,456.80
Materials & Supplies	237,353.89	835,500.00	28.41%	598,146.11
Services	793,731.32	4,398,880.86	18.04%	3,605,149.54
Capital Outlay	36,720.00	717,631.69	5.12%	680,911.69
Expense Totals	4,024,632.79	13,568,612.55	29.66%	9,543,979.76

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

10 - General Fund	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Sales Tax				
10-4109 Mixed Beverage Tax	1,888.39	5,200.00	36.32%	3,311.61
10-4110 City Sales Tax	320,459.54	1,200,000.00	26.70%	879,540.46
Sales Tax Totals	322,347.93	1,205,200.00	26.75%	882,852.07
Property Tax				
10-4120 Property Tax	2,499,273.99	1,829,332.00	136.62%	(669,941.99)
10-4121 Delinquent Property Tax	16,298.99	500.00	3259.80%	(15,798.99)
10-4135 Property Tax MUD 31 - 70%	0.00	1,387,883.00	0.00%	1,387,883.00
10-4139 Admin Fee Revenue	1,040,279.34	12,000.00	8668.99%	(1,028,279.34)
10-4143 Property Tax MUD 55 (100%)	0.00	2,569,441.00	0.00%	2,569,441.00
10-4144 Property Tax MUD 92	0.00	58,057.00	0.00%	58,057.00
Property Tax Totals	3,555,852.32	5,857,213.00	60.71%	2,301,360.68
Miscellaneous				
10-4124 Accident Reports	225.00	500.00	45.00%	275.00
10-4134 Intermodel Ship Container	2,766.00	6,000.00	46.10%	3,234.00
10-4140 Intergovernmental receipts from	10,000.00	48,000.00	20.83%	38,000.00
10-4141 Public Safety Debt Contribution	0.00	300,000.00	0.00%	300,000.00
10-4142 Land Acquistion Reimbursement	0.00	108,000.00	0.00%	108,000.00
10-4910 Interest Income	55,520.46	150,000.00	37.01%	94,479.54
10-4911 Other Revenue	4,895.02	15,000.00	32.63%	10,104.98
10-4912 Donations/Sponsorships	4,700.00	60,000.00	7.83%	55,300.00
Miscellaneous Totals	78,106.48	687,500.00	11.36%	609,393.52
License & Permits				
10-4201 Building Construction Permits	768,590.54	2,400,000.00	32.02%	1,631,409.46
10-4202 Trade Fees	97,625.91	150,000.00	65.08%	52,374.09
10-4203 Reinspection Fees	62,125.00	180,000.00	34.51%	117,875.00
10-4204 Signs	1,150.00	5,000.00	23.00%	3,850.00
10-4205 Property Improvement Permits	0.00	5,000.00	0.00%	5,000.00
10-4206 Dirt Work Permits	13,100.00	5,000.00	262.00%	(8,100.00)
10-4207 Driveway Permits	0.00	500.00	0.00%	500.00
10-4208 Encroachment Permit	0.00	500.00	0.00%	500.00
10-4210 Culvert Permit	1,300.00	1,000.00	130.00%	(300.00)
10-4211 Commercial Vehicle Permit	2,500.00	1,500.00	166.67%	(1,000.00)
10-4212 Park Use Permit	500.00	2,500.00	20.00%	2,000.00
10-4213 Mobile Food Unit Permit	950.00	5,500.00	17.27%	4,550.00
10-4214 Solicitation Fees	50.00	500.00	10.00%	450.00
10-4301 Preliminary Plat Fees	44,950.00	80,000.00	56.19%	35,050.00

10-4302 Final Plat Fees	35,050.00	80,000.00	43.81%	44,95
10-4303 Abbreviated Plat Fees	0.00	10,000.00	0.00%	10,000.00
10-4305 Admin Fee - Early Plat Recording	42,947.81	350,000.00	12.27%	307,052.19
10-4401 Infrastructure Plan Review Fee	176,286.92	350,000.00	50.37%	173,713.08
10-4403 Civil Site Plan Review Fee	524,532.22	950,000.00	55.21%	425,467.78
10-4501 Rezoning Fees	0.00	6,000.00	0.00%	6,000.00
10-4502 ROW Plan Review Fee	500.00	2,000.00	25.00%	1,500.00
10-4503 Specific Use Permit	1,000.00	3,000.00	33.33%	2,000.00
10-4809 Penalties and Other Fees	6,286.65	15,000.00	41.91%	8,713.35
License & Permits Totals	1,779,445.05	4,603,000.00	38.66%	2,823,554.95
Business & Franchise				
10-4601 Franchise Tax - Electric	134,549.52	250,000.00	53.82%	115,450.48
10-4602 Franchise Tax - Gas	36,742.70	65,000.00	56.53%	28,257.30
10-4603 Telecommunication Fee - Sales Tax	11,434.29	35,000.00	32.67%	23,565.71
10-4604 Franchise Fees - Water/Wastewtr	100,376.67	100,000.00	100.38%	(376.67)
Business & Franchise Totals	283,103.18	450,000.00	62.91%	166,896.82
Fines & Forfeitures				
10-4701 Citations/Warrants	52,945.11	125,000.00	42.36%	72,054.89
10-4703 Municipal Jury Funds	126.57	100.00	126.57%	(26.57)
10-4704 Local Truancy Prevention	20.81	100.00	20.81%	79.19
10-4705 Time Payment Reimbursement	435.00	500.00	87.00%	65.00
10-4709 Court Costs	169,583.20	340,000.00	49.88%	170,416.80
Fines & Forfeitures Totals	223,110.69	465,700.00	47.91%	242,589.31
Grant Income				
10-4803 State & Federal Grants	1,709.82	300,000.00	0.57%	298,290.18
Grant Income Totals	1,709.82	300,000.00	0.57%	298,290.18
Revenue Totals	6,243,675.47	13,568,613.00	46.02%	7,324,937.53

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

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10 - General Fund	Administration	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay		0.00	6,500.00	0.00%	6,500.00
Materials & Supplies		51,681.74	264,500.00	19.54%	212,818.26
Personnel Services		357,759.25	1,031,700.00	34.68%	673,940.75
Professional/Contract Services		278,467.63	507,500.00	54.87%	229,032.37
Services		55,997.35	161,500.00	34.67%	105,502.65
Administration Totals		743,905.97	1,971,700.00	37.73%	1,227,794.03

10 - General Fund	Finance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies		8,072.32	32,500.00	24.84%	24,427.68
Personnel Services		100,672.00	407,500.00	24.70%	306,828.00
Professional/Contract Services		5,242.55	90,500.00	5.79%	85,257.45
Finance Totals		113,986.87	530,500.00	21.49%	416,513.13

10 - General Fund	Police	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies		112,964.78	202,700.00	55.73%	89,735.22
Personnel Services		1,049,735.88	2,257,500.00	46.50%	1,207,764.12
Professional/Contract Services		1,492.12	14,000.00	10.66%	12,507.88
Services		19,193.09	135,000.00	14.22%	115,806.91
Police Totals		1,183,385.87	2,609,200.00	45.35%	1,425,814.13

10 - General Fund	Animal Control	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies		1,827.51	10,200.00	17.92%	8,372.49
Personnel Services		36,721.67	142,100.00	25.84%	105,378.33
Professional/Contract Services		9,395.00	13,000.00	72.27%	3,605.00
Services		3,507.63	34,000.00	10.32%	30,492.37
Animal Control Totals		51,451.81	199,300.00	25.82%	147,848.19

10 - General Fund	Emergency Manag	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies		5,552.62	62,000.00	8.96%	56,447.38
Professional/Contract Services		450.00	19,000.00	2.37%	18,550.00
Emergency Management Totals		6,002.62	81,000.00	7.41%	74,997.38

10 - General Fund	Municipal Court	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies		1,843.29	19,000.00	9.70%	17,156.71
Personnel Services		86,314.81	263,000.00	32.82%	176,685.19
Professional/Contract Services		36,774.79	104,000.00	35.36%	67,225.21
Municipal Court Totals		124,932.89	386,000.00	32.37%	261,067.11

10 - General Fund	Public Works	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies		30,057.09	94,000.00	31.98%	63,942.91
Personnel Services		133,459.33	434,000.00	30.75%	300,540.67
Professional/Contract Services		7,246.29	359,000.00	2.02%	351,753.71
Services		1,226.08	38,000.00	3.23%	36,773.92
Public Works Totals		171,988.79	925,000.00	18.59%	753,011.21

10 - General Fund	Parks & Recreatio	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies		18,157.94	100,000.00	18.16%	81,842.06
Professional/Contract Services		50,465.13	130,000.00	38.82%	79,534.87
Parks & Recreation Totals		68,623.07	230,000.00	29.84%	161,376.93

10 - General Fund	Community Develc	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies		15,608.52	34,000.00	45.91%	18,391.48
Personnel Services		55,187.31	266,000.00	20.75%	210,812.69
Professional/Contract Services		513,767.82	1,002,000.00	51.27%	488,232.18
Services		712,324.70	4,015,380.86	17.74%	3,303,056.16
Community Development Totals		1,296,888.35	5,317,380.86	24.39%	4,020,492.51

10 - General Fund	Fire Marshal/Build	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies		(8,411.92)	16,600.00	(50.67%)	25,011.92
Personnel Services		70,934.13	168,300.00	42.15%	97,365.87
Professional/Contract Services		162,741.87	407,500.00	39.94%	244,758.13
Services		1,482.47	15,000.00	9.88%	13,517.53
Fire Marshal/Building Official Totals		226,746.55	607,400.00	37.33%	380,653.45

10 - General Fund	Capital and Planni	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay		36,720.00	711,131.69	5.16%	674,411.69
Capital and Planning Projects Totals		36,720.00	711,131.69	5.16%	674,411.69
Expense Total		4,024,632.79	13,568,612.55	29.66%	9,543,979.76

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

10 - General Fund Administration	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5101 Salaries - Full Time	271,076.48	751,000.00	36.10%	479,923.52
10-10-5104 Salaries - Overtime	0.00	8,000.00	0.00%	8,000.00
10-10-5106 Social Security/Medicare	18,747.98	58,000.00	32.32%	39,252.02
10-10-5107 TMRS	31,658.98	90,000.00	35.18%	58,341.02
10-10-5108 Health & Life Insurance	27,483.24	100,000.00	27.48%	72,516.76
10-10-5109 Worker's Comp	350.69	6,000.00	5.84%	5,649.31
10-10-5110 Texas Workforce Commission	698.54	2,000.00	34.93%	1,301.46
10-10-5111 Vehicle Allowance	4,198.72	15,000.00	27.99%	10,801.28
10-10-5112 457(b) Reimbursement	2,884.62	0.00	0.00%	(2,884.62)
10-10-5114 Benefits Admin Fees	0.00	1,000.00	0.00%	1,000.00
10-10-5115 Longevity Pay	660.00	700.00	94.29%	40.00
10-10-5201 Legal Services	44,062.53	40,000.00	110.16%	(4,062.53)
10-10-5202 Audit Services	25,370.00	70,000.00	36.24%	44,630.00
10-10-5206 Professional Services	54,400.13	165,000.00	32.97%	110,599.87
10-10-5210 Election Expenses	2,500.00	10,000.00	25.00%	7,500.00
10-10-5211 Bank Fees	0.00	500.00	0.00%	500.00
10-10-5212 Credit Card Processing Fees	25.00	500.00	5.00%	475.00
10-10-5213 Legal Notices Expense	4,158.38	5,000.00	83.17%	841.62
10-10-5215 BCAD Fee	42,236.75	40,000.00	105.59%	(2,236.75)
10-10-5217 Professional Cleaning Services	15,345.00	35,000.00	43.84%	19,655.00
10-10-5221 Website Adminstration	0.00	27,000.00	0.00%	27,000.00
10-10-5223 Training & Travel	19,519.52	50,000.00	39.04%	30,480.48
10-10-5224 Dues & Subscriptions	56,013.04	30,000.00	186.71%	(26,013.04)
10-10-5225 Seminars & Meetings	14,837.28	30,000.00	49.46%	15,162.72
10-10-5227 Legislative Affairs	0.00	2,000.00	0.00%	2,000.00
10-10-5228 Tax Appraisal & Collection	0.00	2,500.00	0.00%	2,500.00
10-10-5301 Office Supplies	995.84	15,000.00	6.64%	14,004.16
10-10-5302 Janitorial Supplies	1,431.81	3,000.00	47.73%	1,568.19
10-10-5309 Uniforms	558.15	2,500.00	22.33%	1,941.85
10-10-5310 Postage	870.58	2,000.00	43.53%	1,129.42
10-10-5311 Building Repairs & Maintenance	19,849.62	45,000.00	44.11%	25,150.38
10-10-5312 Recognition, Acknowledgement, &	0.00	6,000.00	0.00%	6,000.00
10-10-5314 Computer & Technology Equipmen	0.00	55,000.00	0.00%	55,000.00
10-10-5315 Computer Software/License	25,175.40	90,000.00	27.97%	64,824.60
10-10-5317 Equipment & Other Rentals	2,754.34	10,000.00	27.54%	7,245.66
10-10-5330 Miscellaneous	46.00	35,000.00	0.13%	34,954.00
10-10-5331 Signs & Postings	0.00	1,000.00	0.00%	1,000.00
10-10-5401 Utilities - Electricity	16,186.14	50,000.00	32.37%	33,813.86
10-10-5403 Utilities - Telephone	7,156.58	22,000.00	32.53%	14,843.42
10-10-5404 Mobile Technology Expense	879.61	2,500.00	35.18%	1,620.39

10-10-5405 Insurance - Liability & Prop	26,917.50	55,000.00	48.94%	28,082.
10-10-5406 Insurance - Windstorm	0.00	25,000.00	0.00%	25,000.00
10-10-5407 Insurance - Vehicles	0.00	500.00	0.00%	500.00
10-10-5409 Utilities - Water/Sewer	1,192.24	5,000.00	23.84%	3,807.76
10-10-5412 Utilities - Gas	1,307.32	1,500.00	87.15%	192.68
10-10-5630 Furniture & Equipment	0.00	6,500.00	0.00%	6,500.00
10-10-5901 Unexpected Expenses	2,357.96	0.00	0.00%	(2,357.96)
Administration Totals	743,905.97	1,971,700.00	37.73%	1,227,794.03

10 - General Fund Finance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-15-5101 Salaries - Full Time	71,638.94	280,000.00	25.59%	208,361.06
10-15-5104 Salaries - Overtime	1,202.12	8,000.00	15.03%	6,797.88
10-15-5106 Social Security/Medicare	5,798.40	22,000.00	26.36%	16,201.60
10-15-5107 TMRS	8,487.42	40,000.00	21.22%	31,512.58
10-15-5108 Health & Life Insurance	12,624.03	50,000.00	25.25%	37,375.97
10-15-5109 Worker's Comp	172.90	3,000.00	5.76%	2,827.10
10-15-5110 Texas Workforce Commission	342.00	1,000.00	34.20%	658.00
10-15-5114 Benefits Admin Fees	0.00	500.00	0.00%	500.00
10-15-5115 Longevity Pay	120.00	0.00	0.00%	(120.00)
10-15-5117 Certificate/Education Pay	286.19	3,000.00	9.54%	2,713.81
10-15-5206 Professional Services	0.00	75,000.00	0.00%	75,000.00
10-15-5223 Training & Travel	5,167.55	15,000.00	34.45%	9,832.45
10-15-5224 Dues & Subscriptions	75.00	500.00	15.00%	425.00
10-15-5301 Office Supplies	447.62	5,000.00	8.95%	4,552.38
10-15-5309 Uniforms	0.00	500.00	0.00%	500.00
10-15-5310 Postage	237.09	500.00	47.42%	262.91
10-15-5314 Computer & Technology Equipmen	0.00	10,000.00	0.00%	10,000.00
10-15-5315 Computer Software/License	7,154.13	15,000.00	47.69%	7,845.87
10-15-5317 Equipment & Other Rentals	233.48	1,500.00	15.57%	1,266.52
Finance Totals	113,986.87	530,500.00	21.49%	416,513.13

10 - General Fund Police	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-20-5101 Salaries - Full Time	691,819.11	1,440,000.00	48.04%	748,180.89
10-20-5104 Salaries - Overtime	38,329.12	80,000.00	47.91%	41,670.88
10-20-5106 Social Security/Medicare	58,702.56	120,000.00	48.92%	61,297.44
10-20-5107 TMRS	87,498.95	180,000.00	48.61%	92,501.05
10-20-5108 Health & Life Insurance	126,932.55	300,000.00	42.31%	173,067.45
10-20-5109 Worker's Comp	27,630.32	84,000.00	32.89%	56,369.68
10-20-5110 Texas Workforce Commission	3,177.50	6,000.00	52.96%	2,822.50
10-20-5114 Benefits Admin Fees	0.00	500.00	0.00%	500.00
10-20-5115 Longevity Pay	1,680.00	2,000.00	84.00%	320.00
10-20-5117 Certificate Pay	13,965.77	45,000.00	31.04%	31,034.23
10-20-5206 Professional Services	127.12	10,000.00	1.27%	9,872.88
10-20-5223 Training & Travel	165.00	0.00	0.00%	(165.00)
10-20-5224 Dues & Subscriptions	245.00	1,000.00	24.50%	755.00
10-20-5231 Recruiting & Hiring Expense	955.00	3,000.00	31.83%	2,045.00
10-20-5301 Office Supplies	1,968.24	3,000.00	65.61%	1,031.76
10-20-5309 Uniforms	3,687.98	8,000.00	46.10%	4,312.02
10-20-5310 Postage	86.41	200.00	43.21%	113.59
10-20-5313 Fuel Expense	19,124.43	50,000.00	38.25%	30,875.57
10-20-5314 Computer & Technology Equipmen	19,454.65	50,000.00	38.91%	30,545.35
10-20-5315 Computer Software/License	0.00	500.00	0.00%	500.00
10-20-5317 Equipment & Other Rentals	21,738.94	25,000.00	86.96%	3,261.06
10-20-5319 Vehicle Repairs & Maintenance	12,124.74	25,000.00	48.50%	12,875.26
10-20-5328 Small Tools & Minor Equipment	33,684.00	40,000.00	84.21%	6,316.00
10-20-5330 Miscellaneous	1,095.39	1,000.00	109.54%	(95.39)
10-20-5404 Mobile Technology Expense	2,846.59	8,000.00	35.58%	5,153.41
10-20-5405 Insurance - Liability & Prop	5,391.50	12,000.00	44.93%	6,608.50
10-20-5407 Insurance - Vehicles	10,955.00	15,000.00	73.03%	4,045.00
10-20-5410 Vehicle Replacement Fund	0.00	100,000.00	0.00%	100,000.00
Police Totals	1,183,385.87	2,609,200.00	45.35%	1,425,814.13

10 - General Fund	Animal Control	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-21-5101 Salaries - Full Time		27,362.09	90,000.00	30.40%	62,637.91
10-21-5104 Salaries - Overtime		395.46	5,000.00	7.91%	4,604.54
10-21-5106 Social Security/Medicare		2,275.47	10,000.00	22.75%	7,724.53
10-21-5107 TMRS		3,271.93	20,000.00	16.36%	16,728.07
10-21-5108 Health & Life Insurance		1,306.03	10,000.00	13.06%	8,693.97
10-21-5109 Worker's Comp		1,879.69	6,000.00	31.33%	4,120.31
10-21-5110 Texas Workforce Commission		171.00	1,000.00	17.10%	829.00
10-21-5114 Benefits Admin Fees		0.00	100.00	0.00%	100.00
10-21-5115 Longevity Pay		60.00	0.00	0.00%	(60.00)
10-21-5223 Training & Travel		0.00	2,500.00	0.00%	2,500.00
10-21-5224 Dues & Subscriptions		0.00	500.00	0.00%	500.00
10-21-5229 Contractual Services		9,395.00	10,000.00	93.95%	605.00
10-21-5301 Office Supplies		0.00	500.00	0.00%	500.00
10-21-5309 Uniforms		0.00	2,500.00	0.00%	2,500.00
10-21-5310 Postage		53.89	200.00	26.95%	146.11
10-21-5313 Fuel Expense		744.98	4,000.00	18.62%	3,255.02
10-21-5319 Vehicle Repairs & Maintenance		118.68	1,000.00	11.87%	881.32
10-21-5328 Small Tools & Minor Equipment		909.96	2,000.00	45.50%	1,090.04
10-21-5404 Mobile Technology Expense		3,132.63	13,000.00	24.10%	9,867.37
10-21-5407 Insurance - Vehicles		375.00	1,000.00	37.50%	625.00
10-21-5410 Vehicle Replacement Fund		0.00	20,000.00	0.00%	20,000.00
Animal Control Totals		51,451.81	199,300.00	25.82%	147,848.19

10 - General Fund	Emergency Manage	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-22-5206 Professional Services		0.00	10,000.00	0.00%	10,000.00
10-22-5214 Advertising/Printing Expense		0.00	500.00	0.00%	500.00
10-22-5223 Training & Travel		300.00	3,000.00	10.00%	2,700.00
10-22-5224 Dues & Subscriptions		150.00	500.00	30.00%	350.00
10-22-5229 Contractual Services		0.00	5,000.00	0.00%	5,000.00
10-22-5301 Office Supplies		0.00	2,000.00	0.00%	2,000.00
10-22-5315 Computer Software/License		5,552.62	10,000.00	55.53%	4,447.38
10-22-5352 Emergency Preparedness		0.00	50,000.00	0.00%	50,000.00
Emergency Management Totals		6,002.62	81,000.00	7.41%	74,997.38

10 - General Fund	Municipal Court	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-25-5101 Salaries - Full Time		64,409.53	170,000.00	37.89%	105,590.47
10-25-5104 Salaries - Overtime		182.27	5,000.00	3.65%	4,817.73
10-25-5106 Social Security/Medicare		5,049.25	20,000.00	25.25%	14,950.75
10-25-5107 TMRS		7,391.76	20,000.00	36.96%	12,608.24
10-25-5108 Health & Life Insurance		7,226.19	40,000.00	18.07%	32,773.81
10-25-5109 Worker's Comp		86.45	3,000.00	2.88%	2,913.55
10-25-5110 Texas Workforce Commission		342.00	1,000.00	34.20%	658.00
10-25-5114 Benefits Admin Fees		0.00	500.00	0.00%	500.00
10-25-5115 Longevity Pay		540.00	500.00	108.00%	(40.00)
10-25-5117 Certificate Pay		1,087.36	3,000.00	36.25%	1,912.64
10-25-5203 Attorney/Prosecutor Fees		22,337.50	50,000.00	44.68%	27,662.50
10-25-5209 Judge Fees		12,912.50	50,000.00	25.83%	37,087.50
10-25-5220 Interpreter Services		152.16	1,500.00	10.14%	1,347.84
10-25-5223 Training & Travel		1,372.63	2,500.00	54.91%	1,127.37
10-25-5301 Office Supplies		648.66	3,000.00	21.62%	2,351.34
10-25-5308 Jury Trial Expense		55.50	2,000.00	2.78%	1,944.50
10-25-5309 Uniforms		213.78	1,000.00	21.38%	786.22
10-25-5310 Postage		582.84	2,000.00	29.14%	1,417.16
10-25-5314 Computer & Technology Equipmen		0.00	10,000.00	0.00%	10,000.00
10-25-5317 Equipment & Other Rentals		342.51	1,000.00	34.25%	657.49
Municipal Court Totals		124,932.89	386,000.00	32.37%	261,067.11

10 - General Fund Public Works	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-30-5101 Salaries - Full Time	83,337.57	260,000.00	32.05%	176,662.43
10-30-5104 Salaries - Overtime	7,313.59	10,000.00	73.14%	2,686.41
10-30-5106 Social Security/Medicare	7,103.28	30,000.00	23.68%	22,896.72
10-30-5107 TMRS	10,401.31	40,000.00	26.00%	29,598.69
10-30-5108 Health & Life Insurance	19,049.06	70,000.00	27.21%	50,950.94
10-30-5109 Worker's Comp	5,095.45	21,000.00	24.26%	15,904.55
10-30-5110 Texas Workforce Commission	513.00	2,000.00	25.65%	1,487.00
10-30-5115 Longevity Pay	360.00	500.00	72.00%	140.00
10-30-5117 Certificate Pay	286.07	500.00	57.21%	213.93
10-30-5217 Professional Cleaning Services	3,630.00	12,000.00	30.25%	8,370.00
10-30-5219 Roads, Bridges & Drainage	3,535.10	300,000.00	1.18%	296,464.90
10-30-5223 Training & Travel	81.19	2,000.00	4.06%	1,918.81
10-30-5229 Contractual Services	0.00	45,000.00	0.00%	45,000.00
10-30-5301 Office Supplies	95.50	3,000.00	3.18%	2,904.50
10-30-5309 Uniforms	36.00	5,000.00	0.72%	4,964.00
10-30-5311 Building Repairs & Maintenance	1,511.34	10,000.00	15.11%	8,488.66
10-30-5313 Fuel Expense	2,186.50	15,000.00	14.58%	12,813.50
10-30-5317 Equipment & Other Rentals	106.06	5,000.00	2.12%	4,893.94
10-30-5319 Vehicle Repairs & Maintenance	5,768.37	5,000.00	115.37%	(768.37)
10-30-5321 Public Works Maintenance	13,405.36	25,000.00	53.62%	11,594.64
10-30-5328 Small Tools & Minor Equipment	4,654.26	6,000.00	77.57%	1,345.74
10-30-5331 Signs & Postings	2,293.70	20,000.00	11.47%	17,706.30
10-30-5401 Utilities - Electricity	0.00	5,000.00	0.00%	5,000.00
10-30-5404 Mobile Technology Expense	335.08	1,000.00	33.51%	664.92
10-30-5407 Insurance - Vehicles	891.00	2,000.00	44.55%	1,109.00
10-30-5410 Vehicle Replacement Fund	0.00	30,000.00	0.00%	30,000.00
Public Works Totals	171,988.79	925,000.00	18.59%	753,011.21

10 - General Fund	Parks & Recreation	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-32-5217 Professional Cleaning Services		3,025.00	5,000.00	60.50%	1,975.00
10-32-5229 Contractual Services		47,440.13	125,000.00	37.95%	77,559.87
10-32-5301 Office Supplies		62.37	2,000.00	3.12%	1,937.63
10-32-5309 Uniforms		911.27	1,500.00	60.75%	588.73
10-32-5317 Equipment & Other Rentals		159.30	2,000.00	7.97%	1,840.70
10-32-5323 Park Improvements		0.00	10,000.00	0.00%	10,000.00
10-32-5324 Park Maintenance		17,025.00	83,500.00	20.39%	66,475.00
10-32-5331 Signs & Postings		0.00	1,000.00	0.00%	1,000.00
Parks & Recreation Totals		68,623.07	230,000.00	29.84%	161,376.93

10 - General Fund	Community Develo	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-35-5101 Salaries - Full Time		40,953.96	180,000.00	22.75%	139,046.04
10-35-5104 Salaries - Overtime		250.15	11,000.00	2.27%	10,749.85
10-35-5106 Social Security/Medicare		3,236.40	20,000.00	16.18%	16,763.60
10-35-5107 TMRS		4,714.58	30,000.00	15.72%	25,285.42
10-35-5108 Health & Life Insurance		6,993.32	20,000.00	34.97%	13,006.68
10-35-5109 Worker's Comp		(1,723.10)	3,000.00	(57.44%)	4,723.10
10-35-5110 Texas Workforce Commission		342.00	1,000.00	34.20%	658.00
10-35-5114 Benefits Admin Fees		0.00	500.00	0.00%	500.00
10-35-5115 Longevity Pay		420.00	500.00	84.00%	80.00
10-35-5206 Professional Services		120.00	25,000.00	0.48%	24,880.00
10-35-5208 Engineering Services		27,767.70	75,000.00	37.02%	47,232.30
10-35-5223 Training & Travel		960.00	2,000.00	48.00%	1,040.00
10-35-5232 Early Plat - Admin Fee		34,358.25	250,000.00	13.74%	215,641.75
10-35-5233 Eng Svc: Permits/Inspections		307,143.90	350,000.00	87.76%	42,856.10
10-35-5234 Eng Svc: Plan Review		0.00	150,000.00	0.00%	150,000.00
10-35-5235 Eng Svc: Platting		143,417.97	150,000.00	95.61%	6,582.03
10-35-5301 Office Supplies		532.96	2,000.00	26.65%	1,467.04
10-35-5309 Uniforms		0.00	1,000.00	0.00%	1,000.00
10-35-5315 Computer Software/License		14,850.00	30,000.00	49.50%	15,150.00
10-35-5317 Equipment & Other Rentals		225.56	1,000.00	22.56%	774.44
10-35-5404 Mobile Technology Expense		71.89	0.00	0.00%	(71.89)
10-35-5411 TIF Fund/ Payable		712,252.81	4,015,380.86	17.74%	3,303,128.05
Community Development Totals		1,296,888.35	5,317,380.86	24.39%	4,020,492.51

10 - General Fund	Fire Marshal/Build	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-36-5101 Salaries - Full Time		53,221.00	110,000.00	48.38%	56,779.00
10-36-5106 Social Security/Medicare		4,191.70	10,000.00	41.92%	5,808.30
10-36-5107 TMRS		6,153.53	20,000.00	30.77%	13,846.47
10-36-5108 Health & Life Insurance		6,449.16	20,000.00	32.25%	13,550.84
10-36-5109 Worker's Comp		507.74	7,000.00	7.25%	6,492.26
10-36-5110 Texas Workforce Commission		171.00	1,000.00	17.10%	829.00
10-36-5114 Benefits Admin Fees		0.00	100.00	0.00%	100.00
10-36-5115 Longevity Pay		240.00	200.00	120.00%	(40.00)
10-36-5207 Building Inspector Fee/Services		161,547.50	400,000.00	40.39%	238,452.50
10-36-5223 Training & Travel		960.06	5,000.00	19.20%	4,039.94
10-36-5224 Dues & Subscriptions		234.31	2,500.00	9.37%	2,265.69
10-36-5301 Office Supplies		224.48	1,000.00	22.45%	775.52
10-36-5303 Public Education & Training Materi		228.44	3,000.00	7.61%	2,771.56
10-36-5307 Investigation Supplies		0.00	500.00	0.00%	500.00
10-36-5309 Uniforms		577.34	2,000.00	28.87%	1,422.66
10-36-5310 Postage		0.00	100.00	0.00%	100.00
10-36-5313 Fuel Expense		903.75	3,500.00	25.82%	2,596.25
10-36-5319 Vehicle Repairs & Maintenance		(11,674.80)	3,500.00	(333.57%)	15,174.80
10-36-5328 Small Tools & Minor Equipment		1,228.87	3,000.00	40.96%	1,771.13
10-36-5330 Miscellaneous		100.00	0.00	0.00%	(100.00)
10-36-5404 Mobile Technology Expense		496.97	4,000.00	12.42%	3,503.03
10-36-5407 Insurance - Vehicles		985.50	1,000.00	98.55%	14.50
10-36-5410 Vehicle Replacement Fund		0.00	10,000.00	0.00%	10,000.00
Fire Marshal/Building Official Totals		226,746.55	607,400.00	37.33%	380,653.45

10 - General Fund	Capital and Planni	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-90-5610 Land Purchase and Improvement		36,720.00	250,000.00	14.69%	213,280.00
10-90-5660 Contingency/Reserves		0.00	461,131.69	0.00%	461,131.69
Capital and Planning Projects Totals		36,720.00	711,131.69	5.16%	674,411.69
Expense Totals		4,024,632.79	13,568,612.55	29.66%	9,543,979.76

City of Iowa Colony
Financial Statement
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11 - Retainer Fund	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary				
Miscellaneous	32,478.31	60,000.00	54.13%	27,521.69
Revenue Totals	32,478.31	60,000.00	54.13%	27,521.69

City of Iowa Colony
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11 - Retainer Fund	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous				
11-4938 Interest Income - Ames Blvd	32,478.31	60,000.00	54.13%	27,521.69
Miscellaneous Totals	32,478.31	60,000.00	54.13%	27,521.69
Revenue Totals	32,478.31	60,000.00	54.13%	27,521.69

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20 - Crime Control and Prevention District Fund	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary				
Sales Tax	143,075.76	350,000.00	40.88%	206,924.24
Miscellaneous	9,059.03	25,000.00	36.24%	15,940.97
Revenue Totals	152,134.79	375,000.00	40.57%	222,865.21
Expense Summary				
Personnel Services	36,641.66	83,500.00	43.88%	46,858.34
Professional/Contract Services	14,583.82	49,500.00	29.46%	34,916.18
Materials & Supplies	100,246.66	264,500.00	37.90%	164,253.34
Capital Outlay	91,270.78	150,000.00	60.85%	58,729.22
Expense Totals	242,742.92	547,500.00	44.34%	304,757.08

City of Iowa Colony
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20 - Crime Control and Prevention District Fund	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Sales Tax				
20-4112 CCPD - Sales Tax	143,075.76	350,000.00	40.88%	206,924.24
Sales Tax Totals	143,075.76	350,000.00	40.88%	206,924.24
Miscellaneous				
20-4910 Interest Income	9,059.03	25,000.00	36.24%	15,940.97
Miscellaneous Totals	9,059.03	25,000.00	36.24%	15,940.97
Revenue Totals	152,134.79	375,000.00	40.57%	222,865.21

City of Iowa Colony
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20 - Crime Control and Prevention District	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	91,270.78	150,000.00	60.85%	58,729.22
Materials & Supplies	100,246.66	264,500.00	37.90%	164,253.34
Personnel Services	36,641.66	83,500.00	43.88%	46,858.34
Professional/Contract Services	14,583.82	49,500.00	29.46%	34,916.18
Police Totals	242,742.92	547,500.00	44.34%	304,757.08
Expense Total	242,742.92	547,500.00	44.34%	304,757.08

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20 - Crime Control and Prevention District	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
20-20-5101 Salaries - Full Time	26,823.70	50,000.00	53.65%	23,176.30
20-20-5104 Salaries - Overtime	931.64	0.00	0.00%	(931.64)
20-20-5106 Social Security/Medicare	2,837.10	10,000.00	28.37%	7,162.90
20-20-5107 TMRS	3,406.66	10,000.00	34.07%	6,593.34
20-20-5108 Health & Life Insurance	1,293.75	10,000.00	12.94%	8,706.25
20-20-5109 Worker's Comp	259.36	1,000.00	25.94%	740.64
20-20-5110 Texas Workforce Commission	171.00	1,000.00	17.10%	829.00
20-20-5115 Longevity Pay	60.00	0.00	0.00%	(60.00)
20-20-5117 Certificate Pay	858.45	1,500.00	57.23%	641.55
20-20-5206 Professional Services	6,666.00	15,000.00	44.44%	8,334.00
20-20-5222 Investigations	200.00	3,000.00	6.67%	2,800.00
20-20-5223 Training & Travel	7,717.82	25,000.00	30.87%	17,282.18
20-20-5230 Radio Service	0.00	6,500.00	0.00%	6,500.00
20-20-5301 Office Supplies	0.00	5,000.00	0.00%	5,000.00
20-20-5303 Public Education & Training Materi	3,621.45	20,000.00	18.11%	16,378.55
20-20-5307 Investigation Supplies	1,268.98	3,000.00	42.30%	1,731.02
20-20-5309 Uniforms	(917.15)	10,000.00	(9.17%)	10,917.15
20-20-5314 Computer & Technology Equipmen	4,960.82	10,000.00	49.61%	5,039.18
20-20-5315 Computer Software/License	39,580.74	80,000.00	49.48%	40,419.26
20-20-5316 Equipment Repair/Parts	0.00	500.00	0.00%	500.00
20-20-5317 Equipment & Other Rentals	51,708.00	110,000.00	47.01%	58,292.00
20-20-5328 Small Tools & Minor Equipment	0.00	25,000.00	0.00%	25,000.00
20-20-5330 Miscellaneous	23.82	1,000.00	2.38%	976.18
20-20-5650 Vehicles & Machinery	91,270.78	150,000.00	60.85%	58,729.22
Police Totals	242,742.92	547,500.00	44.34%	304,757.08
Expense Totals	242,742.92	547,500.00	44.34%	304,757.08

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30 - Capital Improvements Plan Fund (Debt Service)	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary				
Property Tax	1,236,495.35	1,650,177.00	74.93%	413,681.65
Revenue Totals	1,236,495.35	1,650,177.00	74.93%	413,681.65
Expense Summary				
Debt Service	1,452,880.67	2,956,736.86	49.14%	1,503,856.19
Expense Totals	1,452,880.67	2,956,736.86	49.14%	1,503,856.19

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30 - Capital Improvements Plan Fund (Debt Service) Adminstration	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Property Tax	1,236,495.35	1,650,177.00	74.93%	413,681.65
Adminstration Totals	1,236,495.35	1,650,177.00	74.93%	413,681.65
Revenue Total	1,236,495.35	1,650,177.00	74.93%	413,681.65

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30 - Capital Improvements Plan Fund (Debt Service)Adminstration	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
30-10-4120 Property Tax	1,236,495.35	1,650,177.00	74.93%	413,681.65
Adminstration Totals	1,236,495.35	1,650,177.00	74.93%	413,681.65
Revenue Totals	1,236,495.35	1,650,177.00	74.93%	413,681.65

30 - Capital Improvements Plan Fund (Debt Service)	Adminstration	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Debt Service		1,452,880.67	2,956,736.86	49.14%	1,503,856.19
Adminstration Totals		1,452,880.67	2,956,736.86	49.14%	1,503,856.19
Expense Total		1,452,880.67	2,956,736.86	49.14%	1,503,856.19

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30 - Capital Improvements Plan Fund (Debt Service) Adminstration	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
30-10-5501 Debt Principal	355,000.00	400,000.00	88.75%	45,000.00
30-10-5504 Paying Agent Fee	750.00	1,000.00	75.00%	250.00
30-10-5513 Interest on Debt	1,097,130.67	1,249,176.67	87.83%	152,046.00
30-10-5520 MUD 55 Debt Adjustment	0.00	1,306,560.19	0.00%	1,306,560.19
Adminstration Totals	1,452,880.67	2,956,736.86	49.14%	1,503,856.19
Expense Totals	1,452,880.67	2,956,736.86	49.14%	1,503,856.19

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35 - Capital Improvements Plan Fund (Local)	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary				
Miscellaneous	0.00	300,000.00	0.00%	300,000.00
Grant Income	0.00	18,000.00	0.00%	18,000.00
Revenue Totals	0.00	318,000.00	0.00%	318,000.00
Expense Summary				
Professional/Contract Services	0.00	30,000.00	0.00%	30,000.00
Expense Totals	0.00	30,000.00	0.00%	30,000.00

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35 - Capital Improvements Plan Fund (Local)	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous				
35-4802 TWDB	0.00	300,000.00	0.00%	300,000.00
Miscellaneous Totals	0.00	300,000.00	0.00%	300,000.00
Grant Income				
35-4803 GLO Grant Funds	0.00	18,000.00	0.00%	18,000.00
Grant Income Totals	0.00	18,000.00	0.00%	18,000.00
Revenue Totals	0.00	318,000.00	0.00%	318,000.00

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35 - Capital Improvements Plan Fund (Local) Administration	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Professional/Contract Services	0.00	30,000.00	0.00%	30,000.00
Administration Totals	0.00	30,000.00	0.00%	30,000.00
Expense Total	0.00	30,000.00	0.00%	30,000.00

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35 - Capital Improvements Plan Fund (Local) Administration	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
35-10-5206 Professional Services	0.00	30,000.00	0.00%	30,000.00
Administration Totals	0.00	30,000.00	0.00%	30,000.00
Expense Totals	0.00	30,000.00	0.00%	30,000.00

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37 - Parkland Fund	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary				
License & Permits	223,971.00	255,000.00	87.83%	31,029.00
Revenue Totals	223,971.00	255,000.00	87.83%	31,029.00

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37 - Parkland Fund	YTD Actual	Annual Budget	% of Budget	Budget Remaining
License & Permits				
37-4807 Neighborhood Parkland Revenue	2,600.00	0.00	0.00%	(2,600.00)
37-4808 Regional Parkland Revenue	221,371.00	255,000.00	86.81%	33,629.00
License & Permits Totals	223,971.00	255,000.00	87.83%	31,029.00
Revenue Totals	223,971.00	255,000.00	87.83%	31,029.00

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40 - Court Technology Fund	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary				
Fines & Forfeitures	728.87	10,000.00	7.29%	9,271.13
Revenue Totals	728.87	10,000.00	7.29%	9,271.13
Expense Summary				
Materials & Supplies	0.00	5,000.00	0.00%	5,000.00
Expense Totals	0.00	5,000.00	0.00%	5,000.00

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40 - Court Technology Fund	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Fines & Forfeitures				
40-4707 Court Technology Fee	728.87	10,000.00	7.29%	9,271.13
Fines & Forfeitures Totals	728.87	10,000.00	7.29%	9,271.13
Revenue Totals	728.87	10,000.00	7.29%	9,271.13

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40 - Court Technology Fund Municipal Court	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	5,000.00	0.00%	5,000.00
Municipal Court Totals	0.00	5,000.00	0.00%	5,000.00
Expense Total	0.00	5,000.00	0.00%	5,000.00

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40 - Court Technology Fund Municipal Court	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
40-25-5332 Court Technology	0.00	5,000.00	0.00%	5,000.00
Municipal Court Totals	0.00	5,000.00	0.00%	5,000.00
Expense Totals	0.00	5,000.00	0.00%	5,000.00

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41 - Court Security Fund	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary				
Fines & Forfeitures	879.57	12,000.00	7.33%	11,120.43
Revenue Totals	879.57	12,000.00	7.33%	11,120.43
Expense Summary				
Materials & Supplies	0.00	5,000.00	0.00%	5,000.00
Expense Totals	0.00	5,000.00	0.00%	5,000.00

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41 - Court Security Fund	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Fines & Forfeitures				
41-4708 Court Security Fee	879.57	12,000.00	7.33%	11,120.43
Fines & Forfeitures Totals	879.57	12,000.00	7.33%	11,120.43
Revenue Totals	879.57	12,000.00	7.33%	11,120.43

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41 - Court Security Fund Municipal Court	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	5,000.00	0.00%	5,000.00
Municipal Court Totals	0.00	5,000.00	0.00%	5,000.00
Expense Total	0.00	5,000.00	0.00%	5,000.00

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41 - Court Security Fund Municipal Court	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
41-25-5333 Court Security	0.00	5,000.00	0.00%	5,000.00
Municipal Court Totals	0.00	5,000.00	0.00%	5,000.00
Expense Totals	0.00	5,000.00	0.00%	5,000.00

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42 - Consolidated Security and Technology Fund	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary				
Fines & Forfeitures	9,702.01	0.00	0.00%	(9,702.01)
Revenue Totals	9,702.01	0.00	0.00%	(9,702.01)

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42 - Consolidated Security and Technology Fund	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Fines & Forfeitures				
42-4710 Consolidated Security and	9,702.01	0.00	0.00%	(9,702.01)
Fines & Forfeitures Totals	9,702.01	0.00	0.00%	(9,702.01)
Revenue Totals	9,702.01	0.00	0.00%	(9,702.01)

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50 - Vehicle Replacement Fund	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary				
Miscellaneous	35,939.03	13,000.00	276.45%	(22,939.03)
Transfers	0.00	255,000.00	0.00%	255,000.00
Revenue Totals	35,939.03	268,000.00	13.41%	232,060.97
Expense Summary				
Capital Outlay	0.00	100,000.00	0.00%	100,000.00
Expense Totals	0.00	100,000.00	0.00%	100,000.00

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50 - Vehicle Replacement Fund	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous				
50-4000 Vehicle Replacement Revenue	29,025.00	0.00	0.00%	(29,025.00)
50-4910 Interest Income	6,914.03	13,000.00	53.18%	6,085.97
Miscellaneous Totals	35,939.03	13,000.00	276.45%	(22,939.03)
Transfers				
50-8000 Transfer In	0.00	255,000.00	0.00%	255,000.00
Transfers Totals	0.00	255,000.00	0.00%	255,000.00
Revenue Totals	35,939.03	268,000.00	13.41%	232,060.97

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50 - Vehicle Replacement Fund Administration	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	100,000.00	0.00%	100,000.00
Administration Totals	0.00	100,000.00	0.00%	100,000.00
Expense Total	0.00	100,000.00	0.00%	100,000.00

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50 - Vehicle Replacement Fund Administration	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
50-10-5650 Vehicles & Machinery	0.00	100,000.00	0.00%	100,000.00
Administration Totals	0.00	100,000.00	0.00%	100,000.00
Expense Totals	0.00	100,000.00	0.00%	100,000.00

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60 - Utility Fund	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary				
License & Permits	919,410.00	2,425,000.00	37.91%	1,505,590.00
Business & Franchise	2,316,400.92	5,436,200.00	42.61%	3,119,799.08
Miscellaneous	5,842.46	100,000.00	5.84%	94,157.54
Revenue Totals	3,241,653.38	7,961,200.00	40.72%	4,719,546.62
Expense Summary				
Personnel Services	0.00	119,000.00	0.00%	119,000.00
Professional/Contract Services	2,105,032.89	3,611,200.00	58.29%	1,506,167.11
Materials & Supplies	137,654.30	378,000.00	36.42%	240,345.70
Services	743,351.95	2,516,000.00	29.54%	1,772,648.05
Capital Outlay	0.00	885,000.00	0.00%	885,000.00
Expense Totals	2,986,039.14	7,509,200.00	39.77%	4,523,160.86

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60 - Utility Fund	YTD Actual	Annual Budget	% of Budget	Budget Remaining
License & Permits				
60-4504 Wtr Mtr/Tap/Endpoint Fee	692,258.00	1,800,000.00	38.46%	1,107,742.00
60-4508 Wtr Svc Inspection Fee	222,302.00	600,000.00	37.05%	377,698.00
60-4509 Wtr Svc Plan Review Fee	4,850.00	25,000.00	19.40%	20,150.00
License & Permits Totals	919,410.00	2,425,000.00	37.91%	1,505,590.00
Business & Franchise				
60-4505 Water Service Revenue	140,829.00	250,000.00	56.33%	109,171.00
60-4507 Garbage Collection Revenue	538,837.41	2,000,000.00	26.94%	1,461,162.59
60-4604 Franchise Fees Si Env	3,118.56	0.00	0.00%	(3,118.56)
60-4901 Penalty and Interest	66,230.48	65,000.00	101.89%	(1,230.48)
60-4903 Grease Trap SiEnv	11,775.02	15,000.00	78.50%	3,224.98
60-4904 Transfer Fees SiEnv	19,281.00	40,000.00	48.20%	20,719.00
60-4905 Water Service SiEnv	913,379.46	1,500,000.00	60.89%	586,620.54
60-4906 Sewer Service SiEnv	539,003.16	1,200,000.00	44.92%	660,996.84
60-4907 Miscellaneous Services SiEnv	51,987.77	60,000.00	86.65%	8,012.23
60-4920 Reconnection / Disconnection	23,912.06	30,000.00	79.71%	6,087.94
60-4921 Inspection Fees SiEnv	134.00	1,200.00	11.17%	1,066.00
60-4922 Tap Connection Fees SiEnv	0.00	250,000.00	0.00%	250,000.00
60-4923 Backflow Inspection Fees SiEnv	134.00	0.00	0.00%	(134.00)
60-4925 Customer Inspection Fees SiEnv	268.00	5,000.00	5.36%	4,732.00
60-4927 Meter Rental & Lease Rev SiEnv	7,511.00	15,000.00	50.07%	7,489.00
60-4929 Inspection Fees SiEnv	0.00	5,000.00	0.00%	5,000.00
Business & Franchise Totals	2,316,400.92	5,436,200.00	42.61%	3,119,799.08
Miscellaneous				
60-4910 Interest Income	5,842.46	15,000.00	38.95%	9,157.54
60-4911 Other Revenue	0.00	85,000.00	0.00%	85,000.00
Miscellaneous Totals	5,842.46	100,000.00	5.84%	94,157.54
Revenue Totals	3,241,653.38	7,961,200.00	40.72%	4,719,546.62

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60 - Utility Fund	Utility Fund	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay		0.00	885,000.00	0.00%	885,000.00
Materials & Supplies		137,654.30	378,000.00	36.42%	240,345.70
Personnel Services		0.00	119,000.00	0.00%	119,000.00
Professional/Contract Services		2,105,032.89	3,611,200.00	58.29%	1,506,167.11
Services		743,351.95	2,516,000.00	29.54%	1,772,648.05
Utility Fund Totals		2,986,039.14	7,509,200.00	39.77%	4,523,160.86
Expense Total		2,986,039.14	7,509,200.00	39.77%	4,523,160.86

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60 - Utility Fund Utility Fund	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
60-60-5101 Salaries - Full Time	0.00	68,000.00	0.00%	68,000.00
60-60-5104 Salaries - Overtime	0.00	4,000.00	0.00%	4,000.00
60-60-5106 Social Security/Medicare	0.00	10,000.00	0.00%	10,000.00
60-60-5107 TMRS	0.00	10,000.00	0.00%	10,000.00
60-60-5108 Health & Life Insurance	0.00	20,000.00	0.00%	20,000.00
60-60-5109 Worker's Comp	0.00	6,000.00	0.00%	6,000.00
60-60-5110 Texas Workforce Commission	0.00	1,000.00	0.00%	1,000.00
60-60-5201 Legal Services	0.00	25,000.00	0.00%	25,000.00
60-60-5202 Audit Services	0.00	35,000.00	0.00%	35,000.00
60-60-5206 Professional Services	6,216.21	65,000.00	9.56%	58,783.79
60-60-5208 Engineering Services	369,280.85	325,000.00	113.62%	(44,280.85)
60-60-5211 Bank Fees	770.16	1,000.00	77.02%	229.84
60-60-5229 Contractual Services	150,987.99	2,810,200.00	5.37%	2,659,212.01
60-60-5240 Permits/Assessment Fee	23,996.28	50,000.00	47.99%	26,003.72
60-60-5242 Sludge Hauling	33,255.57	300,000.00	11.09%	266,744.43
60-60-5301 Office Supplies	32,458.80	50,000.00	64.92%	17,541.20
60-60-5310 Postage	3,095.50	8,000.00	38.69%	4,904.50
60-60-5311 Building Repairs & Maintenance	8,073.00	20,000.00	40.37%	11,927.00
60-60-5334 Laboratory Expense	31,256.00	150,000.00	20.84%	118,744.00
60-60-5335 Chemicals	62,771.00	150,000.00	41.85%	87,229.00
60-60-5336 Operator Fees	462,204.36	0.00	0.00%	(462,204.36)
60-60-5337 Water Inspection Expenses	144,922.68	0.00	0.00%	(144,922.68)
60-60-5338 Water Tap Connection Expenses	157,585.20	0.00	0.00%	(157,585.20)
60-60-5339 Maintenance & Repairs Routine	729,379.51	0.00	0.00%	(729,379.51)
60-60-5340 Water Transfer Fee Expenses	26,434.08	0.00	0.00%	(26,434.08)
60-60-5401 Utilities - Electricity	106,591.02	400,000.00	26.65%	293,408.98
60-60-5403 Utilities - Telephone	796.50	5,000.00	15.93%	4,203.50
60-60-5405 Insurance - Liability & Prop	36,503.50	100,000.00	36.50%	63,496.50
60-60-5412 Utilities - Gas	2,238.14	11,000.00	20.35%	8,761.86
60-60-5414 Garbage Collection Services SiEnv	597,222.79	2,000,000.00	29.86%	1,402,777.21
60-60-5661 Capital Projects Fund	0.00	550,000.00	0.00%	550,000.00
60-60-5691 Lease Payment - AMI Meter Sys	0.00	335,000.00	0.00%	335,000.00
Utility Fund Totals	2,986,039.14	7,509,200.00	39.77%	4,523,160.86
Expense Totals	2,986,039.14	7,509,200.00	39.77%	4,523,160.86

City of Iowa Colony
Balance Sheet
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Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Assets				
	10-1000	Cash / Due From Consolidated Cash	15,132,886.07	
	10-1004	Petty Cash	300.00	
	10-1006	TexStar CD	2,861,134.67	
	10-1112	Allowance for Fines Receivable	(303,952.04)	
	10-1113	Fines Receivable	319,950.00	
	10-1114	Property Taxes Receivable	25,987.00	
	10-1115	Property Tax Receivable - P & I	12,388.00	
	10-1260	Due From Utility Fund	206,723.81	
	10-1303	Due from Project Fund Series 2022	(6,140,036.48)	
	Total Assets		12,115,381.03	
				12,115,381.03

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

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Liabilities				
	10-2000	Due To Consolidated Cash / Accounts Payable	560,916.28	
	10-2001	Accounts Payble at Year End	50,889.09	
	10-2200	Wages Payable	34,236.99	
	10-2201	Employee Dental Insurance	1,537.70	
	10-2203	Federal Tax Payable	5,015.00	
	10-2205	TMRS Payable	4,322.25	
	10-2206	Texas Workforce Commission Payable	5,640.30	
	10-2207	Health & Life Insurance Payable	(15,820.80)	
	10-2208	Child Support Payable	(1,527.31)	
	10-2209	457(b) Payable	5,192.27	
	10-2300	State Fees	68,189.80	
	10-2301	Collections	189.60	
	10-2304	Credit Card Fee	(2,372.70)	
	10-2305	Deferred Revenues - Fines	15,998.00	
	10-2405	Deferred Inflows-Prop taxes	38,375.00	
	10-2500	American Rescue Plan Fund	1,284.00	
	10-2501	Baseball Field Reserve	17,328.50	
	10-2506	Early Plat - Sierra V W Sec 5	0.01	
	10-2511	Meridiana Escrow	(770.00)	
	10-2518	Capital Contribution - CR 64	1,731,000.00	
	10-2543	Early Plat - Sterling Lakes North Sec 1	158,279.00	
	10-2550	Early Plat - Creekhaven Sec 1	802,960.69	
	10-2554	Early Plat - Sierra VW Sec 11	220,971.88	
	10-2603	Due to Crime Prevention	(3,993.13)	
	10-2608	Due to Court Tech Fund	(79.00)	
	Total Liabilities			3,697,763.42
Fund Balance				
	10-3000	Fund Balance	5,454,537.08	
	10-3002	Fund Balance Assigned	1,190,518.57	
	Total Fund Balance			6,645,055.65

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

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
		Total Revenue	6,243,675.47	
		Total Expenses	4,024,632.79	
		Current Year Increase (Decrease)	1,772,561.96	
		Fund Balance Total	6,645,055.65	
		Current Year Increase (Decrease)	1,772,561.96	
		Total Fund Balance/Equity	8,417,617.61	
		Total Liabilities & Fund Balance		12,115,381.03

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

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Assets				
	11-1000	Cash / Due From Consolidated Cash	(30,618.50)	
	11-1002	Retainer Account	572,865.41	
	11-1015	Ames Blvd Ret - TX Class	1,658,901.89	
	Total Assets		2,201,148.80	
				2,201,148.80

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

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Liabilities				
	11-2010	Accounts Payable	3,325.00	
	11-2400	Road Damage Deposit	342,183.65	
	11-2411	Unearned Revenue	150,000.00	
	11-2502	Baymark Pipeline LLC	1.00	
	11-2504	Cherry Crushed Concrete	23,200.00	
	11-2505	DR Horton/MUD 87	4,721.13	
	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	207.50	
	11-2513	Sierra Vista - Land Tejas	1,048.10	
	11-2514	Sierra Vista West - Land Tejas	21,609.33	
	11-2515	South Texas NGL Pipeline, LLC	1.00	
	11-2517	Sterling Lakes - Land Tejas	5,775.74	
	11-2521	Meritage/Rise- BCMUD 57	3,838.10	
	11-2529	Meridiana PUD Amendment	1,812.88	
	11-2536	Rally 288 West PUD	22,331.83	
	11-2537	Southern Star PUD	5,686.21	
	11-2538	PUD Hines Investments	7,745.00	
	11-2539	SVW Entertainment Dist PUD	6,689.56	
	11-2541	Extension of Ames Blvd Project	1,442,867.50	
	11-2545	Crystal Center Entertainment District	11,061.98	
	11-2546	Maple Farms Tract - Special District	742.22	
	11-2547	PUD - Caldwell, Active Adult Community	6,880.00	
	11-2549	PUD - Sunset Prairie: Majestic Developers	3,905.00	
	11-2553	PUD - Coogan Tract	(2,804.70)	
	11-2555	PUD - Colony Retreat	10,000.00	
	Total Liabilities			2,040,792.92
Fund Balance				
	11-3000	Fund Balance	127,876.58	

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

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Fund Balance				
	Total Fund Balance		127,876.58	
		Total Revenue	32,478.31	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	32,479.30	
		Fund Balance Total	127,876.58	
		Current Year Increase (Decrease)	32,479.30	
		Total Fund Balance/Equity	160,355.88	
	Total Liabilities & Fund Balance			2,201,148.80

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

Account Type	Account Number	Description	Balance	Total
12 - Project Fund Series 2022				
Assets				
	12-1010	Project Fund Series 2022	262,017.00	
	12-1012	Proj Fund Series 22 - Tx Class	29,441.74	
	Total Assets		291,458.74	
				291,458.74

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

Account Type	Account Number	Description	Balance	Total
12 - Project Fund Series 2022				
Fund Balance				
	12-3000	Fund Balance	209,978.61	
	Total Fund Balance		209,978.61	
		Total Revenue	94,433.60	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	81,480.13	
		Fund Balance Total	209,978.61	
		Current Year Increase (Decrease)	81,480.13	
		Total Fund Balance/Equity	291,458.74	
	Total Liabilities & Fund Balance			291,458.74

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

Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District Fund				
Assets				
	20-1000	Cash / Due From Consolidated Cash	146,659.41	
	20-1013	TexStar - Crime Control	479,941.69	
	20-1301	Due from General Fund	(3,993.13)	
	Total Assets		622,607.97	
				622,607.97

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

Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District Fund				
Liabilities				
	20-2000	Due To Consolidated Cash / Accounts Payable	(55.00)	
	20-2205	TMRS Payable	0.07	
	20-2206	Texas Workforce Commission Payable	171.00	
	20-2207	Health & Life Insurance Payable	2,460.02	
	Total Liabilities		2,576.09	
Fund Balance				
	20-3000	Fund Balance	758,750.47	
	Total Fund Balance		758,750.47	
		Total Revenue	152,134.79	
		Total Expenses	242,742.92	
		Current Year Increase (Decrease)	(138,718.59)	
		Fund Balance Total	758,750.47	
		Current Year Increase (Decrease)	(138,718.59)	
		Total Fund Balance/Equity	620,031.88	
	Total Liabilities & Fund Balance			622,607.97

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

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 March 31, 2026

Account Type	Account Number	Description	Balance	Total
21 - Law Enforcement				
Fund Balance				
	21-3000	Fund Balance	1,585.50	
	Total Fund Balance		1,585.50	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	0.00	
		Fund Balance Total	1,585.50	
		Current Year Increase (Decrease)	0.00	
		Total Fund Balance/Equity	1,585.50	
	Total Liabilities & Fund Balance			1,585.50

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

Account Type	Account Number	Description	Balance	Total
30 - Capital Improvements Plan Fund (Debt Service)				
Assets				
	30-1000	Cash / Due From Consolidated Cash	984,876.77	
	30-1114	Property Taxes Receivable	14,828.00	
	30-1115	Property Tax Receivable - P & I	3,961.00	
	Total Assets		1,003,665.77	
				1,003,665.77

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

Account Type	Account Number	Description	Balance	Total
30 - Capital Improvements Plan Fund (Debt Service)				
Liabilities				
	30-2405	Deferred Inflows-Prop taxes	18,789.00	
	Total Liabilities		18,789.00	
Fund Balance				
	30-3000	Fund Balance	1,201,262.09	
	Total Fund Balance		1,201,262.09	
		Total Revenue	1,236,495.35	
		Total Expenses	1,452,880.67	
		Current Year Increase (Decrease)	(216,385.32)	
		Fund Balance Total	1,201,262.09	
		Current Year Increase (Decrease)	(216,385.32)	
		Total Fund Balance/Equity	984,876.77	
	Total Liabilities & Fund Balance			1,003,665.77

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

Account Type	Account Number	Description	Balance	Total
35 - Capital Improvements Plan Fund (Local)				
Assets				
	35-1000	Cash / Due From Consolidated Cash	(77,774.82)	
	35-1100	Accounts Receivable	77,774.00	
	Total Assets		(0.82)	
				(0.82)

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

Account Type	Account Number	Description	Balance	Total
35 - Capital Improvements Plan Fund (Local)				
Liabilities				
	35-2000	Due To Consolidated Cash / Accounts Payable	4,575.00	
	35-2532	Road Works Fund	(0.44)	
	Total Liabilities		4,574.56	
Fund Balance				
	35-3000	Fund Balance	(890,230.38)	
	Total Fund Balance		(890,230.38)	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	885,655.00	
		Fund Balance Total	(890,230.38)	
		Current Year Increase (Decrease)	885,655.00	
		Total Fund Balance/Equity	(4,575.38)	
	Total Liabilities & Fund Balance			(0.82)

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

Account Type	Account Number	Description	Balance	Total
36 - Public Safety Grants				
Assets				
	36-1000	Cash / Due From Consolidated Cash	(92,282.69)	
	36-1100	Accounts Receivable	46,563.26	
	Total Assets		(45,719.43)	
				(45,719.43)

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

Account Type	Account Number	Description	Balance	Total
36 - Public Safety Grants				
Liabilities				
	36-2000	Due To Consolidated Cash / Accounts Payable	(60.00)	
	36-2205	TMRS Payable	0.11	
	36-2206	Texas Workforce Commission Payable	322.88	
	36-2207	Health & Life Insurance Payable	1,198.44	
	Total Liabilities		1,461.43	
Fund Balance				
	36-3000	Fund Balance	(21,065.92)	
	Total Fund Balance		(21,065.92)	
		Total Revenue	3,084.03	
		Total Expenses	75,822.23	
		Current Year Increase (Decrease)	(26,114.94)	
		Fund Balance Total	(21,065.92)	
		Current Year Increase (Decrease)	(26,114.94)	
		Total Fund Balance/Equity	(47,180.86)	
	Total Liabilities & Fund Balance			(45,719.43)

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

Account Type	Account Number	Description	Balance	Total
37 - Parkland Fund				
Assets				
	37-1000	Cash / Due From Consolidated Cash	558,895.00	
	Total Assets		558,895.00	
				558,895.00

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

Account Type	Account Number	Description	Balance	Total
37 - Parkland Fund				
Fund Balance				
	37-3000	Fund Balance	334,924.00	
	Total Fund Balance		334,924.00	
		Total Revenue	223,971.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	223,971.00	
		Fund Balance Total	334,924.00	
		Current Year Increase (Decrease)	223,971.00	
		Total Fund Balance/Equity	558,895.00	
	Total Liabilities & Fund Balance			558,895.00

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

Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Assets				
	40-1000	Cash / Due From Consolidated Cash	31,330.08	
	40-1301	Due from General Fund	(79.00)	
	Total Assets		31,251.08	
				31,251.08

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

Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Fund Balance				
	40-3000	Fund Balance	30,521.76	
	Total Fund Balance		30,521.76	
		Total Revenue	728.87	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	729.32	
		Fund Balance Total	30,521.76	
		Current Year Increase (Decrease)	729.32	
		Total Fund Balance/Equity	31,251.08	
	Total Liabilities & Fund Balance			31,251.08

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

Account Type	Account Number	Description	Balance	Total
41 - Court Security Fund				
Assets				
	41-1000	Cash / Due From Consolidated Cash	46,504.65	
	Total Assets		46,504.65	
				46,504.65

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

Account Type	Account Number	Description	Balance	Total
41 - Court Security Fund				
Fund Balance				
	41-3000	Fund Balance	45,624.72	
	Total Fund Balance		45,624.72	
		Total Revenue	879.57	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	879.93	
		Fund Balance Total	45,624.72	
		Current Year Increase (Decrease)	879.93	
		Total Fund Balance/Equity	46,504.65	
	Total Liabilities & Fund Balance			46,504.65

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

Account Type	Account Number	Description	Balance	Total
42 - Consolidated Security and Technology Fund				
Assets				
	42-1000	Cash / Due From Consolidated Cash	12,329.21	
	Total Assets		12,329.21	
				12,329.21

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

Account Type	Account Number	Description	Balance	Total
42 - Consolidated Security and Technology Fund				
Fund Balance				
	42-3000	Fund Balance	2,627.20	
	Total Fund Balance		2,627.20	
		Total Revenue	9,702.01	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	9,702.01	
		Fund Balance Total	2,627.20	
		Current Year Increase (Decrease)	9,702.01	
		Total Fund Balance/Equity	12,329.21	
	Total Liabilities & Fund Balance			12,329.21

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

Account Type	Account Number	Description	Balance	Total
50 - Vehicle Replacement Fund				
Assets				
	50-1000	Cash / Due From Consolidated Cash	(232,830.67)	
	50-1014	TexStar - Veh Rep Fund	366,299.20	
	Total Assets		133,468.53	
				133,468.53

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

Account Type	Account Number	Description	Balance	Total
50 - Vehicle Replacement Fund				
Fund Balance				
	50-3000	Fund Balance	97,529.50	
	Total Fund Balance		97,529.50	
		Total Revenue	35,939.03	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	35,939.03	
		Fund Balance Total	97,529.50	
		Current Year Increase (Decrease)	35,939.03	
		Total Fund Balance/Equity	133,468.53	
	Total Liabilities & Fund Balance			133,468.53

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

Account Type	Account Number	Description	Balance	Total
60 - Utility Fund				
Assets				
	60-1000	Cash / Due From Consolidated Cash	225,778.48	
	60-1016	Central Bank 3666	256,401.38	
	60-1017	Central Bank Sweep Inv Account	4,334,114.73	
	60-1100	Accounts Receivable	110,107.72	
	60-1503	Water Facilities	31,305,802.00	
	60-1504	Wastewater Facilities	43,636,683.00	
	60-1553	Acumulated Dep Water	(735,056.00)	
	60-1554	Accumulated Dep Sewer	(894,497.00)	
	Total Assets		78,239,334.31	
				78,239,334.31

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

Account Type	Account Number	Description	Balance	Total
60 - Utility Fund				
Liabilities				
	60-2000	Due To Consolidated Cash / Accounts Payable	250.90	
	60-2100	Water Customer Deposits	456,687.87	
	60-2210	Garbage Tax Collected Si Env	145,847.54	
	60-2411	Unearned Revenue	797,940.00	
	60-2601	Due to General Fund	206,723.81	
	Total Liabilities		1,607,450.12	
Fund Balance				
	60-3000	Fund Balance	30,571,308.95	
	Total Fund Balance		30,571,308.95	
		Total Revenue	3,241,653.38	
		Total Expenses	2,986,039.14	
		Current Year Increase (Decrease)	46,060,575.24	
		Fund Balance Total	30,571,308.95	
		Current Year Increase (Decrease)	46,060,575.24	
		Total Fund Balance/Equity	76,631,884.19	
	Total Liabilities & Fund Balance			78,239,334.31

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

Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Assets				
	99-1000	Cash	16,934,208.22	
	99-1210	Due From General Fund	398,195.28	
	Total Assets		17,332,403.50	
				17,332,403.50

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

Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Liabilities				
	99-2000	Accounts Payable	398,446.18	
	99-2110	Due To General Fund	12,516,012.00	
	99-2130	Due To Debt Service Fund	64,456.00	
	99-2145	Due To American Rescue Plan Act (ARPA) Fund	997,244.00	
	99-2160	Due To Utility Fund	(250.90)	
	99-2999	Due To Other Funds	3,356,496.22	
	Total Liabilities		17,332,403.50	
		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			17,332,403.50

Si Environmental, LLC

City of Iowa Colony

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

Management Report Summary

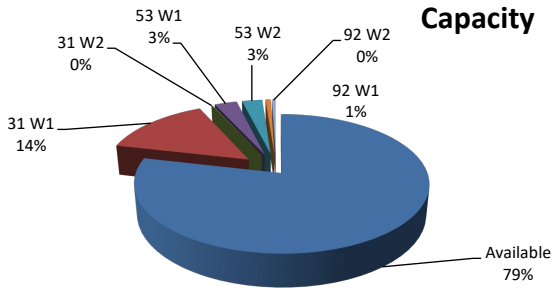
1. **Maintenance & Repairs:**
    - **Wastewater Treatment Plant**
        i. WWTP#1 – Vactor truck work to washdown clarifiers headworks and chlorine basin.
    - **Lift Station**
        i. Green Paradise Dr – Replaced outlet and installed new weatherproof cover.
    - **Water Distribution**
        i. In City – 3 excavations to relocate taplines outside area of
        ii. driveway / sidewalk..
        iii. 2727 White Gold Rd – Excavation to repair water main.
    - **Water Plant**
        i. WP#1 – Relocated valves behind polyphosphate tank.
    - **Storm Sewer Collection**
        i. Nothing to report.
    - **Sanitary Sewer**
        i. 9427 Copper Cove Ln – Jett truck work to clear blockage in sanitary main.

City of Iowa Colony
Production Report

MARCH 2026 PUMPAGE X 1,000 GALS												
Date	B031 Well 1	B031 Well 2	B053 Well 1	B053 Well 2	B092 Well 1	B092 Well 2	Total	Capacity	Bought	From	Sold	To
1	893	0	179	196	50	0	1,318	22.6%	107	BFB3	0	BC87
2	921	34	191	169	0	8	1,323	22.7%	105	BFB3	0	BC87
3	906	0	146	126	0	35	1,213	20.8%	107	BFB3	0	BC87
4	753	0	151	124	0	50	1,078	18.5%	99	BFB3	0	BC87
5	849	0	134	152	0	51	1,186	20.4%	107	BFB3	0	BC87
6	735	0	131	124	0	53	1,043	17.9%	107	BFB3	0	BC87
7	680	0	191	152	0	46	1,069	18.3%	78	BFB3	0	BC87
8	895	0	228	233	0	82	1,438	24.7%	107	BFB3	0	BC87
9	768	0	156	163	0	45	1,132	19.4%	107	BFB3	0	BC87
10	717	0	148	112	0	59	1,036	17.8%	58	BFB3	0	BC87
11	717	0	143	112	0	65	1,037	17.8%	107	BFB3	0	BC87
12	744	0	146	114	0	60	1,064	18.3%	107	BFB3	0	BC87
13	720	0	148	122	0	63	1,053	18.1%	124	BFB3	0	BC87
14	785	0	132	123	0	58	1,098	18.8%	107	BFB3	0	BC87
15	1,034	0	225	174	0	35	1,468	25.2%	107	BFB3	0	BC87
16	712	44	198	152	108	31	1,245	21.4%	135	BFB3	0	BC87
17	738	0	179	108	73	0	1,098	18.8%	107	BFB3	0	BC87
18	798	0	159	138	29	0	1,124	19.3%	107	BFB3	0	BC87
19	899	0	204	125	55	0	1,283	22.0%	157	BFB3	0	BC87
20	707	0	146	103	121	0	1,077	18.5%	107	BFB3	0	BC87
21	990	0	176	213	202	0	1,581	27.1%	107	BFB3	0	BC87
22	941	0	259	221	69	0	1,490	25.6%	97	BFB3	0	BC87
23	941	0	106	230	82	0	1,359	23.3%	107	BFB3	0	BC87
24	908	0	139	203	94	0	1,344	23.1%	88	BFB3	0	BC87
25	774	0	244	110	101	0	1,229	21.1%	107	BFB3	0	BC87
26	953	0	187	128	69	0	1,337	22.9%	107	BFB3	0	BC87
27	781	0	150	143	80	0	1,154	19.8%	22	BFB3	0	BC87
28	901	0	173	143	77	0	1,294	22.2%	107	BFB3	0	BC87
29	1,145	0	263	195	66	0	1,669	28.6%	20	BFB3	0	BC87
30	1,036	0	204	192	0	97	1,529	26.2%	107	BFB3	0	BC87
31	812	40	106	232	0	48	1,238	21.2%	6	BFB3	0	BC87
TOTAL:	**26,153**	**118**	**5,342**	**4,832**	**1,276**	**886**	**38,607**		**3,022**		**0**	

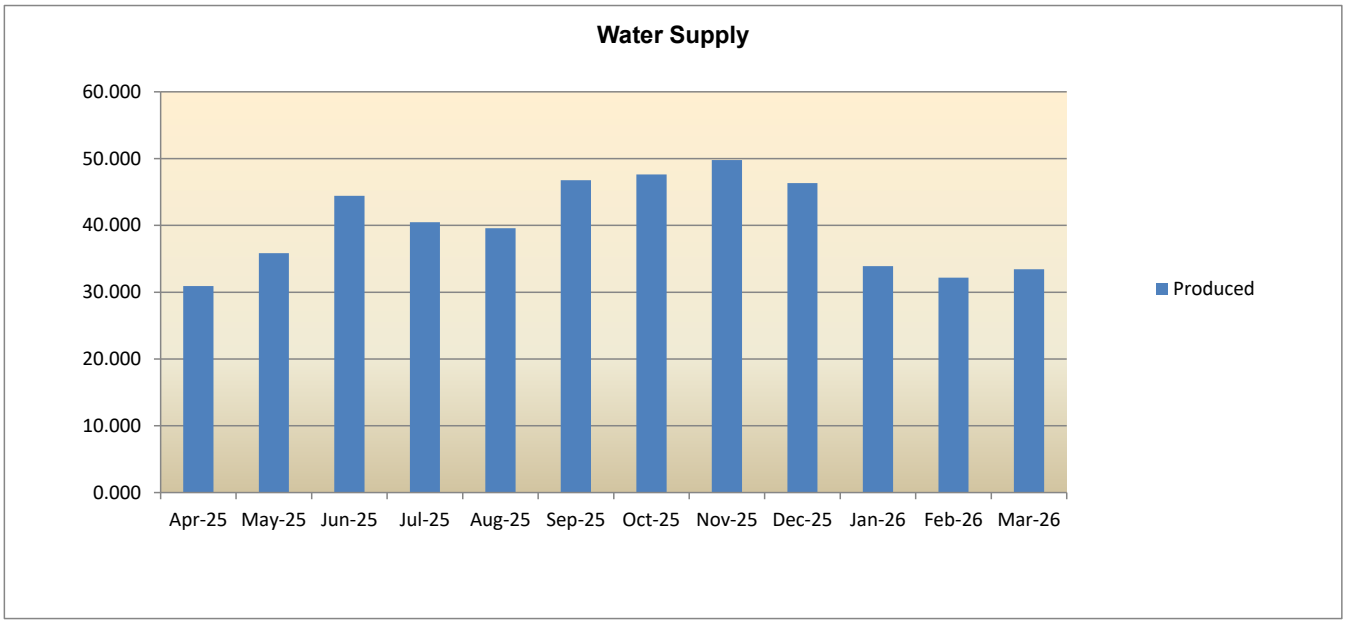
BC31 PERMIT	PERMIT TERM 2/1/26 - 1/31/27	GALLONS PUMPED	PERMIT USED	MONTHS AVAIL	MONTHS PROJ
325,000	**x 1,000 gallons**	48,833	15%	0	68
BC53 PERMIT	**PERMIT TERM 11/1/25 - 10/31/26**	**GALLONS PUMPED**	**PERMIT USED**	**MONTHS AVAIL**	**MONTHS PROJ**
210,000	**x 1,000 gallons**	38,600	18%	0	53
BC92 PERMIT	**PERMIT TERM 7/1/25 - 6/30/26**	**GALLONS PUMPED**	**PERMIT USED**	**MONTHS AVAIL**	**MONTHS PROJ**
30,000	**x 1,000 gallons**	8,282	28%	3	24

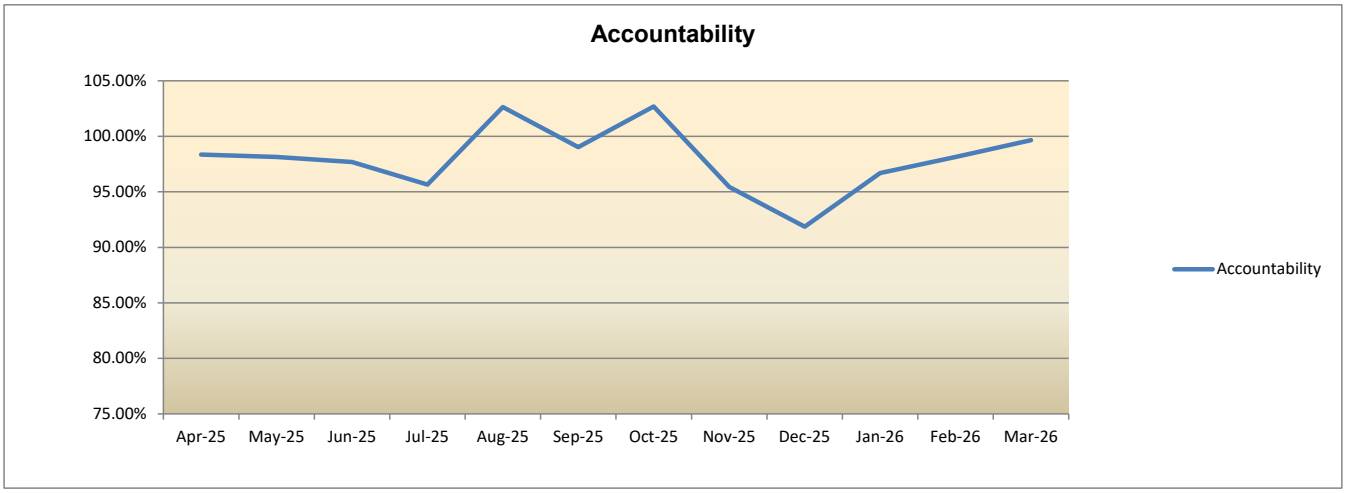
WATER WELL	PRODUCT TEST	GPM	DAILY CAPACITY
BC31 1	12/1/25	1251	1,801
BC31 2	12/1/25	617	851
BC53 1	12/2/25	544	783
BC53 2	12/2/25	606	873
BC92 1	11/13/25	512	737
BC92 2	11/13/25	542	780
TOTAL			**5,826**



City of Iowa Colony
Accountability Report

Billing Period	Produced	Purchased I/C BFB3	Total Supplied	Metered COIC	Unmetered	Repairs	Accountability	Four month average
03/12/25 - 04/09/25	30.932	0.000	30.932	30.115	0.306	0.000	98.35%	102.44%
04/10/25 - 05/09/25	35.850	3.063	38.913	37.958	0.229	0.000	98.13%	102.59%
05/10/25 - 06/09/25	44.430	3.265	47.695	46.345	0.244	0.000	97.68%	99.23%
06/10/25 - 07/09/25	40.466	4.040	44.506	42.442	0.131	0.000	95.66%	97.46%
07/10/25 - 08/07/25	39.579	4.459	44.038	45.027	0.172	0.000	102.64%	98.53%
08/8/25 - 09/08/25	46.759	3.998	50.757	50.142	0.126	0.000	99.04%	98.75%
09/9/25 - 10/07/25	47.636	6.669	54.305	53.969	1.633	0.162	102.69%	100.00%
10/8/25 - 11/06/25	49.772	6.711	56.483	53.748	0.163	0.000	95.45%	99.95%
11/7/25 - 12/10/25	46.332	4.106	50.438	46.167	0.166	0.000	91.86%	97.26%
12/11/25 - 01/09/26	33.894	2.086	35.980	34.596	0.193	0.000	96.69%	96.67%
01/10/26 - 02/09/26	32.167	2.072	34.239	31.394	0.366	1.841	98.14%	95.53%
02/10/26 - 03/10/26	33.420	3.022	36.442	35.921	0.396	0.000	99.66%	96.59%





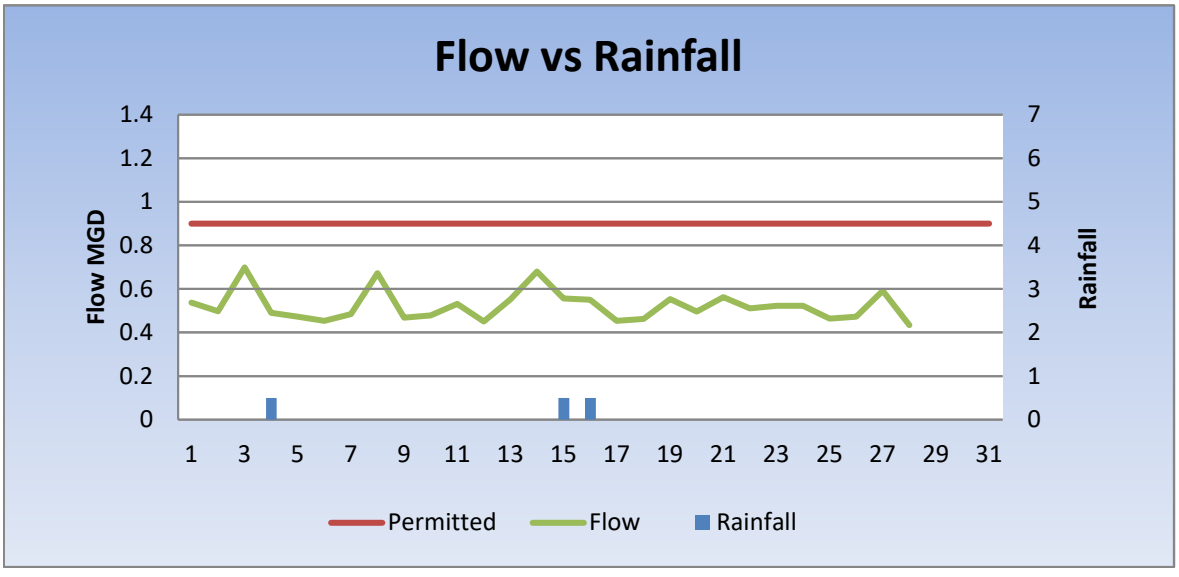
Wastewater Treatment Plant #1
BC31 Plant

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

Design: 0.900 MGD
Utilized 58.0%

PARAMETER		UNITS	PERMIT LIMITS	Feb-26 RESULTS	EXCURSION
Dissolved Oxygen:	Min	mg / l	4.0	7.0	0
pH:	Min	S.U.	6.0	7.2	0
pH:	Max	S.U.	9.0	7.4	0
Total Suspended Solids:	Avg	lbs / day	113.0	10.2	0
Total Suspended Solids:	Avg	mg / l	15.0	2.5	0
Total Suspended Solids:	Max	mg / l	40.0	3.8	0
Ammonia:	Avg	lbs / day	23.0	6.7	0
Ammonia:	Avg	mg / l	3.0	1.7	0
Ammonia:	Max	mg / l	10.0	5.8	0
Flow:	Avg	M.G.D.	0.90	0.52	0
2-Hour Peak Flow:	Max	gpm	3.60	0.70	0
Chlorine:	Min	mg / l	1.0	1.4	0
Chlorine:	Max	mg / l	4.0	3.7	0
E.coli:	Avg	CFU/100ml	126	1.0	0
E.coli:	Max	CFU/100ml	399	1.0	0
CBOD:	Avg	lbs / day	75.0	8.1	0
CBOD:	Avg	mg / l	10.0	2.0	0
CBOD:	Max	mg / l	22.0	2.0	0

Permit Excursions:	0	Sanitary Sewer Overflows:	0
Rainfall:	1.5	SSO Gallons:	0



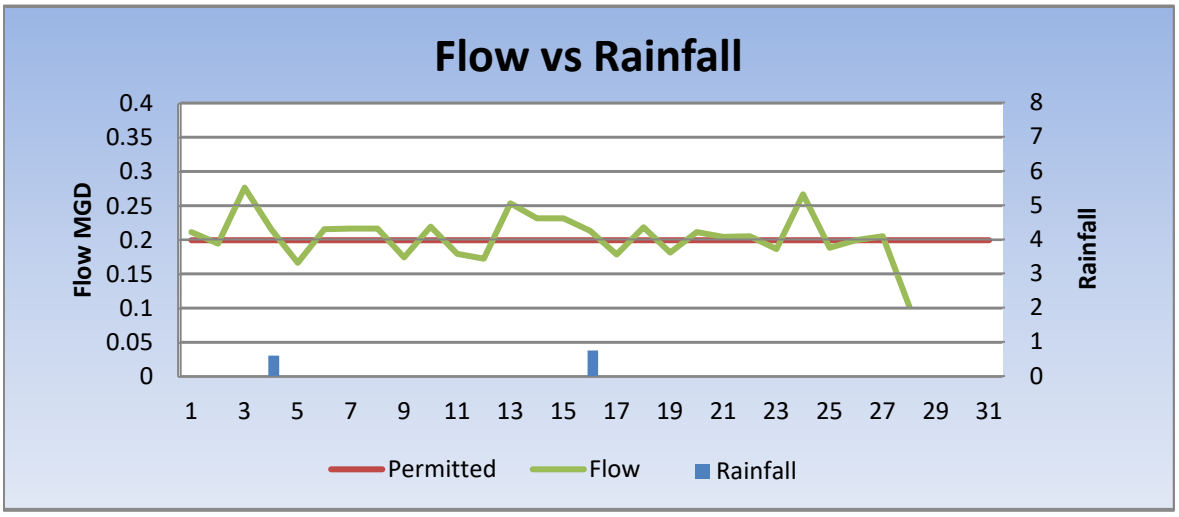
Wastewater Treatment Plant #2
BC53 Plant

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

Design: 0.200 MGD
Utilized 102.5%

PARAMETER		UNITS	PERMIT LIMITS	Feb-26 RESULTS	EXCURSION
Dissolved Oxygen:	Min	mg / l	4.0	7.22	0
pH:	Min	S.U.	6.0	7.19	0
pH:	Max	S.U.	9.0	7.30	0
Total Suspended Solids:	Avg	lbs / day	25.0	3.00	0
Total Suspended Solids:	Avg	mg / l	15.0	2.00	0
Total Suspended Solids:	Max	mg / l	60.0	2.00	0
Ammonia:	Avg	lbs / day	5.0	1.66	0
Ammonia:	Avg	mg / l	3.0	0.14	0
Ammonia:	Max	mg / l	15.0	0.31	0
Flow:	Avg	M.G.D.	0.200	0.205	1
2-Hour Peak Flow:	Max	gpm	0.800	0.277	0
Chlorine:	Min	mg / l	1.0	1.73	0
Chlorine:	Max	mg / l	4.0	2.76	0
E.coli:	Avg	CFU/100ml	126.0	1.0	0
E.coli:	Max	CFU/100ml	399.0	1.0	0
CBOD:	Avg	lbs / day	17.0	3.00	0
CBOD:	Avg	mg / l	10.0	2.00	0
CBOD:	Max	mg / l	35.0	2.00	0

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



City of Iowa Colony
Customer Billing Report

	March 11, 2026	February 11, 2026	January 11, 2026
Beginning Date	2/27/2026	1/27/2026	12/27/2025
Closing Date	3/25/2026	2/26/2026	1/26/2026
Collected Amount			
*use intermediate recap			
Penalty	$ 8,733.44	$ 11,219.75	$ 13,736.69
Water	$ 156,839.07	$ 174,218.90	$ 227,495.48
Sewer	$ 109,916.02	$ 113,388.49	$ 113,966.94
Garbage Tax	$ 9,617.89	$ 9,876.38	$ 9,841.33
Garbage Collection Fees	$ 116,403.19	$ 119,480.69	$ 119,096.35
Franchise	$ 13,812.27	$ 15,186.49	$ 17,489.57
Voluntary Fire	$ 17,594.38	$ 17,548.48	$ 17,056.31
Grease Trap	$ 2,255.47	$ 3,832.91	$ 1,886.00
Deposit	$ 9,150.00	$ 9,572.50	$ 10,311.32
Transfer Fee	$ 3,838.00	$ 3,632.89	$ 4,009.75
Miscellaneous	$ 21,869.30	$ 14,339.44	$ 15,866.94
TOTAL COLLECTED	**$ 470,029.03**	**$ 492,296.92**	**$ 550,756.68**
OVERPAYMENT	**$ 11,851.48**	**$ 21,645.37**	**$ 37,703.06**
TOTAL COLLECTED	**$ 481,880.51**	**$ 513,942.29**	**$ 588,459.74**
Billed Amounts			
*use director's report			
Water	$ 197,974.74	$ 177,185.80	$ 190,245.97
Sewer	$ 117,828.73	$ 116,665.92	$ 115,357.45
Garbage Tax	$ 9,946.02	$ 9,865.10	$ 9,788.94
Garbage	$ 120,219.84	$ 119,216.64	$ 118,368.00
Franchise Fee	$ 15,768.96	$ 14,683.03	$ 15,272.30
Voluntary Fire	$ 24,654.00	$ 24,420.00	$ 24,204.00
Grease Trap	$ 2,144.00	$ 2,144.00	$ 2,144.00
Deposit	$ 9,700.00	$ 11,475.00	$ 9,475.00
Transfer Fee	$ 3,615.00	$ 4,585.00	$ 3,275.00
Miscellaneous	$ 7,034.97	$ 5,059.53	$ 18,567.60
TOTAL BILLED	**$ 508,886.26**	**$ 485,300.02**	**$ 506,698.26**
Aged Receivables			
*use director's report			
30 Days Arrears	$ 98,287.45	$ 106,509.99	$ 122,587.35
60 Days Arrears	$ 45,540.96	$ 47,871.63	$ 40,409.99
90 Days Arrears	$ 21,412.55	$ 21,095.45	$ 22,894.74
Over 120 Days Arrears	$ 84,505.14	$ 68,818.87	$ 54,624.35
Previous Month Overpymt	$ (18,543.66)	$ (24,456.06)	$ (23,216.82)
Total Aged Receivables	$ 231,202.44	$ 219,839.88	$ 217,299.61
Current Month Overpymt	$ (22,741.93)	$ (30,339.44)	$ (37,544.95)
TOTAL LESS OVERPYMT	$ 208,460.51	$ 189,500.44	$ 179,754.66
TOTAL RECEIVABLES	**$ 717,346.77**	**$ 674,800.46**	**$ 686,452.92**
Deposit Liabilities	**$ 440,595.00**	**$ 437,345.00**	**$ 431,395.00**
*use consumption report			
Average Usage For Meters	5,208	5,205	5,378

City Of Iowa Colony
Connection Report

March-26

	B031	B032	B053	B057	B087	B092	Totals
Occupied Single Family	2178	707	1252	0	197	19	4353
Vacant Single Family	27	10	32	0	2	0	71
Multi-Family	0	1	0	0	0	0	1
Commercial	7	13	4	0	1	0	25
Builder	99	41	33	31	68	69	341
Irrigation	37	39	22	1	12	0	111
Rental Meters	17	0	0	0	0	0	17
District Meters	3	0	0	0	0	0	3
TOTAL CONNECTIONS	**2368**	**811**	**1343**	**32**	**280**	**88**	**4922**

CITY OF IOWA COLONY
NOTICE OF PUBLIC HEARINGS ON
ZONING AND SPECIFIC USE PERMIT

To be held on:

Public Hearing, **April 7, 2026, at 6:30 p.m.**
Public Hearing., **April 20, 2026, at 7:00 p.m.**
City Council Chambers
3144 Meridiana Pkwy., Iowa Colony, Texas, 77583

The Iowa Colony Planning and Zoning Commission will hold a public hearing at **6:30 p.m.** on **April 7, 2026**, and the Iowa Colony City Council will hold a public hearing at **7:00 p.m.** on **April 20, 2026**, in the Iowa Colony City Council Chambers, 3144 Meridiana Pkwy., Iowa Colony, Texas, 77583, pursuant to the Comprehensive Zoning Ordinance and Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Mixed Use and granting a specific use permit to allow development of a flex space district designed to accommodate a mix of retail, office, light industrial, and warehouse uses, including civic and educational facilities, boutique and experiential retail, wellness and fitness uses, limited food and beverage establishments, pet services, showroom and non-mechanical automotive uses, and other similar low-impact commercial activities.

> Approximately a tract of land containing 17.5335 acres situated in the H.T. & B.R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70, as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas.

All interested persons may be heard concerning the proposed action. A copy of the request for this action and a metes and bounds description and map of the property are available for inspection by any person upon a reasonable request to the City Secretary at the address herein stated or at krosser@iowacolonytx.gov.

Kayleen Rosser
Iowa Colony City Secretary

CITY OF IOWA COLONY

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

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 346-395-4528 | FAX: 281-369-0005 | WWW.IOWACOLONYTX.GOV

APPLICANT INFORMATION:

Name: Brunilda Sotiri

Address: Aliana Corporation LLC
10701 Corporate Dr.Suite 118 Stafford, TX, 77477

Phone: [redacted]

Email: _____

OWNER INFORMATION:

Name: Hamza Invests Legacy Land LLC

Address: 18706 University Blvd, Sugar Land, TX 77479-4346

Phone: _____

Email: hamza@hamzainvests.com

DESCRIPTION OF PROPOSED AMENDMENT:

As per City of Iowa Colony, Texas Zoning Map the property area of 17.5335 acrelocated at 15815 Highway 6, Rosharen Texas 77583 is currently located partially on a single family residential and business retail zoning.The proposed Amendment includes the whole property to be rezoned as Mixed Used Type Specific including all the list of uses attached with this application.The proposed development will consist on 56 proposed buildings, part of Mixed Used Type Specific for the attached list of uses. (Refer 002_Mixed Used Type Specific_Proposed_List of uses Document). The proposed development will have positive impact on the local economic development and community growth.

PROPERTY INFORMATION:

Legal Description:

A0545 H T & B R R TRACT 7-8-9A ACRES 17.5335 (Being a tract of land containing 17.5335 acres (763,761 square feet), situated in the H.T. & B. R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70, as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas.)

Brazoria County Tax Account Number(s) and Parcel ID No(s).

1. Tax Acct No. _____ Parcel ID No. 177377 Current Zoning: Partially single family residential and business retail zoning Requested Zoning: Mixed Used Type Specific including all the list of uses attached with this application.The proposed development will consist on 56 proposed buildings, part of Mixed Used Type Specific for the attached list of uses. (Refer 002_Mixed Used Type Specific_Proposed_List of uses
2. Tax Acct No. _____ Parcel ID No._____ Current Zoning:_____ Requested Zoning: _____
3. Tax Acct No. _____ Parcel ID No._____ Current Zoning:_____ Requested Zoning: _____
4. Tax Acct No. _____ Parcel ID No._____ Current Zoning:_____ Requested Zoning: _____
5. Tax Acct No. _____ Parcel ID No._____ Current Zoning:_____ Requested Zoning: _____

SUBMITTAL REQUIREMENTS:

- Application
- Survey/ Metes and Bounds Description
- Fee: Less than 1 acre: $1,000.00, More than 1 acre: $2,000.00
- Authorization letter, if applicable
- General plan/site plan, if available

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

Brunilda Sotiri 01/09/2026

Applicant Signature and Date

FOR CITY USE ONLY:

RECEIVED BY: _____ DATE RECEIVED: _____ PAYMENT TYPE: _____ PROJECT NO.: _____

CITY OF IOWA COLONY

Legend

- Business Retail
- Development Agreement
- Manufactured Home
- Multi Use
- Planned Unit Development
- Single Family Residential

FLEX SPACE DEVELOPMENT

Property Address: 15815 Highway 6, Rosharen Texas 77583

Property Area: 17.5335 acres

Legal Description: A0545 H T & B R R TRACT 7-8-9A ACRES 17.5335

Current Zoning: As per City of Iowa Colony, Texas Zoning Map the property area of 17.5335 acres located at 15815 Highway 6, Rosharen Texas 77583 is currently located partially **on a single family residential and business retail zoning. (Refer the marked up location.)**

Proposed Zoning: All the property is proposed to be rezoned as Mixed Used Type Specific including all the list of uses attached on the Document "002_Mixed Used Type Specific_Proposed_List of uses".

N

0 500 1,000 2,000 Feet

FORT BEND COUNTY
BRAZORIA COUNTY
BRISCOE PKWY (FCR956)
KARSTEN BLVD (FCR383)
IOWA COLONY BLVD (FCR48)
NOLAN RYAN EXPRESS WAY (SH-288)
BULLARD PKWY (FCR81)
AMES BLVD (FCR48)
PURSLEY BLVD (FCR80)
CEDAR RAPIDS PKWY
DISCOVERY DRIVE
MERIDIANA PKWY (FCR56)
DAVENPORT PKWY (FCR64)
BAIRD BLVD (FCR55)
DUBUQUE PKWY (FCR63)
PURSLEY BLVD (FCR67)
BRISTER PKWY (FCR121)
SANDY POINT PKWY (FCR53)
FUTURE SH-99 GRAND PARKWAY

ADICO CONSULTING ENGINEERS

CITY OF IOWA COLONY, TEXAS
ZONING MAP

City ETJ | City Limits

May 13, 2024

TEXAS AMERICAN TITLE
Title Research/Abstract Services
2603 Augusta Drive, Suite 1125
Houston, Texas 77057
Ph: 713-244-2867, Fax: 713-244-2872

City Planning Letter

City Planning Department
City of Houston
611 Walker Street, 6th Floor
Houston, TX 77002

File Number: 2791025-07637
RE: HWY 6 Survey CPL
Issue Date: September 15, 2025

Texas American Title Company certifies that a diligent search of the real property records of Texas American Title Company's title plant of , Texas has been made, as to the herein described property, and as of 8:00 AM on the 9th day of September, 2025, we find the following:

Legal Description:

Being a tract of land containing 17.5335 acres (763,761 square feet), situated in the H.T. & B. R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70, as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas. Said 17.5335-acre tract being more particularly described by metes and bounds set out in Exhibit attached hereto

Record Title appears to be vested in:

HAMZA INVESTS LEGACY LAND LLC, a Texas limited liability company

By virtue of a Warranty Deed, filed January 31, 2023, recorded under County Clerk's File No. 2023004370.

Deed Restrictions:

Those as set forth by instrument(s) filed for record on the plat of Emigration Land Company Subdivision, Section, recorded under Vol. 2, Pg. 81 of the Plat Records and Deed filed for record under County Clerk's File No. 2023004370, both of Brazoria County, Texas, but omitting any covenant or restrictions based on race, color, religion, sex, handicap, familial status or national origin.

Easements and other encumbrances:

Subject to any portion of the Subject Property lying within or being affected by the Right-of-Way as set out or defined in the following recorded documents:

1. Right-of-Way Easement Deed, filed February 17, 1984, recorded under County Clerk's File No. 5851 (Vol. 1758, Pg. 787).

2. Utility and Drainage Easement, filed January 25, 1985, recorded under County Clerk's File No. 2990 (Vol. 95, Pg. 781).

3. Right-of-Way Deed, filed November 10, 1932, recorded under County Clerk's File No. 9446 (Vol. 238, Pg. 43).

4. Right-of-Way Deed, filed August 21, 1933, recorded under County Clerk's File No. 3741 (Vol. 242, Pg. 577).

Texas American Title

Lien Holder(s):

1. Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement, filed January 31, 2023, recorded under County Clerk's File No. 2023004371, executed by HAMZA INVESTS LEGACY LAND LLC, a Texas limited liability company, in the amount of $1,000,000.00, and made payable therein to ALLEGIANCE BANK, a Texas banking corporation.

No examination has been made as to abstracts of judgments; state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. The liability of the Title Company, Texas American Title Company, for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that the Title Company does not intend to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor a warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party. Texas American Title Company assumes no liability whatsoever for the accuracy of this report or for any omissions or errors with respect hereto. You agree to release, indemnify, and hold harmless Texas American Title Company of any negligence by them (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.

This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Caution: Texas American Title Company assumes no liability for errors or omissions in this report or for verbal statements. This is a copy of a preliminary report made for use of Texas American Title Company only, to determine whether a title insurance policy can be issued. If a copy is furnished to the parties involved in the transaction, it is to facilitate preparation of the necessary instruments, to point out curative requirements (if any) and to show the results of the company's title search (upon which only the company may rely).

None of the information contained herein, or the absence of other information, constitutes a representation to any party, other than the company, as to the status of title. If a title defect or encumbrance should exist which is not disclosed herein, the company shall not be liable by reason of furnishing the report or for any verbal statements related thereto. The company shall not be liable for any title defect unless a title insurance policy is issued insuring against such defect. The applicable premium paid and the company's liability shall exist only under the terms of its policy (as prescribed by the state board of insurance) and is measured and limited thereby.

Notice: Texas American Title Company disclaims any warranties, expressed or implied, concerning the information. This information is solely for the use of the party requesting it and no one else. Texas American Title Company liability for errors and/or omissions in this information is limited to the amount paid for this report. By accepting this form, the party requesting the information agrees that the disclaimer of warranties and liability limitation contained in this paragraph is a part of its contract with Texas American Title Company and will cover all actions arising by statute, in contract, or in tort.

Texas American Title Company

Kitty Hairrell

Kitty Hairrell
Title Examiner

EXHIBIT "A"

Being a tract of land containing 17.5335 acres (763,761 square feet), situated in the H.T. & B. R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70 as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas. Said 17.5335-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod in the northeast right-of-way line of State Highway 6 (200.00 feet wide) for the southeast corner of Iowa Colony Caliber Collision as recorded in File No. 2019033173 of the Plat Records of Brazoria County and the southwest corner of the said tract herein described;

THENCE North 03° 09' 39" West, a distance of 969.06 feet to a found 5/8-inch iron rod for the northwest corner of the tract herein described;

THENCE North 86° 50' 58" East, a distance of 829.18 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the west right-of-line of Louisiana Road (60.00 feet wide) for the northeast corner of the said tract herein described;

THENCE South 03° 09' 02" East, along the west right-of-way line of said Louisiana Road, a distance of 657.98 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the most easterly southeast corner of the said tract herein described;

THENCE South 86° 46' 23" West, a distance of 309.53 feet to set 1/2-inch iron rod with cap marked "SURVEY 1" for an interior corner of the said tract herein described;

THENCE South 03° 13' 30" East, a distance of 527.94 feet, to a 4-inch metal post in the northeast right-of-way line of said State Highway 6 for the most southerly southeast corner of the said tract herein described;

THENCE North 70° 26' 52" West, along the northeast right-of-way line of said State Highway 6, a distance of 563.72 feet to the POINT OF BEGINNING and containing 17.5335 acres (763,761 square feet), more or less.

Brazoria CAD Property Search

Property Details

Account		
Property ID:	177377	**Geographic ID:** 0545-0035-000
Type:	R	**Zoning:** 3-23-23 CH
Property Use:		
Location		
Situs Address:	15815 HIGHWAY 6 TX 77583	
Map ID:		**Mapsco:**
Legal Description:	A0545 H T & B R R TRACT 7-8-9A ACRES 17.5335	
Abstract/Subdivision:	A0545	
Neighborhood:	(CIC) CITY OF IOWA COLONY	
Owner		
Owner ID:	1219067	
Name:	HAZMA INVESTS LEGACY LAND LLC	
Agent:		
Mailing Address:	18706 UNIVERSITY BLVD SUGAR LAND, TX 77479-4346	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$1,585,860 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$1,585,860 (=)
Agricultural Value Loss:	$0 (-)
HS Cap Loss:	$0 (-)
Circuit Breaker:	
Appraised Value:	$

Ag Use Value:	

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

Property Taxing Jurisdiction

Owner: HAZMA INVESTS LEGACY LAND LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	$1,585,860	$1,585,860	$0.00	
CIC	CITY OF IOWA COLONY	0.519209	$1,585,860	$1,585,860	$8,233.93	
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.113276	$1,585,860	$1,585,860	$1,796.40	
EM3	BRAZORIA COUNTY EMERGENCY DISTRICT #3	0.079229	$1,585,860	$1,585,860	$1,256.46	
GBC	BRAZORIA COUNTY	0.262548	$1,585,860	$1,585,860	$4,163.64	
JAL	ALVIN COMMUNITY COLLEGE	0.156543	$1,585,860	$1,585,860	$2,482.55	
RDB	ROAD & BRIDGE FUND	0.042210	$1,585,860	$1,585,860	$669.39	
SAL	ALVIN INDEPENDENT SCHOOL DISTRICT	1.150000	$1,585,860	$1,585,860	$18,237.39	

Total Tax Rate: 2.323015

Estimated Taxes With Exemptions: $36,839.76

Estimated Taxes Without Exemptions: $36,839.76

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
S1	PRIMARY SITE	2.00	87,120.00	0.00	0.00	$958,320	$0
A1	FRONT ACREAGE	5.53	241,039.26	0.00	0.00	$223,550	$0
A1	FRONT ACREAGE	10.00	435,600.00	0.00	0.00	$403,990	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	$0	$1,585,860	$0	$0	$1,585,860
2024	$0	$2,228,170	$0	$0	$2,228,170
2023	$0	$2,228,170	$0	$0	$2,228,170
2022	$0	$418,380	$0	$0	$418,380
2021	$0	$418,380	$0	$0	$418,380
2020	$0	$418,380	$0	$0	$418,380
2019	$0	$91,550	$0	$0	$91,550
2018	$0	$91,550	$0	$0	$91,550
2017	$0	$91,550	$0	$0	$91,550

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/26/2023	DV	DEED RETAINING VENDORS LIEN	KING M HUANG & KATHERINE E HUANG IRRVOC FAMILY TRUST	HAZMA INVESTS LEGACY LAND LLC	2023	004370	
11/14/2022	WD	WARRANTY DEED	WISE FAMILY LVNG TRST THE	KING M HUANG & KATHERINE E HUANG IRRVOC FAMILY TRUST	22	065670	
1/1/2009			WISE FAMILY LVNG TRST THE	WISE FAMILY LVNG TRST THE			

MASTER TENANT LIST FLEXSPACE DISTRICT

Retail Flex • Office Flex • Flex Industrial • Civic/Educational • Updated Prohibited Uses

1. RETAIL-FLEX TENANTS

(Customer-facing, light-service, boutique retail, wellness, and experiential users. Ideal for frontage buildings.)

A. Personal Care, Beauty & Wellness

- Nail salons
- Hair salons & barbershops
- Lash studios/brow studios
- Waxing & sugaring boutiques
- Medspa (non-surgical)
- Botox & aesthetics clinics (injection-only)
- Massage therapy
- Chiropractic studios
- Physical therapy (customer-facing)
- Cryotherapy centers
- Float therapy / sensory deprivation studios
- Holistic wellness centers (acupuncture, naturopathy, etc.)
- Weight-loss clinics
- IV drip therapy centers
- Tanning studios
- Hearing aid sales & fitting centers
- Speech/audiology clinics

B. Family, Youth, Lifestyle & Education

- Daycare / micro-daycare
- After-school programs
- Tutoring centers (Kumon, Mathnasium, etc.)
- STEM/Robotics learning centers (Code Ninjas, Snapology)
- Music lesson academies (multi-room)
- Language schools
- Homeschool co-op centers
- Children’s activity gyms

C. Fitness, Sports & Recreation

- Boxing gyms
- MMA studios
- CrossFit gyms
- Pilates / yoga / barre studios
- HIIT & functional fitness studios
- Dance academies
- Cheer gyms
- Gymnastics micro-centers
- Baseball/softball batting cage facilities
- Indoor turf training centers
- Rock climbing studios
- Basketball training centers
- Golf and virtual golf simulators
- Personal training studios
- Sports performance academies

D. Specialty Retail & Showrooms

- Furniture showrooms
- Home décor stores
- Lighting showrooms
- Flooring/tile/carpet showrooms
- Kitchen & bath remodel studios
- Closet & storage system showrooms
- Appliance retail showrooms
- Electronics resale & repair shops
- Camera equipment stores
- Musical instrument shops
- Uniform & medical scrubs stores
- Party/event décor & balloon design studios
- Sewing/quilting stores
- Antique/vintage stores
- Hobby & collectibles shops
- Craft retail

E. Automotive (Non-Mechanical Only)

- Car detailing studios
- Ceramic coating
- Paintless dent repair
- Window tinting
- Vinyl wrap + wrap printing
- Car photography studios
- Exotic car rental offices
- Chauffeur/limo fleet offices
- Collector car storage (showcase storage only)

F. Pet-Focused Retail & Services

- Pet grooming studios
- Dog training centers
- Pet daycare playrooms
- Small pet boarding (indoor)
- Pet supplies retail stores

G. Light Food & Beverage (Non-Hooded)

- Meal prep businesses
- Coffee roasting studios
- Smoothie/juice pickup spots
- Packaged food retailers
- Bakery pickup locations
- Catering pickup (light prep only)

H. Experiential Retail

- Escape rooms
- VR gaming centers
- Art workshop studios
- Pottery studios (electric kilns only)
- Maker/DIY class studios
- Creative class rooms (painting, sculpting)

2. OFFICE-FLEX TENANTS

(Professional services, corporate operations, technology, creative, back-office, and trade-service users. Ideal for mid-site buildings.)

A. Professional & Corporate Offices

- Real estate brokerages
- Real estate development offices
- Property management firms
- Insurance agencies
- Claims processing centers
- CPA/accounting firms
- Law offices
- Title companies
- Mortgage brokerages
- Appraisers
- Corporate regional HQ
- Franchise HQ offices
- Construction estimating firms
- Environmental consulting firms
- Geotechnical soil sample offices (storage-only)

B. Medical & Health (Non-Hazardous)

- Optometry offices (no lab)
- Dietician & nutrition coaching
- Counseling/therapy offices
- Sports rehab centers
- Speech therapy
- Occupational therapy
- Telehealth recording studios
- Medical billing offices

C. Creative, Media & Production

- Photography studios
- Videography agencies
- YouTube content studios
- Podcasting studios
- Animation studios
- Sound engineering labs
- Graphic design agencies
- Print-on-demand operations
- Apparel design & small merch production
- Film/editing studios

D. Technology, IT & Engineering

- IT support companies
- Managed service providers (MSPs)
- Software development teams
- App development offices
- Cybersecurity firms
- Robotics micro-offices
- Drone operations companies
- Fiber installation companies
- AV design/integration contractors
- Electronics R&D labs (light-duty)

E. Trades, Construction & Field Services

- General contractors
- Homebuilders
- Roofing companies
- HVAC contractors
- Plumbing contractors
- Electrical contractors
- Solar installers
- Low-voltage integrators
- Security alarm monitoring firms
- Restoration/remediation (non-hazardous)
- Pest control offices
- Landscape companies (office + tools)
- Masonry contractors
- Fencing companies
- Pool service companies
- Irrigation service companies
- Water softener service companies
- Flooring installers
- Window/door installers

F. Back-Office & Operational

- Call centers
- Call center overflow offices
- Operations control hubs
- Franchisee training centers
- Contractor bullpen shared spaces
- Dispatch offices
- Supply-chain administrative offices

3. FLEX INDUSTRIAL (LIGHT INDUSTRIAL / WAREHOUSE / ASSEMBLY NO MANUFACTURING)

(Low-impact warehouse, storage, distribution, assembly, and light fabrication users for rear-site buildings.)

A. Warehousing, Distribution & Storage

- E-commerce fulfillment centers
- Amazon DSP micro-bases
- 3PL micro-centers
- Parcel sorting (low volume)
- HVAC/plumbing/electrical supply depots
- Light equipment rental warehouses
- Seasonal décor warehousing
- Craft supply warehouses
- Medical supply distribution (non-hazardous)
- Document storage centers
- Route operator hubs (Pepsi, Frito-Lay type, small scale)
- Vending machine operator hubs
- Wine storage
- Collector car storage
- Indoor boat/RV storage
- Nonprofit distribution & food pantry staging (dry goods)

B. Light Assembly & Fabrication

- Solar panel staging/assembly
- Window blinds/shutters assembly
- Packaging & kitting centers
- Promotional product assembly
- CNC woodworking (small scale)
- Laser engraving studios
- Electric kiln pottery production
- 3D printing labs
- Electronics repair & refurbishment
- Small appliance refurbishment

- AV equipment assembly
- Water filtration assembly
- Air filtration assembly
- Green energy micro-assembly
- Knife sharpening studios (non-industrial)
- Trailer graphics/branding

C. Vehicle-Related (Strictly Low-Impact)

- Fleet staging for service vans
- Vehicle photo studios
- Light reconditioning (no mechanical)
- Vehicle vinyl printing
- Motorcycle storage

D. Environmental & Operational Support

- Water testing labs (non-hazardous)
- Air quality testing labs
- Environmental consulting storage
- Disaster response contractor staging
- Tree trimming companies (tool storage only)
- Portable sign rental storage
- Small scaffolding rental (indoor-only)

4. CIVIC, EDUCATIONAL & COMMUNITY USES

- Nonprofit administrative offices
- Nonprofit warehouse hubs
- First responder / EMS training
- Trade school annexes (classroom only — HVAC/electrical theory rooms)
- Adult education centers
- Language schools
- Testing centers
- Workshop/training seminar rooms
- Small churches or ministry offices
- Community outreach centers

5. UPDATED PROHIBITED USES

These uses will **NOT** be permitted anywhere on the site:

- Heavy manufacturing
- Industrial welding/fabrication
- Hazardous chemical storage
- Truck terminals
- Fueling stations
- Scrap/recycling yards
- Data centers requiring heavy utility loads
- Outdoor storage yards
- Adult entertainment
- Medical waste facilities

ADDRESS : 15815 HIGHWAY 6
ROSHARON, TEXAS 77583

CLIENT : ALI HAMZA

TITLE CO : N/A

GF NO : N/A

LENDER : N/A

A TOPOGRAPHIC SURVEY OF 17.5335 ACRE TRACT

RECORDED UDER B.C.C.F. NO. 20010002 17

OUT OF

LOT 7, 8, AND 9

EMIGRATION LAND COMPANY, SECTION 70

A SUBDIVISION RECORDED UNDER B.C.P.R. VOL. 2, PG. 81

BRAZORIA COUNTY, TEXAS

N

SCALE: 1"=50'

LEGEND:

T.PED- TELEPHONE PEDESTAL
U.POLE- UTILITY POLE

PIOTR A. DEBSKI
15407 STABLE OAK DR.
CYPRESS, TX 77429
832-878-6760
piod@sbcglobal.net

FLOOD INFORMATION

I certify that the Subject Property is NOT located within a 100-year flood plain as presently designated by the United States Corps of Engineers, or in an identified "flood prone area" as defined by the United States Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended. This determination is based upon our finding that the Property lays within Zone "X", as delineated on the Flood Insurance Rate Map, Community Panel Number 48039C0110K, Revised December 30, 2020.

NOTES:

1) ALL THE BEARINGS SHOWN HEREON ARE AS PER GPS OBSERVATIONS

2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAYBE EASEMENTS, RESTRICTION LINES NOT SHOWN HEREON, AND AFFECTING THE SUBJECT TRACT.

3) ALL THE ELEVATIONS SHOWN HEREON ARE IN NAVD 1988 DATUM, 2001 ADJ. AND ARE BASED ON BRAZORIA COUNTY D D NO. 4 RMCR58-1, ELEVATION=59.11'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

STATE OF TEXAS
REGISTERED
PIOTR A. DEBSKI
5902
PROFESSIONAL
LAND SURVEYOR

PIOTR A. DEBSKI R.P.L.S. NO. 5902
JOB NO: 25-09-27
DATE: SEPTEMBER 08, 2025

ALIANA CORPORATION LLC.

10701 Corporate Dr. Suite 118 Stafford, Texas 77477
Tel (832)3510886 / Fax (281)3025368
dave.naqvi@alianacorp.com
www.alianacorp.com

AUTHORIZATION LETTER

I hereby certify that I am the property owner for the purposes of this application.

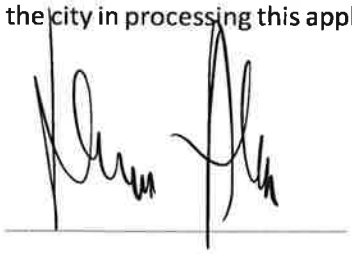
I am respectfully requesting processing and approval of this request.

I agree to comply with the requirements in all applicable codes.

I agree to provide all necessary information concerning this request.

I certify that I have been informed and understand the regulations regarding this process as specified by city ordinance.

I also hereby authorize the applicant, agent, and/or engineer listed on this application to act on my behalf during the processing and presentation of this request. They shall be the principal contacts with the city in processing this application.



Owner's Signature

Hamzah Ali

Owner's Printed Name

Applicant's Signature

Brunilda Sotiri

Applicant's Printed Name

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO REZONE CERTAIN PROPERTY AT 15815 HIGHWAY 6 FROM SINGLE FAMILY RESIDENTIAL TO MIXED USE; AND CONTAINING RELATED PROVISIONS

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

Section 1. Findings

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

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

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

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

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

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

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

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

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

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

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

Section 2. Rezoning

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

> **Approximately a tract of land containing 17.5335 acres situated in the H.T. & B.R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70, as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas**

Section 3. Ratification of Actions of Agents

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

Section 4. Zoning Map

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

Section 5. Other Ordinances

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

Section 6. Severance Clause

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

Section 7. Effective Date

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

READ, PASSED AND ADOPTED ON THE 20TH DAY OF APRIL 2026.

CITY OF IOWA COLONY, TEXAS

_____

WIL KENNEDY, MAYOR

ATTEST:

_____

KAYLEEN ROSSER, CITY SECRETARY

ADICO
CONSULTING ENGINEERS

MEMORANDUM

Date: March 30, 2026

To: City Council

Mayor Wil Kennedy, City Council Members

From: Dinh V. Ho, P.E.

RE: Aliana Corporation – Rezoning Amendment for 17.5335 acre

Located at Louisiana Street and SH 6

Staff's Summary and Recommendations

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

STAFF REPORT	
Request:	Rezoning from Single Family Residential (SF) to Mixed Use Type Specific with Specific Use Permit (SUP) for Flex Space District
Property Location:	15815 Highway 6, Iowa Colony Rosharon, Texas 77583 – City of Iowa Colony ETJ
Property Size:	Approximately 17.5335 acres
Parcel ID:	177377 | H.T. & B.R.R. Co. Survey, Abstract 545
Current Zoning:	Partially Single Family Residential / Partially Business Retail
Requested Zoning:	Mixed Use Type Specific (with SUP – Flex Space District)
Applicant:	Brunilda Sotiri, Aliana Corporation LLC
Property Owner:	Hamza Invests Legacy Land LLC
P&Z Hearing:	April 7, 2026
City Council Hearing:	April 20, 2026
Staff Recommendation:	APPROVAL subjection to conditions

I. BACKGROUND & PROJECT DESCRIPTION

The subject property consists of approximately 17.5335 acres situated along State Highway 6 (SH 6) within the City of Iowa Colony. The applicant, Brunilda Sotiri of Aliana Corporation LLC, has filed an application on behalf of the property owner, Hamza Invests Legacy Land LLC, requesting a zoning amendment from Single Family Residential to Mixed Use Type Specific, accompanied by a Specific Use Permit (SUP) authorizing development of a flex space district.

The proposed development envisions a mixed-use flex space district consisting of up to 56 buildings designed to accommodate a complementary blend of commercial and light industrial activities. The proposed uses include:

1) RETAIL-FLEX TENANTS
    a) Personal Care, Beauty & Wellness
    b) Family, Youth, Lifestyle & Education
    c) Fitness, Sports & Recreation
    d) Specialty Retail & Showrooms
    e) Automotive (Non-Mechanical Only)
    f) Pet-Focused Retail & Services
    g) Light Food & Beverage (Non-Hooded)
    h) Experiential Retail
2) OFFICE-FLEX TENANTS
    a) Professional & Corporate Offices
    b) Medical & Health (Non-Hazardous)
    c) Creative, Media & Production
    d) Technology, IT & Engineering
    e) Trades, Construction & Field Services
    f) Back-Office & Operational
3) FLEX INDUSTRIAL (LIGHT INDUSTRIAL / WAREHOUSE / ASSEMBLY NO MANUFACTURING)
    a) Warehousing, Distribution & Storage
    b) Light Assembly & Fabrication
    c) Vehicle-Related (Strictly Low-Impact)
    d) Environmental & Operational Support
    e) Back-Office Operational
4) CIVIC, EDUCATIONAL & COMMUNITY USES Warehousing, Distribution & Storage
    a) Light Assembly & Fabrication
    b) Vehicle-Related (Strictly Low-Impact)
    c) Environmental & Operational Support
    d) Civic and educational facilities
5) UPDATED PROHIBITED USES
    a) Heavy manufacturing
    b) Industrial welding/fabrication

c) Hazardous chemical storage
d) Truck terminals
e) Fueling stations
f) Scrap/recycling yards
g) Data centers requiring heavy utility loads
h) Outdoor storage yards
i) Adult entertainment
j) Medical waste facilities

*A detail list is attached.

The applicant represents that the proposed development will have a positive impact on local economic development and community growth within the City of Iowa Colony.

II. SITE & SURROUNDING CONTEXT

The subject property is legally described as H.T. & B.R.R. Co. Tract 7-8-9A, containing 17.5335 acres, being out of Lots 7, 8, and 9 of Emigration Land Company Subdivision, as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas. The parcel was conveyed to The Wise Family Living Trust under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas.

Surrounding Land Uses & Context	
North	State Highway 6 (SH 6) corridor; regional arterial roadway with commercial development
East	Adjacent agricultural and developing planned commercial corridor
South	Oak St (FCR 190); transitional area with mixed residential and undeveloped parcels
West	Continuing SH 6 frontage; commercial and undeveloped land

III. ANALYSIS & FINDINGS

A. Consistency with the Comprehensive Plan

The subject property's location along State Highway 6, a primary commercial corridor within the Iowa Colony area, aligns with the City's long-term land use objectives for mixed-use, employment-generating development along major arterials. The proposed flex space district is consistent with goals to diversify the local tax base, attract commercial investment, and create employment opportunities that serve both current and future residents.

The transition from Single Family Residential to Mixed Use Type Specific is appropriate given the property's highway frontage, acreage, and proximity to intersecting county roads. The SH 6 corridor is

not suited for single-family development at this scale and location, making the current zoning classification inconsistent with the surrounding commercial character.

B. Compatibility with Surrounding Uses

The proposed flex space district is designed as a low-impact mixed-use development. The proposed uses — including boutique retail, professional office, light industrial, wellness, and limited food and beverage — are consistent with uses already established or anticipated along the SH 6 corridor. The non-mechanical automotive and showroom uses are likewise low-impact and compatible with the commercial nature of the area.

The 17.5-acre site provides adequate area to buffer any potential impacts from light industrial and warehouse components from adjacent residential or transitional uses. A well-planned site design with appropriate landscaping buffers, setbacks, and access management will be essential to ensuring long-term compatibility.

C. Impact on Infrastructure and Public Services

Development of the site will require coordination with TxDOT regarding access points along SH 6 and compliance with applicable driveway spacing and turn lane requirements. The applicant should demonstrate that adequate utility capacity exists or can be extended to serve the proposed 56-building development prior to final approval. The site is partially located within the Undine CCN (private utility district). A utility capacity letter will be required to service this site.

Staff recommends that traffic impact analysis (TIA) requirements be confirmed during the site plan review phase to assess the adequacy of adjacent roadway infrastructure, particularly given the volume and mix of proposed uses.

D. Economic Development Benefits

The proposed flex space district represents a significant private investment in the City of Iowa Colony. Mixed-use flex space developments of this type generate sales tax revenue, property tax revenue, and local employment. The applicant's representation that the development will have a positive impact on local economic development and community growth is consistent with staff's assessment of comparable projects in the greater Houston-area market.

E. Specific Use Permit (SUP) Considerations

The granting of a Specific Use Permit for the flex space district provides the City with additional regulatory control over the specific uses, site design standards, and operational parameters of the development. Staff supports this approach as it allows the Commission and Council to impose conditions that protect adjacent property owners and ensure the development is built in a manner consistent with City standards.

Staff recommends that the following conditions be attached to any SUP approval:

- Submission and approval of a detailed site plan prior to the issuance of any building permits, demonstrating compliance with all applicable development standards including setbacks, parking, landscaping, and open space requirements in accordance with the City development standards.
- Completion of a Traffic Impact Analysis (TIA) to the satisfaction of the City Engineer and TxDOT, with any required roadway improvements constructed prior to or concurrent with development.
- Provision of adequate utility service (water, wastewater, drainage) confirmed in writing by the applicable utility providers prior to site plan approval.

- All light industrial and warehouse uses shall be conducted entirely within enclosed buildings; no outdoor storage of materials, equipment, or vehicles shall be permitted except in designated and screened areas as approved on the site plan.
- Signage shall comply with the City's Unified Development Code; a comprehensive sign plan shall be submitted and approved prior to installation of any permanent signage.
- A landscape and screening plan shall be submitted for approval, with particular attention to buffering along the property boundaries adjacent to existing or future residential uses.
- The development shall comply with all applicable City of Iowa Colony noise, lighting, and operational standards to minimize impacts on neighboring properties.

IV. STAFF RECOMMENDATION

Based upon the analysis set forth above, City Staff finds that the proposed rezoning from Single Family Residential to Mixed Use Type Specific, together with the issuance of a Specific Use Permit authorizing a flex space district, is consistent with the City of Iowa Colony's comprehensive planning objectives, compatible with the SH 6 corridor's commercial character, and will provide meaningful economic development benefits to the community.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

Staff recommends that the Planning & Zoning Commission forward a recommendation of APPROVAL to the Iowa Colony City Council for the rezoning of the subject property from Single Family Residential to Mixed Use Type Specific and the granting of a Specific Use Permit for a flex space district, subject to the conditions outlined in Section III(E) of this report and any additional conditions imposed by the Commission.

V. ATTACHMENTS

- Application for Amendment to Regulations or to the Official Zoning District Map (dated January 9, 2026)
- Public Hearing Notice – Zoning Amendment and Specific Use Permit (SH 6, 17.5335 Acres)
- Zoning Map Exhibit – Subject Property (Parcel ID 177377)
- Legal Description – H.T. & B.R.R. Co. Tract 7-8-9A, 17.5335 Acres
- Proposed List of Mixed Use Type Specific Uses

Prepared by:
Dinh Ho, P.E.
Adico, LLC

CITY OF IOWA COLONY

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

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 346-395-4528 | FAX: 281-369-0005 | WWW.IOWACOLONYTX.GOV

APPLICANT INFORMATION:

Name: Brunilda Sotiri

Address: Aliana Corporation LLC
10701 Corporate Dr.Suite 118 Stafford, TX, 77477

Phone: [redacted]

Email: _____

OWNER INFORMATION:

Name: Hamza Invests Legacy Land LLC

Address: 18706 University Blvd, Sugar Land, TX 77479-4346

Phone: _____

Email: hamza@hamzainvests.com

DESCRIPTION OF PROPOSED AMENDMENT:

As per City of Iowa Colony, Texas Zoning Map the property area of 17.5335 acrelocated at 15815 Highway 6, Rosharen Texas 77583 is currently located partially on a single family residential and business retail zoning.The proposed Amendment includes the whole property to be rezoned as Mixed Used Type Specific including all the list of uses attached with this application.The proposed development will consist on 56 proposed buildings, part of Mixed Used Type Specific for the attached list of uses. (Refer 002_Mixed Used Type Specific_Proposed_List of uses Document). The proposed development will have positive impact on the local economic development and community growth.

PROPERTY INFORMATION:

Legal Description:

A0545 H T & B R R TRACT 7-8-9A ACRES 17.5335 (Being a tract of land containing 17.5335 acres (763,761 square feet), situated in the H.T. & B. R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70, as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas.)

Brazoria County Tax Account Number(s) and Parcel ID No(s).

1. Tax Acct No. _____ Parcel ID No. 177377 Current Zoning: Partially single family residential and business retail zoning Requested Zoning: Mixed Used Type Specific including all the list of uses attached with this application.The proposed development will consist on 56 proposed buildings, part of Mixed Used Type Specific for the attached list of uses. (Refer 002_Mixed Used Type Specific_Proposed_List of uses
2. Tax Acct No. _____ Parcel ID No._____ Current Zoning:_____ Requested Zoning: _____
3. Tax Acct No. _____ Parcel ID No._____ Current Zoning:_____ Requested Zoning: _____
4. Tax Acct No. _____ Parcel ID No._____ Current Zoning:_____ Requested Zoning: _____
5. Tax Acct No. _____ Parcel ID No._____ Current Zoning:_____ Requested Zoning: _____

SUBMITTAL REQUIREMENTS:

- Application
- Survey/ Metes and Bounds Description
- Fee: Less than 1 acre: $1,000.00, More than 1 acre: $2,000.00
- Authorization letter, if applicable
- General plan/site plan, if available

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

Brunilda Sotiri 01/09/2026

Applicant Signature and Date

FOR CITY USE ONLY:

RECEIVED BY: _____ DATE RECEIVED: _____ PAYMENT TYPE: _____ PROJECT NO.: _____

CITY OF IOWA COLONY
NOTICE OF PUBLIC HEARINGS ON
ZONING AND SPECIFIC USE PERMIT

To be held on:

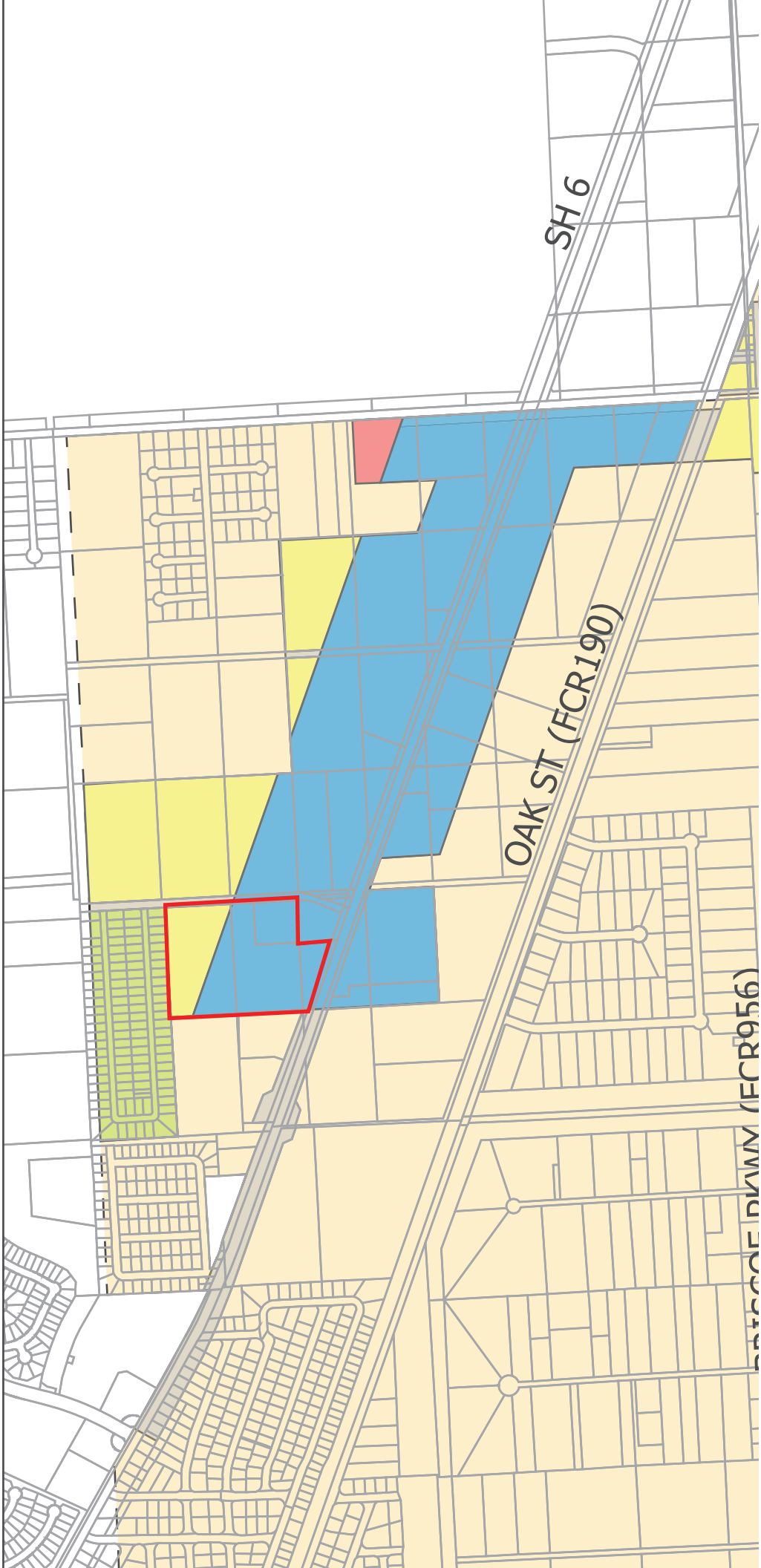
Public Hearing, **April 7, 2026, at 6:30 p.m.**
Public Hearing., **April 20, 2026, at 7:00 p.m.**
City Council Chambers
3144 Meridiana Pkwy., Iowa Colony, Texas, 77583

The Iowa Colony Planning and Zoning Commission will hold a public hearing at **6:30 p.m.** on **April 7, 2026**, and the Iowa Colony City Council will hold a public hearing at **7:00 p.m.** on **April 20, 2026**, in the Iowa Colony City Council Chambers, 3144 Meridiana Pkwy., Iowa Colony, Texas, 77583, pursuant to the Comprehensive Zoning Ordinance and Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Mixed Use and granting a specific use permit to allow development of a flex space district designed to accommodate a mix of retail, office, light industrial, and warehouse uses, including civic and educational facilities, boutique and experiential retail, wellness and fitness uses, limited food and beverage establishments, pet services, showroom and non-mechanical automotive uses, and other similar low-impact commercial activities.

> Approximately a tract of land containing 17.5335 acres situated in the H.T. & B.R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70, as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas.

All interested persons may be heard concerning the proposed action. A copy of the request for this action and a metes and bounds description and map of the property are available for inspection by any person upon a reasonable request to the City Secretary at the address herein stated or at krosser@iowacolonytx.gov.

Kayleen Rosser
Iowa Colony City Secretary


SH 6
OAK ST (FCR190)

ADDRESS : 15815 HIGHWAY 6
ROSHARON, TEXAS 77583

CLIENT : ALI HAMZA

TITLE CO : N/A

GF NO : N/A

LENDER : N/A

A TOPOGRAPHIC SURVEY OF 17.5335 ACRE TRACT

RECORDED UDER B.C.C.F. NO. 20010002 17

OUT OF

LOT 7, 8, AND 9

EMIGRATION LAND COMPANY, SECTION 70

A SUBDIVISION RECORDED UNDER B.C.P.R. VOL. 2, PG. 81

BRAZORIA COUNTY, TEXAS

N

SCALE: 1"=50'

LEGEND:

T.PED- TELEPHONE PEDESTAL
U.POLE- UTILITY POLE

PIOTR A. DEBSKI
15407 STABLE OAK DR.
CYPRESS, TX 77429
832-878-6760
piod@sbcglobal.net

FLOOD INFORMATION

I certify that the Subject Property is NOT located within a 100-year flood plain as presently designated by the United States Corps of Engineers, or in an identified "flood prone area" as defined by the United States Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended. This determination is based upon our finding that the Property lays within Zone "X", as delineated on the Flood Insurance Rate Map, Community Panel Number 48039C0110K, Revised December 30, 2020.

NOTES:

1) ALL THE BEARINGS SHOWN HEREON ARE AS PER GPS OBSERVATIONS

2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAYBE EASEMENTS, RESTRICTION LINES NOT SHOWN HEREON, AND AFFECTING THE SUBJECT TRACT.

3) ALL THE ELEVATIONS SHOWN HEREON ARE IN NAVD 1988 DATUM, 2001 ADJ. AND ARE BASED ON BRAZORIA COUNTY D D NO. 4 RMCR58-1, ELEVATION=59.11'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

STATE OF TEXAS
REGISTERED
PIOTR A. DEBSKI
5902
PROFESSIONAL
LAND SURVEYOR

PIOTR A. DEBSKI R.P.L.S. NO. 5902
JOB NO: 25-09-27
DATE: SEPTEMBER 08, 2025

AREA CALCULATION			
DESCRIPTION	SQFT. AREA	ACRE	PERCENTAGE FROM PROPERTY
BUILDING FOOTPRINT	2,62,620	6.03	34.38
CONCRETE PAVEMENT	2,56,034	5.88	33.52
LANDSCAPE	1,55,012	3.56	20.30
RETENTION POND	90,100	2.07	11.80
TOTAL SQ.FT.	7,63,766	17.53	100.00

TOTAL PROPERTY AREA	7,63,766	17.53

BLDG NUMBERS AND TYPES					
BUILDING TYPE	BUILDING SIZE (sq ft)		AREA (sq ft)	BLDG NUMBERS	NUMBER OF BLDG
BLDG SIZE-ELEV TYPE	WIDTH	LENGTH			
A-1	60	80	4800	1,5,29,14,30,34,09,52,56	9
A-2			4800	4,28,13,17,33,07,51,55	8
A-3			4800	3,27,12,16,32,50,54	7
A-4			4800	2,26,15,31,08,49,53	7
B-1	60	75.5	4530	35,48	2
B-2			4530	36,39,47,44	4
B-3			4530	37,40,43,46	4
B-4			4530	38,41,42,45	4
C-1	60	76.5	4590	18,25	2
C-2			4590	19,24	2
C-3			4590	20,23	2
C-4			4590	21,22	2
D-4	55	80	4400	11	1
E-4	58	80	4640	6,10	2
TOTAL					56

Dec 27, 2025 -

K:\AlianaCorp Dropbox\ACL\255-TexSpaces-Roah_Hamza\15569 Hwy 6, Rosharon TX 75583\200 CAD\235-ARC\236W Working\001_BLDG-A11\ARC-102 SH 01_Rev 0_10Dec25_(SITE PLAN).dwg Version Saved On : Sat, Dec 27, 2025

NOTES:
1. ALL SCALE ARE FOR ARCH D (24X36") PAPER. USED SCALE BAR FOR ALL OTHER PAPER SIZES.
2. ALL DIMENSIONS ARE IN FEET AND INCHES WITH 1/16TH INCH ACCURACY.
3. CONTRACTOR/FABRICATOR TO VERIFY WITH ALIANA FOR ANY INCONSISTENCIES FOUND IN DRAWINGS.

REFERENCE DRAWINGS		REVISIONS					
DWG. #	DESCRIPTION	REV.	DESCRIPTION	DRAWN	CHKD.	APPD.	DATE
		0	ISSUED FOR APPROVAL	AT	NS	NDH	10Dec25

STAMP: DAWAR NAQVI, 17050076, LICENSED PROFESSIONAL ENGINEER, ALIANA CORPORATION, LLC, F-20565

ISSUED FOR APPROVAL
NOT FOR CONSTRUCTION

ALIANA CORPORATION LLC
ENGINEERING SERVICES AND GENERAL CONTRACTING
10701 CORPORATE DR. SUITE 118, STAFFORD TX. 77477
Tel (832)351-0846 dawr.naqvi@alianacorp.com
www.alianacorp.com

CLIENT NAME / LOGO:
HAMZA INVESTS
LEGACY LAND LLC.
18706 University Bldv.
Sugar Land, Texas 77479-4346

CLIENT PROJECT REF.: 000-00-000

0 60' 120'
Scale: 1" = 60'-0"

DRAWN BY:	AT	10Dec25
CHECKED BY:	NS	10Dec25
APPROVED BY:	NDH	10Dec25
PROJECT NO.	000-00-000	

PROJECT NAME / ADDRESS:
FLEX SPACE DEVELOPMENT
15815 Highway 6,
Texas 77583

DRAWING TITLE:
SITE PLAN

DRAWING NO.: ARC-102 | SHEET NO.: 01 | REV.: 0

ARC-102 SH 01_Rev 0_10Dec25_(SITE PLAN ---)

THIS DRAWING IS THE PROPERTY OF ALIANA CORPORATION LLC. AND IS NOT TO BE REPRODUCED CHANGED OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT PRIOR WRITTEN APPROVAL AND CONSENT OF ALIANA CORPORATION LLC.

MASTER TENANT LIST FLEXSPACE DISTRICT

Retail Flex • Office Flex • Flex Industrial • Civic/Educational • Updated Prohibited Uses

1. RETAIL-FLEX TENANTS

(Customer-facing, light-service, boutique retail, wellness, and experiential users. Ideal for frontage buildings.)

A. Personal Care, Beauty & Wellness

- Nail salons
- Hair salons & barbershops
- Lash studios/brow studios
- Waxing & sugaring boutiques
- Medspa (non-surgical)
- Botox & aesthetics clinics (injection-only)
- Massage therapy
- Chiropractic studios
- Physical therapy (customer-facing)
- Cryotherapy centers
- Float therapy / sensory deprivation studios
- Holistic wellness centers (acupuncture, naturopathy, etc.)
- Weight-loss clinics
- IV drip therapy centers
- Tanning studios
- Hearing aid sales & fitting centers
- Speech/audiology clinics

B. Family, Youth, Lifestyle & Education

- Daycare / micro-daycare
- After-school programs
- Tutoring centers (Kumon, Mathnasium, etc.)
- STEM/Robotics learning centers (Code Ninjas, Snapology)
- Music lesson academies (multi-room)
- Language schools
- Homeschool co-op centers
- Children’s activity gyms

C. Fitness, Sports & Recreation

- Boxing gyms
- MMA studios
- CrossFit gyms
- Pilates / yoga / barre studios
- HIIT & functional fitness studios
- Dance academies
- Cheer gyms
- Gymnastics micro-centers
- Baseball/softball batting cage facilities
- Indoor turf training centers
- Rock climbing studios
- Basketball training centers
- Golf and virtual golf simulators
- Personal training studios
- Sports performance academies

D. Specialty Retail & Showrooms

- Furniture showrooms
- Home décor stores
- Lighting showrooms
- Flooring/tile/carpet showrooms
- Kitchen & bath remodel studios
- Closet & storage system showrooms
- Appliance retail showrooms
- Electronics resale & repair shops
- Camera equipment stores
- Musical instrument shops
- Uniform & medical scrubs stores
- Party/event décor & balloon design studios
- Sewing/quilting stores
- Antique/vintage stores
- Hobby & collectibles shops
- Craft retail

E. Automotive (Non-Mechanical Only)

- Car detailing studios
- Ceramic coating
- Paintless dent repair
- Window tinting
- Vinyl wrap + wrap printing
- Car photography studios
- Exotic car rental offices
- Chauffeur/limo fleet offices
- Collector car storage (showcase storage only)

F. Pet-Focused Retail & Services

- Pet grooming studios
- Dog training centers
- Pet daycare playrooms
- Small pet boarding (indoor)
- Pet supplies retail stores

G. Light Food & Beverage (Non-Hooded)

- Meal prep businesses
- Coffee roasting studios
- Smoothie/juice pickup spots
- Packaged food retailers
- Bakery pickup locations
- Catering pickup (light prep only)

H. Experiential Retail

- Escape rooms
- VR gaming centers
- Art workshop studios
- Pottery studios (electric kilns only)
- Maker/DIY class studios
- Creative class rooms (painting, sculpting)

2. OFFICE-FLEX TENANTS

(Professional services, corporate operations, technology, creative, back-office, and trade-service users. Ideal for mid-site buildings.)

A. Professional & Corporate Offices

- Real estate brokerages
- Real estate development offices
- Property management firms
- Insurance agencies
- Claims processing centers
- CPA/accounting firms
- Law offices
- Title companies
- Mortgage brokerages
- Appraisers
- Corporate regional HQ
- Franchise HQ offices
- Construction estimating firms
- Environmental consulting firms
- Geotechnical soil sample offices (storage-only)

B. Medical & Health (Non-Hazardous)

- Optometry offices (no lab)
- Dietician & nutrition coaching
- Counseling/therapy offices
- Sports rehab centers
- Speech therapy
- Occupational therapy
- Telehealth recording studios
- Medical billing offices

C. Creative, Media & Production

- Photography studios
- Videography agencies
- YouTube content studios
- Podcasting studios
- Animation studios
- Sound engineering labs
- Graphic design agencies
- Print-on-demand operations
- Apparel design & small merch production
- Film/editing studios

D. Technology, IT & Engineering

- IT support companies
- Managed service providers (MSPs)
- Software development teams
- App development offices
- Cybersecurity firms
- Robotics micro-offices
- Drone operations companies
- Fiber installation companies
- AV design/integration contractors
- Electronics R&D labs (light-duty)

E. Trades, Construction & Field Services

- General contractors
- Homebuilders
- Roofing companies
- HVAC contractors
- Plumbing contractors
- Electrical contractors
- Solar installers
- Low-voltage integrators
- Security alarm monitoring firms
- Restoration/remediation (non-hazardous)
- Pest control offices
- Landscape companies (office + tools)
- Masonry contractors
- Fencing companies
- Pool service companies
- Irrigation service companies
- Water softener service companies
- Flooring installers
- Window/door installers

F. Back-Office & Operational

- Call centers
- Call center overflow offices
- Operations control hubs
- Franchisee training centers
- Contractor bullpen shared spaces
- Dispatch offices
- Supply-chain administrative offices

3. FLEX INDUSTRIAL (LIGHT INDUSTRIAL / WAREHOUSE / ASSEMBLY NO MANUFACTURING)

(Low-impact warehouse, storage, distribution, assembly, and light fabrication users for rear-site buildings.)

A. Warehousing, Distribution & Storage

- E-commerce fulfillment centers
- Amazon DSP micro-bases
- 3PL micro-centers
- Parcel sorting (low volume)
- HVAC/plumbing/electrical supply depots
- Light equipment rental warehouses
- Seasonal décor warehousing
- Craft supply warehouses
- Medical supply distribution (non-hazardous)
- Document storage centers
- Route operator hubs (Pepsi, Frito-Lay type, small scale)
- Vending machine operator hubs
- Wine storage
- Collector car storage
- Indoor boat/RV storage
- Nonprofit distribution & food pantry staging (dry goods)

B. Light Assembly & Fabrication

- Solar panel staging/assembly
- Window blinds/shutters assembly
- Packaging & kitting centers
- Promotional product assembly
- CNC woodworking (small scale)
- Laser engraving studios
- Electric kiln pottery production
- 3D printing labs
- Electronics repair & refurbishment
- Small appliance refurbishment

- AV equipment assembly
- Water filtration assembly
- Air filtration assembly
- Green energy micro-assembly
- Knife sharpening studios (non-industrial)
- Trailer graphics/branding

C. Vehicle-Related (Strictly Low-Impact)

- Fleet staging for service vans
- Vehicle photo studios
- Light reconditioning (no mechanical)
- Vehicle vinyl printing
- Motorcycle storage

D. Environmental & Operational Support

- Water testing labs (non-hazardous)
- Air quality testing labs
- Environmental consulting storage
- Disaster response contractor staging
- Tree trimming companies (tool storage only)
- Portable sign rental storage
- Small scaffolding rental (indoor-only)

4. CIVIC, EDUCATIONAL & COMMUNITY USES

- Nonprofit administrative offices
- Nonprofit warehouse hubs
- First responder / EMS training
- Trade school annexes (classroom only — HVAC/electrical theory rooms)
- Adult education centers
- Language schools
- Testing centers
- Workshop/training seminar rooms
- Small churches or ministry offices
- Community outreach centers

5. UPDATED PROHIBITED USES

These uses will **NOT** be permitted anywhere on the site:

- Heavy manufacturing
- Industrial welding/fabrication
- Hazardous chemical storage
- Truck terminals
- Fueling stations
- Scrap/recycling yards
- Data centers requiring heavy utility loads
- Outdoor storage yards
- Adult entertainment
- Medical waste facilities

CITY OF IOWA COLONY

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

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 346-395-4528 | FAX: 281-369-0005 | WWW.IOWACOLONYTX.GOV

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- Fee: Less than 1 acre: $1,000.00, More than 1 acre: $2,000.00
- Authorization letter, if applicable
- General plan/site plan, if available

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Brunilda Sotiri 01/09/2026

Applicant Signature and Date

FOR CITY USE ONLY:

RECEIVED BY: _____ DATE RECEIVED: _____ PAYMENT TYPE: _____ PROJECT NO.: _____

MASTER TENANT LIST FLEXSPACE DISTRICT

Retail Flex • Office Flex • Flex Industrial • Civic/Educational • Updated Prohibited Uses

1. RETAIL-FLEX TENANTS

(Customer-facing, light-service, boutique retail, wellness, and experiential users. Ideal for frontage buildings.)

A. Personal Care, Beauty & Wellness

- Nail salons
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- Waxing & sugaring boutiques
- Medspa (non-surgical)
- Botox & aesthetics clinics (injection-only)
- Massage therapy
- Chiropractic studios
- Physical therapy (customer-facing)
- Cryotherapy centers
- Float therapy / sensory deprivation studios
- Holistic wellness centers (acupuncture, naturopathy, etc.)
- Weight-loss clinics
- IV drip therapy centers
- Tanning studios
- Hearing aid sales & fitting centers
- Speech/audiology clinics

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- Music lesson academies (multi-room)
- Language schools
- Homeschool co-op centers
- Children’s activity gyms

C. Fitness, Sports & Recreation

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- MMA studios
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- Indoor turf training centers
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- Home décor stores
- Lighting showrooms
- Flooring/tile/carpet showrooms
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- Appliance retail showrooms
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- Uniform & medical scrubs stores
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- Sewing/quilting stores
- Antique/vintage stores
- Hobby & collectibles shops
- Craft retail

E. Automotive (Non-Mechanical Only)

- Car detailing studios
- Ceramic coating
- Paintless dent repair
- Window tinting
- Vinyl wrap + wrap printing
- Car photography studios
- Exotic car rental offices
- Chauffeur/limo fleet offices
- Collector car storage (showcase storage only)

F. Pet-Focused Retail & Services

- Pet grooming studios
- Dog training centers
- Pet daycare playrooms
- Small pet boarding (indoor)
- Pet supplies retail stores

G. Light Food & Beverage (Non-Hooded)

- Meal prep businesses
- Coffee roasting studios
- Smoothie/juice pickup spots
- Packaged food retailers
- Bakery pickup locations
- Catering pickup (light prep only)

H. Experiential Retail

- Escape rooms
- VR gaming centers
- Art workshop studios
- Pottery studios (electric kilns only)
- Maker/DIY class studios
- Creative class rooms (painting, sculpting)

2. OFFICE-FLEX TENANTS

(Professional services, corporate operations, technology, creative, back-office, and trade-service users. Ideal for mid-site buildings.)

A. Professional & Corporate Offices

- Real estate brokerages
- Real estate development offices
- Property management firms
- Insurance agencies
- Claims processing centers
- CPA/accounting firms
- Law offices
- Title companies
- Mortgage brokerages
- Appraisers
- Corporate regional HQ
- Franchise HQ offices
- Construction estimating firms
- Environmental consulting firms
- Geotechnical soil sample offices (storage-only)

B. Medical & Health (Non-Hazardous)

- Optometry offices (no lab)
- Dietician & nutrition coaching
- Counseling/therapy offices
- Sports rehab centers
- Speech therapy
- Occupational therapy
- Telehealth recording studios
- Medical billing offices

C. Creative, Media & Production

- Photography studios
- Videography agencies
- YouTube content studios
- Podcasting studios
- Animation studios
- Sound engineering labs
- Graphic design agencies
- Print-on-demand operations
- Apparel design & small merch production
- Film/editing studios

D. Technology, IT & Engineering

- IT support companies
- Managed service providers (MSPs)
- Software development teams
- App development offices
- Cybersecurity firms
- Robotics micro-offices
- Drone operations companies
- Fiber installation companies
- AV design/integration contractors
- Electronics R&D labs (light-duty)

E. Trades, Construction & Field Services

- General contractors
- Homebuilders
- Roofing companies
- HVAC contractors
- Plumbing contractors
- Electrical contractors
- Solar installers
- Low-voltage integrators
- Security alarm monitoring firms
- Restoration/remediation (non-hazardous)
- Pest control offices
- Landscape companies (office + tools)
- Masonry contractors
- Fencing companies
- Pool service companies
- Irrigation service companies
- Water softener service companies
- Flooring installers
- Window/door installers

F. Back-Office & Operational

- Call centers
- Call center overflow offices
- Operations control hubs
- Franchisee training centers
- Contractor bullpen shared spaces
- Dispatch offices
- Supply-chain administrative offices

3. FLEX INDUSTRIAL (LIGHT INDUSTRIAL / WAREHOUSE / ASSEMBLY NO MANUFACTURING)

(Low-impact warehouse, storage, distribution, assembly, and light fabrication users for rear-site buildings.)

A. Warehousing, Distribution & Storage

- E-commerce fulfillment centers
- Amazon DSP micro-bases
- 3PL micro-centers
- Parcel sorting (low volume)
- HVAC/plumbing/electrical supply depots
- Light equipment rental warehouses
- Seasonal décor warehousing
- Craft supply warehouses
- Medical supply distribution (non-hazardous)
- Document storage centers
- Route operator hubs (Pepsi, Frito-Lay type, small scale)
- Vending machine operator hubs
- Wine storage
- Collector car storage
- Indoor boat/RV storage
- Nonprofit distribution & food pantry staging (dry goods)

B. Light Assembly & Fabrication

- Solar panel staging/assembly
- Window blinds/shutters assembly
- Packaging & kitting centers
- Promotional product assembly
- CNC woodworking (small scale)
- Laser engraving studios
- Electric kiln pottery production
- 3D printing labs
- Electronics repair & refurbishment
- Small appliance refurbishment

- AV equipment assembly
- Water filtration assembly
- Air filtration assembly
- Green energy micro-assembly
- Knife sharpening studios (non-industrial)
- Trailer graphics/branding

C. Vehicle-Related (Strictly Low-Impact)

- Fleet staging for service vans
- Vehicle photo studios
- Light reconditioning (no mechanical)
- Vehicle vinyl printing
- Motorcycle storage

D. Environmental & Operational Support

- Water testing labs (non-hazardous)
- Air quality testing labs
- Environmental consulting storage
- Disaster response contractor staging
- Tree trimming companies (tool storage only)
- Portable sign rental storage
- Small scaffolding rental (indoor-only)

4. CIVIC, EDUCATIONAL & COMMUNITY USES

- Nonprofit administrative offices
- Nonprofit warehouse hubs
- First responder / EMS training
- Trade school annexes (classroom only — HVAC/electrical theory rooms)
- Adult education centers
- Language schools
- Testing centers
- Workshop/training seminar rooms
- Small churches or ministry offices
- Community outreach centers

5. UPDATED PROHIBITED USES

These uses will **NOT** be permitted anywhere on the site:

- Heavy manufacturing
- Industrial welding/fabrication
- Hazardous chemical storage
- Truck terminals
- Fueling stations
- Scrap/recycling yards
- Data centers requiring heavy utility loads
- Outdoor storage yards
- Adult entertainment
- Medical waste facilities

CITY OF IOWA COLONY

Legend

- Business Retail
- Development Agreement
- Manufactured Home
- Multi Use
- Planned Unit Development
- Single Family Residential

FLEX SPACE DEVELOPMENT

Property Address: 15815 Highway 6, Rosharen Texas 77583

Property Area: 17.5335 acres

Legal Description: A0545 H T & B R R TRACT 7-8-9A ACRES 17.5335

Current Zoning: As per City of Iowa Colony, Texas Zoning Map the property area of 17.5335 acres located at 15815 Highway 6, Rosharen Texas 77583 is currently located partially **on a single family residential and business retail zoning. (Refer the marked up location.)**

Proposed Zoning: All the property is proposed to be rezoned as Mixed Used Type Specific including all the list of uses attached on the Document "002_Mixed Used Type Specific_Proposed_List of uses".

N

0 500 1,000 2,000 Feet

FORT BEND COUNTY
BRAZORIA COUNTY
BRISCOE PKWY (FCR956)
KARSTEN BLVD (FCR383)
IOWA COLONY BLVD (FCR48)
NOLAN RYAN EXPRESS WAY (SH-288)
BULLARD PKWY (FCR81)
AMES BLVD (FCR48)
PURSLEY BLVD (FCR80)
CEDAR RAPIDS PKWY
DISCOVERY DRIVE
MERIDIANA PKWY (FCR56)
DAVENPORT PKWY (FCR64)
BAIRD BLVD (FCR55)
DUBUQUE PKWY (FCR63)
PURSLEY BLVD (FCR67)
BRISTER PKWY (FCR121)
SANDY POINT PKWY (FCR53)
FUTURE SH-99 GRAND PARKWAY

ADICO CONSULTING ENGINEERS

CITY OF IOWA COLONY, TEXAS
ZONING MAP

City ETJ | City Limits

May 13, 2024

ALIANA CORPORATION LLC.

10701 Corporate Dr. Suite 118 Stafford, Texas 77477
Tel (832)3510886 / Fax (281)3025368
dave.naqvi@alianacorp.com
www.alianacorp.com

AUTHORIZATION LETTER

I hereby certify that I am the property owner for the purposes of this application.

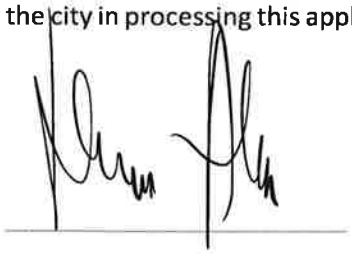
I am respectfully requesting processing and approval of this request.

I agree to comply with the requirements in all applicable codes.

I agree to provide all necessary information concerning this request.

I certify that I have been informed and understand the regulations regarding this process as specified by city ordinance.

I also hereby authorize the applicant, agent, and/or engineer listed on this application to act on my behalf during the processing and presentation of this request. They shall be the principal contacts with the city in processing this application.



Owner's Signature

Hamzah Ali

Owner's Printed Name

Applicant's Signature

Brunilda Sotiri

Applicant's Printed Name

ADDRESS : 15815 HIGHWAY 6
ROSHARON, TEXAS 77583

CLIENT : ALI HAMZA

TITLE CO : N/A

GF NO : N/A

LENDER : N/A

A TOPOGRAPHIC SURVEY OF 17.5335 ACRE TRACT

RECORDED UDER B.C.C.F. NO. 20010002 17

OUT OF

LOT 7, 8, AND 9

EMIGRATION LAND COMPANY, SECTION 70

A SUBDIVISION RECORDED UNDER B.C.P.R. VOL. 2, PG. 81

BRAZORIA COUNTY, TEXAS

N

SCALE: 1"=50'

LEGEND:

T.PED- TELEPHONE PEDESTAL
U.POLE- UTILITY POLE

PIOTR A. DEBSKI
15407 STABLE OAK DR.
CYPRESS, TX 77429
832-878-6760
piod@sbcglobal.net

FLOOD INFORMATION

I certify that the Subject Property is NOT located within a 100-year flood plain as presently designated by the United States Corps of Engineers, or in an identified "flood prone area" as defined by the United States Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended. This determination is based upon our finding that the Property lays within Zone "X", as delineated on the Flood Insurance Rate Map, Community Panel Number 48039C0110K, Revised December 30, 2020.

NOTES:

1) ALL THE BEARINGS SHOWN HEREON ARE AS PER GPS OBSERVATIONS

2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAYBE EASEMENTS, RESTRICTION LINES NOT SHOWN HEREON, AND AFFECTING THE SUBJECT TRACT.

3) ALL THE ELEVATIONS SHOWN HEREON ARE IN NAVD 1988 DATUM, 2001 ADJ. AND ARE BASED ON BRAZORIA COUNTY D D NO. 4 RMCR58-1, ELEVATION=59.11'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

STATE OF TEXAS
REGISTERED
PIOTR A. DEBSKI
5902
PROFESSIONAL
LAND SURVEYOR

PIOTR A. DEBSKI R.P.L.S. NO. 5902
JOB NO: 25-09-27
DATE: SEPTEMBER 08, 2025

TEXAS AMERICAN TITLE
Title Research/Abstract Services
2603 Augusta Drive, Suite 1125
Houston, Texas 77057
Ph: 713-244-2867, Fax: 713-244-2872

City Planning Letter

City Planning Department
City of Houston
611 Walker Street, 6th Floor
Houston, TX 77002

File Number: 2791025-07637
RE: HWY 6 Survey CPL
Issue Date: September 15, 2025

Texas American Title Company certifies that a diligent search of the real property records of Texas American Title Company's title plant of , Texas has been made, as to the herein described property, and as of 8:00 AM on the 9th day of September, 2025, we find the following:

Legal Description:

Being a tract of land containing 17.5335 acres (763,761 square feet), situated in the H.T. & B. R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70, as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas. Said 17.5335-acre tract being more particularly described by metes and bounds set out in Exhibit attached hereto

Record Title appears to be vested in:

HAMZA INVESTS LEGACY LAND LLC, a Texas limited liability company

By virtue of a Warranty Deed, filed January 31, 2023, recorded under County Clerk's File No. 2023004370.

Deed Restrictions:

Those as set forth by instrument(s) filed for record on the plat of Emigration Land Company Subdivision, Section, recorded under Vol. 2, Pg. 81 of the Plat Records and Deed filed for record under County Clerk's File No. 2023004370, both of Brazoria County, Texas, but omitting any covenant or restrictions based on race, color, religion, sex, handicap, familial status or national origin.

Easements and other encumbrances:

Subject to any portion of the Subject Property lying within or being affected by the Right-of-Way as set out or defined in the following recorded documents:

1. Right-of-Way Easement Deed, filed February 17, 1984, recorded under County Clerk's File No. 5851 (Vol. 1758, Pg. 787).

2. Utility and Drainage Easement, filed January 25, 1985, recorded under County Clerk's File No. 2990 (Vol. 95, Pg. 781).

3. Right-of-Way Deed, filed November 10, 1932, recorded under County Clerk's File No. 9446 (Vol. 238, Pg. 43).

4. Right-of-Way Deed, filed August 21, 1933, recorded under County Clerk's File No. 3741 (Vol. 242, Pg. 577).

Texas American Title

Lien Holder(s):

1. Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement, filed January 31, 2023, recorded under County Clerk's File No. 2023004371, executed by HAMZA INVESTS LEGACY LAND LLC, a Texas limited liability company, in the amount of $1,000,000.00, and made payable therein to ALLEGIANCE BANK, a Texas banking corporation.

No examination has been made as to abstracts of judgments; state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. The liability of the Title Company, Texas American Title Company, for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that the Title Company does not intend to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor a warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party. Texas American Title Company assumes no liability whatsoever for the accuracy of this report or for any omissions or errors with respect hereto. You agree to release, indemnify, and hold harmless Texas American Title Company of any negligence by them (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.

This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Caution: Texas American Title Company assumes no liability for errors or omissions in this report or for verbal statements. This is a copy of a preliminary report made for use of Texas American Title Company only, to determine whether a title insurance policy can be issued. If a copy is furnished to the parties involved in the transaction, it is to facilitate preparation of the necessary instruments, to point out curative requirements (if any) and to show the results of the company's title search (upon which only the company may rely).

None of the information contained herein, or the absence of other information, constitutes a representation to any party, other than the company, as to the status of title. If a title defect or encumbrance should exist which is not disclosed herein, the company shall not be liable by reason of furnishing the report or for any verbal statements related thereto. The company shall not be liable for any title defect unless a title insurance policy is issued insuring against such defect. The applicable premium paid and the company's liability shall exist only under the terms of its policy (as prescribed by the state board of insurance) and is measured and limited thereby.

Notice: Texas American Title Company disclaims any warranties, expressed or implied, concerning the information. This information is solely for the use of the party requesting it and no one else. Texas American Title Company liability for errors and/or omissions in this information is limited to the amount paid for this report. By accepting this form, the party requesting the information agrees that the disclaimer of warranties and liability limitation contained in this paragraph is a part of its contract with Texas American Title Company and will cover all actions arising by statute, in contract, or in tort.

Texas American Title Company

Kitty Hairrell

Kitty Hairrell
Title Examiner

Texas American Title

EXHIBIT "A"

Being a tract of land containing 17.5335 acres (763,761 square feet), situated in the H.T. & B. R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70 as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas. Said 17.5335-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod in the northeast right-of-way line of State Highway 6 (200.00 feet wide) for the southeast corner of Iowa Colony Caliber Collision as recorded in File No. 2019033173 of the Plat Records of Brazoria County and the southwest corner of the said tract herein described;

THENCE North 03° 09' 39" West, a distance of 969.06 feet to a found 5/8-inch iron rod for the northwest corner of the tract herein described;

THENCE North 86° 50' 58" East, a distance of 829.18 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the west right-of-line of Louisiana Road (60.00 feet wide) for the northeast corner of the said tract herein described;

THENCE South 03° 09' 02" East, along the west right-of-way line of said Louisiana Road, a distance of 657.98 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the most easterly southeast corner of the said tract herein described;

THENCE South 86° 46' 23" West, a distance of 309.53 feet to set 1/2-inch iron rod with cap marked "SURVEY 1" for an interior corner of the said tract herein described;

THENCE South 03° 13' 30" East, a distance of 527.94 feet, to a 4-inch metal post in the northeast right-of-way line of said State Highway 6 for the most southerly southeast corner of the said tract herein described;

THENCE North 70° 26' 52" West, along the northeast right-of-way line of said State Highway 6, a distance of 563.72 feet to the POINT OF BEGINNING and containing 17.5335 acres (763,761 square feet), more or less.

Brazoria CAD Property Search

Property Details

Account		
Property ID:	177377	**Geographic ID:** 0545-0035-000
Type:	R	**Zoning:** 3-23-23 CH
Property Use:		
Location		
Situs Address:	15815 HIGHWAY 6 TX 77583	
Map ID:		**Mapsco:**
Legal Description:	A0545 H T & B R R TRACT 7-8-9A ACRES 17.5335	
Abstract/Subdivision:	A0545	
Neighborhood:	(CIC) CITY OF IOWA COLONY	
Owner		
Owner ID:	1219067	
Name:	HAZMA INVESTS LEGACY LAND LLC	
Agent:		
Mailing Address:	18706 UNIVERSITY BLVD SUGAR LAND, TX 77479-4346	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$1,585,860 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$1,585,860 (=)
Agricultural Value Loss:	$0 (-)
HS Cap Loss:	$0 (-)
Circuit Breaker:	
Appraised Value:	$

Ag Use Value:	

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

Property Taxing Jurisdiction

Owner: HAZMA INVESTS LEGACY LAND LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	$1,585,860	$1,585,860	$0.00	
CIC	CITY OF IOWA COLONY	0.519209	$1,585,860	$1,585,860	$8,233.93	
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.113276	$1,585,860	$1,585,860	$1,796.40	
EM3	BRAZORIA COUNTY EMERGENCY DISTRICT #3	0.079229	$1,585,860	$1,585,860	$1,256.46	
GBC	BRAZORIA COUNTY	0.262548	$1,585,860	$1,585,860	$4,163.64	
JAL	ALVIN COMMUNITY COLLEGE	0.156543	$1,585,860	$1,585,860	$2,482.55	
RDB	ROAD & BRIDGE FUND	0.042210	$1,585,860	$1,585,860	$669.39	
SAL	ALVIN INDEPENDENT SCHOOL DISTRICT	1.150000	$1,585,860	$1,585,860	$18,237.39	

Total Tax Rate: 2.323015

Estimated Taxes With Exemptions: $36,839.76

Estimated Taxes Without Exemptions: $36,839.76

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
S1	PRIMARY SITE	2.00	87,120.00	0.00	0.00	$958,320	$0
A1	FRONT ACREAGE	5.53	241,039.26	0.00	0.00	$223,550	$0
A1	FRONT ACREAGE	10.00	435,600.00	0.00	0.00	$403,990	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	$0	$1,585,860	$0	$0	$1,585,860
2024	$0	$2,228,170	$0	$0	$2,228,170
2023	$0	$2,228,170	$0	$0	$2,228,170
2022	$0	$418,380	$0	$0	$418,380
2021	$0	$418,380	$0	$0	$418,380
2020	$0	$418,380	$0	$0	$418,380
2019	$0	$91,550	$0	$0	$91,550
2018	$0	$91,550	$0	$0	$91,550
2017	$0	$91,550	$0	$0	$91,550

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/26/2023	DV	DEED RETAINING VENDORS LIEN	KING M HUANG & KATHERINE E HUANG IRRVOC FAMILY TRUST	HAZMA INVESTS LEGACY LAND LLC	2023	004370	
11/14/2022	WD	WARRANTY DEED	WISE FAMILY LVNG TRST THE	KING M HUANG & KATHERINE E HUANG IRRVOC FAMILY TRUST	22	065670	
1/1/2009			WISE FAMILY LVNG TRST THE	WISE FAMILY LVNG TRST THE			

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO PERMIT THE SPECIFIC USE OF CERTAIN PROPERTY AT 15815 HIGHWAY 6, IOWA COLONY, TEXAS; AND CONTAINING RELATED PROVISIONS

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

Section 1. Findings

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

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

b. The City Council of the City has held a public hearing on this zoning action in compliance with Chapter 211 of the Texas Local Government Code, and the Comprehensive Zoning Ordinance.

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

d. After giving due regard to the nature and consideration of all adjacent uses and structures and of the nature and condition of the City as a whole, the City Council is of the opinion that this zoning action conforms to the requirements and intent of the City and the Comprehensive Plan of the City; that the conditions herein attached to the granting of this specific use permit are reasonable, necessary, and in the public interest; and that the use hereby allowed under the conditions and under the circumstances of this particular case will not constitute a nuisance or be detrimental to the public health, safety, morals, or welfare of the community.

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

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

Section 2. Grant of Specific Use Permit

a. The Comprehensive Zoning Ordinance of the City is hereby amended, and a Specific Use Permit is hereby granted to Permittee authorizing the specific use permit as described herein of the following described real property (herein sometimes called "the

premises") located within the corporate limits of the City of Iowa Colony, Brazoria County, Texas:

> **Approximately a tract of land containing 17.5335 acres situated in the H.T. & B.R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70, as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas**

b. The specific use authorized by this permit is the following: **a Flex Space District**.

Section 3. Ratification of Actions of Agents

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

Section 4. Restrictions, Regulations, Controls, and Limitations

The above-described use and this Specific Use Permit are subject to the following restrictions, regulations, controls and limitations:

a. Neither the Permittee; any other owner of the property; their respective lessees, sublessees, invitees, or guests; nor the respective officers, agents, servants, or employees of any of the foregoing shall use, or allow or suffer the premises to be used, by any person for any purpose not allowed by law.

b. The Permittee; any other owner of the property; their respective lessees, sublessees, invitees, and guests; and the respective officers, agents, servants, and employees of each of the foregoing shall comply with the provisions of all applicable laws, rules, regulations, statutes, and ordinances of any governmental unit, concerning the operation and use of the premises for any purpose, concerning any activity on the premises, or concerning the health and safety of persons on, about, or near the premises, including but not limited to environmental laws.

c. Permittee; any other owner of the property; their respective lessees, sublessees, invitees, and guests; and the respective officers, agents, servants, and employees of each of the foregoing shall comply with all conditions, restrictions, and requirements in the Addendum to this ordinance.

Section 5. Revocation, Suspension, and Additional Restrictions

If any person fails to comply with a condition, restriction, regulation, or requirement contained herein or any provision hereof, then the City Council may by majority vote of those present and voting revoke, suspend, or attach further conditions to the Permit granted herein, by observing the following procedures.

a. Such revocation or suspension proceeding shall be instituted by notifying the Permittee or its designated agent in writing to appear before the City Council at a date, time and place specified therein, which time may not be less than ten (10) days from the date of that notice. The notice required shall state the grounds upon which such revocation, suspension, or further restriction is sought. That notice shall be delivered in person or mailed to Permittee or its designated agent, by registered or certified U. S. mail. That notice shall be deemed delivered upon the earlier of: (1) actual receipt, regardless of the delivery method; or (2) the depositing of such notice in U. S. mail, properly addressed and postage prepaid.

b. Any such notices that are mailed shall be mailed to Permittee at the address, if any, of Permittee in the Brazoria County Appraisal District's records or any other address in the City's records. Permittee may change its address by written notice to the City Secretary at the Iowa Colony City Hall, 12003 Iowa Colony Boulevard, Iowa Colony, Texas 77583.

c. The City Council shall conduct a hearing on the grounds and on the date and at the time and place designated in the notice. At that hearing the Permittee shall be permitted to present evidence and argument in connection with such grounds in person or by an agent or attorney.

d. After considering evidence and arguments, if the City Council is satisfied that the existence of one or more of such grounds has been shown by a preponderance of the evidence, the Council may by majority vote of those present and voting suspend such permit, require such corrective action or other requirements as the Council deems appropriate as a condition of continuing this Permit, revoke this Permit, and/or amend this Permit. If the Permit is suspended rather than revoked at that time, such suspension shall be for a time certain. Before the end of the length of time of the suspension, if corrective action has been taken, the City Council may by majority vote reinstate the Permit; if corrective action has not been taken, the City Council may by majority vote extend the suspension for a length of time certain or may revoke this Permit. At the hearing at which a suspension is imposed, the Council may announce a time, date, and place of a subsequent hearing on the suspension, revocation, or conditioning of the permit, and no further notice of such subsequent hearing shall be required. If the City Council takes no action before the end of the period of suspension, the Permit will automatically be reinstated and shall be in full force and effect as though there has been no suspension. Such suspension or revocation may apply to all or any portion of the premises or of the operations of Permittee thereon. During such suspension, the Permittee and its agents, servants, and employees, shall be prohibited from operating that part of the premises or operations thereon to which the suspension applies.

Section 6. Termination or Rezoning

The City reserves the right to terminate all or any part of this permit and/or to rezone all or any part of the property at any time, with or without cause, regardless whether any person has violated this permit or any applicable law, and regardless of any other provisions. This paragraph specifically limits, restricts, and conditions this permit, and this permit is granted subject to this paragraph. In the event the City revokes this permit under this paragraph, then the existing uses on the property as to which the permit is revoked may continue, to the same extent as a lawful nonconforming use may continue after a rezoning, and subject to the same conditions and restrictions as such nonconforming use. The intent of this paragraph is to limit the Permittee's rights to those that the Permittee would have if the property herein were now simply rezoned to allow the uses herein permitted. The City's rights under this paragraph are cumulative of any other rights of the City to revoke this permit, and the City may proceed under this paragraph alone, under any other provision alone, or under multiple provisions. The procedure for revoking a permit under this paragraph shall be the same as the procedure for revoking a permit under Section E of this ordinance, except that no grounds for revocation are required. The procedure for rezoning any area subject to this permit shall be as provided by law other than this permit.

Section 7. Other Ordinances

This ordinance is cumulative of and in addition to all other ordinances of the City of Iowa Colony on the same subject, and all such other ordinances are hereby expressly saved from repeal. In the event any provisions of any such other ordinance conflict with or overlap the provisions of this ordinance, whichever imposes the more stringent regulation shall control.

Section 8. Severance Clause

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

Section 9. Effective Date

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

READ, PASSED AND ADOPTED ON THE 20TH DAY OF APRIL, 2026.

CITY OF IOWA COLONY, TEXAS

_____

WIL KENNEDY, MAYOR

ATTEST:

_____

KAYLEEN ROSSER, CITY SECRETARY

ADDENDUM TO

ORDINANCE NO. _____

1. This Addendum is an integral part of the above captioned ordinance of the City of Iowa Colony, Texas.

2. The specific use hereby allowed, and this Specific Use Permit are also subject to the following restrictions, regulations, controls, and limitations:

3. In the event of any conflict in terms, the more restrictive provision shall govern and control.

RESOLUTION NO: _____

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF IOWA COLONY, TEXAS, AUTHORIZING THE REVISION OF CONTRACT NO. 24-065-009-E166 WITH THE TEXAS GENERAL LAND OFFICE (GLO) RELATED TO COMMUNITY DEVELOPMENT BLOCK GRANT - MITIGATION (CDBG-MIT) REGIONAL METHOD OF DISTRUBUTION (MOD) PROGRAM.

WHEREAS, the City of Iowa Colony has received a Community Development Block Grant award to provide infrastructure improvements; and

WHEREAS, the City has previously allocated $965,144.90 in local funding to the project; and

WHEREAS, the improvements to Iowa Colony Boulevard and Chocolate Bayou West Fork Tributary are vital to the City's disaster mitigation and resiliency.

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

1. That Community Development Block Grant – Mitigation (CDBG-MIT) Regional Method of Distribution (MOD) program contract #24-065-009-E166 is hereby revised by the City of Iowa Colony.

2. That the total work performed addressed drainage improvements to Iowa Colony Boulevard and Chocolate Bayou West Fork Tributary.

3. That the contract be for $958,800.00 of grant funds to provide for drainage improvements to Iowa Colony Boulevard and Chocolate Bayou West Fork Tributary.

4. The City of Iowa Colony has previously allocated a local contribution in the amount of **$965,144.90** for construction, materials testing, administration, environmental, and engineering services.

5. The City is also allocating an additional **$4,200.00** for specialized geotechnical services provided through the project engineering contract. This brings total local contributions to **$969,344.90**.

6. That the total project cost is **$1,928,144.90** to include construction, materials testing, engineering, administration and environmental services.

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

READ, PASSED AND ADOPTED ON _____, 2026.

_____
WIL KENNEDY, MAYOR
CITY OF IOWA COLONY, TEXAS

ATTEST:

_____
KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, AMENDING THE RULES OF PROCEDURE OF THE CITY OF IOWA COLONY SECTION II. MEETINGS TO ADD SUBSECTION Q. RECORDING OF MEETINGS

WHEREAS, the City Council of the City of Iowa Colony, Texas, has adopted Rules of Procedure to govern the conduct of City Council meetings; and

WHEREAS, Section 551.023 of the Texas Government Code provides that a person in attendance at an open meeting of a governmental body has the right to record all or any part of the meeting by means of a recorder or camera; and

WHEREAS, the Texas Open Meetings Act further allows a governmental body to adopt reasonable rules to maintain order at such meetings, including rules related to the location and manner of recording; and

WHEREAS, the City Council desires to adopt content-neutral rules to ensure that recording of meetings does not disrupt the orderly conduct of City business; and

WHEREAS, as established by Ordinance No. 2023-29, Section 3, the Rules of Procedure may be amended from time to time by City Council by resolution;

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

SECTION 1. That The Rules of Procedure, Section II. MEETINGS are hereby amended to read as follows:

Q. Recording of Meetings

Any member of the public in attendance at an open meeting of the City Council has the right to make a video or audio recording of the proceedings, in accordance with Section 551.023 of the Texas Government Code.

To maintain order and ensure the orderly conduct of meetings, the City Council adopts the following reasonable rules:

1. Recording equipment shall be located in a designated public seating or gallery areas.
2. Recording from the dais or areas reserved for Council, staff, or presenters shall be prohibited.
3. Recording equipment shall not obstruct the view of other attendees or interfere with ingress or egress.
4. Recording shall be conducted in a manner that does not disrupt the meeting.

The Presiding Officer is authorized to enforce these rules to preserve decorum and the orderly conduct of City Council meetings.

SECTION 2. That all provisions of the Rules of Procedure not specifically amended herein shall remain in full force and effect.

SECTION 3. That this resolution is adopted pursuant to the authority granted in Ordinance No. 2023-29, Section 3, which provides that the Rules of Procedure may be amended from time to time by City Council by resolution.

READ, PASSED AND ADOPTED ON APRIL 20, 2026.

_____
WIL KENNEDY, MAYOR
CITY OF IOWA COLONY, TEXAS

ATTEST:

_____
KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS

RESOLUTION NO. 2025-28

A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, AMENDING THE RULES OF PROCEDURE UPDATING SEVERAL EXISTING SECTIONS, ADDING NEW SECTIONS, AND MAKING NON-SUBSTANTIVE EDITS AS PRESENTED

WHEREAS, the City Council of the City of Iowa Colony, Texas, has adopted Rules of Procedure to govern the conduct of City Council meetings; and

WHEREAS, the City Council desires to amend the rules by updating several existing sections, adding new sections, and making non-substantive edits as presented; and

WHEREAS, as established by Ordinance No. 2023-29, Section 3, the Rules of Procedure may be amended from time to time by City Council by resolution;

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

SECTION 1. That the City Council hereby approves and adopts the amended Rules of Procedure document, which includes revisions to several existing sections and the addition of new sections, as presented.

SECTION 2. That all other provisions of the Rules of Procedure not affected by this resolution shall remain unchanged and in full force and effect.

SECTION 3. That this resolution is adopted pursuant to the authority granted in Ordinance No. 2023-29, Section 3, which provides that the Rules of Procedure may be amended from time to time by City Council by resolution.

READ, PASSED AND ADOPTED ON July 21, 2025.

WIL KENNEDY, MAYOR
CITY OF IOWA COLONY, TEXAS

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS

Rules of Procedure
Social Media Policy
Website Use Policy
Code of Conduct

For

CITY OF IOWA COLONY

Adopted by the Iowa Colony City Council
Latest Amendment: July 21, 2025

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I. POWERS, JURISDICTION, FUNCTIONS AND LIMITATIONS

Except as otherwise provided under the City Charter, all legislation and other powers of the City are vested in the Council. The Council has the power to enact ordinances, resolutions, and other measures to carry out municipal functions involving the City's departments, divisions, offices, boards, commissions, officers, and employees (Section 3.07, City Charter).

Councilmembers have power and may exercise that power only when Council is in session. Council members and the Council itself are not bound by any statement or action taken by individual members, City officials, or employees unless in accord with Council action. Individual Councilmembers shall not direct any City official or employee to perform services or take action related to City operations (Section 4.02b, City Charter). Only as a body does Council have power to direct City operations and that direction is executed through the City Manager.

Some specific Council functions include:

a. Remove from office any office or position of employment in the city government, any officer or employee or member of any board or commission, unless that person reports to the city manager.

b. Establish, consolidate or abolish administrative departments.

c. Adopt the budget of the city.

d. Authorize the issuance of bonds by a bond ordinance.

e. Inquire into the conduct of any office, department or agency of the city and make investigations as to municipal affairs.

f. Provide for any boards and commissions and appoint the members thereof. Such boards and commissions shall have all powers and duties now or hereafter conferred and created by the Charter, by city ordinance, or by law.

g. Adopt and modify the zoning plan and the building code of the city.

h. Adopt and modify the official map of the city.

i. Adopt, modify and carry out plans for urban renewal and economic development.

j. Adopt, modify and carry out plans proposed by the planning commission for the replanning, improvement and redevelopment of any area or district which may have been destroyed in whole or in part by disaster.

k. Regulate, license and fix the charges or fares made by any person, firm or corporation owning, operating or controlling any vehicle of any character used for the carrying of passengers for hire or the transportation of freight for hire on the public streets and alleys of the city.

l. Provide for the establishment and designation of fire limits and prescribe the kind and character of buildings or structures or improvements to be erected therein, and provide for the erection of fireproof buildings within said limits, and provide for the condemnation of dangerous structures or buildings or dilapidated buildings, or buildings calculated to increase the fire hazard and prescribe the manner of their removal or destruction within said limits.

m. Set the salaries and compensation of the city officers and employees, within the budget, and except to the extent that the Council delegates that authority to the City Manager.

n. May provide for sanitary garbage disposal and other public utilities, and set fees and charges therefor, and provide penalties for failure to pay such fees and charges.

o. Exercise exclusive dominion, control and jurisdiction in, upon, over and under the public streets, avenues, sidewalks, alleys, highways, boulevards and public grounds of the city and provide for the improvement of same as provided in Texas Transportation Code Chapter 313, or any applicable law, as now or hereafter amended.

p. Compromise and settle any and all claims and lawsuits of every kind and character in favor of or against the City of Iowa Colony. (Section 3.07, City Charter)

The city council shall determine its own rules of procedure and may compel the attendance of its members. A majority of the qualified members of the city council shall constitute a quorum to do business and the affirmative vote of a majority of those qualified shall be necessary to adopt any ordinance or resolution. Minutes of the proceedings of all meetings of the city council shall be kept, to which any citizen may have access at all reasonable times, and which shall constitute one (1) of the archives of the city. The vote upon the passage of all ordinances and resolutions shall be taken by the "ayes" and "nays" and entered upon the minutes, and every ordinance or resolution, upon its final passage, shall be kept in the permanent records of the city, and shall be authenticated by the signature of the presiding officer and the person performing the duties of the city secretary. (Section 3.09, City Charter)

II. MEETINGS

A. Regular City Council Meetings: Regular meetings of the City Council shall be held on the third Monday of each month and/or on dates and times as set by the city council, unless such day falls on a City holiday. If such a conflict occurs, the meeting schedule may be adjusted to a date as soon as practical either before

or after the holiday. Meetings shall begin at 7:00 P.M. unless previously adjusted by Council and shall be held in the Council Chambers unless previously adjusted per Section 3.08, City Charter.

B. **Special City Council Meetings:** Special meetings shall be called upon request of the Mayor, City Manager, or any two members of the Council before the timeframe required by state law, in accordance with the Texas Open Meetings Act. The Mayor, City Manager, or any two members of the Council calling the meeting will, through the City Secretary, notify the media and other individuals that have requested notification of the time, place and purpose of any special meeting. (Section 3.08, City Charter)

C. **Emergency Meetings:** In an emergency or when there is an urgent public necessity, a government body may post notice of a meeting or update an existing agenda to deliberate or take action on the emergency or urgent public necessity, in accordance with the Texas Open Meetings Act. An emergency exists only if immediate action is required of a governmental body because of an imminent threat to public health and safety or because of a reasonably unforeseeable situation.

D. **Council Work Sessions:** Council Work Sessions are working committee meeting of Council and are not utilized for legislative action or other formal Council actions appropriate to Regular or Special City Council Meetings. Council Work Sessions generally will be held in the Council Chambers. Council Work Sessions may be called for any purpose on dates and times determined by the Mayor, the City Manager, or any two (2) Councilmembers, provided that notice is given before the timeframe required by state law, in accordance with the Texas Open Meetings Act. The Mayor, City Manager or any two (2) Councilmembers calling the meeting will, through the City Secretary, notify the media and other individuals that have requested notification of the time, place and purpose of any special meeting.

E. **Between Regularly Scheduled City Council Meetings:** Councilmembers are to be informed of incidents involving the City that, in the judgment of the City Manager or City Attorney, may require immediate consideration by the Council. A Council meeting may be the means required for conveying information regarding these incidents. In addition, Councilmembers are to be informed at the onset of incidents which may eventually require budgetary or policy decisions by Council.

F. **Public Notification of Meetings:** The City Secretary will make public notice of all Regular or Special City Council Meetings, Council Work Sessions, and other meetings of Council in accordance with the Texas Open Meetings Act. This public notice will include the date, time, place, and purpose for the meeting or session. This public notice will be done in the

following manner:

1. Posting of the public notice at the City Hall building.

2. Posting of the public notice on the City of Iowa Colony official website.

3. Posting of the public notice on the City of Iowa Colony official social media accounts (if any). Posting on social media will have no legal impairment or effect on the public notice statutes.

If available, through distribution of the public notice by email via the Internet through an electronic distribution list maintained by the City Secretary that includes media outlets and individual members of the public who have requested notification in advance (see below). The public may also obtain notice of the date, time, place, and purpose of all Regular or Special City Council Meetings, Council Work Sessions, and other meetings of Council by contacting the Office of the City Secretary.

Any person may obtain advance notification of all Council and boards and committee meetings by signing up on the City's website.

G. **Executive Session Meetings:** Meetings in Executive Session shall be closed, private, and confidential; and shall be held in accordance with the Texas Open Meetings Act. These meetings are to be noted on the agenda of regular or special meetings, when practicable. Any individual Councilmember may motion that Council recess to Executive Session when circumstances are such that satisfactory answers or useful discussion may be provided only in Executive Session. The Council must first convene in a properly posted open meeting. During that open meeting, the Mayor must announce that executive session will be held and identify the section(s) of the Texas Open Meetings Act authorizing the closed meeting. Any action or vote on an agenda item may be taken only during an open meeting.

Minutes of the Executive Session discussions shall not be kept. Neither shall any participant record the proceedings of the Executive Session by any electrical or mechanical device. The Council shall keep a certified agenda of each closed meeting, except for a private consultation with attorney.

The minutes of the Regular City Council Meetings or Special City Council Meetings, as well as Council Work Sessions and other Council meetings, should reflect the general subject matter of discussion held in Executive Session authorized under the Texas Open Meetings Act. In addition, the aforementioned minutes should reflect the vote on the motion to go into Executive Session and the commencement and termination times of the Executive Session meeting.

Discussion in Executive Session is confidential. No participant shall

compromise the confidentiality of an Executive Session.

H. **Pre-Meeting Information:** Councilmembers shall be furnished a meeting packet containing information relevant to the agenda items within the timeframe required by state law, in accordance with the Texas Open Meetings Act. This meeting packet will include background information on the agenda items and/or copies of proposed ordinances and resolutions, historical information, and any additional relevant information on the agenda items. The agenda will normally be finalized on the Tuesday immediately preceding each meeting. Proposed agenda items from the Mayor, or any two (2) Councilmembers must be submitted to and approved by the City Manager on the second (2^{nd}) Monday of the month. The City Attorney will also be provided with the information to allow for proper legal review. These timeframes may be adjusted to align with scheduled meeting dates, in accordance with the Texas Open Meetings Act.

I. **Recesses and Adjournments:** City Council Meetings, Council Work Sessions, or other Council meetings may be adjourned or recessed to another time, date in accordance with the Open Meetings Act. Short recesses (5-15 minutes) may be designated by the Presiding Officer during regular or special meetings without a vote of Council. Other recesses require a simple majority vote of Council. With no objection from the Council, the Presiding Officer may adjourn the meeting without a vote.

J. **Presiding Officer**: The Mayor presides over Regular City Council Meetings, Special City Council Meetings, Council Work Sessions, or other Council meetings; however, in the absence of the Mayor, the Mayor Pro Tem presides (Section 3.05b, City Charter). In the absence of the Mayor and the Mayor Pro Tem or at the discretion of the Mayor or Mayor Pro Tem, the Council may elect a Councilmember to serve as Presiding Officer for that meeting provided a Council quorum is present. The Mayor is a member of Council and has voting rights on all issues in Regular City Council Meetings or Special City Council Meetings. The Mayor Pro Tem serves as a Councilmember with all voting and other rights accorded that position. (Section 3.05, City Charter)

K. **Quorum and Majority Votes:**

1. **Quorum:** A majority of qualified members of the City Council shall constitute a quorum for the purpose of transaction of business. No action of the City Council, except as specifically provided in this Charter, shall be valid or binding unless adopted by the affirmative vote of a majority of the City Council present and qualified to act. (Section 3.09, City Charter).

2. **Majorities:** Majorities are based on the total number of Councilmembers, including the Mayor who may vote. Therefore, majorities are calculated, in normal situations, using the number seven

(7) as denominator. Thus, four (4) constitutes a simple majority, five(5) a two-thirds (2/3) majority, and six (6) a three-fourths (3/4) majority.

L. **Attendance, Absences, and Removals:** Councilmembers are required and expected to attend all Regular City Council Meetings and Special City Council Meetings. Absences from Council meetings may be excused for reasonable cause. All absences from meetings will be communicated through the City Secretary's Office. If any member of the City Council is absent from three (3) consecutive regular meetings, without explanation acceptable to a majority of the remaining members of the City Council, his or her office shall be deemed and declared vacant by resolution at the next regular meeting of the City Council. The City Council shall convene a public hearing before exercising its authority under this provision and permit the Council member to be heard regarding absences. (Section 3.06 City Charter).

A Councilmember or the Mayor may be expelled from a Council meeting for disorderly conduct or violation of the Rules of Council by a vote of a three-fourths 3/4 majority of Councilmembers. Expulsions are considered unexcused absences.

M. **Agendas**:

1. **Preparation**: The City Manager shall prepare or designate an appropriate department head or City employee to prepare items for inclusion in the official agenda of all City Council meetings and meetings of all boards and commissions subject to the Open Meetings Act. The City Manager may also solicit input from Councilmembers and the Mayor for the agendas for future Council meetings. Any two (2) Councilmembers may also compel an item to be placed on the agenda as described under Section II, D. of this document.

2. **Review**: Council may be previously apprised and informed of all proposed legislation/motions and/or other matters of significance on the agendas through Council Work Sessions, other Council meetings, or written communications from the City Manager, City Attorney or the City Secretary (except for emergency situations) or as otherwise determined by Council.

3. **Format**:

   A. Regular City Council Meetings of Council will generally follow the format below. However, the Presiding Officer or City Manager, with notice to the Mayor, may reorder items on the agenda to improve the efficiency and flow of the meeting:

      1. Call the Meeting to Order
      2. Invocation (as appropriate)

3. Pledge of Allegiance (US and Texas flags)
4. Special Presentations/Announcements *
5. Citizens Comments
6. Council Comments and Reports
7. Staff Reports
8. Regular Agenda
9. Consent Agenda for ordinance second readings (as appropriate)
10. Consent Agenda for other items
11. Executive Session
12. Post Executive Session agenda items
13. Adjournment

** Usually reserved to accommodate departments, non- profit or citizen groups whose purpose is to make a short, formal presentation or receive a proclamation.*

*** Citizens wishing to reserve time to speak must complete a Citizens Comments Request.*

B. Council Work Sessions will normally follow this format:

1. Call the Meeting to Order
2. Citizen Comments **
3. Work Session Topics of Discussion
4. Executive Session
5. Adjournment

*** Citizens wishing to reserve time to speak must complete a Citizens Comments Request.*

4. Council Meeting Agenda Items:

A. Mayor reads agenda item

B. Presentation of agenda item from staff, contractor, or proposer. Councilmembers are encouraged to allow the presenter to complete their presentation before asking questions. For lengthy presentations, Councilmembers may ask questions at designated pause points or by section.

C. Questions or comments from Councilmembers

1. A Councilmember who desires to speak should first be recognized by the Mayor. The Mayor will call on the first person who seeks recognition, and that will continue throughout the meeting.

2. All Councilmembers should have a chance to speak before a Councilmember has another opportunity to speak.

D. Motion and second on the item

E. Discussion on the item

1. A Councilmember who desires to speak should first be recognized by the Mayor. The Mayor will call on the first person who seeks recognition, and that will continue throughout the meeting.

2. All Councilmembers should have a chance to speak before a Councilmember has another opportunity to speak.

F. Action

1. A roll call vote should be allowed upon the request of any Councilmember.

5. **Public Hearings:**

A. Mayor reads agenda item

B. Presentation of topic from staff

C. Contractor, proposer, or applicant presentation

D. Questions or comments from Councilmembers

1. A Councilmember who desires to speak should first be recognized by the Mayor. The Mayor will call on the first person who seeks recognition, and that will continue throughout the meeting.

2. All Councilmembers should have a chance to speak before a Councilmember has another opportunity to speak.

E. Mayor opens the public hearing and request anyone desiring to speak on the item (time limit of 3 minutes)

1. Mayor acknowledges each person prior to speaking

F. Mayor closes the public hearing

N. **Public Participation at Meetings:**

The Presiding Officer (Mayor or Mayor Pro Tem) of Regular or Special City Council Meetings, Council Work Sessions, or other Council meetings will recognize persons requesting to be heard.

Citizen Comments

Citizens wishing to address the Council on agenda items or concerns not on the agenda should sign in on the sign-in sheet at the front. Groups wishing to address the same issue are encouraged to select a spokesperson. The Mayor or Mayor Pro Tem will call upon the citizen to speak. All comments shall be directed to the Mayor and City Council. The citizen should come to the podium and state their name and address for the record. **The Council has chosen to allow citizens to speak before Council's discussion of agenda items. This will be citizens only chance to address the Council on both agenda items and non-agenda items.** This section does not apply to public hearings as discussed below. Statements from the audience during meetings are prohibited.

Individuals addressing the Council are given a three (3) minute time limit. Group representatives are given a five (5) minute time limit.

The Council is prohibited from deliberating or taking action on any subject not on the posted agenda. The Council may have the subject placed on a future agenda or; if appropriate, have staff respond to citizens' concerns.

To ensure that everyone has an equal opportunity to speak in a civil and orderly manner the Council should not interrupt citizens' comments, may not discriminate based on the position taken, or prohibit criticism of the governmental body.

No member of the public shall be permitted to conduct any verbal or written personal attack on the mayor, any individual member of council, city staff, or member of any city board or commission.

Council Comments
Council Comments should be limited to three (3) minutes or less. When the Council makes a comment regarding items of community interest, the items should only include:

a) Expressions of thanks, congratulations, or condolence;

b) Information regarding holiday schedules;

c) An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purpose of this subdivision;

d) A reminder about an upcoming event organized or sponsored by the governing body;

e) Information regarding a social, ceremonial or community event organized or sponsored by an entity other than the governing body

that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and

f) Announcement involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posing of the agenda.

Public Hearings

Public Hearings may be held throughout the regular agenda item and are usually required by Texas law. Public Hearings are designated to discuss a specific topic listed. Speakers will not be permitted to speak about matters or present evidence which is not germane to the item being considered. Speakers are limited to three (3) minutes for individuals.

All Comments

If needed, time limits may be extended with concurrence of Council. No person may speak twice to the same item until all persons wishing to speak have been recognized. A person will only be allowed to speak a second time when there is new evidence to present.

O. **Minutes:** The minutes shall record actions taken at the meeting and shall not be a verbatim transcript of what is said at the meeting. Council may, by a simple majority vote, direct that more detailed minutes be kept for all or part of a meeting.

P. **Councilmember Decorum:** During all official meetings of the Council, whether Committee Meetings, Council Work Sessions, Regular City Council Meetings, or Special City Council Meetings, the members of Council in attendance will represent the City in a professional manner by directing their comments to the business of the Council and the policy implications of such business. Members are encouraged to dress at the meetings in a manner that respects the office, the institution, and the people present.

Disparaging comments about a specific member of Council's personhood, political affiliations, or matters of a personal nature will be ruled out of order by the Presiding Officer. For repeated offenses, the Presiding Officer shall put the question of whether the offender shall be removed from the meeting which shall be determined by a vote of two-thirds(2/3) of Councilmembers then present (excluding the offender) without debate. In no way is this section designed to eliminate the natural and appropriate disagreement or communication of such disagreements between Councilmembers on particular views, positions, directions, or political and/or philosophical positions of individual Councilmembers. Additionally, this section is not designed to limit any First Amendment rights of individual Councilmembers in their private or political capacities outside of official City meetings.

III. LEGISLATION

A. **The Legislative Process:** Actions of the Council are by ordinance, resolution, or motion. A motion is used to make or approve appointments of personnel,

to conduct the business of Council in procedural matters, to conduct elections required by Council, and for other similar matters provided by the Charter. All motions of Council require seconds. Voting records by individual Councilmembers on each item voted on are to be kept by the City Secretary.

Article 3 of the City Charter prescribes procedures that must be adhered to regarding legislation. The City Attorney assures that any proposed legislation fulfills all legal requirements.

B. The City Council shall legislate by ordinance only, and the enacting clause of every ordinance shall be "Be it ordained by the City Council of the City of Iowa Colony, Texas...." Each proposed ordinance shall be introduced in the written or printed form required for adoption. Each ordinance shall contain a title or caption that identifies the subject(s) addressed in the ordinance. General appropriation ordinances may contain various subjects and accounts for which monies are to be appropriated. After adoption, an ordinance shall not be amended or repealed except by the adoption of another ordinance amending or repealing the original ordinance. Copies of any proposed ordinance, in the form required for adoption, shall be furnished timely to the City Council. Copies of the proposed ordinance, in the form required for adoption, shall be available at the City offices and shall be furnished to the public upon request to the City Secretary from and after the date on which such proposed ordinance is posted as an agenda item for a City Council meeting and, if amended, shall be available and furnished in amended form for as long as the proposed ordinance is before the City Council.

C. Unless otherwise required by law, every ordinance shall become effective upon adoption or at any later time(s) specified in the ordinance, except that every ordinance imposing any penalty, fine or forfeiture shall become effective only after the caption has been published once after adoption, in a newspaper designated as the official newspaper of the City.

D. **Emergency Legislation:** The conditions for emergency ordinances shall comply with the provisions of Section 3.10.d.3 of the City Charter.

E. **Copies of Ordinances and Resolutions:** The City Secretary shall provide copies of ordinances and resolutions adopted by Council to persons requesting such copies. Copies of proposed ordinances and resolutions shall also be provided to persons requesting such copies. The City Secretary shall charge the established rate in the Iowa Colony Public Records Policy for such copies. Per the Charter, copies shall be provided on the website.

IV. MOTIONS

Unless there is a conflict with these Rules of Procedure or the City Charter, Roberts Rules of Order may be used as general guidance during Council meetings.

V. COUNCIL WORKSESSIONS/COMMITTEES

A. **Council Work Sessions:** Council Work Sessions are working committee meetings of Council and are not typically utilized for legislative action or other formal Council actions appropriate to Regular or Special City Council Meetings. The Council Work Sessions shall consist of the Mayor and all of the Councilmembers. Council Work Sessions shall be supported by the City Attorney, and City Staff as directed by the City Manager.

All Council Work Sessions shall comply with the requirements of the Texas's Open Meetings Act. It shall be the responsibility of the Office of the City Secretary to ensure and/or prepare written minutes of all such meetings and to maintain a copy of all meeting notices, information, and minutes in the Office of the City Secretary's records.

Special Committees: The Mayor may appoint temporary special committees, unless objected to by Council, as may be appropriate to gather information, conduct surveys, make findings and recommendations on proposed legislation, or perform other specified tasks. The work of the special committees shall be confined to specific assignments and these committees shall have only the authority granted by Council. These special committees shall be temporary and terminate upon presentation of their final reports to the Council. All special committees appointed by the Mayor shall be advisory only. The Mayor shall be a non-voting ex-officio member of all special committees. A Special Committee Chair will be elected by the members of the special committee to act as the Presiding Officer of meetings of the special committee. The Special Committee Chair shall advise the Mayor of all committee meetings at the same time that members are notified of such meetings and should submit ongoing reports or findings to the Mayor and Council. It shall be the responsibility of each such Chair to advise the Office of the City Secretary of all scheduled meetings so that public notice can be given. It shall also be the responsibility of the Office of the City or Board Secretary to ensure and/or prepare written minutes of all such meetings and to maintain a copy all meeting notices, information, and minutes in the Office of the City Secretary's records.

Council Appointments to Outside Committees: For those Councilmembers selected to serve as individual representatives of City Council on outside committees or organizations, ongoing reports shall be provided to City Council in a timely manner. Representation of City Council on outside committees or organizations should be made by a motion of Council and approval by a simple majority vote of Council.

VI. COMPENSATION AND EXPENSES

Councilmembers shall be reimbursed their actual expenses incurred in the performance of authorized travel on official business of the City for approved training seminars, conferences, etc. Policies for reimbursement of employee expenses will also be utilized by elected officials. The mode of travel and types of expenses covered (meals, tips, lodgings, fees, materials, etc.) for Council must first be approved by the Mayor before such expenses are reimbursable. The Mayor's mode of travel and types of expenses covered (meals, tips, lodgings, fees, materials, etc.) must first be approved by the Mayor Pro Tem before such expenses are reimbursable. Those who use a personal vehicle during authorized travel will be reimbursed at the same rate as that authorized for City employees. Travel vouchers requesting reimbursement for approved travel expenses shall be submitted to the Office of the City Secretary after approval by the Mayor (or Mayor Pro Tem for the Mayor's travel expenses) for processing by the Finance Department.

Regarding other expenses by Councilmembers, within the limits of an approved departmental budgets, Councilmembers conducting ordinary and necessary city business will be reimbursed for the actual costs of reasonable expenses necessary to conduct the business for the city. Receipts and other documentation justifying said city business must accompany any request for reimbursement.

VII. TRAINING

Councilmembers must complete all required online trainings, including the Texas Open Meetings Act (OMA), Public Information Act (PIA), Cybersecurity, and National Incident Management System (NIMS) training, within 90 days of taking office. These online trainings must be completed before attending the Texas Municipal League (TML) Annual Conference or any other conference or professional development event as approved by the Mayor or Mayor Pro Tem pursuant to section VI.

The Texas Municipal League (TML) Annual Conference and Exhibition held in October is a preapproved training event for all Councilmembers. Attendance at this conference does not require separate Council action for approval, provided budgeted funds are available. The Finance Department will process payment for any advance registration expenses and Councilmembers shall be reimbursed for any other expenses.

To ensure equitable access to professional development and responsible use of City funds, the City Council may establish limits on the number and types of training, conferences, or travel events eligible for reimbursement or approval each fiscal year.

VIII. CITY ATTORNEY AND OTHER LEGAL COUNSEL

The City Attorney shall provide legal advice and recommendations to the Mayor, City Council, City Manager and other City employees. The City Attorney conducts legal research and drafts ordinances, resolutions, contracts, real estate documents, and all forms of legal documents for the City. The City Attorney works closely with the municipal court. The City Attorney represents the City in certain lawsuits and performs the related work. The City Attorney coordinates and monitors lawsuits and claims handled by outside attorneys and claims investigators.

IX. COUNCIL/ADMINISTRATION COMMUNICATIONS

Official communications between Council or its individual members and City officers and employees are to be conducted through the City Manager.

Requests to the City Manager for routine information, which involve minimal extra work by City Staff, can be handled without approval of Council as a whole (for example; a copy of existing information, brief project status reports, opinions, etc.).

The City Manager may determine that a request for information is not routine or will require more than minimal effort, in which case the requesting Councilmember will be informed and has the option of taking the matter before the entire Council for consideration. Similarly, routine complaints or requests received by the City Manager from elected officials will be handled promptly without Council approval.

On matters pending before Council, any new information that is developed by the City Staff will be shared by the City Manager with all Councilmembers prior to the discussion of the matter. Additionally, all Councilmembers inquiries to the City Attorney for non-routine requests (greater than three hours of work) shall be approved by a majority of Council before the work begins.

If a request for new information on matters not presently before Council is received that would suggest the issue would be a policy matter for the entire Council to consider, the City Manager shall inform all members of Council and seek approval for the City Staff work necessary to respond to the request (with majority approval of Council necessary). Requests for information or reports which will interrupt the established day-to-day utilization of City Staff time must be approved and authorized by Council. If the request is approved, all information compiled will be shared with all Councilmembers.

In order to assure that the City Manager's time is directed to implementing a common agenda reflecting the wishes of Council, a goal setting session shall be held not less than every two (2) years. The City Manager shall report progress on the goals not less than three (3) times per year.

X. INVESTIGATIONS

Council may make investigations in coordination with the City Manager into the affairs of the City and the conduct of any City office, department, division, board, commission, or committee. Such investigations must be authorized by a majority of the Councilmembers. Councilmembers who request such investigations shall bring the request and the reasons for the request to Council. Such investigations shall be carried out within parameters established by the City Charter, federal and state law, and in consultation with the City Attorney. (Section 3.12, City Charter)

XI. BOARDS AND COMMISSIONS

Council is empowered to create City boards and commissions, in addition to those established by the City Charter. Council also appoints members to City boards and commissions. A simple majority vote of Councilmembers currently holding office at the time of appointment is required to appoint.

All Boards, Committees and Commissions shall adhere to these Rules of Procedure, where applicable.

XII. CONFLICTS OF INTEREST AND ETHICS

Councilmembers are subject to all Texas and local statutes and federal and state law regarding conflicts of interest, criminal misbehavior, ethics, and financial disclosure by municipal officials (Chapter 171, Local Government Code, V.T.C.A.). Members of Council shall abstain from voting on and the formal discussion of any motion or issue wherein the member might have a conflict of interest. Statutory conflicts of interest must be filed as an affidavit with the City Secretary.

XIII. COMPLAINTS

Complaints against employees are to be made to the City Manager and handled in accordance with the City Employee Handbook. Complaints against Councilmembers, the City Manager, the City Attorney, the Municipal Court Judge, or members of City boards or commissions appointed by Council are to be made to the Mayor. Complaints against the Mayor are to be made to the Mayor Pro Tem. Complaints are required to be in writing.

Upon receipt of a complaint against the City Manager, the City Attorney, the Municipal Court Judge, or members of City boards or commissions appointed by Council, the Mayor or Mayor Pro Tem shall distribute a copy of the complaint to all members of the City Council. All actions taken to investigate and resolve the complaint shall be documented as a matter of record. The Mayor or Mayor Pro Tem will complete a written response as soon as possible advising the initiator and the City Council of the disposition of the complaint. In those cases where resolution requires longer than ten (10) business days, an interim written response and target date for completion will be provided to the initiator of the complaint and the City Council.

Oral complaints against individual employees by the public or Councilmembers at City Council Meetings are out of order. The Presiding Officer shall rule the complaint out of order and explain the proper procedure for filing complaints.

The above are not to be construed to deny the rights of the public to criticize, state dissatisfaction, or complain about Council or City services, but to protect individuals from public censure without the chance to answer specific complaints.

XIV. EVALUATION OF CITY OFFICIALS

It shall be the responsibility of Council to provide a written evaluation of the performance of the City Manager and the City Attorney. There shall be a formal Executive Session discussion of these evaluations by Council prior to the finalization of these evaluations. The Mayor or the Mayor Pro Tem shall consolidate and present final evaluations to all City Officials. The City Manager and City Attorney have the right to have their evaluation in public outside of an Executive Session. The request for a public evaluation must be provided in writing to the Mayor, City Secretary and City Attorney.

XV. SUSPENSION OR WAIVER OF THE RULES OF PROCECURE

Council may suspend or waive the adopted Rules of Procedure, in full or in part, for a specified time by a motion. The motion to suspend or waive the Rules of Procedure must be properly seconded and approved by a simple majority vote of Councilmembers currently holding office. A motion to suspend the rules should not be a debatable/discussion motion.

XVI. SOCIAL MEDIA GUIDELINES AND STANDARDS FOR COUNCIL

These Guidelines and Standards apply to Councilmembers ("Elected Officials") that may maintain and use web pages, websites, blogs, and social networking sites (collectively "Internet Platform") as a site for discussion of city issues as opposed to a site for personal use.

Elected Official's Internet Platforms are not controlled by the City of Iowa Colony. The City does not require or promote such sites, nor provides web space or access (links) for such sites through any official City channels. Communications on Elected Official's Internet Platforms are not created, received, maintained or used by the City. Nor are they meant to document the organization, functions, policies, decisions, procedures, operations, or other activities of the City or its Council as a whole.

Social Media Guidelines

1. The site should NOT appear to be an official City internet platform.
2. The site should have a disclaimer prominently featured on the site, such as:

   This is a private page under the sole control of (Councilmember's Name). The comments expressed by me are my own and do not reflect

the opinions and/or position of the City of Iowa Colony or its officers and employees. This page is not sanctioned or monitored by the City. This Page cannot be used for service of any legal notice, administrative notice or any other legal process directed to the City. As this site is not monitored by the City, do not use this site to request City records.

3. Elected Officials should NOT promote their private Internet Platforms at official City meetings or in official City correspondence.

4. If the Internet Platform is interactive (allows third parties to post) the site should expressly provide that it is not intended to be a public forum and that posts that are vulgar, off topic, hate speech etc. will be deleted according to a posted policy advising of such. A sample provision is:

   I reserve the right to remove or edit any posts that are unlawful, threatening, libelous, defamatory, obscene, pornographic, invasive of privacy, infringing of intellectual property rights, or otherwise violate any law. This includes comments or content that promotes, fosters, or perpetuates discrimination on the basis of race, creed, color, age, religion, gender, marital status, genetics, status with regard to public assistance, national origin, physical or intellectual disability, or sexual orientation. Spam, links to other sites, information that is clearly off topic, and/or apparent spamming or trolling will be removed.

Social Media Standards

1. Elected Officials should separate personal social media accounts from professional social media accounts so that City-related matters and all public records generated from those posts are easily archived and to avoid City-related information being intermingled with personal posts not related to City matters. Elected Officials are also responsible for maintaining all posts and communications related to City business on their personal or official platforms, in accordance with applicable laws and City policy. Elected Officials are expected to conduct themselves on all social media platforms in a manner consistent with the City's policies and code of conduct.

2. Elected Officials should not delete posts and related comments regarding any City-related matters in a manner that violates the Texas Public Information Act (Chapter 552, Texas Government Code) and any applicable records retention laws or schedules.

3. Elected Officials must be careful to protect against the inadvertent disclosure of confidential or privileged information on social media and should not disclose information that is considered privileged or confidential. By way of example, such information may include but is not limited to certain city employees or employee's personnel information, non-public information from criminal investigations, business trade secrets, constituents, or contractors.

4. Elected Official should be cautious in using the City seal or City department logos on personal social media sites. Elected and appointed officials choosing to use official City provided photographs and identifying themselves as elected officials on personal social media sites should tailor communications on those sites accordingly.

5. Elected Officials should exercise caution with respect to comments they post, particularly those concerning the City and the business of the City. Elected Officials should be mindful that posting and engaging in a discussion of City-related content/matters on social media may violate the Texas Open Meetings Act (Chapter 551, Texas Government Code), including but not limited to avoiding the creation of a walking quorum through online discussions.

   Elected Officials are prohibited under Section 255.003 of the Texas Election Code from knowingly authorizing the spending of public funds for political advertising on a social media platform. This includes the use of City resources, such as city staff, city time, and city-owned devices to manage campaign social media accounts or to post communications supporting or opposing a candidate for nomination or election to a public office or office of a political party, a political party, a public officer, or a measure that appears on an internet website.

6. Elected Officials must ensure they are not using social media to engage in any activity that uses the official's position or the city's facilities, equipment or supplies for the private gain or advantage of the official or others or uses or attempts to use the official's position to secure special advantage for the official or others.

7. Elected Officials should consider whether liking, sharing, retweeting, or commenting on any social media posts could be perceived negatively.

8. Elected Officials should be honest and accurate when posting information or news, and should quickly correct any mistakes, misstatements and/or factual errors in content upon discovery.

9. Elected Officials should never represent themselves as a spokesperson for the City Council, board, committee, or commission.

10. Elected Officials should consider the potential impact of social media statements prior to posting.

11. Elected Officials should not post information about matters involving pending or threatened litigation, items that are or may be appealed to them in their official capacity or to City boards or commissions.

12. Elected Officials should not use internet platforms to communicate with city employees or city volunteers about City-related matters.

13. Elected Officials should not "tag" a matter to a City employee's personal internet platform site.

14. Elected Officials should not reference any document(s) as a basis for making an official decision unless that document is available through the City as a public record.

15. When an Elected Official desires to have a matter posted to an Official City Internet Platform, the Elected Official shall provide the item or link to the City Secretary, and upon approval, will then be forwarded to the designated person in charge of the City Internet Platform.

Website Use Policy

City Related Information and Events.

The City of Iowa Colony maintains a website. Its use is primarily for city related information. The information provided is to provide specific information to readers. Examples of the type information to be provided includes but is not limited to the following:

1. Official city documents such as the City Charter, ordinances, resolutions, proclamations.
2. Planning documents such as the Comprehensive Plan, Water and Wastewater Master Plan.
3. Maps such as the City Map, Zoning and Land Use Maps, Thoroughfare Maps, city limits and ETJ.
4. Calendars of city sponsored or related events such as meeting announcements fulfilling the Open Meetings posting requirements, agendas.
5. Emergency Management information including major weather, health issues, emergency declarations.
6. Job announcements.
7. City Departmental information for all city departments.

Noncity sponsored events or promotions.

It is recognized there are limited methods of dispersing information of a general community nature. It is also recognized there are numerous community events that are not necessarily sponsored by the City of Iowa Colony, but that have a community significance or impact. Therefore, the city may allow non-city sponsored events to be advertised on the "Events" section of the website following the approved procedures outlined.

1. Qualified events shall be city-wide and designed for everyone in the community to participate. Examples of such events include those designed to commemorate national holidays, state holidays, other significant events, programs, or projects.
2. Qualified events shall be for non-profit purposes.
3. Excluded events shall include but not be limited to:
    a. Garage sales.
    b. HOA sponsored events solely for attendance by residents in a single or specific subdivision.
    c. Realty promotions.
4. Before an event can be placed on the website, an application, provided on the website, must be completed. Application shall include the name of the person or group sponsoring the event, the name, place, date and time of the event, and a description of the purpose of the event. It must be signed by a person, or persons responsible for the event with their contact information.
5. Approval of placement of the event advertisement onto the website must be granted by the City Manager.

Events Calendar

The City will maintain complete editorial control over all material present on the online calendar, and reserves the right to change, add, or remove content without notice. Information posted on the online calendar is limited to those events occurring within the city or its ETJ only unless the event can be reasonably construed as significantly benefiting residents. Any posted event must meet the following criteria:

- The primary function of organizations and person(s) sponsoring an event must not be inconsistent with the mission and vision of the City of Iowa Colony.
- The event must be available to the general public unless otherwise restricted by federal or state law or local ordinance.

The online events calendar will provide the following disclaimer:

In order to provide visitors with certain information, this website provides information to events hosted by organizations not affiliated with the City of Iowa Colony. Posting the event does not constitute an endorsement of the content, viewpoint, accuracy, opinions, policies, products, services, or accessibility of that event or the hosting organization or person(s). Attendance to that event, or any other function or publication (electronic or print) produced or distributed by the hosting organization or person(s) is entirely at your own risk.

Outside Websites

Outside websites are defined as any website that is not maintained by the City of Iowa Colony or that the City of Iowa Colony lacks control over any part, including but not limited to content or security of the website. The following outside websites are permissible for the City of Iowa Colony to link to:

- Governmental, educational, and other non-profit organizations.
- Organizations with some relationship to the City of Iowa Colony (including but not limited to: organizations contracting with the City of Iowa Colony, organizations sponsoring City activities or programs, and organizations participating in City of Iowa Colony activities or programs).
- Regionally recognized organizations with a focus on tourism.

The following outside websites are not permissible for the City of Iowa Colony to link to:

- Any websites that are deemed by the City Manager to be in conflict with the City of Iowa Colony policies
- Candidates for local, state, or federal offices
- Organizations whose principal purpose is to advocate for or against a candidate, legislative, or regulatory measure
- Corporate or other for-profit organizations unless they fit any of the criteria stated above
- Individual or personal home pages
- Websites with pornographic, obscene, or indecent content
- Any illegal act, unless depicted in a public service announcement for the health, safety or welfare of the community.
- Any messages that are deemed inconsistent with or contrary to the vision or mission of the City of Iowa Colony or its policies and procedures, including sexual or other prohibited harassment or discrimination policies and workplace violence.

Outside websites that do not meet the following quality requirements will not be linked to or will be removed from the City of Iowa Colony website if already present:

- The website is not managed in a professional manner
- Not operational or generally available
- Not maintained or regularly updated

- Provides inaccurate information
- Contains illegal or inappropriate content.

XVII. Code of Conduct

Policy Statement

The citizens and businesses of Iowa Colony are entitled to have fair, ethical and accountable local government, which has earned the public' s full confidence in integrity. In keeping with the City of Iowa Colony's commitment to treasuring our past while forging our future, the effective functioning of democratic government therefore requires that:

- Public officials, both elected and appointed, comply with both the letter and spirit of the laws and policies affecting the operations of government; Public officials are independent, impartial and fair in their judgment and actions; Public office is to be used for the public good, not for personal gain; and

- Public deliberations and processes be conducted openly, unless legally confidential, in an atmosphere of respect and civility.

To this end, the Iowa Colony City Council has adopted a Code of Conduct for members of the City Council and of the City's boards and commissions to assure public confidence in the integrity of local government and its effective and fair operation.

1. **Act in the Public Interest**. Recognizing that stewardship of the public interest must be their primary concern, members will work for the common good of the people of Iowa Colony and not for any private or personal interest, and they will assure fair and equal treatment of all persons, claims and transactions coming before the Iowa Colony City Council, boards and commissions of Texas and the City of Iowa Colony in the performance of their public duties. These laws include but are not limited to: the United States and Texas constitutions; the Iowa Colony City Charter; laws pertaining to conflicts of interest, election campaigns, financial disclosures, employer responsibilities, open processes of government, and City ordinances and policies.

2. **Conduct of Members**. The professional and personal conduct of members must be above reproach and avoid even the appearance of impropriety. Members shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of other members of Council, boards and commissions, the staff or public. Members should dedicate themselves

to the highest ideals of honor and integrity in all public and personal relationships.

3. **Respect for Process**. Members shall perform their duties in accordance with the processes and rules of order established by the City Council and boards and commissions governing the deliberation of public policy issues, meaningful involvement of the public, and implementation of policy decisions of the City Council by City staff, even when the member has voted in the minority.

4. **Conduct of Public Meetings**. Members shall prepare themselves for public issues, listen courteously and attentively to all public discussions before the body, and focus on the business at hand. They shall refrain from interrupting other speakers, having individual conversations with other Councilmembers that are not open to the public, making personal comments not germane to the business of the body, or otherwise interfering with the orderly conduct of meetings.

5. **Conduct Business in Open**. Members shall conduct business in open and publicized meetings in order to be transparent to the citizens of Iowa Colony Iowa Colony. It is recognized that certain exceptions are made by the Texas Open Meetings Act for closed sessions and any action as a result of that type of meeting will be addressed in the open session as noted on the agenda. Communications made during a public meeting or closed session are subject to the Texas Public Information Act. Members will not use "electronic communication devices" to communicate either internally or externally during meetings.

6. **Decisions Based on Merit**. Members shall base their decisions on the merits and substance of the matter at hand, rather than on unrelated considerations. Members will not withhold information that is pertinent to the decision-making process.

7. **Communication**. Members shall publicly share substantive information that is relevant to a matter under consideration by the Council or boards and commissions, which they may have received from sources outside of the public decision-making process. Members will not withhold information that is pertinent to the decision-making process.

8. **Comply with the Law**. Members shall comply with the laws of the nation, the State of Texas and the Iowa Colony City Charter.

9. **Use of Electronic Devices**. Members will not use electronic devices other than what is necessary for conducting business during a meeting. Members

will not text, email, make phone calls, use social media, or play games during the course of a meeting. Members shall not communicate or participate in a discussion with a quorum of the city council relative to city business via electronic mail, text or other social media tool. Use of personal emails, cell phones or computers may subject members to Public Information Act disclosure requirements.

10. **Smoking or Use of Tobacco Products**. Members will not smoke or use tobacco products, electronic cigarettes and/or smokeless tobacco during the course of a meeting.

11. **Use of Alcohol**. Members shall not be impaired due to the use of alcohol prior to or while conducting city business within our outside of a formal meeting.

12. **Conflict of Interest**. In order to assure their independence and impartiality on behalf of the common good members shall not use their official positions to influence government decisions in which they have a material financial interest or where they have an organizational responsibility or personal relationship which may give the appearance of a conflict of interest. In accordance with the law, members shall disclose investments, interests in real property, sources of income, and gifts, and they shall abstain from participating in deliberations and decision-making where conflicts may exist, because these areas will exist. When these issues arise, it is simply imperative that Members mitigate those issues appropriately.

13. **Gifts and Favors**. Members shall not take any special advantage of services or opportunities for personal gain, by virtue of their public office that are not available to the public in general. They shall refrain from accepting any gifts, favors or promises of future benefits which might compromise their independence of judgement or action or give the appearance of being compromised.

14. **Confidential information**. Members shall respect the confidentiality of information concerning the property, personnel or affairs of the City. They shall neither disclose confidential information without proper legal authorization nor use such information to advance their personal, financial or other private interests. A member shall not intentionally or knowingly disclose any confidential information gained by reason of said official position concerning the property, operations, policies or affairs of the city.

15. **Use of Public Resources**. Members shall not use public resources not available to the public in general, such as City staff time, equipment, supplies or facilities, for private gain or personal purposes.

16. **Representation of Private Interests**. In keeping with their role as stewards of the public interest, member of the City Council shall not appear or speak specifically on behalf of the private interests, including both private and nonprofit entities, of third parties before the Council or any board, commission or proceeding of the City in, nor shall members of boards or commissions appear before their own bodies or before the Council on behalf of the private interests of third parties on matters related to the areas of service of their bodies.

17. **Advocacy**. Members shall represent the official policies or positions of the City Council, board or commission to the best of their ability when designated as delegates for this purpose. When presenting their individual opinions and positions, Members shall explicitly state they do not represent their body or the City of Iowa Colony, nor will they allow the inference that they do.

18. **Policy Role of Members**. Members shall respect and adhere to the Council-Manager structure of the Iowa Colony City government, as outlined by the Iowa Colony City Charter. In this structure, the City Council determines the policies of the City with the advice, information and analysis provided by the public, boards, commissions and City staff. Except as provide by the City Charter, members therefore shall not interfere with the administrative functions of the City or the professional duties of the City staff, nor shall they impair the ability of staff to implement Council policy decisions.

19. **Independence of Boards and Commissions**. Because of the value of the independent advice of boards and commissions to the public decision making process, members of the City Council shall refrain from using their positions to unduly influence the deliberations or outcomes of board and commission proceedings.

20. **Positive Workplace Environment**. Members shall support the maintenance of a positive and constructive workplace environment for City employees and for citizens and businesses dealing with the City. Members shall recognize their special role in dealing with City employees to in no way create the perception of inappropriate directions or comments to City staff.

21. **Political Endorsements**. When publicly endorsing a candidate for any elected office, members will not use their title as a councilperson, board or commission members nor use a City meeting forum to endorse a candidate. Council is prohibited from endorsing any candidate for City elections as it is deemed inappropriate.

22. **Implementation**. As an expression of the standards of conduct for members expected by the City, the Iowa Colony Code of Conduct is intended to be self- enforcing. It therefore is most effective when members are thoroughly familiar with it and embrace its provisions. For this reason, code of conduct standards shall be included in the regular orientations for candidates for City Council, applicants to boards and commissions, and newly elected and appointed officials. Members entering office shall sign a statement affirming they read and understood the City of Iowa Colony Code of Conduct and Rules of Procedure. The City Council shall consider recommendations from boards and commissions and Council members and update this document as necessary.

Compliance and Enforcement. The Iowa Colony Code of Conduct expresses standards of ethical conduct expected for members of the Iowa Colony City Council, boards and commissions. Members themselves have the primary responsibility to assure that ethical standards are understood and met, and that the public can continue to have full confidence in the integrity of their government in Iowa Colony. The chairs of board and commissions and the Mayor have the additional responsibility to intervene when actions of members that appear to be in violation of the Code of Conduct and these Rules of Procedure are brought to their attention. The second in line, when the Mayor's or chair's actions come into question, would assume the duty of intervening. The City Council may impose sanctions on members whose conduct does not comply with this Code of Conduct or these Rules of Procedure, such as reprimand, formal censure, loss of seniority or committee assignments.

A. **Reprimand Policy**

A reprimand is a verbal statement of disapproval issued by the City Council in response to conduct that does not align with the City's Code of Conduct or Rules of Procedure but does not warrant formal censure.

1. **Issuance During Meeting**
   Any two (2) Councilmembers may raise a concern during a meeting. With majority support, the Council may issue an informal verbal reprimand at that time.

2. **Issuance After Meeting**
   A request for an informal reprimand may be submitted by any two (2) Councilmembers within 7 business days following the meeting where the conduct occurred. The item may then be placed on the next available agenda for Council consideration.

3. **Documentation**
   All informal reprimands shall be noted in the official minutes and shared with the full Council.

4. **Escalation**
   Ongoing or serious conduct may be addressed through the formal censure process.

B. **Censure Policy**

Purpose

The City Council values the principles of honesty, integrity, respect, and transparency. In support of these values, the Council adopts this policy to allow for formal disapproval of a Councilmember's conduct through a public censure process. Censure is a tool for Council to express disapproval of behavior that is inconsistent with the duties and responsibilities of elected office.

Grounds for Censure

A Councilmember may be subject to censure for:

1. Conduct that impugns the character of another Councilmember, staff member, or member of the public.

2. Violations of the City Charter, Council Rules of Procedure, or applicable local, state, or federal law and City policies, including:
   - Violations of the Texas Open Meetings Act or Public Information Act.
   - Breach of Council confidentiality (for example, disclosure of Executive Session information).
   - Violations of conflicts disclosure statutes, ethics rules, or adopted City policies.
   - Actions that bring disrepute to the Council or City, cause embarrassment, or undermine public trust in city government.
   - Disruptive or disorderly behavior during meetings, including refusal to follow meeting procedures or rulings by the presiding officer.

Procedure for Initiating Censure Filing a Request

A written request to censure must be submitted to the City Secretary by any two (2) Councilmembers. The request must:

1. Identify the Councilmember subject to the proposed censure.
2. Clearly state the factual basis and reasons for the proposed censure.
3. Be filed with sufficient time to comply with agenda posting requirements under state law, which includes at least three full business days before the meeting. Requests should ideally be submitted by 12:00 noon on the Monday prior to a regular Council meeting.

Notification

Upon receipt, the City Secretary shall:

- Distribute a copy of the censure request to all Councilmembers on the next business day after it is filed.

- Include the item on the agenda for the next regular meeting or a special meeting if called.
- Open Session Hearing
  The Council shall discuss and consider the censure in open session. The Councilmember who is the subject of the censure shall have the opportunity to:
- Respond to the allegations.
- Present evidence or statements in their defense.
- Be present and participate, though the hearing may proceed in their absence if they choose not to attend.

Council Action
A two-thirds (2/3) vote of all Councilmembers present, excluding the subject of the censure, is required for adoption.

Consequences of Censure

If adopted, the censure will:

- Be recorded in the official minutes of the City Council meeting.
- Be posted on the Councilmember's profile on the City website, if applicable.
- Allow the Council to remove the censured Councilmember from Council-appointed committees or intergovernmental assignments, if applicable.
- Include a public apology if deemed necessary by a majority of the Council

Effect of Censure

- Censure is a formal expression of disapproval. It does not affect a Councilmember's legal status, voting rights, or elected position. It is not subject to appeal.

Due Process and Limitations

- This policy does not authorize removal from office, which must follow applicable provisions of state law and the City Charter. It does not abridge First Amendment rights but addresses conduct in an official capacity that affects city governance and decorum.

Council Member Acknowledgment

I acknowledge that I have received, read, and understand the policies and procedures outlined in this document. I agree to abide by the guidelines and responsibilities as stated.

Council Member Name (Printed): _____

Signature: _____

Date: _____

CITY OF IOWA COLONY

City Council Agenda Item Request Form

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

Date: 04/14/2026

Department Making Request: 30 - Public Works

Person Making Request:

Item Type: Agreement

Budgeted? YES Cost: $ 152,289.20

If budgeted, identify account:

Short Description:

The City Council is requested to consider approval of the acquisition of approximately 2.5391 acres (110,603 square feet) of right-of-way (Parcel 25-155) for the Ames Boulevard Extension Project.

Explanation/Justification Details:

The subject property, owned by Gerardo Ramirez and Rosalia Ramirez, is required for the extension of Ames Boulevard and associated infrastructure improvements. The tract is located within the A.B. Langermann Survey, Abstract No. 625 in Brazoria County, Texas, and is identified on the project exhibits and metes and bounds description.The City has negotiated a voluntary acquisition agreement with the property owners to avoid formal eminent domain proceedings and associated legal costs. The agreed compensation for the property is $150,000, representing full settlement of the acquisition.

Key provisions include:
- Payment of $150,000 for full acquisition of the property
- Construction of two driveways within the new right-of-way (locations to be determined)- Installation of fencing and one access gate along the right-of-way
- City to pay all recording and closing costs
- Closing coordinated through the City's designated title company.

Requestor Signature:

==========

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

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary

GENERAL WARRANTY DEED

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

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

THAT **GERARDO RAMIREZ AND WIFE, ROSALIA RAMIREZ**, of the County of Brazoria, State of Texas, hereinafter referred to as "**Grantor,**" for and in consideration of the sum of ONE HUNDRED FIFETY THOUSAND AND 00/100 DOLLARS ($150,000.00) to Grantor in hand paid by the **CITY IOWA COLONY, a political subdivision of the State of Texas, County of Brazoria**, hereinafter sometimes referred to as "**Grantee,**" the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto the **CITY OF IOWA COLONY, a political subdivision of the State of Texas, County of Brazoria, and its assigns,** the following described property (the "**Property**"), to wit:

> *Being a tract of land containing 2.5391 acres (110,603 square feet), located in the A.B. Langermann Survey, Abstract Number 625, in Brazoria County, Texas; Said 2.5391 acre tract being out of a called 24.8975 acre tract of land recorded in the name of Gerardo Ramirez and Rosalia Ramirez, husband and wife, in Brazoria County Clerk's File Number (B.C.C.F. No.) 2006049811: Said 2.5391 acre tract being more particularly described in Exhibit "A," which is attached hereto and incorporated herein for any and all purposes*

The consideration recited herein represents a settlement and compromise by all parties as to the value of the property herein conveyed in order to avoid formal Eminent Domain proceedings and the added expenses of litigation.

THIS CONVEYANCE IS FURTHER MADE AND ACCEPTED SUBJECT to the following matters to the extent same are in effect at this time: easements not appearing of record; any and all easements, restrictions, reservations, covenants, conditions, mineral severances, oil and gas leases, or royalty reservations and leases, if any, relating to the hereinabove described Property, but only to the extent they are still in effect and shown of record in the public records of Brazoria County, Texas a political subdivision; and to all zoning laws, regulations, and ordinances of municipal and/or other governmental authorities if any, but only to the extent that they are still in effect, relating to the Property.

Grantor, for the same consideration and subject to the reservations from conveyance and the exceptions to conveyance, grants, sells, and conveys to Grantee, without express or implied warranty, the strips or gores, if any, between the property and abutting properties and land lying in or under any public thoroughfare, open or proposed, abutting or adjacent to the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever.

Grantor reserves all of the oil, gas, and sulphur in and under the Property herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein, and thereunder.

Grantor is retaining title to the following improvements ("Retained Improvements") located on the Property, to wit: None.

Grantor covenants and agrees to remove the Retained Improvements from the Property by the N/A day of N/A, 2026, subject to such extensions of time as may be granted by Grantee in writing. In the event Grantor fails, for any reason, to remove the Retained Improvements within the time prescribed, then, without further consideration, title to all or part of such Retained Improvements not so removed shall pass to and vest in Grantee, its successors and assigns, forever.

Grantor acknowledges that access on and off the roadway facility is subject to regulation as may be determined by the CITY OF IOWA COLONY, a political subdivision of the State of Texas, County of Brazoria, or another applicable governmental entity to be necessary in the interest of public safety or by applicable local municipal or county zoning, plating, or permitting requirements.

TO HAVE AND TO HOLD the Property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto the CITY OF IOWA COLONY, a political subdivision of the State of Texas, County of Brazoria, and its assigns forever; and Grantor does hereby bind itself, its owners, heirs, executors, administrators, and assigns to Warrant and Forever Defend all and singular the said Property herein conveyed unto the CITY OF IOWA COLONY, a political subdivision of the State of Texas, County of Brazoria, and its assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED as of the 10th day of March, 2026.

GRANTOR: GERARDO RAMIREZ AND WIFE, ROSALIA RAMIREZ

By: Gerardo Ramirez
Gerardo Ramirez

By: Rosalia Y. Ramirez
Rosalia Ramirez

Individual Acknowledgment

State of Texas
County of Brazoria

This instrument was acknowledged before me on March 10th, 2021
by Gerardo Ramirez, The acknowledging person personally appeared by:

☑ physically appearing before me.

☐ appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code, Chapter 406, Subchapter C.

SIDIA MOREIRA
Notary ID #131806571
My Commission Expires
November 27, 2026

Notary Public's Signature

Individual Acknowledgment

State of Texas
County of Brazoria

This instrument was acknowledged before me on March 10th, 2026
by Rosalia Ramirez, The acknowledging person personally appeared by:

☑ physically appearing before me.

☐ appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code, Chapter 406, Subchapter C.

SIDIA MOREIRA
Notary ID #131806571
My Commission Expires
November 27, 2026

Notary Public's Signature

EXHIBIT __, PAGE 1 OF 5 PAGES

County: Brazoria
Project: Ames Boulevard Extension
M&B No: 25-155
CS Job No: 23184

METES AND BOUNDS DESCRIPTION OF 2.5391 ACRES

Being a tract of land containing 2.5391 acres (110,603 square feet), located in the A. B. Langermann Survey, Abstract Number 625, in Brazoria County, Texas; Said 2.5391 acre tract being out of a called 24.8975 acre tract of land recorded in the name of Gerardo Ramirez and Rosalia Ramirez, husband and wife, in Brazoria County Clerk's File Number (B.C.C.F. No.) 2006049811; Said 2.5391 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING, at a 1/2-inch capped iron rod found at the southwest corner of said 24.8975 acre tract, on the east line of a called 28.215 acre tract of land recorded in the name of William Tull in B.C.C.F. No. 2003011501, same being the east line of Tract 58, William Pettus East of I. & G.N. Railroad, a subdivision recorded in Volume 3, Page 128, of the Brazoria County Plat Records (B.C.P.R.), for the southwest corner of the herein described tract;

THENCE, North 03° 04' 25" West, with the line common to said 24.8975 acre tract with said 28.215 acre tract, a distance of 1,279.83 feet to a point at the northeast corner of said 28.215 acre tract, on the south Right-Of-Way (R.O.W.) line of County Road 57 (forty feet in width per Volume 2, Page 113, and Volume 3, Page 128, of the B.C.P.R.; sixty feet in width as monumented), for the northwest corner of the herein described tract;

THENCE, North 87° 21' 45" East, with the south R.O.W. line of County Road 57 (as monumented), through and across said 24.8975 acre tract, a distance of 90.33 feet to a point for the northeast corner of the herein described tract, from which a 5/8-inch capped iron rod found at the northwest corner of Lot 1, Block 1, of Colony Estates Park Phase 1, a subdivision recorded in Plat No. 2005044763 of the B.C.P.R., on the east line of said 24.8975 acre tract, bears North 87° 21' 45" East, a distance of 740.05 feet;

THENCE, South 02° 43' 26" East, through and across said 24.8975 acre tract, a distance of 1,279.69 feet to a point on the south line of said 24.8975 acre tract, at the northwest corner of Unrestricted Reserve "A", Block 1, of Spring Lakes at Iowa Colony Sec 13, a subdivision recorded in Plat No. 2019001428 of the B.C.P.R., same being the northeast terminus corner of Ames Boulevard (sixty feet in width per Plat No. 2019001428 of the B.C.P.R.), for the southeast corner of the herein described tract, from which a 5/8-inch capped iron rod found at the southeast corner of said 24.8975 acre tract, the southwest corner of Lot 9 of said Colony Estates Park Phase 1, and an angle point of said Spring Lakes at Iowa Colony Sec 13, bears North 87° 17' 21" East, a distance of 743.58 feet;

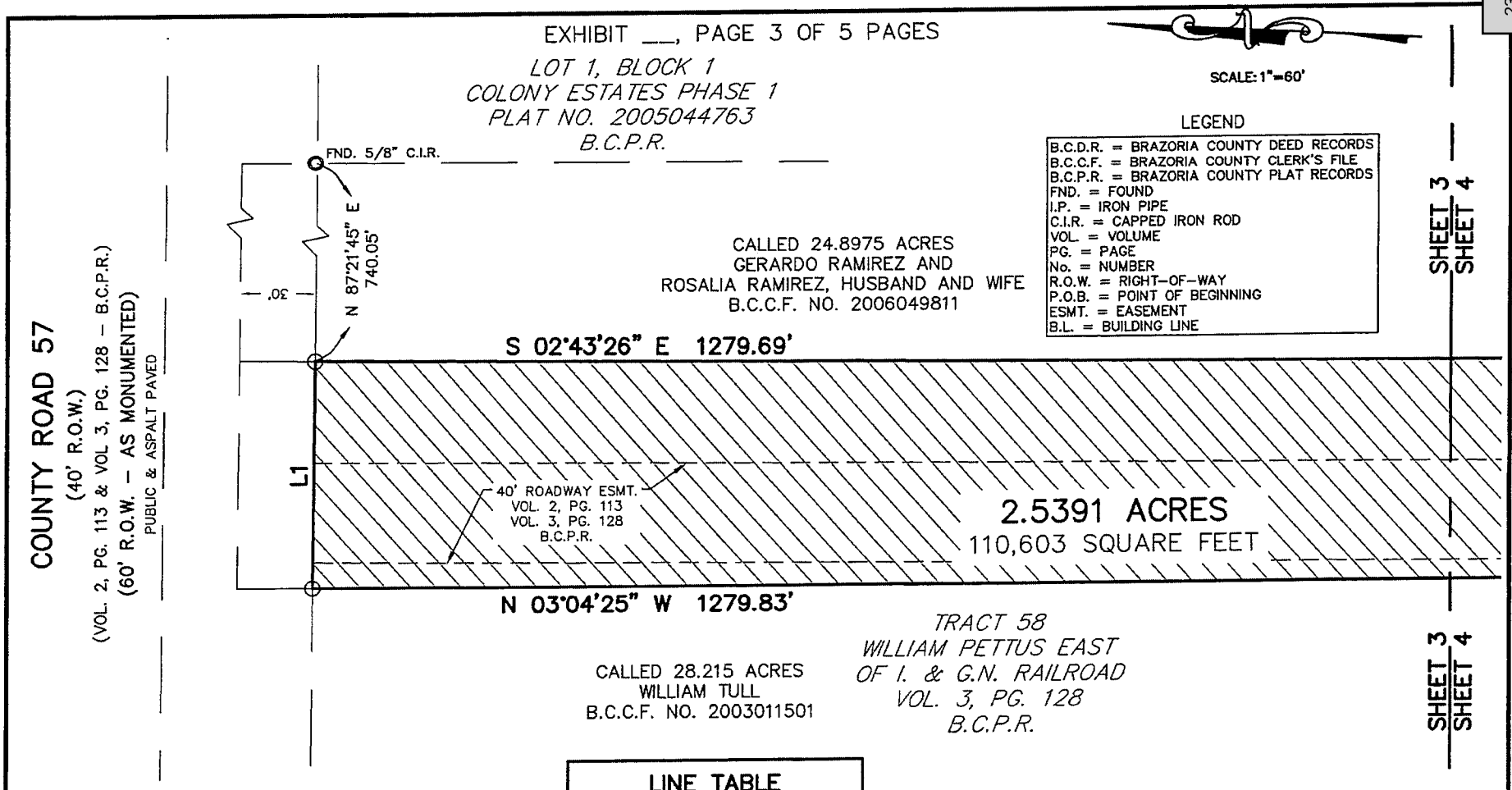
THENCE, South 87° 17' 21" West, with the south line of said 24.8975 acre tract and with the north terminus line of said Ames Boulevard, at a distance of 60.00 feet pass a 3/4-inch iron pipe found at the northwest terminus of said Ames Boulevard, and continuing with the south line of said 24.8975 acre tract an overall distance of 82.52 feet to the **POINT OF BEGINNING** and containing 2.5391 acres (110,603 square feet) of land.

An Exhibit Map of the herein described tract was prepared in conjunction with and accompanies this description.

Chris Rhodes, R.P.L.S.
Texas Registration Number 6532

CIVIL-SURV LAND SURVEYING, LC
PH: (713) 839-9181
October 8, 2025

EXHIBIT ___, PAGE 3 OF 5 PAGES



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 87°21'45" E	90.33'
L2	S 87°17'21" W	82.52'

10590 WESTOFFICE DRIVE, SUITE #100
HOUSTON, TEXAS 77042
Civil-Surv
Land Surveying, LLC
OFFICE: (713) 839-9181
TBPELS No. 10143800
Email: michael@civil-surv.net

NOTE:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS EXHIBIT.

2.5391 ACRE EXHIBIT

OUT OF A CALLED 24.8975 ACRE TRACT OF LAND RECORDED IN THE NAME OF GERARDO RAMIREZ AND ROSALIA RAMIREZ, HUSBAND AND WIFE, IN B.C.C.F. NO. 2006049811

A. B. LANGERMANN SURVEY
ABSTRACT NO. 625

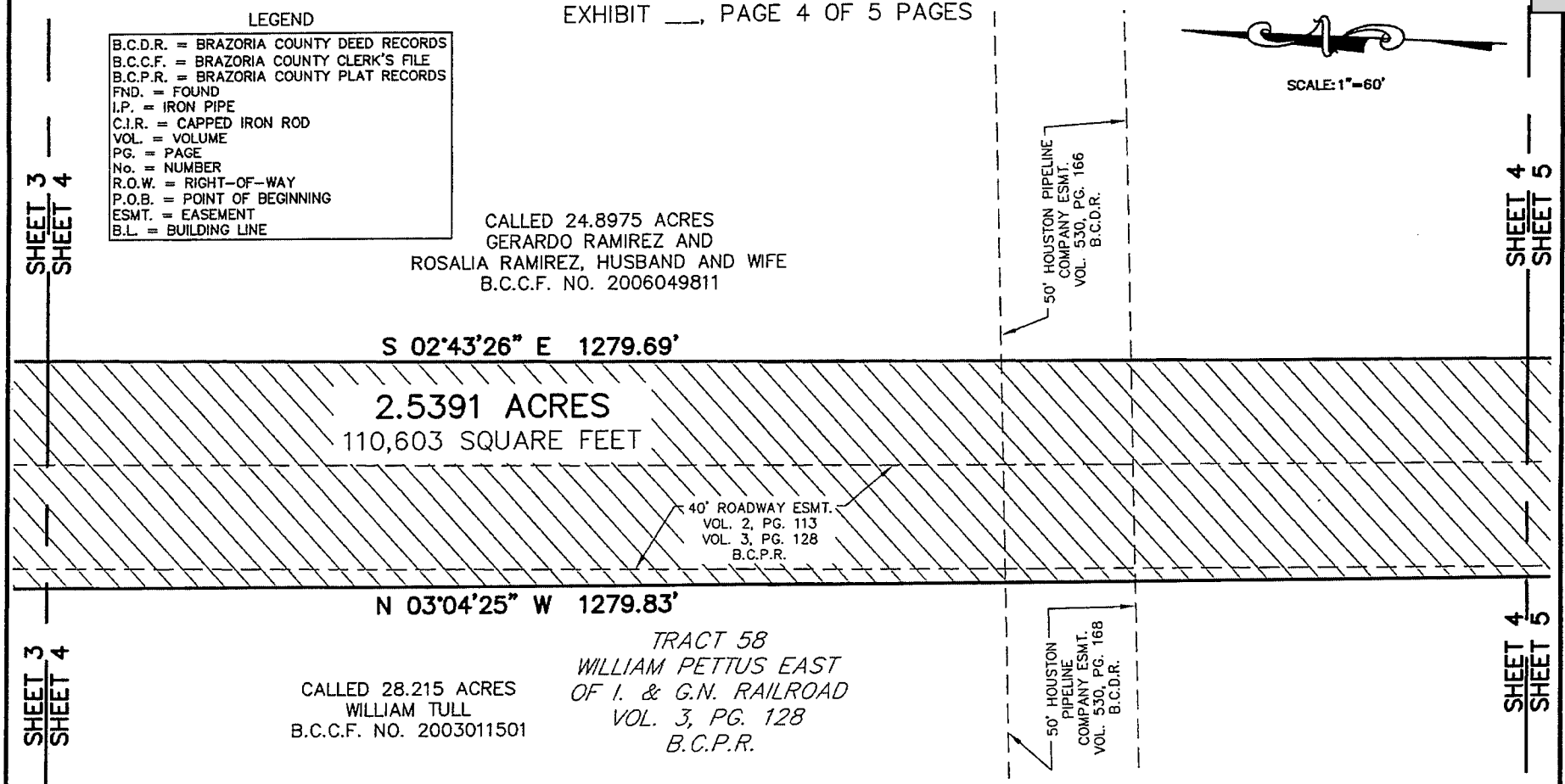
BRAZORIA COUNTY, TEXAS JOB#: 23184 OCTOBER 8, 2025

EXHIBIT ___, PAGE 4 OF 5 PAGES

LEGEND

B.C.D.R.	= BRAZORIA COUNTY DEED RECORDS
B.C.C.F.	= BRAZORIA COUNTY CLERK'S FILE
B.C.P.R.	= BRAZORIA COUNTY PLAT RECORDS
FND.	= FOUND
I.P.	= IRON PIPE
C.I.R.	= CAPPED IRON ROD
VOL.	= VOLUME
PG.	= PAGE
No.	= NUMBER
R.O.W.	= RIGHT-OF-WAY
P.O.B.	= POINT OF BEGINNING
ESMT.	= EASEMENT
B.L.	= BUILDING LINE

SCALE: 1"=60'



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10590 WESTOFFICE DRIVE, SUITE #100
HOUSTON, TEXAS 77042

Civil-Surv
Land Surveying, LLC

OFFICE: (713) 839-9181
TBPELS No. 10143800
Email: michael@civil-surv.net

NOTE:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS EXHIBIT.

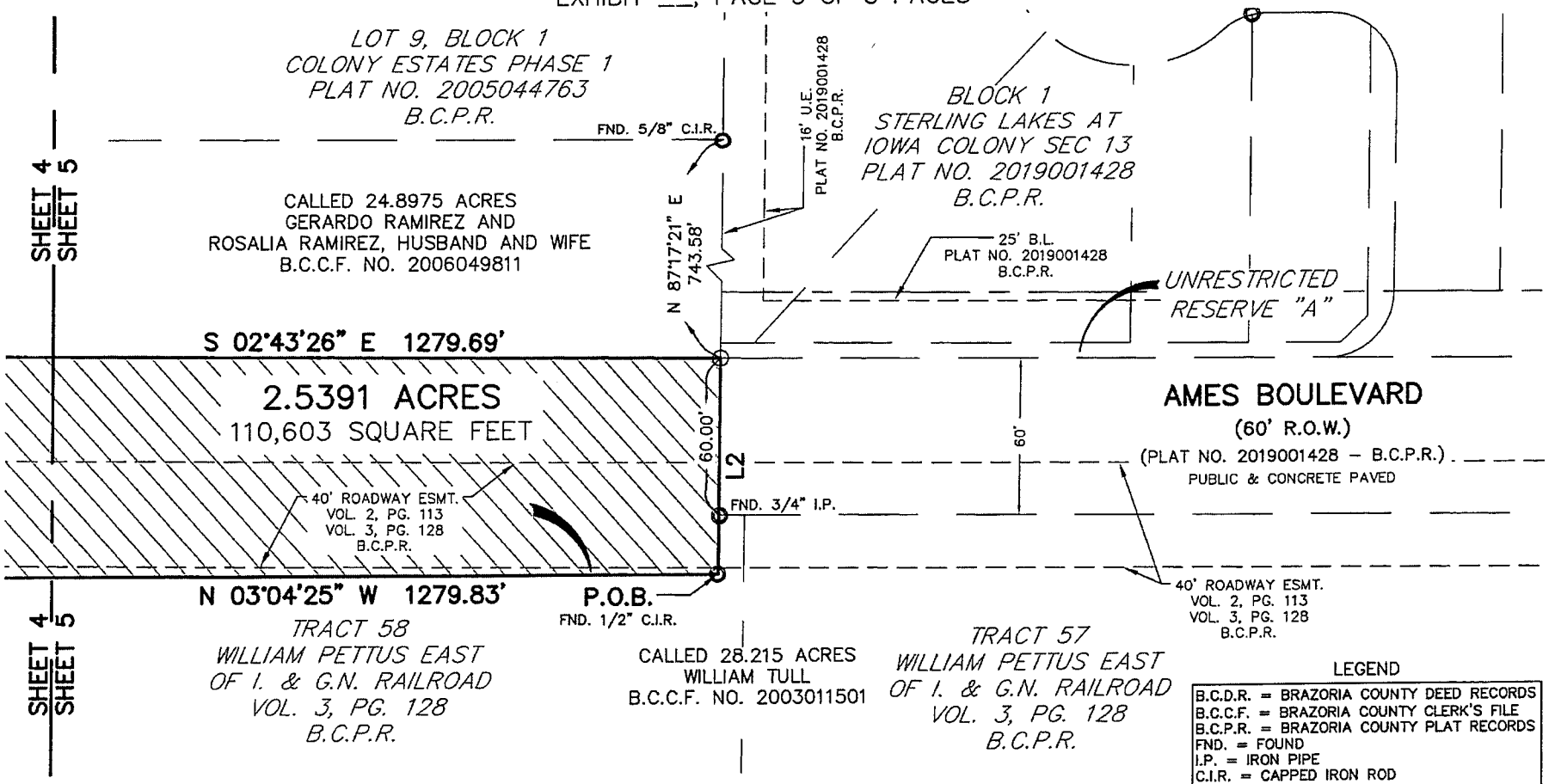
2.5391 ACRE EXHIBIT

OUT OF A CALLED 24.8975 ACRE TRACT OF LAND RECORDED IN THE NAME OF GERARDO RAMIREZ AND ROSALIA RAMIREZ, HUSBAND AND WIFE, IN B.C.C.F. NO. 2006049811

A. B. LANGERMANN SURVEY
ABSTRACT NO. 625

BRAZORIA COUNTY, TEXAS JOB#: 23184 OCTOBER 8, 2025

EXHIBIT ___, PAGE 5 OF 5 PAGES



SCALE: 1"=60'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 87°21'45" E	90.33'
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LEGEND

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ESMT.	= EASEMENT
B.L.	= BUILDING LINE

NOTE:

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10590 WESTOFFICE DRIVE, SUITE #100
HOUSTON, TEXAS 77042

Civil-Surv
Land Surveying, LLC

OFFICE: (713) 839-9181
TBPELS No. 10143800
Email: michael@civil-surv.net

2.5391 ACRE EXHIBIT

OUT OF A CALLED 24.8975 ACRE TRACT OF LAND RECORDED IN THE NAME OF GERARDO RAMIREZ AND ROSALIA RAMIREZ, HUSBAND AND WIFE, IN B.C.C.F. NO. 2006049811

A. B. LANGERMANN SURVEY
ABSTRACT NO. 625

BRAZORIA COUNTY, TEXAS JOB#: 23184 OCTOBER 8, 2025

CobbFendley

February 27, 2026

County: Brazoria
Federal Project No.: N/A
Highway: Ames Boulevard
Project.: Ames Boulevard Extension East & West
Location: Ames Boulevard Extension East & West South line of County Road 57, West of SH 288, Iowa Colony, Brazoria County, Texas 77583

Parcel: 25-155

Project owner: The City of Iowa Colony

Gerardo and Rosalia Ramirez
2812 CR 549
Rosharon, TX 77583-3715

Dear Mr. & Mrs. Ramirez:

You have indicated a willingness to sign a deed for your property which consists of 2.5391 acres/110,603 square feet, located in the A. B. Langermann Survey, Abstract Number 625, Brazoria County, Texas.

It is important to confirm this agreement in order to avoid any possible misunderstanding as to the details of the purchase or the process by which The City of IOWA Colony referred to as the city will make payment. The payment of $150,000.00 as herein agreed will constitute full payment to be made by the City for the property to be conveyed to the City.

The consideration recited herein represents a settlement and compromise by all parties as to the value of the property herein conveyed in order to avoid formal Eminent Domain proceedings and the added expenses of litigation.

The City and the owner(s) have agreed to the following provisions.

Until payment is made by The City, title and possession of the property to be conveyed remains with you. You shall bear all risk of loss to any and all such property prior to such payment. Either you or the City shall have the right to terminate this agreement.

The payment of the amount herein stated and the terms provided constitute the only promises, consideration and conditions of this purchase; and no other promises, consideration or conditions have been signified or implied, save and except any benefits which may accrue under the City's Relocation Assistance Program and the mutual benefits to be derived by you and the City from the signing of this agreement.

The City, without cost to the owner, will construct two driveways along the new right of way, whereas the exact location of these driveways has not been confirmed and will be decided at a later date by the City.

The City, without cost to the owner will construct a fence along the proposed right of way and one gate.

The City, without cost to the owner, will pay the cost of recording all instruments conveying title to the City.

It is suggested that you carefully review the proposed Right of Way Deed and satisfy yourself (selves) as to its provisions. With your signing of this agreement and execution of the deed the City will proceed with the issuance of a check which will be made out jointly to you and to Alamo Title Company, agent for the City.

This company has been designated as the City's closing agent and is responsible for seeing that the City obtains clear title. They will not endorse the warrant and make payment until clear title is secured. At the same time, you have the right to withhold endorsement of the warrant and not accept payment until you are fully satisfied on all details of the transaction.

Sincerely,

Right of Way Manager,

Cobb, Fendley & Associates, Inc

Gerardo Ramirez
Property Owner's Signature

3-10-26
Date

Rosalva Y. Ramirez
Property Owner's Signature

3/10/26
Date

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, AUTHORIZING THE ACQUISITION OF RIGHT-OF-WAY AND PAYMENT TO COBB, FENDLEY & ASSOCIATES, INC. FOR RIGHT-OF-WAY ACQUISITION SERVICES FOR THE AMES BOULEVARD RIGHT-OF-WAY EXTENSION PROJECT

WHEREAS, the City of Iowa Colony, Texas, is undertaking the Ames Boulevard Right-of-Way Extension Project to support infrastructure and transportation improvements; and

WHEREAS, the subject property necessary for the project is located along the south line of County Road 57, west of State Highway 288, in Brazoria County, Texas; and

WHEREAS, the City Council has determined that acquisition of fee simple right-of-way interests for public use is necessary to complete the project; and

WHEREAS, the City selected Cobb, Fendley & Associates, Inc. to act as the City's representative for right-of-way acquisition services for this project; and

WHEREAS, Cobb, Fendley & Associates, Inc. has performed and will continue to perform services related to the negotiation and acquisition of the required property interests; and

WHEREAS, the City Council finds that it is in the best interest of the City to authorize the acquisition of such property interests and payment for professional services associated therewith;

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

SECTION 1. That the City Council hereby authorizes the acquisition of real property for fee simple right-of-way interests necessary for the Ames Boulevard Right-of-Way Extension Project, located along the south line of County Road 57, west of State Highway 288.

SECTION 2. That the City Attorney is hereby authorized to take all actions necessary and appropriate to negotiate and prepare all agreements, instruments, and documents related to the acquisition of the required property interests in accordance with applicable law.

SECTION 3. That the City Manager, or designee, is hereby authorized to execute all agreements, closing documents, and related instruments necessary to complete the acquisition of the property interests, and to take all actions within his authority to effectuate the intent of this Resolution.

SECTION 4. That the City Council hereby authorizes payment to Cobb, Fendley & Associates, Inc. for right-of-way acquisition services associated with the project.

SECTION 5. That the City Manager, or designee, is further authorized to take all administrative actions necessary to implement this Resolution.

READ, PASSED AND ADOPTED ON APRIL 20, 2026.

_____
WIL KENNEDY, MAYOR
CITY OF IOWA COLONY, TEXAS

ATTEST:

_____
KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See ***Specific Instructions*** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Gerardo Ramirez

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☒ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

2812 County Road 549

6 City, state, and ZIP code

Rosharon, TX 7758

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

[redacted]

or

Employer identification number

		–							

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** Gerardo Ramirez **Date** 03/31/26

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

CITY OF IOWA COLONY

City Council Agenda Item Request Form

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

Date: 04/14/2026

Department Making Request: 35 - Community Development

Person Making Request: Dinh Ho

Item Type: Resolution

Budgeted? NO Cost:

If budgeted, identify account:

Short Description:

Consideration and Approval of Special Warranty Deed for Conveyance of Water Plant Site (5.325 Acres) to the City of Iowa Colony

Explanation/Justification Details:

The City Council is requested to consider approval of a Special Warranty Deed conveying approximately 5.325 acres of land from Iowa Colony Sterling Lakes, LTD to the City of Iowa Colony for the development of a East Water Plant Site.

The subject property is currently located in unincorporated Brazoria County and is intended to support the City's long-term water system infrastructure and capacity needs. The conveyance includes all surface rights associated with the tract, while reserving mineral rights to the Grantor with no surface access rights.

As part of the conveyance, the City agrees to dedicate and plat a 60-foot right-of-way along the western boundary of the property and construct roadway and utility improvements at the appropriate time in coordination with future roadway extensions.

Staff recommends approval of the Special Warranty Deed for the conveyance of the 5.325-acre water plant site to the City of Iowa Colony and authorization for the City Manager to execute all necessary documents.

Requestor Signature: Dinh Ho, P.E.

==========

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

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary

NOTES:

1. THE BEARINGS AND GRID COORDINATE SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. DISTANCES ARE SURFACE. SCALE FACTOR: 0.99986742185. MONUMENTS LABELED "C.M." WERE HELD FOR HORIZONTAL DIRECTIONAL CONTROL.

2. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE ABSTRACTORS CERTIFICATE PREPARED BY TEXAS AMERICAN TITLE COMPANY, FILE NO. 2791026-00254, HAVING AN ISSUE DATE OF JANUARY 15, 2026.

3. THE SUBJECT PROPERTY LIES WITHIN ZONE "AE" AS SCALED ON FLOOD INSURANCE RATE MAP NO. 48039C0110K, MAP DATED DECEMBER 30, 2020. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.

5. THE PROPERTY BEING SURVEYED IS SUBJECT TO AN UNLOCATED SOUTH TEXAS WATER COMPANY LEASE RECORDED IN VOLUME 263, PAGE 162 AND VOLUME 300, PAGE 74 IN THE BRAZORIA COUNTY DEED RECORDS.

6. THE SUBJECT PROPERTY IS NOT SUBJECT TO THE HOUSTON PIPE LINE COMPANY EASEMENT AS RECORDED IN VOLUME 534, PAGE 10 IN THE BRAZORIA COUNTY DEED RECORDS.

7. THE SUBJECT PROPERTY IS NOT SUBJECT TO THE TENNGASCO, INC. RIGHT-OF-WAY AGREEMENT AS RECORDED IN VOLUME 1130, PAGE 932 IN THE BRAZORIA COUNTY DEED RECORDS.

8. ANY UNDERGROUND STORM SEWER, SANITARY SEWER AND WATERLINES THAT MAY EXIST WERE NOT LOCATED OR OBSERVED AS PART OF THIS SURVEY.

9. THIS PROPERTY IS SUBJECT TO ALL OF THE CODES AND ORDINANCES FOR THE CITY OF IOWA COLONY, TEXAS.

10. FENCE LINE DIMENSIONS SHOWN HEREON ARE SHOWN ON THE SIDE OF THE PROPERTY LINE THE FENCES ARE ON.

11. AT THE TIME OF THIS SURVEY THE 40' PUBLIC ROAD AS DEDICATED ON THE EMIGRATION LAND COMPANY SUBDIVISION, RECORDED IN VOLUME 2, PAGE 13 OF THE BRAZORIA COUNTY PLAT RECORDS, HAD NOT BEEN CONSTRUCTED. CURRENTLY THE SUBJECT TRACT DOES NOT HAVE PHYSICAL ACCESS.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

METES AND BOUNDS DESCRIPTION of a 5.325-acre tract in the H.T. & B.R.R. Co. Survey, Section 56, Abstract No. 515 in the City of Iowa Colony, Brazoria County, Texas. Said 5.325-acre tract is in a 31.65-acre tract of land described in a deed to Iowa Colony Sterling Lakes, Ltd. As recorded in Clerk's File No.2004060186 in the Brazoria County Clerk's Office and is more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod in concrete found in the east right-of-way line of State Highway 288 (right-of-way width varies). Said point is in the west line of a tract of land described in a deed to Saber Real Estates, LLC as recorded in Clerk's File No. 2012024620 in the Brazoria County Clerk's Office and is in a curve to the right;

THENCE, along and with the east line of said State Highway 288, same being the west line of said Saber Real Estate, LLC tract and with said curve to the right, having a radius of 11,249.18 feet, a central angle of 07°01'24", (chord bears North 07°55'21" East, 1,378.04 feet), at an arc distance of 28.91 feet pass the northwest corner of said Saber Real Estate, LLC tract, said point is the southwest corner of a 7.7568-acre tract of land described in a deed to Saber Real Estate, LLC as recorded in Clerk's File No. 2013012878 in the Brazoria County Clerk's Office, for a total arc distance of 1,378.90 feet to the northwest corner of a 15.638 acre tract of land described in a deed to BHA Investments, LLC as recorded in Clerk's File No. 2005069892 in the Brazoria County Clerk's Office same being the southwest corner of the aforementioned 31.65-acre tract. Said point is in the north line of Lot 653 in the Emigration Land Company Subdivision as recorded in Volume 2, Page 113 in the Brazoria County Plat Records;

THENCE, North 87°46'21" East, along and with the south line of said 31.65-acre tract, same being the north line of said 15.638-acre tract and north line of said Lot 653 for a distance of 278.16 feet to a 5/8-inch iron rod set for the POINT OF BEGINNING and southwest corner of the herein described tract. Said point has a Texas State Plane grid coordinate of North 13,727,267.46', East 3,106,089.56'

THENCE, North 02°13'39" West, crossing said 31.65-acre tract for a distance of 164.12 feet to a 5/8-inch iron rod set for the point of curvature of a curve to the left;

THENCE, continuing to cross said 31.65-acre tract and with said curve to the left having a radius of 270.00 feet, a central angle of 26°14'58" (chord bears North 15°21'08" West, 122.62), for an arc distance of 123.70 feet to a 5/8-inch iron rod set for the point of tangency;

THENCE, North 28°28'37" West, continuing to cross said 31.65-acre tract for a distance of 100.00 feet to a 5/8-inch iron rod set for the point of curvature of a curve to the right;

THENCE, continuing to cross said 31.65-acre tract and with said curve to the right having a radius of 330.00 feet, a central angle of 22°55'08" (chord bears North 17°01'03" West, 131.13 feet), for an arc distance of 132.00 feet to a 5/8-inch iron rod set for the northwest corner of the herein described tract;

THENCE, North 87°46'21" East, crossing said 31.65-acre tract and along the north line of the herein described tract for a distance of 691.39 feet to a 5/8-inch iron rod set for the northeast corner of the herein described tract;

THENCE, South 02°42'21" East, continuing to cross said 31.65-acre tract and being 100-feet west of and parallel to the east line of the aforementioned 31.65-acre tract, same being the west line of Reserve "A" of the Final Plat of Meridiana, Section 80-A as recorded in Clerk's File No. 2018056316 in the Brazoria County Clerk's Office for a distance of 350.01 feet to a 5/8-inch iron rod set for the southeast corner of the herein described tract;

THENCE, South 87°46'21" West, continuing to cross said 31.65-acre tract and being 150.00-feet north of and parallel to the south line of said 31.65-acre tract, same being the north line of the aforementioned 15.638-acre tract for a distance of 528.77 feet to a 5/8-inch iron rod set for an interior corner of the herein described tract;

THENCE, South 02°13'39" East, continuing to cross said 31.65-acre tract for a distance of 150.00 feet to a 5/8-inch iron rod set in the south line of said 31.65-acre tract, same being the north line of the aforementioned 15.638-acre tract and the north line of Lot 654 of the aforementioned Emigration Land Company Subdivision;

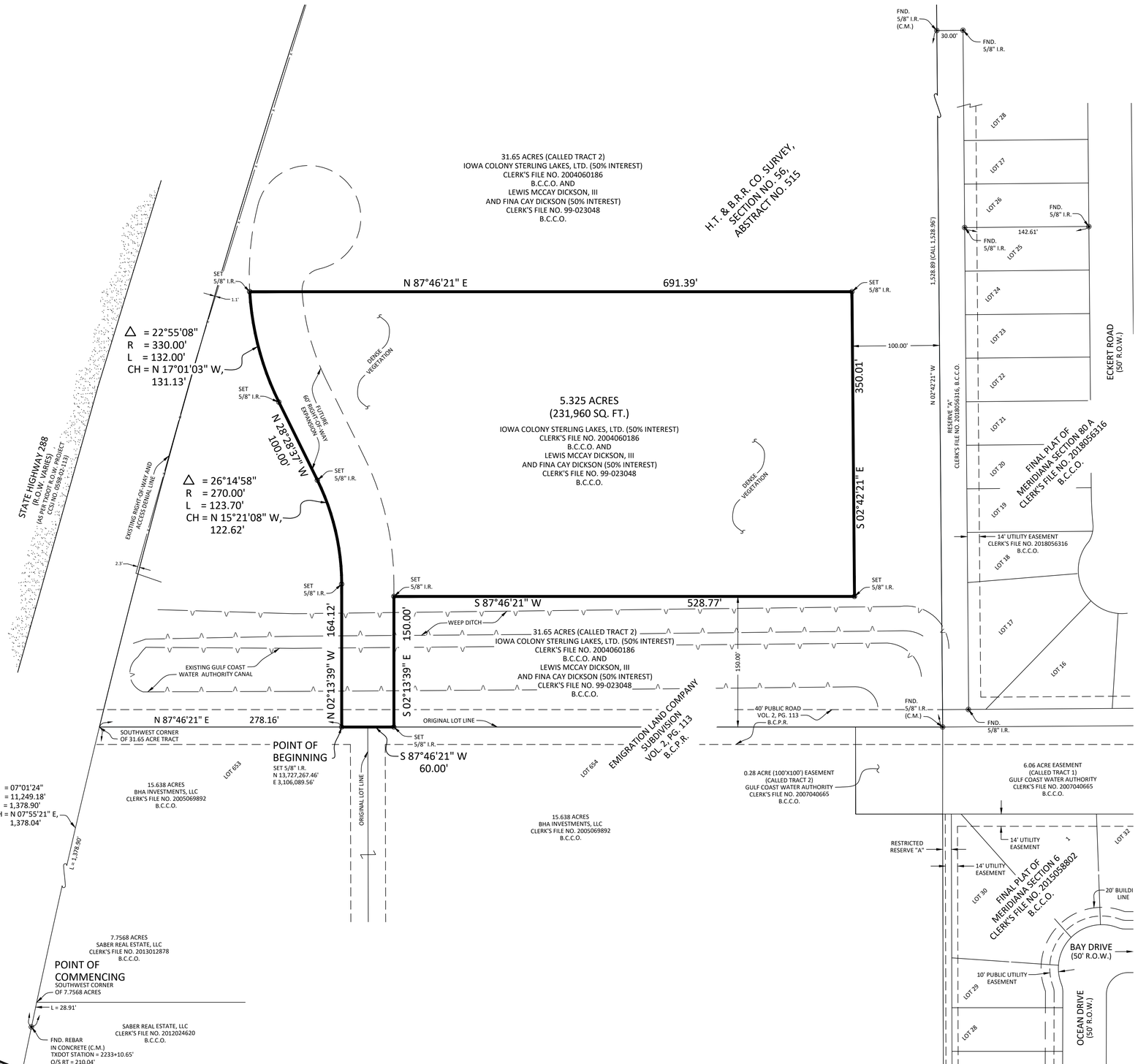
THENCE, South 87°46'21" West, along and with the south line of said 31.65-acre tract, same being the north line of said 15.638-acre tract and north line of said Lot 654 for a distance of 60.00 feet to the POINT OF BEGINNING, containing a computed area of 5.325-acres (231,960 square feet).

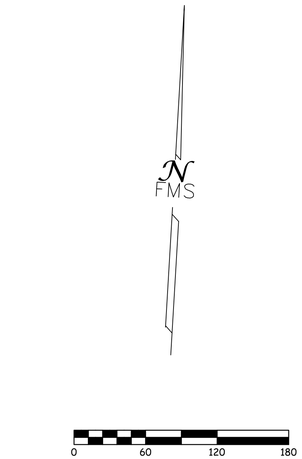
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY.

SCOTT R. SHERIDAN
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 6171

STATE OF TEXAS · REGISTERED · SCOTT R. SHERIDAN · 6171 · PROFESSIONAL LAND SURVEYOR

FEBRUARY 24, 2026





LEGEND

BARBED WIRE FENCE
TOP BANK
CONCRETE PAVING

FMS SURVEYING,INC
ESTABLISHED 1978

SURVEYOR:
F.M.S. SURVEYING
7523 RUSSELL STREET,
MANVEL, TEXAS 77578
PHONE: (281) 519-8530
EMAIL: chendrick@fmssurveying.com
TBPELS FIRM # 10040400
FMS JOB No. 72419
DRAFTING: CLH
www.fmssurveying.com

BOUNDARY SURVEY OF

A 5.325 ACRE TRACT OF LAND IN A 31.65 ACRE TRACT OF LAND RECORDED IN CLERK'S FILE NO. 2004060186 IN THE BRAZORIA COUNTY CLERK'S OFFICE IN THE H.T. & B.R.R. CO. SURVEY, SECTION NO. 56, ABSTRACT NO. 515 IN BRAZORIA COUNTY, TEXAS

FEBRUARY 24 2026

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, AUTHORIZING THE ACCEPTANCE OF A DONATION AND A CONVEYANCE OF A WATER PLANT SITE PURSUANT TO A SPECIAL WARRANTY DEED

WHEREAS, Iowa Colony Sterling Lakes, LTD, a Texas limited partnership, has agreed to donate and convey to the City a certain tract of land for use as a water plant site by Special Warranty Deed; and

WHEREAS, the property to be conveyed consists of a 5.325 acre tract of land located in Brazoria County, Texas, as more particularly described in the Special Warranty Deed attached hereto as Exhibit A and incorporated herein for all purposes; and

WHEREAS, the Special Warranty Deed includes certain conditions related to the dedication; and

WHEREAS, the City Council finds that acceptance of the donation serves a public purpose and is necessary for the development of public infrastructure and utility services;

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

THAT the City Council hereby accepts the donation and conveyance of the 5.325 acre water plant site, subject to the terms and conditions set forth in the Special Warranty Deed attached hereto as Exhibit A.

READ, PASSED AND ADOPTED ON APRIL 20, 2026.

_____
WIL KENNEDY, MAYOR
CITY OF IOWA COLONY, TEXAS

ATTEST:

_____
KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS

RESOLUTION _____

A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, AUTHORIZING PROFESSIONAL SERVICE PROVIDER SELECTION FOR A 2025/2026 TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)- PROJECT THROUGH THE TEXAS DEPARTMENT OF AGRICULTURE (TDA).

WHEREAS, participation in the CDBG requires implementation by professionals experienced in the administration/project delivery of federally-funded projects and creation of planning documents;

WHEREAS, in order to identify qualified and responsive providers for these services a Request for Qualifications (RFQ) process for engineering and design services has been completed in accordance with the Texas Department of Agriculture requirements;

WHEREAS, the proposals received by the due date have been reviewed to determine the most qualified and responsive providers for each professional service giving consideration to ability to perform successfully under the terms and conditions of the proposed procurement, integrity, compliance with public policy, record of past performance, and financial and technical resources

NOW, THEREFORE, BE IT RESOLVED:

Section 1. That _____ is selected to provide application and project-related engineering and design services for a 2025/2026 CDBG Grant for the City.

Section 2. That _____ is authorized to negotiate a contract amount prior to contract execution.

Section 3. That a cost-price analysis will be conducted to determine the negotiated fee to be appropriate and reasonable based upon program requirements and rules.

Section 4. That any and all project-related services contracts or commitments made with the above-named service provider(s) are dependent on the successful negotiation of a contract with the service provider(s).

PASSED AND APPROVED ON APRIL 20, 2026.

APPROVED: **ATTEST:**

_____ _____

Mayor City Secretary

ADICO
CONSULTING ENGINEERS

April 14, 2026

Dr. Tarron Richardson
City Manager
City of Iowa Colony
3144 Meridiana Parkway
Iowa Colony, TX 77583

Re: Professional Services Agreement for Design Services for the Water System Interconnect
2025 Bond Project, Iowa Colony, TX

Dear Dr. Richardson,

Adico, LLC ("Adico") is pleased to submit this proposal to perform professional engineering design services to the City of Iowa Colony ("Client") for providing design services for Waterline Extension to the East Water Plant within Iowa Colony.

PROJECT UNDERSTANDING

The City of Iowa Colony is required to interconnect the water system previously constructed by BCMUD 32 and BCMUD 55 to the proposed East Water Plant that is currently in design. This project will enhance system redundancy, improve distribution pressure, and provide a critical secondary feed to serve existing and future customers within the Iowa Colony service area.

SCOPE OF SERVICES

Adico will provide the services specifically set forth below.

Phase 1 — Preliminary Engineering & Data Collection

- Field assessment and utility conflict identification along the proposed alignment.
- Review of existing GIS records, as-built drawings, and hydraulic model data.
- Hydraulic analysis to confirm pipe sizing, pressure requirements, and system performance.
- Preliminary alignment study with up to three (3) route alternatives evaluated.
- Geotechnical coordination and soil borings recommendation (borings by Owner or subconsultant)
- Preliminary Opinion of Probable Construction Cost (OPCC)
- Presentation of preliminary findings to Owner for alignment selection

Phase 2 — Final Design & Permitting

- Preparation of 60% and 90% design submittal drawings for Owner review and comment
- Final construction documents (plan & profile sheets, details, specifications) at 100%
- Design of all appurtenances including gate valves, blow-offs, air release valves, and meter vaults
- Coordination of road bore/jack-and-bore crossings for major roadways as required
- Permitting submittals to TCEQ for waterline extension/interconnect approval
- ROW and easement exhibits for acquisition (if required)
- Coordination with Brazoria County, TxDOT, and other authorities having jurisdiction

- Updated Engineer's Opinion of Probable Construction Cost

Phase 3 — Bidding & Construction Administration

- Preparation and distribution of bid documents through Owner's procurement process
- Respond to contractor Requests for Information (RFIs) during bidding period
- Bid tabulation and recommendation of award
- Construction administration including submittal review and field observation visits
- Review of pay applications and change orders
- Final walk-through inspection and punch list preparation
- Record drawing preparation based on contractor redlines

Assumptions

- Project length is approximately 4,300 LF of waterline (8-inch to 16-inch diameter)
- The Owner or a separate subconsultant will provide survey and legal descriptions for easements if required.
- One (1) primary project alignment will be carried through final design following Owner selection

Exclusions

- Land/right-of-way acquisition services or legal representation
- Environmental studies (wetlands delineation, NEPA documentation, cultural resources)
- Subsurface utility engineering (SUE) — available as an additional service
- Construction materials testing and inspection

Project Schedule

The following schedule is estimated from Notice to Proceed (NTP). Schedule is contingent on timely Owner review, agency response times, and permitting duration.

Milestone	Duration (Weeks)
Notice to Proceed / Project Kickoff	1 Week
Phase 1: Preliminary Engineering & Alignment Study	6 Weeks
Phase 2: 60% Design Submittal	4 Weeks
Phase 2: 90% Design & Permitting Submittal	4 Weeks
TCEQ / Agency Review & Approval	12-16 Weeks
Phase 2: 100% Final Construction Documents	2 Weeks
Phase 3: Bidding Period	6 Weeks
Phase 3: Construction (Est.)	16–20 Weeks

COMPENSATION:

Compensation for this assignment shall be in accordance with this letter agreement for Engineering Services executed between the Owner and Adico, LLC. Billing for this assignment will be a monthly invoice based on a total percentage of effort provided. Based on this agreement and the scope of work described above, we recommend that a **Total Professional Services Fee Not to Exceed $107,000** be established.

Task	Lump Sum Fee
Phase 1: Preliminary Engineering & Data Collection	$21,540
Phase 2: Final Design and Permitting	$48,465
Phase 3: Bidding	$7,539
Construction Administration	$19,386
Construction Inspection	$10,770
TOTAL PROPOSED PROFESSIONAL FEES	**$107,000**
Other Services:	
Geotechnical Investigation: Budget only	$7500

Adico, LLC is pleased to submit this proposal and we appreciate the opportunity to provide these services for you. We will consider your acceptance below as our authorization to proceed. Please return one signed copy for our files.

Sincerely,

Adico, LLC
TBPE Firm No. 16423

Dinh Ho, P.E. 4/14/2026
By: Dinh V. Ho, P.E., Date

Accepted: _____
Date

ADICO
CONSULTING ENGINEERS

EXHIBIT 'A'

ADICO, LLC
SCHEDULE OF HOURLY RATES

EFFECTIVE JANUARY 2026

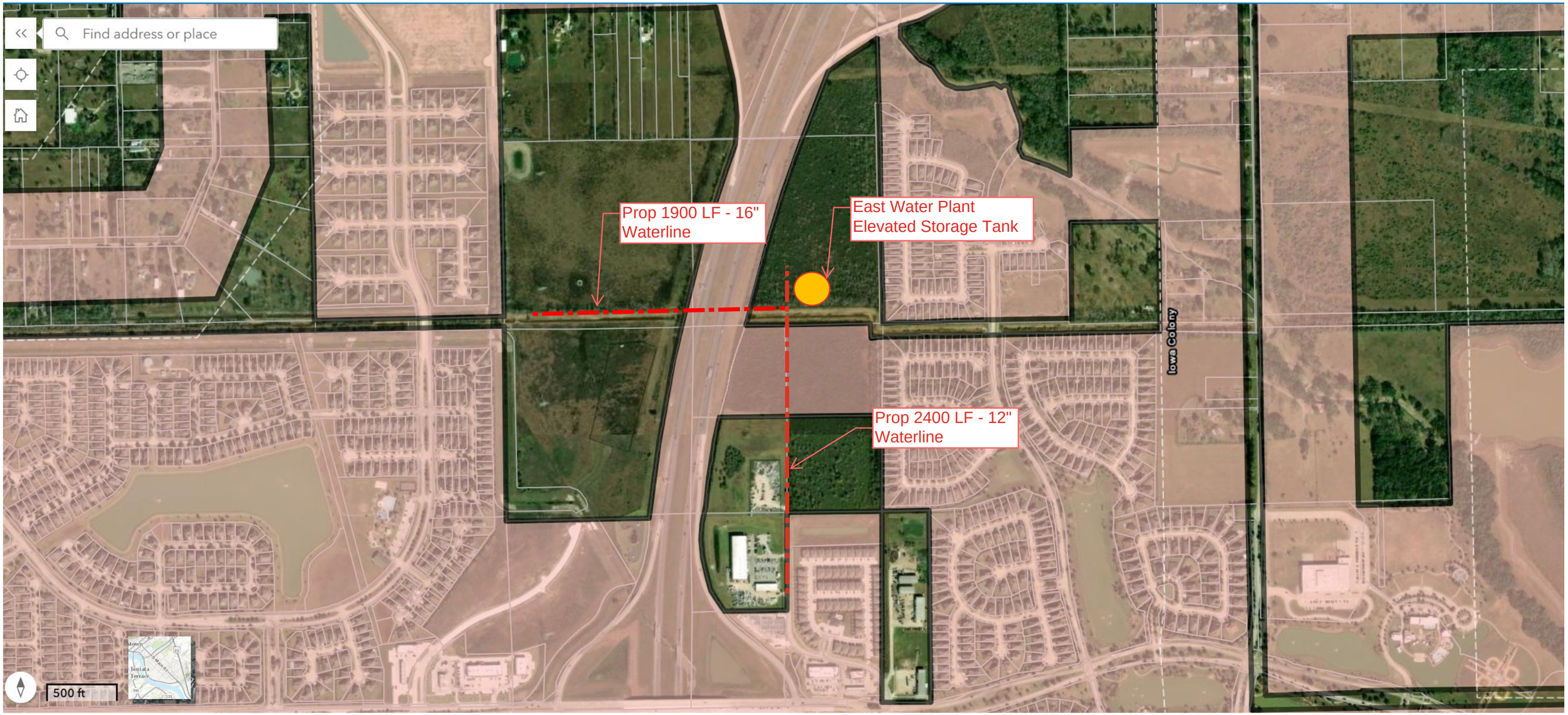
DESCRIPTION / TITLE	HOURLY RATES
Principals/PMs	
Principals, Directors	$285.00
Sr. Project Managers	$245.00
Project Managers	$210.00
Project Coordinator	$135.00
Engineers/Designers	
Engineer I	$130.00
Engineer II	$150.00
Sr. Engineer	$195.00
Designer	$115.00
Designer II	$130.00
Cadd Technicians	$110.00
Construction Management	
Senior Construction Inspector	$145.00
Construction Inspector	$125.00
Administrative Support	
Clerical/Administrative Staff	$85.00

IN HOUSE REPRODUCTION COSTS (NO MARK-UP INCLUDED):

Xerox	$ 0.40 per Copy (8 ½" x 11")
Xerox Prints	$6.00 per Square Foot

Subconsultants and other miscellaneous expenses at cost plus 10%

City of Iowa Colony
2025 CO Bonds - Waterline Interconnect



CITY OF IOWA COLONY

CITY OF IOWA COLONY
Water System Interconnect
Opininon of Probable Construction Cost

Adico, LLC - Consulting Engineers

Project Name: COIC Waterline Interconnect across SH 288

Description: Interconnect Waterline System from BCMUD 55 to BCMUD 32

CO Bond Project	4
Date:	4/9/2026
Prepared By:	DVH
Checked By:	DVH
Projection:	2026

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL ITEM COST
1.	16" Waterline (all depths)	1,900	LF	$120	$228,000
2.	12" Bore with Casing	350	LF	$400	$140,000
3.	12" Waterline (all depths)	2,400	LF	$65	$156,000
4.	12" Bore	600	LF	$120	$72,000
5.	16" Gate Valves	4	LF	$7,500	$30,000
6.	12" Gate Valves	8	LF	$3,500	$28,000
7.	Fire Hydrant Assembly	12	LF	$4,500	$54,000
8.	Wet Connection	2	EA	$5,000	$10,000
9.	Canal Crossing (60" RCP) with access road	1	LS	$40,000	$40,000
10.	Mobilization & Bonds	1	LS	$35,000	$35,000
			Subtotal:		**$718,000**
			Contingency (20%):		**$143,600**
			Engineering (15%):		**$107,700**
			Total:		**$969,300**

CITY OF IOWA COLONY

City Council Agenda Item Request Form

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

Date: 4/14/2026

Department Making Request: 30 - Public Works

Person Making Request: Dinh Ho

Item Type: Agreement

Budgeted? YES Cost: 112500

If budgeted, identify account:

Short Description:

The City Council is requested to consider approval of a Professional Services Agreement with Adico, LLC to provide engineering design services for the Water System Interconnect Project associated with the 2025 Certificate of Obligation (CO) Bond Program.

Explanation/Justification Details:

The proposed interconnect is a critical infrastructure improvement intended to enhance system redundancy, improve water distribution pressure, and provide a secondary water supply source for existing and future development within the City.

The project will connect existing water systems constructed by BCMUD No. 32 and BCMUD No. 55 to the proposed East Water Plant, improving system redundancy, distribution pressure, and overall reliability for existing and future development within the City.

The proposed agreement provides for preliminary engineering, final design, permitting, bidding, and construction administration services for approximately 4,300 linear feet of waterline. The total professional services fee is not to exceed $112,500.00 and is consistent with the project budget. Staff recommends approval of the agreement and authorization for the City Manager to execute all necessary documents.

Requestor Signature:

==========

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

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, APPROVING THE INVESTMENT POLICY IN ACCORDANCE WITH THE PUBLIC FUNDS INVESTMENT ACT

WHEREAS, the City of Iowa Colony's investments shall be made in a manner which will provide the maximum security of principal while meeting the daily cash flow needs of the City of Iowa Colony, Texas ("the City"), and conform to the Public Funds Investment Act ("the Act"); and

WHEREAS, the City Council shall review the Investment Policy on an annual basis; and

WHEREAS, the City Council, after reviewing the Investment Policy, desires to approve the same;

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

SECTION 1. That the City Council of the City of Iowa Colony, Texas hereby approves the attached Investment Policy and investment strategies regarding City funds as mandated by Ordinance No. 2023-14.

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

SECTION 3. This resolution shall be effective from the date of its passage and adoption.

READ, PASSED, AND APPROVED ON April 20, 2026.

CITY OF IOWA COLONY, TEXAS

_____

WIL KENNEDY, MAYOR

ATTEST:

_____

KAYLEEN ROSSER, CITY SECRETARY

CITY OF IOWA COLONY

City Council Agenda Item Request Form

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

Date: 3/8/2026

Department Making Request: 35 - Community Development

Person Making Request: Dinh Ho, P.E.

Item Type: Ordinance

Budgeted? NO Cost:

If budgeted, identify account:

Short Description:

Consideration and possible action regarding a Specific Use Permit (SUP) for LMC Marine Center located at SH 288 Frontage Road near Iowa Colony Boulevard

Explanation/Justification Details:

The applicant, LMC Marine Center, is requesting approval of a Specific Use Permit (SUP) to allow the development and operation of a boat dealership with associated retail showroom and service facilities within the Business Retail (BR) Zoning District. The proposed development includes a boat showroom building, outdoor boat display areas, mechanical service bays, and related storage and detailing areas along the SH 288 frontage road near Iowa Colony Boulevard. A boat dealership is not specifically listed as a permitted use within the BR district; therefore, approval of a Specific Use Permit by City Council is required.

Staff reviewed the request and determined the proposed use is generally compatible with the commercial intent of the Business Retail district, functioning similarly to other retail uses that include merchandise display and limited service activities. Staff recommends approval of the Specific Use Permit, subject to conditions including conformance with the submitted site plan, limiting outdoor boat display to designated areas, requiring service activities to occur within enclosed bays, compliance with lighting and landscaping standards, and prohibiting outdoor amplified sound.
Recommended Action: Approve the Specific Use Permit for LMC Marine Center subject to staff-recommended conditions.

Requestor Signature:

==========

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

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary

ADICO
CONSULTING ENGINEERS

MEMORANDUM

Date: **March 8, 2026**

To: **City Council**

Mayor Wil Kennedy, City Council Members

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

RE: **LMC Marine Center – Specific Use Permit**

Staff's Summary and Recommendations

CC: **Dr. Tarron Richardson, Natasha Brooks, Kayleen Rosser**

Applicant: LMC Marine Center
Property Address: SH 288 Frontage Road near Iowa Colony Boulevard
Zoning: Business Retail District

1. Applicant Request:
   The applicant is requesting approval of a Specific Use Permit (SUP) to allow the development and operation of a boat dealership with associated retail showroom and service facilities within the Business Retail (BR) Zoning District.

   The proposed development includes:
   - Boat showroom building
   - Outdoor boat display areas
   - Mechanical service bays
   - Engine storage and detailing areas

   The facility will operate as LMC Marine Center, a marine retail and service establishment.

2. Property Description:
   The subject property is located along the SH 288 Frontage Road near Iowa Colony Boulevard and is currently undeveloped. The site plan indicates development consisting of:

3. Staff Analysis:
   The property is zoned Business Retail (BR). The BR district is intended to accommodate business and retail uses while maintaining performance standards that encourage quality commercial development.

   Permitted Uses allows numerous retail uses including:
   - Furniture stores
   - Hardware stores
   - Sporting goods stores
   - Appliance stores
   - Grocery stores
   - Restuarants

Specific Use Permit Authority

- The ordinance allows other commercial uses through approval of a Specific Use Permit by City Council.
- A boat dealership is not listed as a permitted use; therefore, the proposed development requires approval of a Specific Use Permit.

Compatibility Analysis

Boat dealerships function similarly to other large retail uses permitted in the BR district.
Similar characteristics include:

- Retail sales
- Large merchandise display
- Moderate traffic volumes
- Limited service activities.

Because the use is primarily retail in nature, it is generally compatible with the intent of the BR district.

Potential Impacts

Noise

Service bays may generate intermittent noise; however:

- Service activities are expected to occur within enclosed buildings
- No heavy industrial uses are proposed.

Visual Impacts

Outdoor display of boats is typical for marine dealerships and is comparable to other retail display activities, i.e. car dealership.

4. Staff Recommendation:

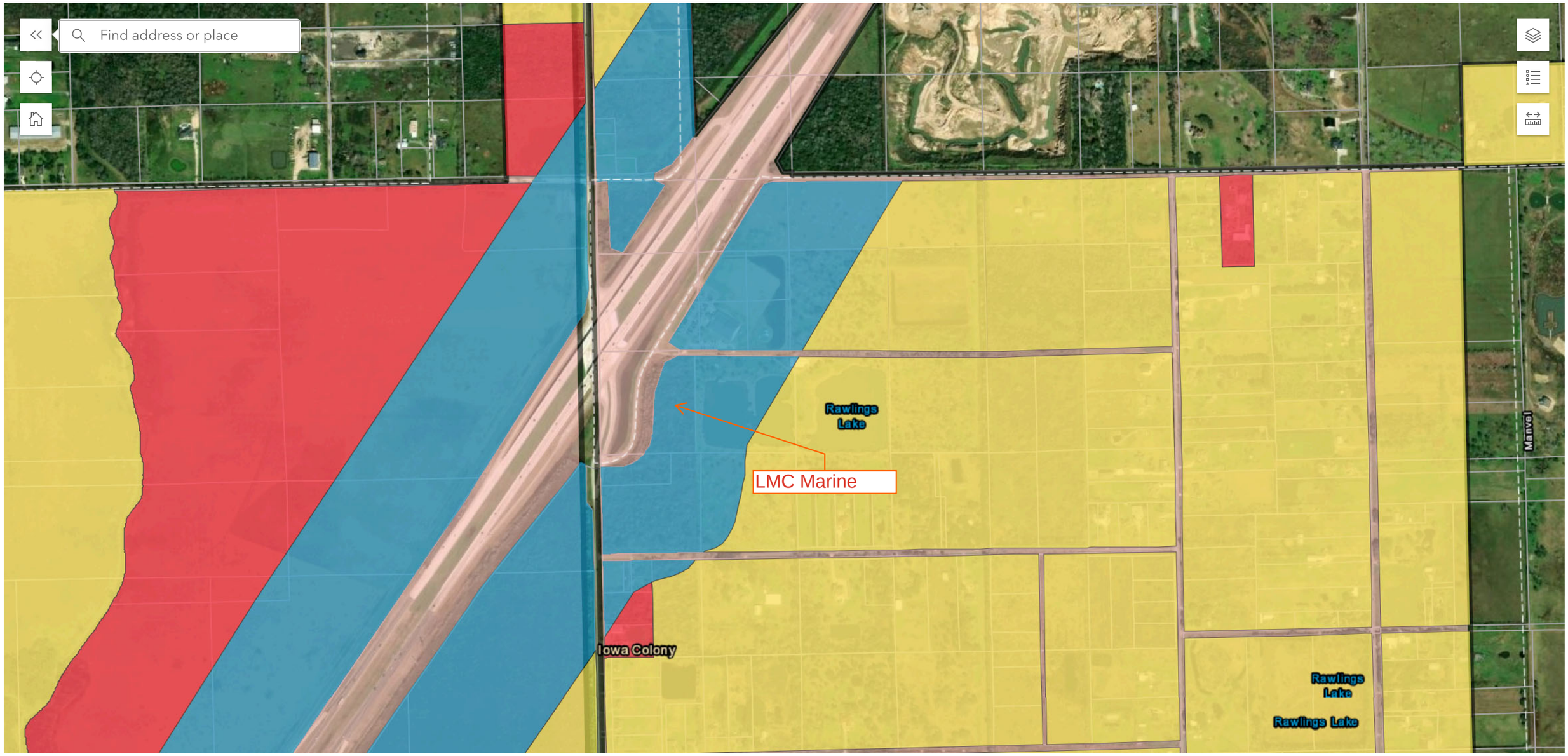
Staff finds that the proposed boat dealership:

- Is consistent with the commercial intent of the BR District
- Meets applicable development standards
- Will not create significant nuisance impacts if operated appropriately.

Staff recommends approval of the Specific Use Permit subject to the following conditions.

1. **Development shall substantially conform to the submitted architectural and site plan.**
2. **Outdoor boat display shall be limited to designated display areas.**
3. **Boat repair and maintenance shall occur within enclosed service bays.**
4. **Site lighting shall be directed downward and shielded from adjacent properties.**
5. **Landscaping shall be installed and maintained per city requirements.**
6. **Outdoor loudspeakers or amplified sound systems shall not be permitted.**
7. **Storage of boats awaiting service shall occur only within designated service areas.**

Iowa Colony Public Web Map



CITY OF IOWA COLONY

"Where We Make It Happen"

APPLICATION FOR SPECIFIC USE PERMIT

FORM 'B'

APPLICATION DATE: 01/15/26

NAME OF APPLICANT: Bryson White

THE LEGAL DESCRIPTION AND THE ADDRESS OF THE PROPERTY THAT IS SUBJECT OF THE APPLICATION FOR SPECIFIC USE:

A0517 H T & B R R TRACT 130 ACRES 5.21

A DETAILED DESCRIPTION OF THE SPECIFIC USE PERMIT THAT IS PROPOSED:

We plan to build a high quality boat dealership that focuses on saltwater fishing and leisure boats.

Our dealership will also be able to service existing boat owners with maintenance & parts.

THE ZONING DISTRICT IN WHICH THE SUBJECT PROPERTY IS LOCATED. CIRCLE ONE: (MU) (SFR) (MH) (BR)

THE SIGNED CONSENT OF THE OWNER OR OWNERS OF THE SUBJECT PROPERTY, IF THE APPLICANT IS NOT THE OWNER OF THE PROPERTY:

THE APPLICANT'S INTEREST IN THE SUBJECT PRROPERTY IF THE APPLICANT IS NOT AN OWNER OF ALL OR PART OF THE PROPERTY. I am the Architect representing the owner.

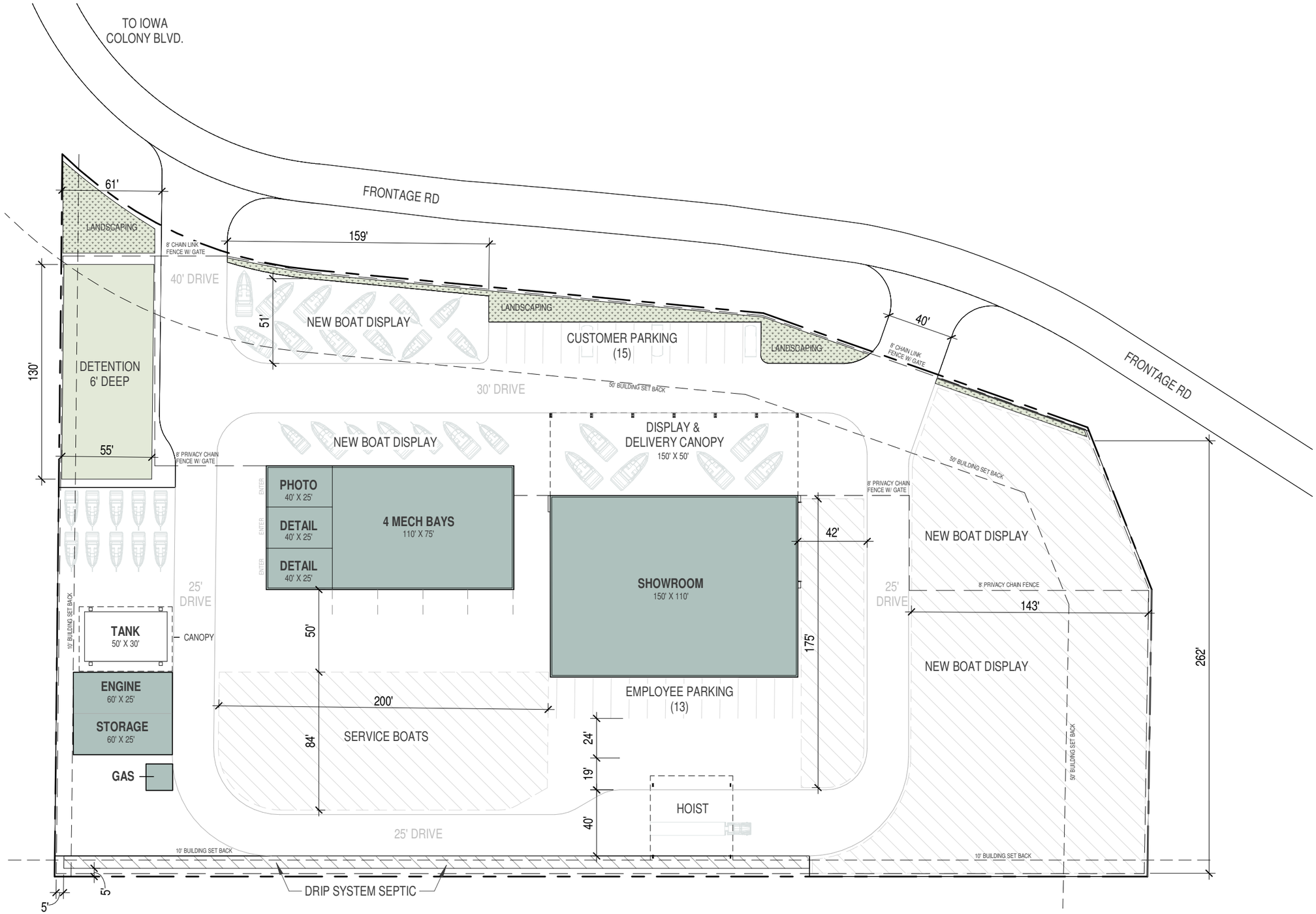
SUCH OTHER INFORMATION OR DOCUMENTATION AS THE CITY COUNCIL OR ZONING ADMINISTRATOR MAY DEEM NECESSARY.

Please let us know what you will need at this time.

EACH APPLICATION FOR SPECIFIC USE PERMIT MUST BE ACCOMPANIE DBY A NON-REFUNDABLE FEE OF $1,000.00 TO DEFRAY THE COST OF NOTIFICATION, ATTORNEY'S FEES OR PROCESSING TH APPLICATION.

NOTE: THIS APPLICATION EXPIRES IN 180 DAYS IF NOT SUBMITTED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS AND/ OR ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

SIGNATURE REQUIRED:

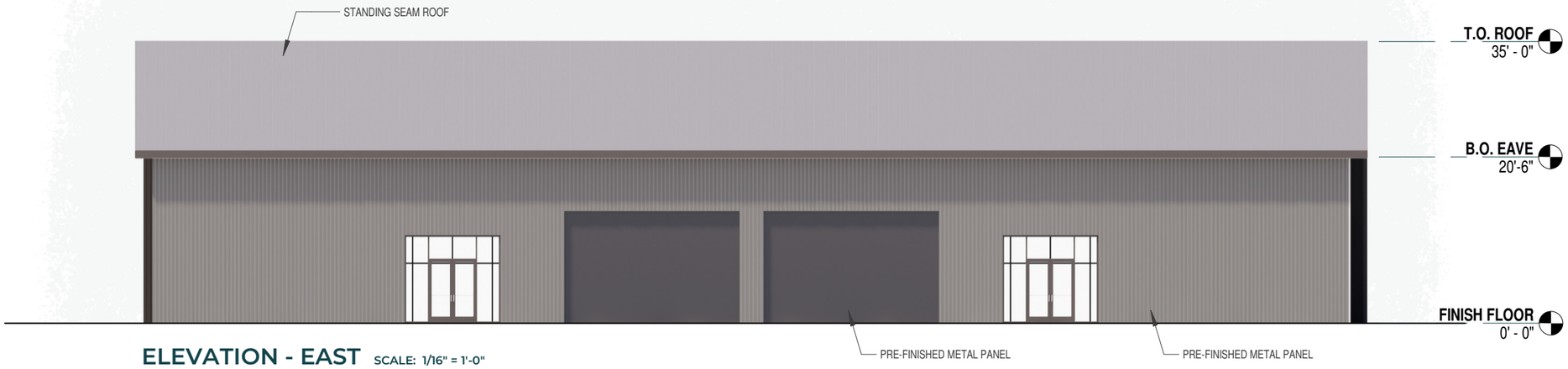


SITE PLAN SCALE: 1" = 60'-0"

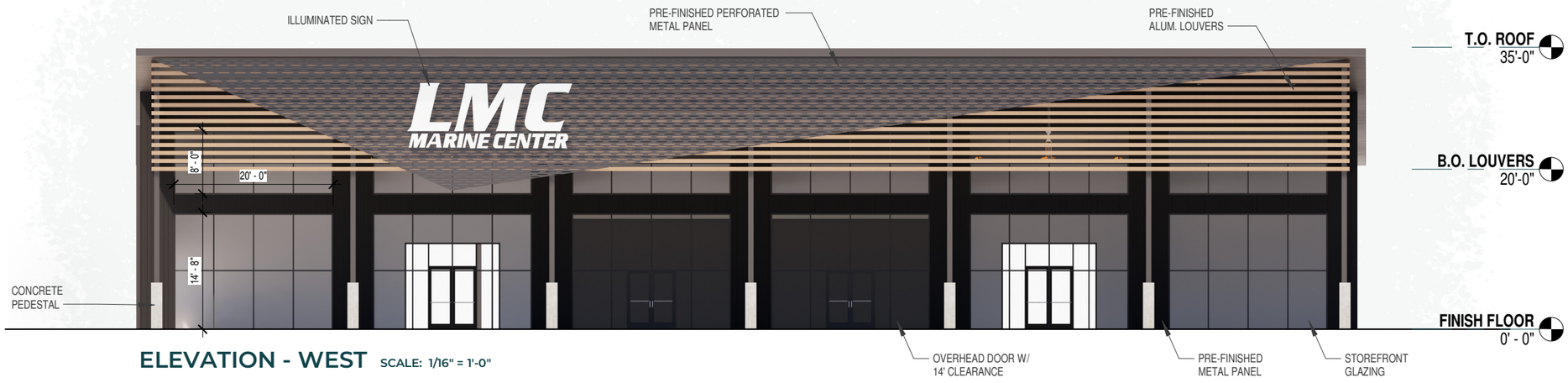
LMC MARINE CENTER

IOWA COLONY, TX

ARC THREE



ELEVATION - EAST SCALE: 1/16" = 1'-0"



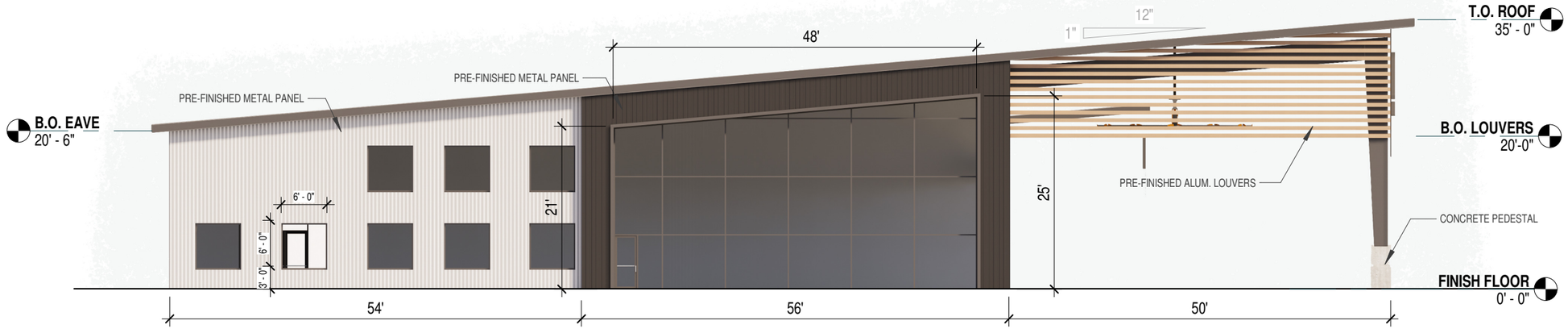
ELEVATION - WEST SCALE: 1/16" = 1'-0"

ARC THREE

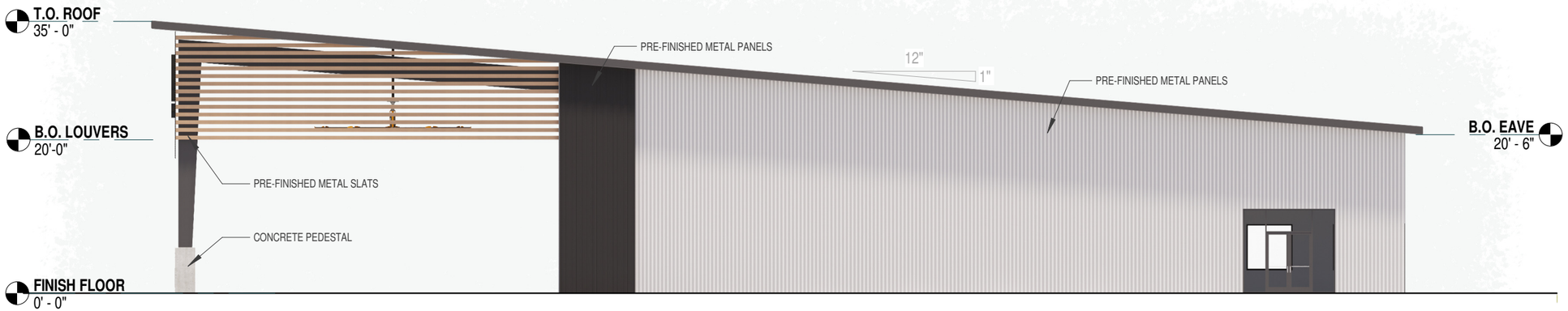
ELEVATIONS

LMC MARINE CENTER

IOWA COLONY, TX



ELEVATION - NORTH SCALE: 1/16" = 1'-0"



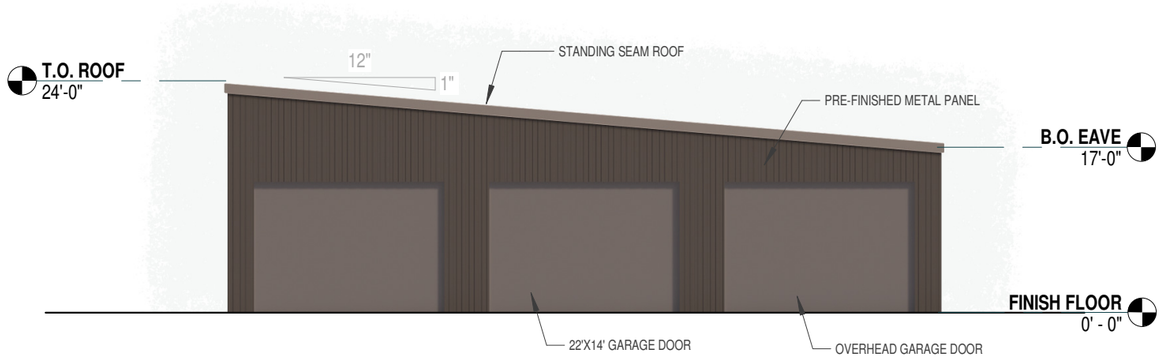
ELEVATION - SOUTH SCALE: 1/16" = 1'-0"

ARC THREE

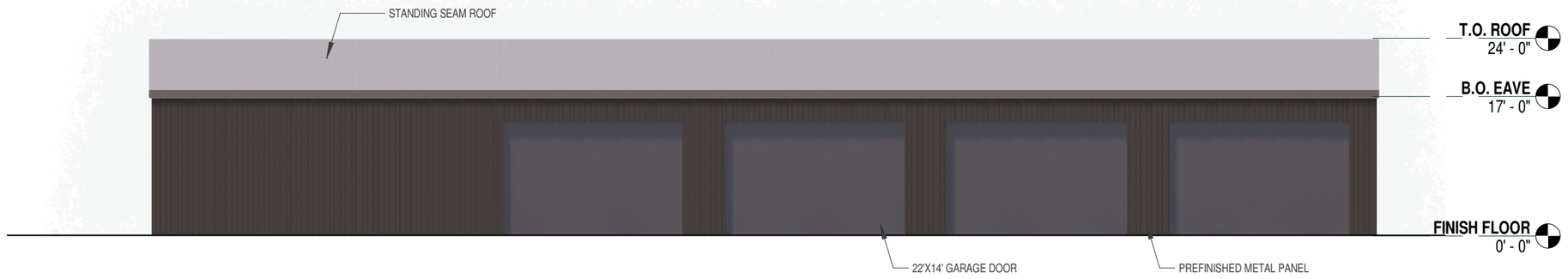
ELEVATIONS

LMC MARINE CENTER

IOWA COLONY, TX



GARAGE ELEVATION - SOUTH SCALE: 1/16" = 1'-0"



GARAGE ELEVATION - EAST SCALE: 1/16" = 1'-0"

GARAGE ELEVATION - WEST SCALE: 1/16" = 1'-0"

ELEVATIONS

LMC MARINE CENTER

IOWA COLONY, TX

ARC THREE

FRONT PERSPECTIVE

LMC MARINE CENTER

IOWA COLONY, TX

PERSPECTIVE

LMC MARINE CENTER

IOWA COLONY, TX

PERSPECTIVE

LMC MARINE CENTER

IOWA COLONY, TX

PERSPECTIVE UNDER CANOPY

LMC MARINE CENTER

IOWA COLONY, TX

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO PERMIT THE SPECIFIC USE OF A BOAT DEALERSHIP ON CERTAIN PROPERTY GENERALLY LOCATED AT HIGHWAY 288 AND IOWA COLONY BOULEVARD, IOWA COLONY, TEXAS; AND CONTAINING RELATED PROVISIONS

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

Section 1. Findings

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

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

b. The City Council of the City has held a public hearing on this zoning action in compliance with Chapter 211 of the Texas Local Government Code, and the Comprehensive Zoning Ordinance.

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

d. After giving due regard to the nature and consideration of all adjacent uses and structures and of the nature and condition of the City as a whole, the City Council is of the opinion that this zoning action conforms to the requirements and intent of the City and the Comprehensive Plan of the City; that the conditions herein attached to the granting of this specific use permit are reasonable, necessary, and in the public interest; and that the use hereby allowed under the conditions and under the circumstances of this particular case will not constitute a nuisance or be detrimental to the public health, safety, morals, or welfare of the community.

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

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

Section 2. Grant of Specific Use Permit

a. The Comprehensive Zoning Ordinance of the City is hereby amended, and a Specific Use Permit is hereby granted to Permittee authorizing the specific use permit as

described herein of the following described real property (herein sometimes called "the premises") located within the corporate limits of the City of Iowa Colony, Brazoria County, Texas:

> Approximately 5.21 acres in Tract 130, HT&BRR Co. Survey, Abstract 517, Brazoria County, Texas, generally located at Highway 288 and Iowa Colony Boulevard, and identified in the records of the Brazoria County Appraisal District as Account No. 0517-0043-000.

b. The specific use authorized by this permit is the following: a boat dealership, including the sale and display of new and used boats and related marine equipment, and no other use shall be permitted unless otherwise authorized by the City through amendment of this ordinance or approval of a new Specific Use Permit.

Section 3. Ratification of Actions of Agents

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

Section 4. Restrictions, Regulations, Controls, and Limitations

The above-described use and this Specific Use Permit are subject to the following restrictions, regulations, controls and limitations:

a. Neither the Permittee; any other owner of the property; their respective lessees, sublessees, invitees, or guests; nor the respective officers, agents, servants, or employees of any of the foregoing shall use, or allow or suffer the premises to be used, by any person for any purpose not allowed by law.

b. The Permittee; any other owner of the property; their respective lessees, sublessees, invitees, and guests; and the respective officers, agents, servants, and employees of each of the foregoing shall comply with the provisions of all applicable laws, rules, regulations, statutes, and ordinances of any governmental unit, concerning the operation and use of the premises for any purpose, concerning any activity on the premises, or concerning the health and safety of persons on, about, or near the premises, including but not limited to environmental laws.

c. Permittee; any other owner of the property; their respective lessees, sublessees, invitees, and guests; and the respective officers, agents, servants, and employees of each of the foregoing shall comply with all conditions, restrictions, and requirements in the Addendum to this ordinance.

Section 5. Revocation, Suspension, and Additional Restrictions

If any person fails to comply with a condition, restriction, regulation, or requirement contained herein or any provision hereof, then the City Council may by majority vote of those present and voting revoke, suspend, or attach further conditions to the Permit granted herein, by observing the following procedures.

a. Such revocation or suspension proceeding shall be instituted by notifying the Permittee or its designated agent in writing to appear before the City Council at a date, time and place specified therein, which time may not be less than ten (10) days from the date of that notice. The notice required shall state the grounds upon which such revocation, suspension, or further restriction is sought. That notice shall be delivered in person or mailed to Permittee or its designated agent, by registered or certified U. S. mail. That notice shall be deemed delivered upon the earlier of: (1) actual receipt, regardless of the delivery method; or (2) the depositing of such notice in U. S. mail, properly addressed and postage prepaid.

b. Any such notices that are mailed shall be mailed to Permittee at the address, if any, of Permittee in the Brazoria County Appraisal District's records or any other address in the City's records. Permittee may change its address by written notice to the City Secretary at 3144 Meridiana Parkway, Iowa Colony, Texas 77583.

c. The City Council shall conduct a hearing on the grounds and on the date and at the time and place designated in the notice. At that hearing the Permittee shall be permitted to present evidence and argument in connection with such grounds in person or by an agent or attorney.

d. After considering evidence and arguments, if the City Council is satisfied that the existence of one or more of such grounds has been shown by a preponderance of the evidence, the Council may by majority vote of those present and voting suspend such permit, require such corrective action or other requirements as the Council deems appropriate as a condition of continuing this Permit, revoke this Permit, and/or amend this Permit. If the Permit is suspended rather than revoked at that time, such suspension shall be for a time certain. Before the end of the length of time of the suspension, if corrective action has been taken, the City Council may by majority vote reinstate the Permit; if corrective action has not been taken, the City Council may by majority vote extend the suspension for a length of time certain or may revoke this Permit. At the hearing at which a suspension is imposed, the Council may announce a time, date, and place of a subsequent hearing on the suspension, revocation, or conditioning of the permit, and no further notice of such subsequent hearing shall be required. If the City Council takes no action before the end of the period of suspension, the Permit will automatically be reinstated and shall be in full force and effect as though there has been no suspension. Such suspension or revocation may apply to all or any portion of the premises or of the operations of Permittee thereon. During such suspension, the Permittee and its agents, servants, and employees, shall be prohibited from operating that part of the premises or operations thereon to which the suspension applies.

Section 6. Termination or Rezoning

The City reserves the right to terminate all or any part of this permit and/or to rezone all or any part of the property at any time, with or without cause, regardless whether any person has violated this permit or any applicable law, and regardless of any other provisions. This paragraph specifically limits, restricts, and conditions this permit, and this permit is granted subject to this paragraph. In the event the City revokes this permit under this paragraph, then the existing uses on the property as to which the permit is revoked may continue, to the same extent as a lawful nonconforming use may continue after a rezoning, and subject to the same conditions and restrictions as such nonconforming use. The intent of this paragraph is to limit the Permittee's rights to those that the Permittee would have if the property herein were now simply rezoned to allow the uses herein permitted. The City's rights under this paragraph are cumulative of any other rights of the City to revoke this permit, and the City may proceed under this paragraph alone, under any other provision alone, or under multiple provisions. The procedure for revoking a permit under this paragraph shall be the same as the procedure for revoking a permit under Section E of this ordinance, except that no grounds for revocation are required. The procedure for rezoning any area subject to this permit shall be as provided by law other than this permit.

Section 7. Other Ordinances

This ordinance is cumulative of and in addition to all other ordinances of the City of Iowa Colony on the same subject, and all such other ordinances are hereby expressly saved from repeal. In the event any provisions of any such other ordinance conflict with or overlap the provisions of this ordinance, whichever imposes the more stringent regulation shall control.

Section 8. Severance Clause

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

Section 9. Effective Date

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

READ, PASSED AND ADOPTED ON THE 16TH DAY OF MARCH, 2026.

CITY OF IOWA COLONY, TEXAS

_____

WIL KENNEDY, MAYOR

ATTEST:

_____

KAYLEEN ROSSER, CITY SECRETARY

ADDENDUM TO

ORDINANCE NO. _____

1. This Addendum is an integral part of the above captioned ordinance of the City of Iowa Colony, Texas.

2. The specific use hereby allowed, and this Specific Use Permit are also subject to the following restrictions, regulations, controls, and limitations:

3. In the event of any conflict in terms, the more restrictive provision shall govern and control.

REDLINE VERSION

Section 37. Lots. The following minimum requirements shall apply unless a conflict exists between this Section and City's Zoning Ordinance, in which case the more restrictive requirements of the two will control.

A. One Acre and Larger Lots.

~~1.~~ Minimum setback requirements shall be based on the City's Zoning Ordinance for the designated District. ~~Minimum front residential building setback lines shall be at least fifty (50) feet.~~

1. ~~Each corner lot shall have at least the minimum front residential building setback line on both streets.~~ Lots abutting across walkways shall be treated as corner lots. ~~Minimum commercial, business and industrial building setback lines shall be at least twenty five (25) feet, unless otherwise approved. Side lot building lines on interior lots shall be ten (10) feet. Minimum side lot building lines on commercial, business or industrial buildings shall be five (5) feet.~~

Formatted: List Paragraph, Justified, Indent: Left: 0.81", Hanging: 0.3", Right: 0", Line spacing: single, Numbered + Level: 2 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Left + Aligned at: 0.81" + Indent at: 1.11", Tab stops: 1.11", Left

2. Lot dimensions. Lot dimensions shall be a minimum of one hundred twenty (120) feet in width at the building setback line and of a depth so as to provide an area not less than one (1) acre or forty three thousand five hundred sixty (43,560) square feet.

3. Residential lots that are not served by public sewer shall be not less than one hundred twenty (120) feet in width at the building setback line and shall not have an area less than one (1) acre or forty three thousand five hundred sixty (43,560) square feet. Such lots shall be laid out with provision for the possibility of resubdivision at such time as sanitary sewers and/or water service becomes available.

4. Depth and width of properties reserved or laid out for business and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.

5. In an approved subdivision, lot sizes may be permitted to be increased in order to secure privacy within such lots or to allow improvement on such lots to conform to the building requirements. However, in no case shall lot size changes be permitted if they result in creating one or more lots of size less than the minimum area requirements of this Ordinance.

6. Access to public streets. The subdividing of the land shall be such as to provide each lot with satisfactory access to a public street.

7. Double and reverse frontage lots. Double frontage and reverse frontage lots should be avoided unless backing up to a major thoroughfare.

8. Side lot lines. Side lot lines shall be substantially at right angles or radial to street lines.

9. Flag and key shaped lots. No flag or key-shaped lots are allowed.

10. The length to width ratio of each lot shall not be greater than 7:1, meaning that the length of the longest side of the overall property cannot be more than seven times the width of the property measured at the building setback line. Each lot shall be a minimum of 120 feet wide at the building setback line. The requirements in this paragraph are in addition to all other requirements of this Subdivision Ordinance.

B. Lots Smaller Than One Acre.

1. Minimum front setback lines shall be in accordance with the City's Zoning Ordianance for the designated District. ~~at least twenty-five (25) feet. Each corner lot shall have at least the minimum front residential building setback line on both streets.~~ Lots abutting across walkways shall be treated as corner lots. ~~Minimum commercial, business and industrial building setback lines shall be at least twenty five (25) feet, unless otherwise approved. An exception to this requirement is minimum setback lines shall be increased to a total of thirty-five (35) feet from a sixty (60) foot right-of-way where a minor or major thoroughfare is planned in the Thoroughfare Plan of the City of Iowa Colony. Side lot building lines on interior lots shall be five (5) feet~~

2. Lot dimensions. Regardless of any other provisions of this Ordinance, lot dimensions shall be a minimum of sixty (60) feet in width at the building setback line and of a depth so as to provide an area not less than six thousand three hundred (6,300) square feet.

3. Depth and width of properties reserved or laid out for business and industrial purposes shall be adequate to provide for the off-street service and parking

facilities required by the type of use and development contemplated.

4. In an approved subdivision, lot sizes may be permitted to be increased in order to secure privacy within such lots or to allow improvement on such lots to conform to the building requirements. However, in no case shall lot size changes be permitted if they result in creating one or more lots of size less than the minimum area requirements of this ordinance.

5. Access to public streets. The subdividing of the land shall be such as to provide each lot with satisfactory access to a public street.

6. Double and reverse frontage lots. Double frontage and reverse frontage lots should be avoided unless backing up to a major thoroughfare.

7. Side lot lines. Side lot lines shall be substantially at right angles or radial to street lines.
8. Flag and key shaped lots. No flag or key-shaped lots are allowed.

FINAL VERSION

Section 37. Lots. The following minimum requirements shall apply unless a conflict exists between this Section and City's Zoning Ordinance, in which case the more restrictive requirements of the two will control.

A. One Acre and Larger Lots.

1. Minimum setback requirements shall be based on the City's Zoning Ordinance for the designated District. Lots abutting across walkways shall be treated as corner lots.

2. Lot dimensions. Lot dimensions shall be a minimum of one hundred twenty (120) feet in width at the building setback line and of a depth so as to provide an area not less than one (1) acre or forty three thousand five hundred sixty (43,560) square feet.

3. Residential lots that are not served by public sewer shall be not less than one hundred twenty (120) feet in width at the building setback line and shall not have an area less than one (1) acre or forty three thousand five hundred sixty (43,560) square feet. Such lots shall be laid out with provision for the possibility of resubdivision at such time as sanitary sewers and/or water service becomes available.

4. Depth and width of properties reserved or laid out for business and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.

5. In an approved subdivision, lot sizes may be permitted to be increased in order to secure privacy within such lots or to allow improvement on such lots to conform to the building requirements. However, in no case shall lot size changes be permitted if they result in creating one or more lots of size less than the minimum area requirements of this Ordinance.

6. Access to public streets. The subdividing of the land shall be such as to provide each lot with satisfactory access to a public street.

7. Double and reverse frontage lots. Double frontage and reverse frontage lots should be avoided unless backing up to a major thoroughfare.

8. Side lot lines. Side lot lines shall be substantially at right angles or radial to street lines.

9. Flag and key shaped lots. No flag or key-shaped lots are allowed.

10. The length to width ratio of each lot shall not be greater than 7:1, meaning that the length of the longest side of the overall property cannot be more than seven times the width of the property measured at the building setback line. Each lot shall be a minimum of 120 feet wide at the building setback line. The requirements in this paragraph are in addition to all other requirements of this Subdivision Ordinance.

B. Lots Smaller Than One Acre.

1. Minimum front setback lines shall be in accordance with the City's Zoning Ordianance for the designated District. Lots abutting across walkways shall be treated as corner lots.

2. Lot dimensions. Regardless of any other provisions of this Ordinance, lot dimensions shall be a minimum of sixty (60) feet in width at the building setback line and of a depth so as to provide an area not less than six thousand three hundred (6,300) square feet.

3. Depth and width of properties reserved or laid out for business and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.

4. In an approved subdivision, lot sizes may be permitted to be increased in order to secure privacy within such lots or to allow improvement on such lots to conform to the building requirements. However, in no case shall lot size changes be permitted if they result in creating one or more lots of size less than the minimum area requirements of this ordinance.

5. Access to public streets. The subdividing of the land shall be such as to provide each lot with satisfactory access to a public street.

6. Double and reverse frontage lots. Double frontage and reverse frontage lots should be avoided unless backing up to a major thoroughfare.

7. Side lot lines. Side lot lines shall be substantially at right angles or radial to street lines.
8. Flag and key shaped lots. No flag or key-shaped lots are allowed.

CITY OF IOWA COLONY

City Council Agenda Item Request Form

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

Date: 3/8/2026

Department Making Request: 35 - Community Development

Person Making Request: Dinh Ho, P.E.

Item Type: Ordinance

Budgeted? NO Cost:

If budgeted, identify account:

Short Description:

Consideration of an ordinance amending Section 37 (Lots) of the Subdivision Ordinance to clarify minimum lot dimensions, setback requirements, and subdivision design standards. The amendment establishes standards for lot width, lot area, lot configuration, and access to public streets for both lots one acre and larger and lots smaller than one

Explanation/Justification Details:

Section 37 of the City's Subdivision Ordinance establishes the minimum standards for lot layout, lot dimensions, setbacks, and access requirements within subdivisions. The ordinance provides separate requirements for lots one acre and larger and lots smaller than one acre to ensure orderly development and adequate access to public streets.

City staff has reviewed the existing language and identified several provisions that would benefit from clarification and updates to ensure consistency with the City's zoning ordinance and current development practices. Specifically, moving the requirements of setbacks to the Zoning Ordinance.

Staff recommends approval of the proposed amendment to Section 37 of the Subdivision Ordinance (Lots).

Requestor Signature:

==========

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

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, AMENDING SUBDIVISION ORDINANCE NO. 2002-12, ARTICLE III "MINIMUM REQUIREMENTS FOR SUBDIVISION AND/OR RESUBDIVISION", SECTION 37 "LOTS", PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, the City Council of the City of Iowa Colony finds that the Subdivision Ordinance should remain consistent with the City's Zoning Ordinance regarding setback requirements; and;

WHEREAS, clarifying that building setback requirements are governed by the Zoning Ordinance will eliminate conflicts between development regulations and promote consistent administration of the City's development standards;

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

SECTION 1. That the Subdivision Ordinance No. 2002-12, Section 37 "Lots" is hereby amended as follows:

Section 37. Lots.

A. One Acre and Larger Lots.

Section 37(A)(1) is amended to read as follows:

1. Minimum setback requirements shall be based on the City's Zoning Ordinance for the designated district. Lots abutting across walkways shall be treated as corner lots.

B. Lots Smaller Than One Acre.

Section 37(B)(1) is amended to read as follows:

1. Minimum front setback lines shall be in accordance with the City's Zoning Ordinance for the designated district. Lots abutting across walkways shall be treated as corner lots.

All other provisions of Section 37 shall remain unchanged.

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

SECTION 3. This ordinance shall be effective immediately upon its passage and approval.

SECTION 4. That it is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place, and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551, Texas Government Code.

PASSED AND APPROVED ON THE FIRST READING ON THE 16TH DAY OF MARCH 2026.

PASSED AND APPROVED ON THE SECOND READING ON THE _____ DAY OF APRIL 2026.

CITY OF IOWA COLONY, TEXAS

Wil Kennedy, Mayor

ATTEST:

Kayleen Rosser, City Secretary

Sec. 70. District SFR (Single-Family Residential Dwelling District).

District SFR is a low density single-family residential dwelling district and is subject to the city's most restrictive regulations in order to prevent the encroachment of incompatible uses. No building or land shall be used and no building or structure shall be erected, constructed, reconstructed, converted, enlarged, or structurally altered within District SFR except in accordance with the provisions of this Section.

(a) *Permitted uses.*

Single-family dwellings;

Accessory residential uses;

Governmental facilities;

Home occupations;

Private recreational facilities owned and operated for or on behalf of a residential subdivision;

Public primary and secondary educational facilities;

Servants' or caretakers' quarters;

Construction offices relating to developments of permitted structures during such construction;

Sales offices and model homes related to single-family residential subdivision development;

Agricultural uses;

Public and private parks;

However, HUD Code manufactured homes, manufactured homes, and mobile homes are prohibited in District SFR.

(b) *Specific uses.* The following uses are permitted with District SFR subject to the granting of a specific use permit as prescribed in article VIII of this ordinance;

Churches or other places of religious worship;

Private or public educational institutions, including:

Accredited elementary and secondary schools;

Kindergartens and nursery schools; and

Religious institutions.

(c) *Lot size requirements.*

(1) Minimum lot area:

(i) One acre for lots served by neither public sewage treatment nor public water supply; or

(ii) One-half acre for lots served by either public sewage treatment or public water supply.

(iii) Minimum lot size serviced by public water and sewer as required by the subdivision ordinance.

(2) Minimum lot width: As would be required by the subdivision ordinance, if the property were being subdivided, regardless whether the property actually is being subdivided.

(3) Minimum lot depth: As would be required by the subdivision ordinance if the property were being subdivided, regardless whether the property actually is being subdivided.

(Ord. No. 2014-01, § 1, 1-27-2014)

(d) *Yard requirements.*

(1) For lots 3 acres and larger

(a) Required front yard: 50 feet.

(b) Required side yard: 25 feet for interior side lots. Side yards adjacent to side streets shall be not less than 50 feet, except that side yards adjacent to the turn-around portion of a cul-de-sac street shall be not less than 25 feet.

(c) Required rear yard: 50 feet;

(d) Maximum lot coverage: Not more than 50 percent of the lot area, including the main building, accessory buildings, and other impervious surfaces, but not including swimming pools.

(2) For lots less than 3 acres but larger than 1 acre

(a) Required front yard: 40 feet.

(b) Required side yard: 15 feet for interior side lots. Side yards adjacent to side streets shall be not less than 25 feet.

(c) Required rear yard: 25 feet;

(d) Maximum lot coverage: Not more than 50 percent of the lot area, including the main building, accessory buildings, and other impervious surfaces, but not including swimming pools.

(3) For lots less than 1 acre

(a) Required front yard: 25 feet.

(b) Required side yard: 5 feet for interior side lots. Side yards adjacent to side streets shall be not less than 10 feet.

(c) Required rear yard: 10 feet;

(d) Maximum lot coverage: Not more than 60 percent of the lot area, including the main building, accessory buildings, and other impervious surfaces, but not including swimming pools.

(e) *Maximum height.* Two stories. Cooling towers, roof gables, chimneys, and vent stacks may extend to a height not to exceed 35 feet above the average level of the base of the foundation of the building. Height regulations prescribed herein shall not apply to satellite earth station antennas or any personal communication electronic facilities protected by the federal Telecommunications Act of 1996.

CITY OF IOWA COLONY

City Council Agenda Item Request Form

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

Date: 3/8/2026

Department Making Request: 35 - Community Development

Person Making Request: Dinh Ho, P.E.

Item Type: Ordinance

Budgeted? NO Cost: 0

If budgeted, identify account:

Short Description:

Consideration and possible action on an ordinance amending Section 70 – District SFR (Single-Family Residential Dwelling District) of the City Zoning Ordinance to clarify permitted uses, lot size requirements, and development standards for single-family residential properties as requested by City Council and P&Z

Explanation/Justification Details:

Section 70 of the Zoning Ordinance establishes the regulations governing the Single-Family Residential (SFR) District, which is intended to provide low-density residential development and protect residential areas from incompatible land uses.

City staff has reviewed the existing ordinance language and identified several provisions that would benefit from clarification and updates to better align with the City's subdivision ordinance and current development practices. The proposed amendment refines certain lot size standards, setback requirements, and related development criteria applicable to properties within the SFR zoning district.

The proposed ordinance amendment updates Section 70 of the zoning ordinance to
- Clarify permitted and prohibited uses within the SFR district.
- Establish consistent minimum lot size requirements based on the availability of public water and sewer service.
- Align lot width and depth requirements with those required by the subdivision ordinance.
- Clarify yard setback requirements and maximum lot coverage standards for lots of varying sizes.

Staff recommends approval of the proposed Zoning Ordinance Amendment to Section 70

Requestor Signature:

==========

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

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary

REDLINE

Sec. 70. District SFR (Single-Family Residential Dwelling District).

District SFR is a low density single-family residential dwelling district and is subject to the city's most restrictive regulations in order to prevent the encroachment of incompatible uses. No building or land shall be used and no building or structure shall be erected, constructed, reconstructed, converted, enlarged, or structurally altered within District SFR except in accordance with the provisions of this Section.

(a) *Permitted uses.*

Single-family dwellings;

Accessory residential uses;

Governmental facilities;

Home occupations;

Private recreational facilities owned and operated for or on behalf of a residential subdivision;

Public primary and secondary educational facilities;

Servants' or caretakers' quarters;

Construction offices relating to developments of permitted structures during such construction;

Sales offices and model homes related to single-family residential subdivision development;

Agricultural uses;

Public and private parks;

However, HUD Code manufactured homes, manufactured homes, and mobile homes are prohibited in District SFR.

(b) *Specific uses.* The following uses are permitted with District SFR subject to the granting of a specific use permit as prescribed in article VIII of this ordinance;

Churches or other places of religious worship;

Private or public educational institutions, including:

Accredited elementary and secondary schools;

Kindergartens and nursery schools; and

Religious institutions.

(c) *Lot size requirements.*

(1) Minimum lot area:

(i) One acre for lots served by neither public sewage treatment nor public water supply; or

(ii) One-half acre for lots served by either public sewage treatment or public water supply.

(iii) Minimum lot size serviced by public water and sewer as required by the subdivision ordinance.

(2) Minimum lot width: As would be required by the subdivision ordinance, if the property were being subdivided, regardless whether the property actually is being subdivided.

(3) Minimum lot depth: As would be required by the subdivision ordinance if the property were being subdivided, regardless whether the property actually is being subdivided.

(Ord. No. 2014-01, § 1, 1-27-2014)

(d) *Yard requirements.*

(1) For lots 3 acres and larger

(a) Required front yard: 50 feet.

(b) -Required side yard:

(i) 25 feet for interior side lots.

(ii) Side yards adjacent to side streets shall be not less than 50 feet, except that side yards adjacent to the turn-around portion of a cul-de-sac street shall be not less than 25 feet.

(iii) 25 feet for interior side lots for accessory building.

(c) Required rear yard: 50 feet;

(d) Maximum lot coverage: Not more than 50 percent of the lot area, including the main building, accessory buildings, and other impervious surfaces, but not including swimming pools, unless as noted per subdivision requirements.

(2) For lots less than 3 acres but larger than 1 acre

(a) Required front yard: 40 feet.

(b) Required side yard:

(i) 15 feet for interior side lots.

(ii) Side yards adjacent to side streets shall be not less than 25 feet.

(iii) 10 feet for interior side lots for accessory building.

(c) Required rear yard: 25 feet;

(d) Maximum lot coverage: Not more than 50 percent of the lot area, including the main building, accessory buildings, and other impervious surfaces, but not including swimming pools.

(3) For lots less than 1 acre

(a) Required front yard: 25 feet.

(b) Required side yard:

(i) 5 feet for interior side lots.

(ii) Side yards adjacent to side streets shall be not less than 10 feet.

(iii) 5 feet for interior side lots for accessory building.

(c) Required rear yard: 10 feet;

(d) Maximum lot coverage: Not more than 60 percent of the lot area, including the main building, accessory buildings, and other impervious surfaces, but not including swimming pools.

~~Required side yard: 25 feet for interior side lots. Side yards adjacent to side streets shall be not less than 50 feet, except that side yards adjacent to the turn-around portion of a cul-de-sac street shall be not less than 25 feet.~~

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~~(3) Required rear yard: 50 feet; provided, however, a rear yard of at least 100 feet shall be maintained where adjacent to a street.~~

~~(4) Maximum lot coverage: Not more than 50 percent of the lot area, including the main building, accessory buildings, and other impervious surfaces, but not including swimming pools.~~

(e) *Maximum height.* Two stories. Cooling towers, roof gables, chimneys, and vent stacks may extend to a height not to exceed 35 feet above the average level of the base of the foundation of the building. Height regulations prescribed herein shall not apply to satellite earth station antennas or any personal communication electronic facilities protected by the federal Telecommunications Act of 1996.

Sec. 70. District SFR (Single-Family Residential Dwelling District).

District SFR is a low density single-family residential dwelling district and is subject to the city's most restrictive regulations in order to prevent the encroachment of incompatible uses. No building or land shall be used and no building or structure shall be erected, constructed, reconstructed, converted, enlarged, or structurally altered within District SFR except in accordance with the provisions of this Section.

(a) *Permitted uses.*

Single-family dwellings;

Accessory residential uses;

Governmental facilities;

Home occupations;

Private recreational facilities owned and operated for or on behalf of a residential subdivision;

Public primary and secondary educational facilities;

Servants' or caretakers' quarters;

Construction offices relating to developments of permitted structures during such construction;

Sales offices and model homes related to single-family residential subdivision development;

Agricultural uses;

Public and private parks;

However, HUD Code manufactured homes, manufactured homes, and mobile homes are prohibited in District SFR.

(b) *Specific uses.* The following uses are permitted with District SFR subject to the granting of a specific use permit as prescribed in article VIII of this ordinance;

Churches or other places of religious worship;

Private or public educational institutions, including:

Accredited elementary and secondary schools;

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Religious institutions.

(c) *Lot size requirements.*

(1) Minimum lot area:

(i) One acre for lots served by neither public sewage treatment nor public water supply; or

(ii) One-half acre for lots served by either public sewage treatment or public water supply.

(iii) Minimum lot size serviced by public water and sewer as required by the subdivision ordinance.

(2) Minimum lot width: As would be required by the subdivision ordinance, if the property were being subdivided, regardless whether the property actually is being subdivided.

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(1) For lots 3 acres and larger

(a) Required front yard: 50 feet.

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(i) 25 feet for interior side lots.

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(iii) 25 feet for interior side lots for accessory building.

(c) Required rear yard: 50 feet;

(d) Maximum lot coverage: Not more than 50 percent of the lot area, including the main building, accessory buildings, and other impervious surfaces, but not including swimming pools, unless as noted per subdivision requirements.

(2) For lots less than 3 acres but larger than 1 acre

(a) Required front yard: 40 feet.

(b) Required side yard:

(i) 15 feet for interior side lots.

(ii) Side yards adjacent to side streets shall be not less than 25 feet.

(iii) 10 feet for interior side lots for accessory building.

(c) Required rear yard: 25 feet;

(d) Maximum lot coverage: Not more than 50 percent of the lot area, including the main building, accessory buildings, and other impervious surfaces, but not including swimming pools.

(3) For lots less than 1 acre

(a) Required front yard: 25 feet.

(b) Required side yard:

(i) 5 feet for interior side lots.

(ii) Side yards adjacent to side streets shall be not less than 10 feet.

(iii) 5 feet for interior side lots for accessory building.

(c) Required rear yard: 10 feet;

(d) Maximum lot coverage: Not more than 60 percent of the lot area, including the main building, accessory buildings, and other impervious surfaces, but not including swimming pools.

(e) *Maximum height.* Two stories. Cooling towers, roof gables, chimneys, and vent stacks may extend to a height not to exceed 35 feet above the average level of the base of the foundation of the building.

Height regulations prescribed herein shall not apply to satellite earth station antennas or any personal communication electronic facilities protected by the federal Telecommunications Act of 1996.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, AMENDING IOWA COLONY, TEXAS CODE OF ORDINANCES, APPENDIX A "ZONING ORDINANCE", ARTICLE VII – ZONING DISTRICT REGULATIONS, SECTION 70, DISTRICT SFR (SINGLE-FAMILY RESIDENTIAL DWELLING DISTRICT), TO ADD A LOT SIZE REQUIREMENT AND TO CLARIFY YARD REQUIREMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, this ordinance promotes the public health, safety, welfare, and enjoyment of the general public by clarifying lot size and yard requirements in the Single-Family Residential Dwelling District;

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

SECTION 1. Findings

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

a. The Planning and Zoning Commission and the City Council of the City have each held a public hearing on this zoning action in compliance with Chapter 211, Texas Local Government Code, and the Zoning Ordinance.

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

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

d. The City Council is of the opinion that this zoning action is consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan of the City.

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

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

SECTION 2. That the Iowa Colony, Texas Code of Ordinances, Appendix A "Zoning Ordinance" Article VII – Zoning District Regulations, Section 70 – District SFR (Single-Family Residential Dwelling District) is hereby amended as follows:

ADDING SUBSECTION Sec. 70. (c)(1)(iii) – Lot Size Requirements Section 70(c)(1) Minimum Lot Area to read as follows:

(iii) Minimum lot size serviced by public water and sewer as required by the subdivision ordinance.

DELETING AND REPLACING SECTION Sec. 70 (d) – Yard Requirements to read as follows:

(d) Yard requirements.

(1) For lots 3 acres and larger

(a) Required front yard: 50 feet.

(b) Required side yard:

(i) 25 feet for interior side lots.

(ii) Side yards adjacent to side streets shall be not less than 50 feet, except that side yards adjacent to the turn-around portion of a cul-de-sac street shall be not less than 25 feet.

(iii) 25 feet for interior side lots for accessory building.

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(c) Required rear yard: 10 feet;

(d) Maximum lot coverage: Not more than 60 percent of the lot area, including the main building, accessory buildings, and other impervious surfaces, but not including swimming pools.

(e) Maximum height. Two stories. Cooling towers, roof gables, chimneys, and vent stacks may extend to a height not to exceed 35 feet above the average level of the base of the foundation of the building. Height regulations prescribed herein shall not apply to satellite earth station antennas or any personal communication electronic facilities protected by the Telecommunications Act of 1996, as amended, and all applicable federal laws, regulations, and Federal Communications Commission orders, as they currently exist or may be amended, with federal law controlling in the event of a conflict.

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

SECTION 4. This ordinance shall be effective immediately upon its passage and approval.

SECTION 5. That it is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place, and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551, Texas Government Code.

PASSED AND APPROVED ON THE FIRST READING ON THE 16TH DAY OF MARCH 2026.

PASSED AND APPROVED ON THE SECOND READING ON THE 20TH DAY OF APRIL 2026.

CITY OF IOWA COLONY, TEXAS

Wil Kennedy, Mayor

ATTEST:

Kayleen Rosser, City Secretary

CITY OF IOWA COLONY

CITY COUNCIL WORKSESSION MINUTES

Tuesday, February 03, 2026
7:30 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 3rd day of February 2026, the City Council of the City of Iowa Colony, Texas, held a worksession at 7:30 P.M. at the Iowa Colony City Council Chambers, there being present and in attendance the following members to wit:

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

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

CALL TO ORDER
Mayor Kennedy called the worksession to order at 7:30 P.M.
Mayor Kennedy called a recess of the City Council at 7:01 P.M. The City Council reconvened at 8:32 P.M.

CITIZEN COMMENTS
Jose Bernal noted that recent plats no longer include the setback lines that were previously shown. The 2009 plat identified a 10-foot setback, and although the ordinance was updated in 2014, it still established a 10-foot setback. However, the UDC now reflects a 25-foot setback, creating conflict between the UDC, the ordinance, and the approved 2009 plat. They are not requesting a variance but are asking that the subdivision requirements be grandfathered under the 2009 plat showing the original 10-foot setback requirement.

Curtis Olsen was the applicant who submitted the variance request. He had contacted his neighbors to sign a petition on the matter. He expressed his appreciation for the work that has been done to evaluate the issue.

Brett Masoni thanked the city for looking into the matter. As a member of the HOA, he expressed a desire to find a resolution so they can move forward. He also shared that he enjoyed the presentation from the young man regarding the city flag and stated he would be interested in displaying one in the Magnolia Bend neighborhood if it is adopted.

ITEMS FOR DISCUSSION

1. Discussion of residential setback requirements for acreage lots within the zoning and subdivision ordinances.

Dinh Ho, City Engineer, provided an overview of residential setback requirements for acreage lots as outlined in the zoning and subdivision ordinances, which included a setback diagram. He referenced the current regulations in the zoning ordinance adopted in 2000 and the subdivision ordinance adopted in 2002. He also presented information on comparable regulations from surrounding cities, including Manvel, Pearland, and Alvin.

Commission Member Johnson asked about the recorded 2009 plat.

Councilmember Varlack emphasized the need to establish the adoption date of the applicable ordinance, noting that the zoning ordinance adopted in 2000 would have been in effect at the time the plat was approved in 2009. He asked staff to confirm the ordinances and clarified that the zoning ordinance should have been applied at that time. He also inquired whether any proposed updates would apply citywide or only to subdivisions like Magnolia Bend and discussed the distinction between platted subdivisions and rural properties. He raised a point of order, clarifying that the City is not acting unfairly and cautioning against statements suggesting otherwise due to potential liability. He also asked about accessory building size requirements.

Commission Member Hosey questioned why larger acreage properties, such as 10-acre tracts, are subject to setbacks of 25 to 50 feet from the road, noting a distinction between one-acre lots and rural properties.

Councilmember Brooks asked for clarification regarding denials referencing the 2014 ordinance, while discussion also centered on the 2000 ordinance. She noted that the 2014 regulations were adopted after the 2009 plat and that at least 17 homes in the subdivision are affected. She requested clarification on why denials were based on the 2014 ordinance while the 2000 ordinance was also being discussed.

Dinh Ho explained that Mr. Olsen's request included an encroachment up to 5 feet, which did not meet requirements and was denied by City Council. He stated that when reviewing plats, the more stringent regulation is applied, and noted that no variances had been identified in similar cases. Commission Member Johnson asked whether any homes had been constructed within the 25-foot setback.

Mayor Pro Tem Greene-Scott asked the discussion to focus on how to address or amend the ordinance rather than when it was adopted. Dinh Ho suggested considering options that differentiate between subdivisions and larger acreage properties, including the potential creation of a new zoning district to address these requirements and reduce the need for variances.

Dinh Ho presented recommendations, including a 50-foot front setback (current standard), 15-foot side setback, 25-foot rear and corner setbacks, and a 10-foot accessory building setback, noting these are like standards in nearby cities such as Pearland and Manvel.

Councilmember Hargroder expressed concerns regarding fire safety and read a statement from Fire Chief Walters indicating no issues, as structures are built to code. She supported 10- and 15-foot setbacks for one-acre lots and asked about the history of code enforcement, noting that many structures were built prior to having formal enforcement. She emphasized the need for clear directions to staff moving forward.

Commission Member Johnson stated he does not recommend setbacks less than 10 feet due to potential flooding concerns. Dinh Ho added that utility trenching typically occurs in these areas. Robert Wall expressed agreement with Dinh Ho's recommendations.

Commission member Dillon acknowledged the Fire Chief's comments but shared that another fire department indicated 5-foot setbacks are not feasible, while 10 feet is more appropriate. She stated she does not consider one-acre lots to be rural and raised concerns about homes built close to the street if future roadway widening occurs.

Councilmember Brooks recognized the hardship on landowners, noting that over 50% of affected residents signed a petition. She said that the city should work to improve residents' experience and consider aligning with other communities using 10-foot setbacks. She emphasized the importance of community engagement, including town halls, and asked whether there is a way to balance residents' concerns with regulatory changes. She also clarified her earlier remarks, stating the more appropriate term to use would have been "equitable," and requested clarification on the process and timeline.

Mayor Kennedy asked Dinh Ho to clearly outline his proposal for further discussion.

Commission Member Woods asked for clarification on how Planning and Zoning processes and approvals have changed over time.

Councilmember Murray stated that the goal is to address the issue collaboratively, ensuring both resident satisfaction and compliance, while acknowledging that solutions take time.

Commission Member Hayes noted that lack of awareness of regulations does not exempt compliance and emphasized the need to reach a resolution.

Councilmember Boyce agreed with Dinh Ho's recommendations but stated that a 5-foot setback is too close.

City Attorney: Natasha Brooks noted she has been in consistent communication with Mr. Olsen and does not believe there is a staff communication issue. She added that variances should be reserved for unique situations and that frequent variance requests may indicate the need to amend the ordinance.

ADJOURNMENT
The worksession was adjourned at 9:43 P.M.

APPROVED THIS 20th DAY OF APRIL 2026

_____
Kayleen Rosser, City Secretary

_____
Wil Kennedy, Mayor

CITY COUNCIL WORKSESSION MINUTES

Monday, March 16, 2026
6:00 PM

Iowa Colony City Council Chambers, 3144 Meridiana Parkway Iowa Colony, Texas 77583
Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 16th day of March 2026, the City Council of the City of Iowa Colony, Texas, held a worksession at 6:00 P.M. at the Iowa Colony City Council Chambers, there being present and in attendance the following members to wit:

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

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

CALL TO ORDER
Mayor Kennedy opened the worksession at 6:00 P.M.

CITIZEN COMMENTS
There were no comments from the public.

ITEMS FOR DISCUSSION

1. Presentation of the Annual Audit Report.

   Patrick Simmons with Whitley Penn presented the Audit Report for Fiscal Year 2025 as an unmodified opinion, representing the highest level of assurance that can be provided. He also provided a high-level financial overview.

   Mayor Pro Tem Greene-Scott asked whether there were any findings of mismanagement of funds. Patrick stated that there were no findings of mismanagement or misappropriation of assets.

   Councilmember Varlack noted that the Attorney General is currently pursuing approximately 1,100 cities for audit findings and related issues. He asked what assurances the City has that this clean bill of health will not result in similar issues, as other cities believed they were in good standing but later faced internal audits from the Attorney General's Office. Patrick responded that audits are required to be completed by March 31. In the past, there were no penalties for

missing this deadline, but that has since changed.

Councilmember Hargroder thanked Whitley Penn for their hard work on this in such a short time frame.

Councilmember Boyce thanked the finance team for their work on this.

Mayor Kennedy referenced the prior year's recommendations, noting that staff implemented those recommendations and successfully completed the work. He expressed his appreciation to the finance team.

Councilmember Murray thanked Patrick for his presentation.

2. Discussion of EZ fiber operations within the city.

Ezee Fiber representatives, Claude Gerhardt and Josh Williams, were present.

Councilmember Varlack thanked them for attending and noted that the City issued permits to Ezee Fiber to perform work within the City. He stated that there were challenges related to how the work was executed and the process the City followed in overseeing the project.

He identified two primary concerns. First, the standard of service, including complaints from residents regarding property damage resulting from the work. The Sterling Lakes POA provided photos and invoices documenting damage to common areas. Additionally, many residents reported difficulty reaching a representative, often encountering an automated system when calling about issues. Second, he asked how Ezee Fiber plans to address damages that occurred and how the company manages situations when equipment must be placed outside of designated easements. Councilmember Varlack disclosed that he is a member of the POA.

In response, Ezee Fiber representatives stated their goal is to leave properties in the same or better condition than when they arrived and expressed a willingness to rectify any outstanding issues. They noted that over 400,000 feet of fiber had been installed in Iowa Colony and that the project is now complete. During that time, they received approximately 80 inquiries, including questions, concerns, and complaints, and stated that all have been addressed. They added that if any issues remain unresolved, they would like to be notified and will provide contact information, noting that Martha Armstrong manages those communications.

Councilmember Varlack also stated that it is a violation of City ordinance to conduct door-to-door solicitation without a permit, and that such activity is often restricted by POA deed restrictions as well. He noted that door-to-door solicitation had occurred and that it was unclear whether the proper permits had been obtained or credentials provided to homeowners or the POA. He asked how the company manages that process.

Claudia Lopez, Door-to-Door Sales Director, stated that solicitation occurred in January and that they were not aware of the City's requirements at that time. If they return in the future the proper procedures will be followed as the project has already been completed.

Councilmember Varlack commented that a kickoff meeting at the beginning of the project would have been beneficial. He stated that there should be a designated representative assigned for communication with the City of Iowa Colony, especially for a project of this size, noting that reaching an automated system when trying to resolve issues is frustrating.

Ezee Fiber representatives requested that the City provide a list of any known property damage or affected customers, stating that they will work to address and resolve those issues.

Mayor Pro Tem Greene-Scott commented on the lack of communication and emphasized the need for improvement moving forward. She asked whether the City had been notified prior to the

start of construction. Ezee Fiber representatives responded that once the permit was issued, th understood that to be authorization to begin work. They added that they do attempt to provide notifications when possible. It was noted that, had the City been informed, notifications could have been shared via social media and the City's website. Ezee Fiber confirmed that construction within Iowa Colony has been completed.

Councilmember Varlack stated that the City will need to establish clear expectations and milestones for future projects. He also noted that many residents in nearby rural areas, where fiber is being installed, may have interest in the service. Ezee Fiber representatives indicated they are constructing a redundant ring and are evaluating service opportunities in surrounding areas.

ADJOURNMENT

The work session was adjourned at 6:46 P.M.

APPROVED THIS 20th DAY OF APRIL 2026

_____ _____

Kayleen Rosser, City Secretary Wil Kennedy, Mayor

City of Iowa Colony
Quarterly Investment Portfolio Report -
March 31st, 2026

Investment Description	Maturity Date	Yield (Interest Rate)	1/01/2026 Beginning Market Value	Changes	3/31/2026 Ending Market Value	Accrued Interest Earnings
TexStar Investment Pool	Liquid	3.68%	$2,835,340.38	$25,794.29	$2,861,134.67	$25,794.29
TexStar IP - Crime Control Fund	Liquid	3.68%	$475,614.81	$4,326.88	$479,941.69	$4,326.88
TexStar IP - Vehicle Rplc Fund	Liquid	3.68%	$362,996.83	$3,302.37	$366,299.20	$3,302.37
Texas Class IP - Utility Fund	Liquid	3.81%	$27,420,452.15	$258,855.79	$27,679,307.94	$258,855.79
Texas Class Investment Pool	Liquid	3.81%	$4,778,302.71	$45,108.35	$4,823,411.06	$45,108.35
Texas Class IP - Ames Blvd Retainer	Liquid	3.81%	$1,643,387.89	$15,514.00	$1,658,901.89	$15,514.00

City Manager

Accountant

ADICO
CONSULTING ENGINEERS

Thursday, April 2, 2026

Mayor Wil Kennedy
City Council
City of Iowa Colony
3144 Meridiana Pkwy
Iowa Colony, TX 77583

Re: Creekhaven Boulevard Phase 2 – Water, Sanitary, Drainage and Paving Facilities
Brazoria County Municipal Utility District No. 92
Recommendation for Acceptance into One Year Maintenance Period
City of Iowa Colony Project No. 7207
Adico, LLC Project No. 710-25-004-064

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed the final inspection for Creekhaven Boulevard Phase 2 - Water, Sanitary, Drainage and Paving Facilities. The final inspection was held March 13, 2026, with all punch list items completed on or about March 27, 2026.

Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Creekhaven Boulevard Phase 2 - Water, Sanitary, Drainage and Paving Facilities into the One Year Maintenance Period. The maintenance period shall be effective April 20, 2026, if approved by city council.

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

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

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

Sincerely,
Adico, LLC

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

Cc: Kayleen Rosser
File: 710-25-004-064

CERTIFICATION OF INFRASTRUCTURE FOR:

Water, Sanitary, Drainage and Paving Facilities for Creekhaven Boulevard Phase II

(Project Name)

I, David Doran,

(Name of Licensed Engineer)

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

Engineer's Seal

March 27, 2026
TBPE Firm Registration No. F-22671

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

18811 Megan Way, Suite 1A

Address

New Caney, TX, 77357

City, State and Zip Code

832 823-2200

Phone No.

CITY OF IOWA COLONY
MAINTENANCE BOND

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

a. Bond Number: 101803165

b. Principal: Rodriguez Construction Group, LLC

c. Surety:

Name: Merchants Bonding Company (Mutual)

State Where Surety is Incorporated: Iowa

d. Obligee(s): Brazoria County Municipal Utility District No. 92 & Spur Creekhaven Development, L.P.; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

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

e. Contract: The Contract described as follows:

Date: _____
Parties: Principal and Merchants Bonding Company (Mutual)
Subdivision involved: Creekhaven Boulevard Phase II

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

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

f. Bond Amount: $1,392,461.85

g. Maintenance Period:

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

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

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

2. Principal has entered into the Contract.

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

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

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

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

DATED: March 20, 2026

SURETY:
Merchants Bonding Company (Mutual)

By: _____
Signature

Jillian O'Neal
Print or Type Signer's Name

Attorney-in-Fact
Signer's Title

PRINCIPAL:
Rodriguez Construction Group, LLC

By: _____
Signature

Roy Rodriguez
Print or Type Signer's Name

President
Signer's Title

ATTACH POWER OF ATTORNEY

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY , an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually, **Jillian O'Neal**

Surety Bond #: 101803165
Principal: Rodriguez Construction Group, LLC
Obligee: City of Iowa Colony

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

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship o obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 20th day of March , 2026 .

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933
MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003
MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.
On this 20th day of March, 2026 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA
Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 20th day of March , 2026 .

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933
MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003
MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

Secretary

POA 0018 (5/25)

Docusign Envelope ID: EE64809D-DC95-4B94-BE19-7EE8D38686F6

APPROVED, ADICO, LLC, 10092025

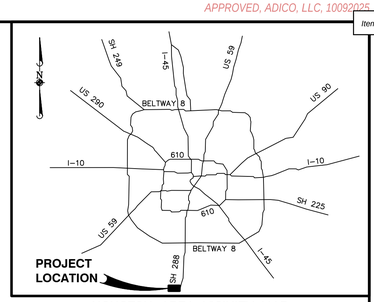
24x36

OWNER: SPUR CREEKHAVEN DEVELOPMENT, L.P.
2450 FONDREN RD. SUITE 210
HOUSTON, TX 77063

CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES FOR

CREEKHAVEN BOULEVARD PH II

BRAZORIA COUNTY MUD NO.92
BRAZORIA COUNTY, TX
PROJECT NO. 610.118.016.00



HOUSTON AREA VICINITY MAP
N.T.S.

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8	GRADING OVERALL ⚠
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BRAZORIA KEY MAP: 692 E&J ZIP CODE 77583

LOCATION MAP
1"=1/4 mile

AS-BUILTS
Rodriguez Construction Group LLC
x

BENCHMARKS:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCSD 75, PID No. AW5683 HAVING PUBLISHED INFORMATION AS FOLLOWS:
ELEVATION 48.1 FEET, NAVD88

TEMPORARY BENCHMARKS:
TEMPORARY BENCHMARK A BEING A SET 5/8-INCH IRON ROD WITH CAP HAVING THE FOLLOWING INFORMATION BASED ON HORIZONTAL DATUM NAD83 AND VERTICAL DATUM NAVD88: NORTHING: 13,707,228.98 FEET (NAD 83), EASTING: 3,103,671.91 FEET (NAD 83), ELEVATION: 51.17 FEET (NAVD 88)

TEMPORARY BENCHMARK B BEING A SET 5/8-INCH IRON ROD WITH CAP HAVING THE FOLLOWING INFORMATION BASED ON HORIZONTAL DATUM NAD83 AND VERTICAL DATUM NAVD88: NORTHING: 13,705,673.98 FEET (NAD 83), EASTING: 3,105,941.78 FEET (NAD 83), ELEVATION: 50.61 FEET (NAVD 88)

FLOODPLAIN INFORMATION:
ACCORDING TO THE MAP NO. 48039C0120K AND 48039C0115K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN

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

DATE	REVISION	APP.
⚠ 11/04/2025	Shifted WL location per CoIC 10' spacing requirement	JLC
⚠ 11/11/2025	Added SAN MH T3A and adjusted sanitary length	JLC
⚠ 12/03/2025	Revised Asphalt Tie-In and waterline	JLC

TITLE SHEET

JENNIFER L. CARLINE
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200
TBPE NO. F-22671

STATE OF TEXAS
JENNIFER L. CARLINE
147499
LICENSED PROFESSIONAL ENGINEER
10/03/2025

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.
Signed by:
NATASHA BROOKS, INTERIM CITY MANAGER — DATE 10/8/2025
DINH HO, P.E., CITY ENGINEER — DATE 10/9/2025
CITY OF IOWA COLONY
NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (In Houston)
(New Statewide Number Outside Houston)
1-800-545-6005

CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY C/O ADICO, LLC (DINH V. HO, P.E. AT 832-895-1093, INSPECTIONS@ADICO-LLC.COM) 48 HOURS BEFORE COMMENCING WORK.

ELEVATION LAND SOLUTIONS IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671

RECORD DRAWING
03/27/2026
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

ISSUED FOR CONSTRUCTION
Issue Date - 12/04/2025

PM: JC DFT: WA
DSN: AK DATE: SEPT. 2025

ISSUED FOR CONSTRUCTION - 12/04/2025

EVATION LAND SOLUTIONS - CREEKHAVEN BOULEVARD PH 2 - PROJECT NO. 610.118.016.00

P:\610.118 941 Acre Fm, Tract\016 Creekhaven Boulevard Ph 2\dwg_Plan Set Drawings\1 — TITLE SHEET & GENERAL NOTES.dwg, 10/2/2025 11:42 AM, MARPLEGATE

ADICO
CONSULTING ENGINEERS

Thursday, April 2, 2026

Mayor Wil Kennedy
City Council
City of Iowa Colony
3114 Merdiana Pkwy.
Iowa Colony, TX 77583

Re: Creekhaven Detention and Mass Grading Phase II
Brazoria County Municipal Utility District No. 92
Recommendation for Acceptance into One Year Maintenance Period
City of Iowa Colony Project No. 6394
Adico, LLC Project No. 710-25-004-026

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed the final inspection for Creekhaven Detention and Mass Grading Phase II Facilities. The final inspection was held March 26, 2026, with all punch list items completed on or about March 30, 2026.

Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Creekhaven Detention and Mass Grading Phase II Facilities into the One Year Maintenance Period. The maintenance period shall be effective April 20, 2026, if approved by city council.

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

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

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

Sincerely,
Adico, LLC

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

Cc: Kayleen Rosser
File: 710-25-004-026

CERTIFICATION OF INFRASTRUCTURE FOR:

Detention & Mass Grading for Creekhaven Phase II

(Project Name)

I, David Doran,

(Name of Licensed Engineer)

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

Engineer's Seal

March 30, 2026

TBPE Firm Registration No. F-22671

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

18811 Megan Way, Suite 1A

Address

New Caney, TX, 77357

City, State and Zip Code

832 823-2200

Phone No.

CITY OF IOWA COLONY
MAINTENANCE BOND

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

a. Bond Number: 2301421

b. Principal: Anchor Excavators, Inc.

c. Surety:

Name: West Bend Insurance Company

State Where Surety is Incorporated: Wisconsin

d. Obligee(s): Brazoria County Municipal Utility District No. 92; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

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

e. Contract: The Contract described as follows:

Date: _____
Parties: Principal and Brazoria County Municipal Utility District No. 92
Subdivision involved: Detention and Mass Grading for Creekhaven Phase II
General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Drainage, excavation, slope paving, grading, etc.

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

f. Bond Amount: $ 3,027,607.86

g. Maintenance Period:

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

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

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

2. Principal has entered into the Contract.

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

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

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

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

DATED: 4/1/2026

SURETY: West Bend Insurance Company

By: _____
Signature

Kenneth L. Meyer
Print or Type Signer's Name

Attorney in Fact
Signer's Title

PRINCIPAL: Anchor Excavators, Inc.

By: _____
Signature

Tim Meaux
Print or Type Signer's Name

President
Signer's Title

ATTACH POWER OF ATTORNEY

WEST BEND®

Bond No. 2301421

POWER OF ATTORNEY

Know all men by these Presents, that West Bend Insurance Company (formerly known as West Bend Mutual Insurance Company prior to 1/1/2024), a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

Kelly Brooks, Charles McClure, Kenneth Meyer

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of: Thirty Million Dollars ($30,000,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Insurance Company by unanimous consent resolution effective the 1st day of January 2024.

Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.

Any reference to West Bend Mutual Insurance Company in any Bond and all continuations thereof shall be considered a reference to West Bend Insurance Company.

In witness whereof, West Bend Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 1st day of January 2024.

Attest Christopher C. Zwygart
Christopher C. Zwygart
Secretary

WEST BEND INSURANCE COMPANY CORPORATE SEAL WASHINGTON CO. WIS

Robert J. Jacques
Robert J. Jacques
President

State of Wisconsin
County of Washington

On the 1st day of January 2024, before me personally came Robert Jacques, to me known being by duly sworn, did depose and say that he is the President of West Bend Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that is was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.

JULI BENEDUM NOTARY PUBLIC STATE OF WISCONSIN

Juli Benedum
Lead Corporate Attorney
Notary Public, Washington Co., WI
My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this _____ day of _____, _____.

WEST BEND INSURANCE COMPANY CORPORATE SEAL WASHINGTON CO. WIS

Christopher C. Zwygart
Christopher C. Zwygart
Secretary

While a bond(s) is active, a bonded principal is a member of West Bend Mutual Holding Company. Please visit https://www.thesilverlining.com/annual-meeting for details regarding the annual membership meeting and your voting rights.

WEST BEND®

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact West Bend Insurance Company:

1-800-760-9250

You may also write to West Bend Insurance Company at:

Attn: Claims/Surety Department
1900 S. 18th Avenue
West Bend, WI 53095
1-800-252-3439

You may write the Texas Department of Insurance:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

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

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

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede comunicarse con su West Bend Insurance Company:

1-800-760-9250

Usted tambien puede escribir a West Bend Insurance Company at:

Attn: Claims/Surety Department
1900 S. 18th Avenue
West Bend, WI 53095
1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:
Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU FIANZA DE GARANTIA:
Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

Docusign Envelope ID: BD0A70E7-1E47-4264-94A8-6AAB7C3EC5FF

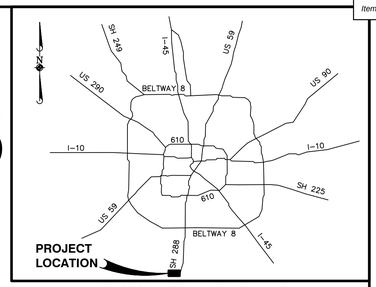
UPDATED APPROVAL, ADICO, LLC, APPROVED, ADICO, LLC, 09262025

24x36

OWNER: SPUR CREEKHAVEN DEVELOPMENT, L.P.
2450 FONDREN RD, SUITE 210
HOUSTON, TX 77063

CONSTRUCTION OF

CREEKHAVEN DETENTION & MASS GRADING PH II



HOUSTON AREA VICINITY MAP
N.T.S.

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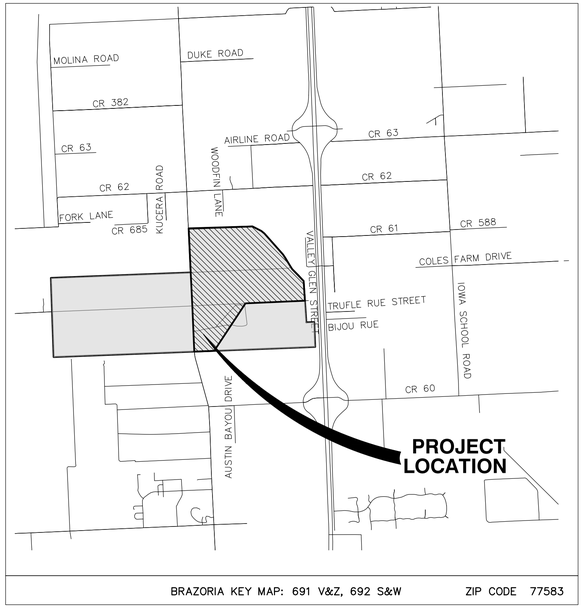
AS-BUILT

Anchor Excavators, Inc

BRAZORIA COUNTY M.U.D. NO. 92
BRAZORIA COUNTY, TX
PROJECT NO. 610.118.015.00



BRAZORIA KEY MAP: 691 V&Z, 692 S&W ZIP CODE 77583

LOCATION MAP
1"=1/4 mile

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671

BENCHMARKS:

SOURCE BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCSD 75, PID No. AW5683 HAVING PUBLISHED INFORMATION AS FOLLOWS:
ELEVATION 48.1 FEET, (NAVD88) (RETRIEVAL DATE = MARCH 1, 2023)

TEMPORARY BENCHMARKS:
TEMPORARY BENCHMARK A: BEING A SET 5/8-INCH IRON ROD WITH CAP, HAVING PUBLISHED INFORMATION AS FOLLOWS:
GRID NORTHING = 13,705,673.98 (NAD 83)
GRID EASTING = 3,105,941.78 (NAD 83)
ELEVATION = 50.61 FEET (NAVD 88)

TEMPORARY BENCHMARK B: BEING A SET 5/8-INCH IRON ROD WITH CAP, HAVING PUBLISHED INFORMATION AS FOLLOWS:
GRID NORTHING = 13,705,562.49 (NAD 83)
GRID EASTING = 3,103,472.73 (NAD 83)
ELEVATION = 53.10 FEET (NAVD 88)

FLOODPLAIN INFORMATION:

ACCORDING TO MAP No. 48039C0120K AND 48039C0115K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, TEXAS REVISED DECEMBER 30, 2020, THE SUBJECT TRACT IS SITUATED PARTIALLY WITHIN SHADED ZONE "X" DEFINED AS AREAS INUNDATED BY THE 0.2% ANNUAL CHANCE FLOOD AND LOCATED PARTIALLY WITHIN SHADED ZONE "AE"; DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD WITH A BASE FLOOD ELEVATION DETERMINED AS 49.0 FEET

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

DATE	REVISION	APP
⚠ 01/15/2026	GRADING REVISION FOR MODIFIED DITCH AND STM EXTENSION WITH POND JUT-OUT	JLC
⚠ 03/03/2026	SCHOOL SITE GRADING AND CULVERT CROSSING STM MH REV.	JLC
	Horizontal adjustment of offsite ditch and 24" HDPE pipe	JLC

RECORD DRAWING
03/27/2026
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

ISSUED FOR CONSTRUCTION
Issue Date - 3/03/2026

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, P.E. Date
President

Brandon Middleton Date
Vice President

Kerry L. Osburn Date
Secretary/Treasurer

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

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

BCDD 5 I.D. # 702-25-003-005

JENNIFER L. CARLINE
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200
TBPE NO. F-22671

STATE OF TEXAS
JENNIFER L. CARLINE
147499
LICENSED
PROFESSIONAL ENGINEER
09/15/2025

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

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

Signed by:
Natasha Brooks 9/26/2025
NATASHA BROOKS, CITY MANAGER DATE

Dinh Ho 9/26/2025
DINH HO, P.E., CITY ENGINEER DATE

CITY OF IOWA COLONY

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

PM: JLC DFT: BNJ
DSN: JSL DATE: MARCH 2025

1 OF 32

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (In Houston)
(New Statewide Number Outside Houston)
1-800-545-6005

CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY C/O ADICO, LLC (DINH HO, P.E. AT 832-895-1093, INSPECTIONS@ADICO-LLC.COM) AND 48 HOURS BEFORE COMMENCING WORK.

ELEVATION LAND SOLUTIONS IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

ISSUED FOR CONSTRUCTION - 03/03/2026

EVATION LAND SOLUTIONS - CREEKHAVEN DETENTION & MASS GRADING PH II - PH II - PROJECT NO. 610.118.015.00

P:\610.118 Area File Tract\015 Creekhaven Ph 2 DAM\CVdwg_Plan Set Drawings\DET & MG\01 TITLE SHEET & GENERAL NOTES.dwg 9/12/2025 12:47 PM

ADICO
CONSULTING ENGINEERS

Thursday, April 2, 2026

Mayor Wil Kennedy
City Council
City of Iowa Colony
3144 Meridiana Pkwy
Iowa Colony, TX 77583

Re: Creekhaven Section 4 – Water, Sanitary, Drainage and Paving Facilities
Brazoria County Municipal Utility District No. 92
Recommendation for Acceptance into One Year Maintenance Period
City of Iowa Colony Project No. 7118 (WSD), 7402 (Paving)
Adico, LLC Project No. 710-25-004-063 (WSD), 710-25-004-070 (Paving)

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed the final inspection for Creekhaven Section 4 - Water, Sanitary, Drainage and Paving Facilities. The final inspection was held March 23, 2026, with all punch list items completed on or about March 27, 2026.

Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Creekhaven Section 4 - Water, Sanitary, Drainage and Paving Facilities into the One Year Maintenance Period. The maintenance period shall be effective April 20, 2026, if approved by city council.

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

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

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

Sincerely,
Adico, LLC

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

Cc: Kayleen Rosser
File: 710-25-004-063, 070

CERTIFICATION OF INFRASTRUCTURE FOR:

Creekhaven Section 4

(Project Name)

I, David Doran,

(Name of Licensed Engineer)

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

Engineer's Seal

March 30, 2026
TBPE Firm Registration No. F-22671

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

18811 Megan Way, Suite 1A

Address

New Caney, TX, 77357

City, State and Zip Code

832 823-2200

Phone No.

CITY OF IOWA COLONY
MAINTENANCE BOND

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

   a. Bond Number: 108420501

   b. Principal: Northtex Construction, LLC

   c. Surety:

      Name: Travelers Casualty and Surety Company of America

      State Where Surety is Incorporated: Connecticut

   d. Obligee(s): Brazoria County Municipal Utility District No. 92 & Spur Creekhaven Development, L.P.; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

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

   e. Contract: The Contract described as follows:

      Date: _____
      Parties: Principal and Brazoria County Municipal Utility District No. 92 & Spur Creekhaven Development, L.P.
      Subdivision involved: Creekhaven Section 4

      General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Construction of Water, Sanitary and Drainage Facilities for Creekhaven Section 4 for Brazoria County Municipal Utility District No. 92, Brazoria County, Texas

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

   f. Bond Amount: $ 1,325,565.72

   g. Maintenance Period:

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

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

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

2. Principal has entered into the Contract.

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

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

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

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

DATED: March 30, 2026

SURETY: Travelers Casualty and Surety Company of America

By: _____
Signature

Namesia Anderson
Print or Type Signer's Name

Attorney-in-Fact
Signer's Title

PRINCIPAL: Northtex Construction, LLC

By: _____
Signature

Ruben Amezquita
Print or Type Signer's Name

President.
Signer's Title

ATTACH POWER OF ATTORNEY

TRAVELERS

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

POWER OF ATTORNEY

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

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **16th** day of **February, 2024.**

SEAL SEAL SEAL

State of Connecticut

By: _____
Bryce Grissom, Senior Vice President

City of Hartford ss.

On this the **16th** day of **February, 2024**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**

NOTARY PUBLIC

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **30th** day of **March** , **2026** .

SEAL SEAL SEAL

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

CITY OF IOWA COLONY
MAINTENANCE BOND

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

   a. Bond Number: 101709618

   b. Principal: D & J Construction, Inc.

   c. Surety:

      Name: Merchants Bonding Company (Mutual)

      State Where Surety is Incorporated: Iowa

   d. Obligee(s): Brazoria County Municipal Utility District No. 92; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

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

   e. Contract: The Contract described as follows:

      Date: _____
      Parties: Principal and Brazoria County Municipal Utility District No. 92
      Subdivision involved: Creekhaven Sect. 4

      General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Pavement, Curb, Sidewalk Ramps, lot grading, street signage, ect.

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

   f. Bond Amount: $ 843,257.50

   g. Maintenance Period:

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

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

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

2. Principal has entered into the Contract.

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

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

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

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

DATED: March 26, 2026

SURETY: Merchants Bonding Company (Mutual)

By: _____
Signature

Megan Liescheski
Print or Type Signer's Name

Attorney-in-Fact
Signer's Title

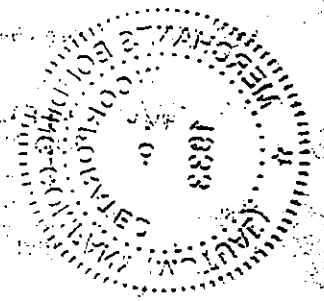
PRINCIPAL: D&J Construction, Inc.

By: _____
Signature

Dionicio Hernandez
Print or Type Signer's Name

President
Signer's Title

ATTACH POWER OF ATTORNEY



MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Brian P Herrera; Jacob Strader; Jordan Henderson; Justin McQuain; Megan Lieschesk; Mireli Stanford

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

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 29th day of July , 2024 .

MERCHANTS NATIONAL BONDING, INC. -o- 2003 INCORPORATED

MERCHANTS BONDING COMPANY (MUTUAL) -o- 1933 INCORPORATED

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 29th day of July 2024 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seals of the Companies on this 26th day of March , 2026 .

MERCHANTS NATIONAL BONDING, INC. -o- 2003 INCORPORATED

MERCHANTS BONDING COMPANY (MUTUAL) -o- 1933 INCORPORATED

Secretary

POA 0018 (6/24)

MERCHANTS BONDING COMPANY

MERCHANTS BONDING COMPANY (MUTUAL) • P.O. BOX 14498 • DES MOINES, IOWA 50306-3498
PHONE: (800) 678-8171 • FAX: (515) 243-3854

Have a complaint or need help?

If you have a problem with a claim or your premium, call your insurance company or HMO first. If you can't work out the issue, the Texas Department of Insurance may be able to help.

Even if you file a complaint with the Texas Department of Insurance, you should also file a complaint or appeal through your insurance company or HMO. If you don't, you may lose your right to appeal.

To get information or file a complaint with your insurance company or HMO:

Merchants Bonding Company (Mutual)
Call: Compliance Officer at (800) 671-8171
Toll-free: (800) 671-8171
Email: regulatory@merchantsbonding.com
Mail: P.O. Box 14498, Des Moines, Iowa 50306-3498

To get insurance information you may also contact your agent:

M Surety Services
Call: (832) 567-8906
Mail: 5728 Root Rd, Spring, TX 77389

The Texas Department of Insurance
To get help with an insurance question or file a complaint with the state:
Call with a question: 1-800-252-3439
File a complaint: www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov
Mail: Consumer Protection, MC: CO-CP, Texas Department of Insurance,
PO Box 12030, Austin, TX 78711-2030

¿Tiene una queja o necesita ayuda?

Si tiene un problema con una reclamación o con su prima de seguro, llame primero a su compañía de seguros o HMO. Si no puede resolver el problema, es posible que el Departamento de Seguros de Texas (Texas Department of Insurance, por su nombre en inglés) pueda ayudar.

Aun si usted presenta una queja ante el Departamento de Seguros de Texas, también debe presentar una queja a través del proceso de quejas o de apelaciones de su compañía de seguros o HMO. Si no lo hace, podría perder su derecho para apelar.

Para obtener información o para presentar una queja ante su compañía de seguros o HMO: **Merchants National Bonding, Inc.**

Llame a: Compliance Officer al (800) 671-8171
Teléfono gratuito: (800) 678-8171
Correo electrónico: regulatory@merchantsbonding.com
Dirección postal: P.O. Box 14498 , Des Moines, Iowa, 50306-3498

El Departamento de Seguros de Texas
Para obtener ayuda con una pregunta relacionada con los seguros o para presentar una queja ante el estado:

Llame con sus preguntas al: 1-800-252-3439
Presente una queja en: www.tdi.texas.gov
Correo electrónico: ConsumerProtection@tdi.texas.gov
Dirección postal: Consumer Protection, MC: CO-CP, Texas Department of Insurance, PO Box 12030, Austin, TX 78711-2030

Docusign Envelope ID: 4D8DC853-9D8B-4615-B473-84E7A4F7D156

APPROVED, ADICO, LLC, 10142025

24x36

OWNER: SPURE CREEKHAVEN DEVELOPMENT, L.P.
2450 FINDREN RD. SUITE 210
HOUSTON, TEXAS 77002

CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES FOR

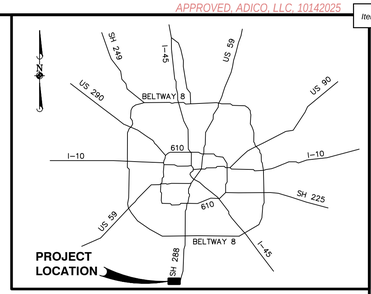
CREEKHAVEN SECTION 4

BRAZORIA COUNTY MUD NO.92
BRAZORIA COUNTY, TX
PROJECT NO. 610.118.017.00

AS-BUILTS

D & J Construction, Inc.

Monte Chappell



HOUSTON AREA VICINITY MAP
N.T.S.

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
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3	DRAINAGE SERVICE AREA SUMMARY
4	PROJECT OVERALL
5	WATER & SANITARY OVERALL (1 OF 2) ⚠
6	WATER & SANITARY OVERALL (2 OF 2) ⚠⚠
7	DRAINAGE OVERALL (1 OF 2) ⚠
8	DRAINAGE OVERALL (2 OF 2) ⚠
9	DRAINAGE CALCULATIONS
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13	TRAFFIC SIGNAGE & PAVEMENT MARKINGS ⚠
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15	LAGO VISTA DRIVE (0+00 TO 6+00)
16	LAGO VISTA DRIVE (6+00 TO 12+00) ⚠⚠
17	BOULDER STEM LANE
18	MONROE POINTE DRIVE (0+00 TO 6+50)
19	MONROE POINTE DRIVE (6+50 TO 13+00)
20	WOODARD HILL DRIVE
21	HUDSON WATERS DRIVE (0+00 TO 7+00)
22	HUDSON WATERS DRIVE (7+00 TO 13+00)
23	ARCADIA GARDENS LANE
24	HENTZE ORCHARD LANE
25	STORM OUTFALL & NORTH SWALE ⚠
26	BASELINE A & BASELINE B ⚠
27	WATERLINE DETAILS (1 OF 2)
28	WATERLINE DETAILS (2 OF 2)
29	SANITARY SEWER DETAILS (1 OF 3)
30	SANITARY SEWER DETAILS (2 OF 3)
31	SANITARY SEWER DETAILS (3 OF 3)
32	STORM SEWER DETAILS (1 OF 4)
33	STORM SEWER DETAILS (2 OF 4)
34	STORM SEWER DETAILS (3 OF 4)
35	STORM SEWER DETAILS (4 OF 4)
36	STORM WATER POLLUTION PREVENTION PLAN DETAILS (1 OF 2)
37	STORM WATER POLLUTION PREVENTION PLAN DETAILS (2 OF 2)
38	PAVING DETAILS (1 OF 4)
39	PAVING DETAILS (2 OF 4)
40	PAVING DETAILS (3 OF 4)
41	PAVING DETAILS (4 OF 4)
42	TXDOT DETAILS SAFETY END TREATMENT
43	SLOPE PAVING DETAIL

LOCATION MAP
1"=1/4 mile

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (In Houston)
(New Statewide Number Outside Houston)
1-800-545-6005

CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY C/O ADICO, LLC (DINH HO, P.E. AT 832-895-1093, INSPECTIONS@ADICO-LLC.COM)

ELEVATION LAND SOLUTIONS IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671

AS-BUILTS

NORTHTEX CONSTRUCTION LLC

ALEX MANUEL PRIETO PROJECT MANAGER

ISSUED FOR CONSTRUCTION
Issue Date - 3/24/2026

ACCEPTANCE OF ROADWAY INTO CITY MAINTENANCE SHALL REQUIRE CONSTRUCTION OF SIDEWALKS ALONG ALL LANDSCAPE EASEMENTS AND RESERVES.

ALL STORM SEWER SYSTEM WITH STATIC WATER SHALL BE INSPECTED DRY PRIOR TO ACCEPTANCE.

PM: DN DFT: BNJ
DSN: RL DATE: JULY 2025

RECORD DRAWING
03/27/2026
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

BENCHMARKS:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION "HGCSD 75", PID NO. AW5683 HAVING PUBLISHED INFORMATION AS FOLLOWS:
ELEVATION = 48.1 FEET (NAVD 88) (RETRIEVAL DATE = MARCH 1, 2023)

TEMPORARY BENCHMARKS:
TEMPORARY BENCHMARK A: BEING A SET 5/8-INCH IRON ROD WITH CAP, HAVING PUBLISHED INFORMATION AS FOLLOWS:
GRID NORTHING = 13,707,228.98 (NAD 83)
GRID EASTING = 3,103,671.91 (NAD 83)
ELEVATION = 51.17 FEET (NAVD 88)

TEMPORARY BENCHMARK B: BEING A SET 5/8-INCH IRON ROD WITH CAP, HAVING PUBLISHED INFORMATION AS FOLLOWS:
GRID NORTHING = 13,705,673.98 (NAD 83)
GRID EASTING = 3,105,941.78 (NAD 83)
ELEVATION = 50.61 FEET (NAVD 88)

FLOODPLAIN INFORMATION:
ACCORDING TO THE MAP NO. 48039C0120K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, TEXAS, REVISED DECEMBER 30, 2020, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE "X"; AN AREA OF MINIMAL FLOOD HAZARD, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

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

DATE	REVISION	APP.
⚠ 2/24/2026	Revised lot grading, modified S.E.T.s & driveway pipe length, modified alignment callouts on intersection (Sheet 14), water leads adjusted to no longer interfere with STM MH and added in irrigation sleeves.	DHN
2/24/2026	Revised grading along with R&R concrete in Section 3	DHN
⚠ 3/24/2026	Revised grading for storm outfall extreme event swale	DHN
⚠ 3/27/2026	Added gate valve and box	

TITLE SHEET

DE H. NGUYEN, P.E.
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200
TBPE NO. F-22671

STATE OF TEXAS
DE H. NGUYEN
129536
LICENSED PROFESSIONAL ENGINEER
10/8/2025

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.
Natasha Brooks 10/14/2025
NATASHA BROOKS, INTERIM CITY MANAGER DATE
10142025
DINH HO, P.E., CITY ENGINEER DATE
CITY OF IOWA COLONY
NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

SHEET	1	OF	43

EVATION LAND SOLUTIONS - CREEKHAVEN SECTION 4 - PROJECT NO. 610.118.017.00

P:\610.118 841 Acre Fite Tract\017 Section 4\dwg_Plan Set Drawings\01 - TITLE SHEET & GENERAL NOTES.dwg 10/8/2025 11:00 AM BLATIGO

ADICO
CONSULTING ENGINEERS

Thursday, April 2, 2026

Mayor Wil Kennedy
City Council
City of Iowa Colony
3144 Meridiana Pkwy.
Iowa Colony, TX 77583

Re: Creekhaven Section 5 – Water, Sanitary, Drainage and Paving Facilities
Brazoria County Municipal Utility District No. 92
Recommendation for Acceptance into One Year Maintenance Period
City of Iowa Colony Project No. 7243
Adico, LLC Project No. 710-25-004-065

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed the final inspection for Creekhaven Section 5 - Water, Sanitary, Drainage and Paving Facilities. The final inspection was held March 23, 2026, with all punch list items completed on or about March 27, 2026.

Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Creekhaven Section 5 - Water, Sanitary, Drainage and Paving Facilities into the One Year Maintenance Period. The maintenance period shall be effective April 20, 2026, if approved by city council.

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

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

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

Sincerely,
Adico, LLC

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

Cc: Kayleen Rosser
File: 710-25-004-065

CERTIFICATION OF INFRASTRUCTURE FOR:

Creekhaven Section 5

(Project Name)

I, David Doran,

(Name of Licensed Engineer)

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

Engineer's Seal

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

18811 Megan Way, Suite 1A

Address

New Caney, Texas 77357

City, State and Zip Code

(832) 823-2243

Phone No.

CITY OF IOWA COLONY
MAINTENANCE BOND

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

a. Bond Number: 101803167

b. Principal: Rodriguez Construction Group, LLC

c. Surety:

Name: Merchants Bonding Company (Mutual)

State Where Surety is Incorporated: Iowa

d. Obligee(s): Brazoria County Municipal Utility District No. 92 & Spur Creekhaven Development, L.P.; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

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

e. Contract: The Contract described as follows:

Date: _____
Parties: Principal and Merchants Bonding Company (Mutual)
Subdivision involved: Creekhaven Section 5
_____
General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water, Sanitary, Drainage and Paving Facilities
_____
_____

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

f. Bond Amount: $2,628,797.25

g. Maintenance Period:

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

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

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

2. Principal has entered into the Contract.

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

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

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

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

DATED: March 26, 2026

SURETY:
Merchants Bonding Company (Mutual)

By: _____
Signature

Jillian O'Neal
Print or Type Signer's Name

Attorney-in-Fact
Signer's Title

PRINCIPAL:
Rodriguez Construction Group, LLC

By: _____
Signature

Roy Rodriguez
Print or Type Signer's Name

President
Signer's Title

ATTACH POWER OF ATTORNEY

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY , an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually, **Jillian O'Neal**

Surety Bond #: 101803167
Principal: Rodriguez Construction Group, LLC
Obligee: City of Iowa Colony

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

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship o obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 26th day of March , 2026 .

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor

President

STATE OF IOWA
COUNTY OF DALLAS ss.
On this 26th day of March, 2026 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 26th day of March , 2026 .

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

Secretary

POA 0018 (5/25)

MERCHANTS BONDING COMPANY™

MERCHANTS BONDING COMPANY (MUTUAL) • P.O. BOX 14498 • DES MOINES, IOWA 50306-3498
PHONE: (800) 678-8171 • FAX: (515) 243-3854

NOTICE TO BOND HOLDER – RETAIN THIS PAGE FOR YOUR RECORDS

Have a complaint or need help?

If you have a problem with a claim or your premium, call your insurance company or HMO first. If you can't work out the issue, the Texas Department of Insurance may be able to help.

Even if you file a complaint with the Texas Department of Insurance, you should also file a complaint or appeal through your insurance company or HMO. If you don't, you may lose your right to appeal.

To get information or file a complaint with your insurance company or HMO:

Merchants Bonding Company (Mutual)

Call: Compliance Officer at (800) 671-8171
Toll-free: (800) 671-8171
Email: regulatory@merchantsbonding.com
Mail: P.O. Box 14498, Des Moines, Iowa 50306-3498

To get insurance information, you may also contact your agent:
Bowen, Miclette, & Britt Insurance Agency, L.L.C.

Call: (713) 880-7100

Mail: 2800 N Loop W Suite 1100, Houston, TX 77092

The Texas Department of Insurance

To get help with an insurance question or file a complaint with the state:

Call with a question: 1-800-252-3439
File a complaint: www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov
Mail: Consumer Protection, MC: CO-CP, Texas Department of Insurance,

¿Tiene una queja o necesita ayuda?

Si tiene un problema con una reclamación o con su prima de seguro, llame primero a su compañía de seguros o HMO. Si no puede resolver el problema, es posible que el Departamento de Seguros de Texas (Texas Department of Insurance, por su nombre en inglés) pueda ayudar.

Aun si usted presenta una queja ante el Departamento de Seguros de Texas, también debe presentar una queja a través del proceso de quejas o de apelaciones de su compañía de seguros o HMO. Si no lo hace, podría perder su derecho para apelar.

Para obtener información o para presentar una queja ante su compañía de seguros o HMO:

Merchants Bonding Company (Mutual)
Llame a: Compliance Officer al (800) 671-8171
Teléfono gratuito: (800) 678-8171
Correo electrónico: regulatory@merchantsbonding.com
Dirección postal: P.O. Box 14498 , Des Moines, Iowa, 50306-3498

El Departamento de Seguros de Texas
Para obtener ayuda con una pregunta relacionada con los seguros o para presentar una queja ante el estado:

Llame con sus preguntas al: 1-800-252-3439
Presente una queja en: www.tdi.texas.gov
Correo electrónico: ConsumerProtection@tdi.texas.gov
Dirección postal: Consumer Protection, MC: CO-CP, Texas Department of Insurance, PO Box 12030, Austin, TX 78711-2030

Docusign Envelope ID: 84B8BD00-F734-41A6-A4B3-BDD71055E1D3

APPROVED, ADICO, LLC, 10232025

24x36

OWNER: SPUR CREEKHAVEN DEVELOPMENT, L.P.
2450 FONDREN RD. SUITE 210
HOUSTON, TX 77063

CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES FOR

CREEKHAVEN SECTION 5

BRAZORIA COUNTY MUD NO.92
BRAZORIA COUNTY, TX
PROJECT NO. 610.118.018.00

SHEET INDEX

SHEET NO.	SHEET TITLE
1	TITLE SHEET & SHEET INDEX
2	GENERAL NOTES
3	DRAINAGE SERVICE AREA SUMMARY
4	PROJECT OVERALL
5	WATER & SANITARY OVERALL (1 OF 3) ⚠
6	WATER & SANITARY OVERALL (2 OF 3)
7	WATER & SANITARY OVERALL (3 OF 3)
8	DRAINAGE OVERALL (1 OF 3) ⚠
9	DRAINAGE OVERALL (2 OF 3)
10	DRAINAGE OVERALL (3 OF 3)
11	DRAINAGE CALCULATIONS
12	GRADING OVERALL (1 OF 3) ⚠⚠
13	GRADING OVERALL (2 OF 3) ⚠
14	GRADING OVERALL (3 OF 3) ⚠⚠
15	CUT & FILL OVERALL ⚠
16	STORMWATER POLLUTION PREVENTION PLAN
17	TRAFFIC SIGNAGE & PAVEMENT MARKINGS OVERALL
18	EVERGREEN WINDS DRIVE & GRAND HARVEST WAY ⚠
19	UPLAND SHORES DRIVE
20	WINDY SUMMIT DRIVE
21	MAYFIELD COURT
22	MOSSY CREEK LANE
23	TIMBER HOLLOW DRIVE (0+00 TO 9+00)
24	TIMBER HOLLOW DRIVE (9+00 TO 15+50)
25	TIMBER HOLLOW DRIVE (15+50 TO 20+50) & THUNDER ROCK DRIVE
26	DAYLIGHT FALL LANE
27	WILLOWCREST LAKES DRIVE
28	SERENE VALLEY DRIVE
29	SUNRIDGE MEADOWS LANE
30	HARBOR DALE LANE
31	TWILIGHT EMBER DRIVE
32	OUTFALL A & B
33	WATERLINE DETAILS (1 OF 2)
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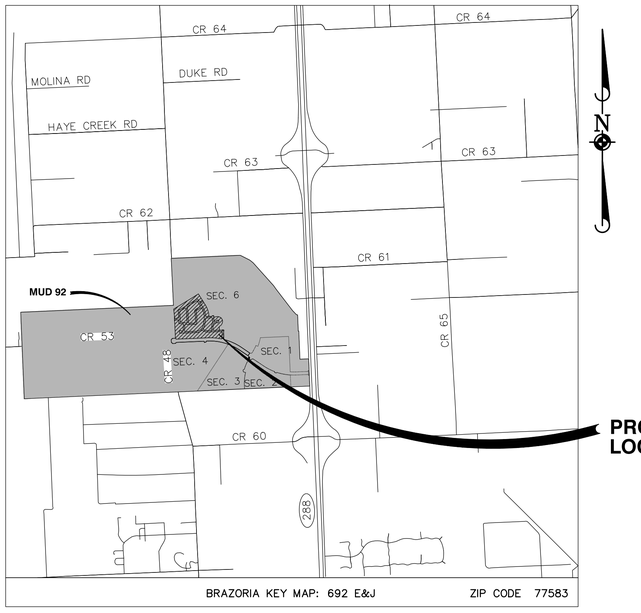
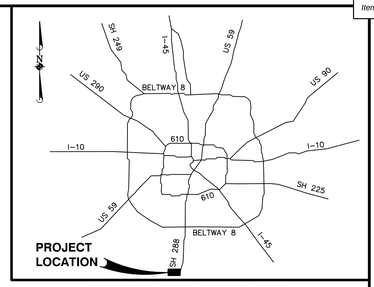
41	STORM SEWER DETAILS (4 OF 4)
42	SWPPP DETAILS (1 OF 2)
43	SWPPP DETAILS (2 OF 2)
44	PAVING DETAILS (1 OF 4)
45	PAVING DETAILS (2 OF 4)
46	PAVING DETAILS (3 OF 4)
47	PAVING DETAILS (4 OF 4)
48	SLOPE PAVING DETAIL
49	TRAFFIC CONTROL PLAN & SAFETY END TREATMENT DETAIL



BRAZORIA KEY MAP: 692 E&J ZIP CODE 77583

LOCATION MAP
1"=1/4 mile



HOUSTON AREA VICINITY MAP
N.T.S.

AS-BUILTS
Rodriguez Construction Group LLC
x

BENCHMARKS:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCSD 75, PID No. AW5683 HAVING PUBLISHED INFORMATION AS FOLLOWS:
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TEMPORARY BENCHMARKS:
TEMPORARY BENCHMARK A BEING A SET 5/8-INCH IRON ROD WITH CAP HAVING THE FOLLOWING INFORMATION BASED ON HORIZONTAL DATUM NAD83 AND VERTICAL DATUM NAVD88: NORTHING: 13,707,228.98 FEET (NAD 83), EASTING: 3,103,671.91 FEET (NAD 83), ELEVATION: 51.17 FEET (NAVD 88)

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ACCORDING TO MAP NOS. 48039C0120K AND 48039C0115K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, TEXAS, REVISED DECEMBER 30, 2020, THE SUBJECT TRACT IS SITUATED PARTIALLY WITHIN UNSHADED ZONE "X"; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND LOCATED PARTIALLY WITHIN SHADED ZONE "AE"; DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD WITH A BASE FLOOD ELEVATION DETERMINED AS 50.0 FEET. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DATE	REVISION	APP
⚠ 11/10/2025	RELOCATED SANITARY MANHOLE P1, CALIBRATED LOT GRADING ELEVATION LABELS TO CORRECT POINTS	PRK
⚠ 12/31/2025	RAISED LOT ELEVATIONS THROUGHOUT TO BETTER BALANCE DIRT	PRK

TITLE SHEET & SHEET INDEX

PARKER R. KRAUSE
9709 LAKESIDE BLVD. SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200
TBPE NO. F-22671

STATE OF TEXAS · PARKER R. KRAUSE · 137218 · LICENSED PROFESSIONAL ENGINEER

10/10/2025
Parker Krause

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

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

Signed by: Natasha Brooks — ERIM CITY MANAGER — 10/23/2025 DATE
Signed by: [illegible] — KASEY HO, P.E., CITY ENGINEER — 10/23/2025 DATE

CITY OF IOWA COLONY

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

RECORD DRAWING
03/27/2026
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

ISSUED FOR CONSTRUCTION
Issue Date - 10/27/2025

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (In Houston)
(New Statewide Number Outside Houston)
1-800-545-6005

CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY C/O ADICO, LLC (DINH V. HO, P.E. AT 832-895-1093, INSPECTIONS@ADICO-LLC.COM) 48 HOURS BEFORE COMMENCING WORK.

ELEVATION LAND SOLUTIONS IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671

PM: JC DFT: WA
DSN: JBW DATE: JUNE 2025

SHEET 1 OF 49

ISSUED FOR CONSTRUCTION - 10/27/2025

ELEVATION LAND SOLUTIONS - CREEKHAVEN SECTION 5 - PROJECT NO. 610.118.018.00

P:\610.118 941 Acre Tract\018 Section 5\dwg_Plan Set Drawings\1 - TITLE SHEET & GENERAL NOTES.dwg 10/9/2025 1:08 PM WAPPLEGATE

ADICO
CONSULTING ENGINEERS

Thursday, April 2, 2026

Mayor Wil Kennedy
City Council
City of Iowa Colony
3144 Meridiana Pkwy.
Iowa Colony, TX 77583

Re: Creekhaven Section 6 – Water, Sanitary, Drainage and Paving Facilities
Brazoria County Municipal Utility District No. 92
Recommendation for Acceptance into One Year Maintenance Period
City of Iowa Colony Project No. 7303
Adico, LLC Project No. 710-25-004-066

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed the final inspection for Creekhaven Section 6 - Water, Sanitary, Drainage and Paving Facilities. The final inspection was held March 20, 2026, with all punch list items completed on or about March 26, 2026.

Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Creekhaven Section 6 - Water, Sanitary, Drainage and Paving Facilities into the One Year Maintenance Period. The maintenance period shall be effective April 20, 2026, if approved by city council.

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

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

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

Sincerely,
Adico, LLC

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

Cc: Kayleen Rosser
File: 710-25-004-066

CERTIFICATION OF INFRASTRUCTURE FOR:

Creekhaven Section 6

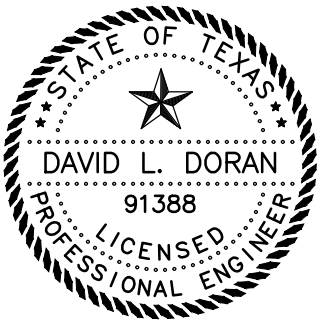
(Project Name)

I, David Doran,

(Name of Licensed Engineer)

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

Engineer's Seal



March 27, 2026

TBPE Firm Registration No. F-22671

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

18811 Megan Way, Suite 1A

Address

New Caney, TX, 77357

City, State and Zip Code

832 823-2200

Phone No.

CITY OF IOWA COLONY
MAINTENANCE BOND

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

   a. Bond Number: 4488445

   b. Principal: Principal Services, Ltd.

   c. Surety:

      Name: SureTec Insurance Company

      State Where Surety is Incorporated: Texas

   d. Obligee(s): Spur Creekhaven Development, L.P.; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

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

   e. Contract: The Contract described as follows:

      Date: _____
      Parties: Principal and Brazoria County Municipal Utility District No. 92
      Subdivision involved: Creekhaven Section 6
      _____
      General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Construction of Water, Sanitary, Drainage and Paving Facilities
      _____
      _____

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

   f. Bond Amount: $ 2,477,310.47

   g. Maintenance Period:

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

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

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

2. Principal has entered into the Contract.

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

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

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

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

DATED: March 25, 2026

SURETY: SureTec Insurance Company

By: _____
Signature

Kelly J. Brooks
Print or Type Signer's Name

Attorney in Fact
Signer's Title

PRINCIPAL: Principal Services, Ltd.

By: _____
Signature

Kevin Burns
Print or Type Signer's Name

COO
Signer's Title

ATTACH POWER OF ATTORNEY

POA# 4221062

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

C. A. McClure, Kelly J. Brooks, Kenneth L. Meyer, Michelle Ulery

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Fifty Million and 00/100 Dollars ($50,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 6th day of November , 2024 .

SureTec Insurance Company

By: _____
Michael C. Keimig, President

SURETEC INSURANCE COMPANY — HOUSTON, TEXAS

MARKEL INSURANCE COMPANY — CORPORATE SEAL — ILLINOIS

Markel Insurance Company

By: _____
Lindey Jennings, Vice President

State of Texas
County of Harris:

On this 6th day of November , 2024 A. D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

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

JULIE E. MCCLARY
Notary Public State of Texas
Commission # 12947680-5
Commission Expires March 29, 2026

By: _____
Julie E. McClary, Notary Public
My commission expires 3/29/2026

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do herby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 25th day of March , 2026 .

SureTec Insurance Company

By: _____
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: _____
Andrew Marquis, Assistant Secretary

Any Instrument Issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this Power you may call (713)812-0800 on any business day between 8:30 AM and 5:00 PM CST.

SureTec Insurance Company

IMPORTANT NOTICE
Statutory Complaint Notice/Filing of Claims

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9737 Great Hills Trail, Suite 320
Austin, TX 78759

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

PO Box 149104
Austin, TX 78714-9104
Fax#: 512-490-1007
Web: http://www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov

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

Docusign Envelope ID: 191078B1-F147-4C0E-A36F-FE0D48A247FA

APPROVED, ADICO, LLC, 10232025

24x36

DEVELOPER: SPUR CREEKHAVEN DEVELOPMENT, L.P.
2450 FONDREN RD,
SUITE 210
HOUSTON, TX 77063

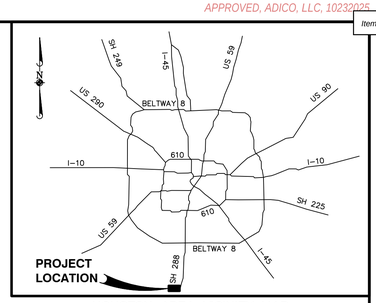
CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES FOR

CREEKHAVEN SECTION 6

BRAZORIA COUNTY M.U.D. NO 92

BRAZORIA COUNTY, TX

PROJECT NO. 610.118.019.00



HOUSTON AREA VICINITY MAP
N.T.S.

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ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (In Houston)
(New Statewide Number Outside Houston)
1-800-545-6005

48 HOUR NOTICE:

CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY C/O ADICO, LLC (DINH HO, P.E. AT 832-895-1093, INSPECTIONS@ADICO-LLC.COM)

ELEVATION LAND SOLUTIONS IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

BRAZORIA KEY MAP: 692 E&J ZIP CODE 77583

LOCATION MAP
1"=1/4 mile

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD., SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200

AS-BUILTS
Record Drawings - WSD
Principal Services, LTD
Project Manager 3/25/2026

BOUNDARY & TOPOGRAPHIC SURVEY:

THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY ELEVATION LAND SOLUTIONS, DATED APRIL, 2023. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY ELEVATION LAND SOLUTIONS IN WRITING OF ANY DIFFERING CONDITIONS. ELEVATION LAND SOLUTIONS HAS NOT VERIFIED THE SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND TOPOGRAPHY.

BENCHMARKS:

SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCSD 75, PID No. AW5683 HAVING PUBLISHED INFORMATION AS FOLLOWS:
ELEVATION 48.1 FEET, NAVD88, RETRIEVAL DATE: MARCH 1, 2023

TEMPORARY BENCHMARKS:
TEMPORARY BENCHMARK A BEING A SET 5/8-INCH IRON ROD WITH CAP, HAVING PUBLISHED INFORMATION AS FOLLOWS: GRID NORTHING: 13,707,228.98 (NAD 83), GRID EASTING: 3,103,671.91 (NAD 83), ELEVATION: 51.17 FEET (NAVD 88)

TEMPORARY BENCHMARK B BEING A SET 5/8-INCH IRON ROD WITH CAP, HAVING PUBLISHED INFORMATION AS FOLLOWS: GRID NORTHING: 13,705,673.98 (NAD 83), GRID EASTING: 3,105,941.78 FEET (NAD 83), ELEVATION: 50.61 FEET (NAVD 88)

FLOODPLAIN INFORMATION:

ACCORDING TO THE MAP NOS. 48039C0120K AND 48039C0115K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, TEXAS, REVISED DECEMBER 30, 2020, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X": AN AREA OF MINIMAL FLOOD HAZARD, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN

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

DATE	REVISION	APP.
⚠ 01/07/2026	Back of lot elevations & highpoint arrows updated	DA

TITLE SHEET

DILLON G. ARMAS
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200
TBPE NO. F-22671

10/13/2025

STATE OF TEXAS
DILLON G. ARMAS
138672
LICENSED
PROFESSIONAL ENGINEER

RECORD DRAWING
03/27/2026
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

ISSUED FOR CONSTRUCTION
Issue Date - 1/07/2026

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

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

Signed by:
Natasha Brooks 10/23/2025
TASHA BROOKS, INTERIM CITY MANAGER DATE

10/23/2025
DINH HO, P.E., CITY ENGINEER DATE

CITY OF IOWA COLONY

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

PM: JC DFT: SC
DSN: JE DATE: OCT 2025

SHEET 1 OF 46

ISSUED FOR CONSTRUCTION - 01/07/2026

EVATION LAND SOLUTIONS - CREEKHAVEN SECTION 6 - PROJECT NO. 610.118.019.00

P:\610.118 041 Area File Tract\019 Section 6\dwg_Plan Set Drawings\TITLE SHEET & GENERAL NOTES.dwg 10/13/2025 6:03 PM JESPINOZA

ADICO
CONSULTING ENGINEERS

Thursday, April 2, 2026

Mayor Wil Kennedy
City Council
City of Iowa Colony
3144 Meridiana Pkwy.
Iowa Colony, TX 77583

Re: Meridiana Section 55C – Water Distribution, Wastewater Collection, Storm Water and Paving Facilities
Brazoria County Municipal Utility District No. 55
Recommendation for Acceptance into One Year Maintenance Period
City of Iowa Colony Project No. 7310
Adico, LLC Project No. 710-25-004-067

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed the final inspection for Merdiana Section 55C - Water Distribution, Wastewater Collection, Storm Water and Paving Facilities. The final inspection was held March 24, 2026, with all punch list items completed on or about March 27, 2026.

Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Meridiana Section 55C – Water Distribution, Wastewater Collection, Storm Water and Paving Facilities into the One Year Maintenance Period. The maintenance period shall be effective April 20, 2026, if approved by city council.

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

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

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

Sincerely,
Adico, LLC

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

Cc: Kayleen Rosser
File: 710-25-004-067

EHRA
ENGINEERING THE FUTURE
SINCE 1936

TBPE No. F-726
TBPLS No. 10092300

Engineers Certificate of Completion

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
ENGINEER'S CERTIFICATE OF COMPLETION OF WATER DISTRICT PROJECT

Name of District:
Brazoria County Municipal Utility District No. 55

Owner of property, if other than District:
GR-M1, Ltd.

Kind of project, contract identification:
Water Distribution, Wastewater Collection, Storm Water Facilities and Paving to serve Meridiana, Section Fifty Five-C

Name of contractor:
Northtex Construction, LLC.

Name of consulting engineer:
Edminster, Hinshaw, Russ & Associates, Inc.

Address of consulting engineer:
10011 Meadowglen Lane, Houston, Texas 77042

I certify this project was at least 95% complete on March 15, 2026; that the project was under continual observation; that all observation of the work was performed by or under the supervision of Mayra N. Navarro, P.E., a Licensed Professional Engineer; that to the best of my knowledge the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and "record drawings" will be furnished to the District.

Signed and Sealed,

Mayra N. Navarro, P.E.
Registration No. 134972

CITY OF IOWA COLONY
MAINTENANCE BOND

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

   a. Bond Number: 108365607

   b. Principal: Northtex Construction, LLC

   c. Surety:

      Name: Travelers Casualty and Surety Company of America

      State Where Surety is Incorporated: Connecticut

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

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

   e. Contract: The Contract described as follows:

      Date:
      Parties: Northtex Construction, LLC and the City of Iowa Colony
      Subdivision involved: Meridiana Section Fifty Five-C
      General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water Distribution, Wastewater Collection, Storm Water Facilities and Paving to serve Meridiana Section Fifty Five-C

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

   f. Bond Amount: **$1,131,498.38**

   g. Maintenance Period:

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

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

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

2. Principal has entered into the Contract.

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

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

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

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

DATED: _____

Travelers Casualty and Surety Company of America	Northtex Construction, LLC
SURETY:	PRINCIPAL:
By: _____	By: _____
Signature	Signature
Namesia Anderson	Ruben Garcia
Print or Type Signer's Name	Print or Type Signer's Name
Attorney-in-Fact	President
Signer's Title	Signer's Title

ATTACH POWER OF ATTORNEY

TRAVELERS

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

POWER OF ATTORNEY

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

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **16th** day of **February, 2024.**

SEAL SEAL SEAL

State of Connecticut

City of Hartford ss.

By: _____
Bryce Grissom, Senior Vice President

On this the **16th** day of **February, 2024**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**

NOTARY PUBLIC

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this day of , .

SEAL SEAL SEAL

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

Docusign Envelope ID: FE512A77-A6FD-461E-B5E7-D3DBB285AB96

APPROVED ADICO, LLC 10032

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 55

PLANS FOR CONSTRUCTION OF WATER DISTRIBUTION, WASTEWATER COLLECTION, PAVING AND STORM WATER FACILITIES TO SERVE

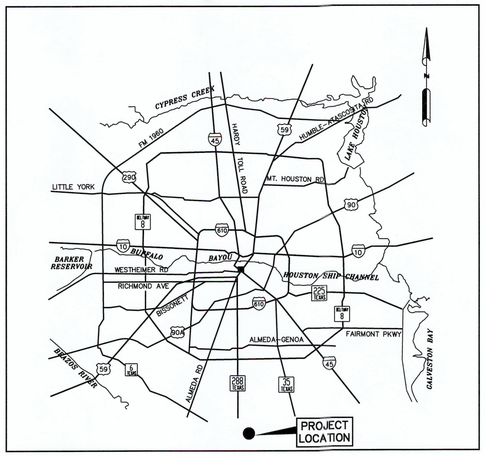
MERIDIANA SECTION 55C

IOWA COLONY, TEXAS

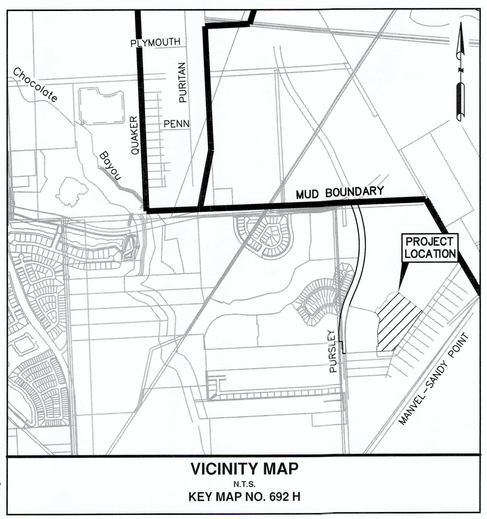
PRINTED
MAR 11 2026

EHRA ENGINEERING THE FUTURE SINCE 1936
RECORD DRAWINGS
PRELIMINARY (UNDER REVIEW) 3-20-26 DATE
INTERNAL REVIEW DATE INITIALS
SURVEY
CPS
ENGINEER
FINAL DATE INITIALS

R/GPS DOWNLOAD/2008/081-011-55-03/PLTS 3-19-26 TM



LOCATION MAP
N.T.S.



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

Design Completed by _____ Date:_____
Model Completed by _____ Date:_____
Plans Drafted by _____ & _____ Date:_____
Drafter Checklist Completed by _____ Date:_____
Engineer Checklist Completed by _____ Date:_____
Construction Notes Completed by _____ Date:_____
Review Comments (agency and internal) completed/checked by _____ and _____ Date:_____
Plans Approved by _____ Date:_____

Sheet List Table

Sheet Number	Sheet Title
	GENERAL
1	COVER SHEET
2	GENERAL NOTES
	LAYOUTS
3	PAVING AND DRAINAGE LAYOUT
4	STORM SEWER CALCULATIONS
5	WATER DISTRIBUTION WASTEWATER COLLECTION & SIGNAGE LAYOUT
6	STORM WATER POLLUTION PREVENTION PLAN LAYOUT
7	GRADING LAYOUT
8	CROSS SECTIONS LAYOUT
	PLAN AND PROFILES
9	BERNINI COURT STA 0+00 TO END
10	LOUVRE LANE STA 0+00 TO END
11	SISTINE DRIVE STA 0+00 TO END
	DETAILS
12	WATER DETAILS (SHEET 1 OF 2)
13	WATER DETAILS (SHEET 2 OF 2)
14	SANITARY SEWER DETAILS (SHEET 1 OF 3)
15	SANITARY SEWER DETAILS (SHEET 2 OF 3)
16	SANITARY SEWER DETAILS (SHEET 3 OF 3)
17	STORM SEWER DETAILS (SHEET 1 OF 4)
18	STORM SEWER DETAILS (SHEET 2 OF 4)
19	STORM SEWER DETAILS (SHEET 3 OF 4)
20	STORM SEWER DETAILS (SHEET 4 OF 4)
21	PAVEMENT DETAILS (SHEET 1 OF 4)
22	PAVEMENT DETAILS (SHEET 2 OF 4)
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26	STORM WATER POLLUTION PREVENTION PLAN DETAILS (SHEET 2 OF 2)

CALL BEFORE YOU DIG!
TEXAS ONE CALL PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST - STOP CALL
Texas One Call System
1-800-344-8377
(713)223-4567 (IN HOUSTON)

September 24, 2025

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 Meadowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300

JOB NO. 081-011-55-03

CITY OF IOWA COLONY

STATE OF TEXAS
MAYRA N. NAVARRO
134972
LICENSED PROFESSIONAL ENGINEER
09/24/25

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.
Signed by:
Natasha Brooks 10/3/2025
NATASHA BROOKS, INTERIM CITY MANAGER DATE
10032025
DINH HO, P.E., CITY ENGINEER DATE
CITY OF IOWA COLONY
NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

NOTE:
CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY c/o Adico, LLC (Dinh V. Ho, P.E. @ 832-895-1093 OR dinh@adico-llc.com) 48 HOURS BEFORE COMMENCING WORK.

CIOC Project No. EPR2-XXXXXX-XXXX
Adico, LLC Project No. XXXXX-X-XXX

P-4776

MERIDIANA SECTION 55C P-4776

081-011-55-03\Drawings_Meridiana Sec 55C\01 COVER SHEET (P-4776).dwg Sep 24, 2025 - 9:16am Edited by: APotel

ADICO
CONSULTING ENGINEERS

Thursday, April 2, 2026

Mayor Wil Kennedy
City Council
City of Iowa Colony
3144 Meridiana Pkwy.
Iowa Colony, TX 77583

Re: Sierra Vista Sec. 8A, Water, Sanitary, Drainage and Paving Facilities
Recommendation for Final Approval
City of Iowa Colony Project No. 1822 (WSD), 2055 (Paving)
Adico, LLC Project No. 16007-4-418 (WSD), 16007-4-424 (Paving)

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the request for final approval of Sierra Vista Sec. 8A– Water, Sanitary, Drainage and Paving Facilities.

City Council approved the project into the One Year Maintenance Period on June 26, 2023. Adico attended a final reinspection on September 4, 2025, with all outstanding punch list items addressed on February 27, 2026. Therefore, Adico, LLC recommends final approval of facilities, effective April 20, 2026, if approved by City Council.

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

1. Letter of Recommendation for Placement into the One Year Maintenance Period (06/20/2023)
2. Engineer of Record Certification Letter
3. Maintenance Bond
4. As-Builts (cover only)

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

Sincerely,
Adico, LLC

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

Cc: Kayleen Rosser
File: 16007-4-418, 424

ADICO
CONSULTING ENGINEERS

Tuesday, June 20, 2023

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

Re: Sierra Vista Sec. 8A, Water, Sanitary, Drainage and Paving Facilities
Recommendation for Approval into One-Year Maintenance Period
City of Iowa Colony Project No. 1822
Adico, LLC Project No. 16007-4-418

Dear Mayor and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sierra Vista Sec. 8A– Water, Sanitary, Drainage and Paving Facilities. The final inspection was completed on June 5, 2023, with all outstanding punch list items addressed on June 6, 2023.

Adico, LLC recommends approval of facilities into the One-Year Maintenance period. The effective date shall be June 26, 2023 if approved by City Council.

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

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

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

Sincerely,
Adico, LLC

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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-418

ELEVATION
land solutions

June 6, 2023

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

Re: Final Inspection Letter
Construction of Water, Sanitary, Drainage, and Paving Facilities for
Sierra Vista Section 8A for Brazoria County Municipal Utility District No. 32

Mr. Dinh Ho,

A Final Inspection of the work on the above referenced project was conducted on June 5, 2023. Those participating were Mr. Clayton Knight representing Principal Services; Mr. Jaime Rodriguez representing Rodriguez Construction Group; Mr. Israel Wong representing the City of Iowa Colony; Mr. William Stidman represnting the Brazoria County; Mr. Chett Wignall with HistoryMaker Homes; Mr. Marcus Skinner representing Elevation Land Solutions; and Mr. Shawn Staley representing BCMUD No. 32.

The inspection revealed no punch-list items because both contractors were onsite addressing punchlist items as the items were identified.

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

STATE OF TEXAS
DAVID L. DORAN
91388
LICENSED PROFESSIONAL ENGINEER

DLD/mm

P:\001 Sierra Vista - BCMUD 32\037 Sec 8\Construction\Acceptance Packages\City of Iowa Colony\To City of Iowa Colony\Sierra Vista Section 8A WSD&P - Final Inspection Letter.docx

MAINTENANCE BOND **Bond No. 4460631**

STATE OF TEXAS Contract Date 11/18/2023

COUNTY OF BRAZORIA Date Bond Executed 11/18/2023

PRINCIPAL Principal Services, LTD

SURETY SureTec Insurance Company

OWNER Brazoria County Municipal Utility District No. 32

PENAL SUM OF BOND (in words and figures) **Seven Hundred Seventy-One Thousand Three Hundred Eighty-Nine Dollars and Thirty-Eight Cents ($771,389.38)**, being 100 percent of the Contract Price.

CONTRACT for Construction of Water, Sanitary, and Drainage Facilities for Sierra Vista Sec. 8A for Brazoria County Municipal Utility District No. 32, Brazoria County, Texas (the "Contract").

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

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

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

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

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

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

Principal Services, LTD
PRINCIPAL
By _____
Name Kevin Burns
Title COO
Address 27080 Mandell Rd.
Cleveland Texas 77328

ATTEST
By _____
Name Chelsey Dagley
Title Project Coordinator

(SEAL)

SureTec Insurance Company
SURETY
By _____
Name Kelly J. Brooks
Title Attorney in Fact

(SEAL)

ATTEST
By _____
Name Derick Harrison
Title Account Manager

Physical Address:
2103 CityWest Blvd. Suite 1300
Houston, Texas 77042

Mailing Address:
2103 CityWest Blvd. Suite 1300
Houston, Texas 77042

Telephone: 866-732-0099

Local Recording Agent Personal Identification Number:
811197

Agency Name: Southern American Insurance Agency
Agency Address 13823 Schmidt Rd. Cypress, Tx 77429
Agency Telephone 281-890-9294

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

CERTIFICATE AS TO CORPORATE PRINCIPAL

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

_____ (Corporate Seal)
Signature of Corporate Secretary

ATTACH POWER OF ATTORNEY

POA# 4221062

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

C. A. McClure, Kelly J. Brooks, Kenneth L. Meyer, Michelle Ulery

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided; however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Fifty Million and 00/100 Dollars ($50,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 11th day of July , 2022 .

SureTec Insurance Company

By: _____
Michael C. Keimig, President

SURETEC INSURANCE COMPANY TEXAS

MARKEL INSURANCE COMPANY CORPORATE SEAL ILLINOIS

Markel Insurance Company

By: _____
Robin Russo, Senior Vice President

Commonwealth of Virginia
County of Henrico SS:

On this 11th day of July , 2022 A. D., before me, a Notary Public of the Commonwealth of Virginia, in and for the County of Henrico, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

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

DONNA DONAVANT NOTARY PUBLIC MY COMMISSION NUMBER 7083968 COMMONWEALTH OF VIRGINIA

By: _____
Donna Donavant, Notary Public
My commission expires 1/31/2023

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 18 day of January 2023.

SureTec Insurance Company

By: _____
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: _____
Richard R. Grinnan, Vice President and Secretary

SureTec Insurance Company

IMPORTANT NOTICE
Statutory Complaint Notice/Filing of Claims

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9737 Great Hills Trail, Suite 320
Austin, TX 78759

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

PO Box 149104
Austin, TX 78714-9104
Fax#: 512-490-1007
Web: http://www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov

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

MAINTENANCE BOND BOND NO. GS24800019

STATE OF TEXAS Contract Date 1/19/2023

COUNTY OF BRAZORIA Date Bond Executed 1/19/2023

PRINCIPAL Rodriguez Construction Group, LLC

SURETY The Gray Insurance Company

OWNER HistoryMaker Homes

PENAL SUM OF BOND (in words and figures) **One Million One Hundred Sixty-Three Thousand Five Hundred Dollars and Zero Cents ($1,163,500.00)**, being 100 percent of the Contract Price.

CONTRACT for Construction of Paving Facilities for Sierra Vista Sec. 8A for HistoryMaker Homes, Brazoria County, Texas (the "Contract").

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

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

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

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

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

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

Rodriguez Construction Group, LLC
PRINCIPAL

By _____

Name Roy Rodriguez

Title President

Address 2647 Jo Ann Street

Stafford, TX 77477

ATTEST

By _____

Name Joanne Rodriguez

Title Secretary

(SEAL)

RODRIGUEZ CONSTRUCTION GROUP, LLC
LIMITED LIABILITY COMPANY
SEAL
2015
STATE OF TEXAS

The Gray Insurance Company
SURETY

By _____

Name Jillian O'Neal

Title Attorney-in-Fact

(SEAL)

ATTEST

By _____

Name Hannah Montagne

Title Assist. Account Manager

Physical Address:
3601 N. I-10 Service Road West
Metairie, LA 70002

Mailing Address:
P.O. Box 6202
Metairie, LA 70009-6202

Telephone: (504) 754-6711

Local Recording Agent Personal Identification Number:
1903053

Agency Name: Technical Assurance, LLC
Agency Address 26623 Oak Ridge Drive
The Woodlands, TX 77380
Agency Telephone (281) 296-9997

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

CERTIFICATE AS TO CORPORATE PRINCIPAL

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

Signature of Corporate Secretary

(Corporate Seal)

RODRIGUEZ CONSTRUCTION GROUP, LLC
LIMITED LIABILITY COMPANY
SEAL
2015
STATE OF TEXAS

ATTACH POWER OF ATTORNEY

Technical Assurance, LLC
01/29/2021 11:11 114427205395

THE GRAY INSURANCE COMPANY
THE GRAY CASUALTY & SURETY COMPANY

GENERAL POWER OF ATTORNEY

Bond Number: GS24800019 **Principal:** Rodriguez Construction Group, LLC

Project: Construction of Paving Facilities for Sierra Vista Section 8A

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint **Edward Arens, Phillip Baker, Michele Bonnin, Rebecca Garza, Jillian O'Neal, and Erica Anne Cox of The Woodlands, Texas jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of
$10,000,000.00.

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

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

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

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 12th day of September, 2011.

THE GRAY INSURANCE COMPANY SEAL

By: Michael T. Gray
President, The Gray Insurance Company
and
Vice President,
The Gray Casualty & Surety Company

Attest: Mark S. Manguno
Secretary,
The Gray Insurance Company,
The Gray Casualty & Surety Company

THE GRAY CASUALTY & SURETY COMPANY SEAL

State of Louisiana
ss:
Parish of Jefferson

On this 12th day of September, 2011, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company and Vice President of The Gray Casualty & Surety Company, and Mark S. Manguno, Secretary of The Gray Insurance Company and The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.

LISA S. MILLAR NOTARY PUBLIC STATE OF LOUISIANA

Lisa S. Millar, Notary Public, Parish of Orleans
State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company and The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect.
IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies, this 19 day of January 2023

THE GRAY INSURANCE COMPANY SEAL

THE GRAY CASUALTY & SURETY COMPANY SEAL

Mark S. Manguno, Secretary
The Gray Insurance Company
The Gray Casualty & Surety Company

THE GRAY SURETY

The Gray Insurance Company
The Gray Casualty & Surety Company

Statutory Complaint Notice

To obtain information or to make a complaint:

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

You may also write to the Surety at:

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

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

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

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

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

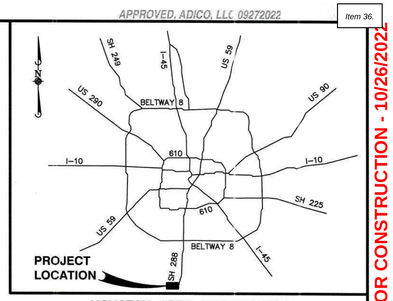
APPROVED, ADICO, LLC 09272022

DEVELOPER: HISTORYMAKER HOMES
7906 N. SAM HOUSTON PARKWAY W, SUITE 102
HOUSTON, TEXAS 77064
(832)648-1300

CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES
FOR

SIERRA VISTA SEC. 8A

BRAZORIA COUNTY M.U.D. NO. 32
BRAZORIA COUNTY, TX
PROJECT NO. 610.001.037.00



HOUSTON AREA VICINITY MAP
N.T.S.

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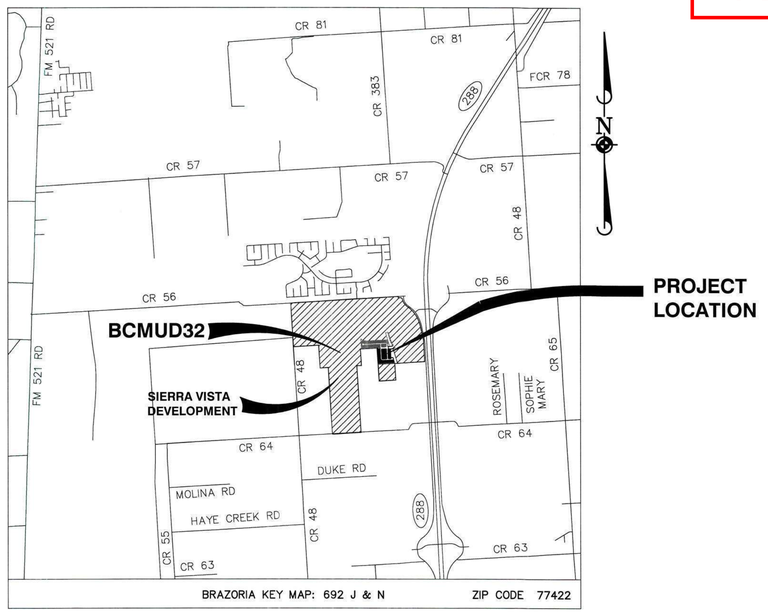
RECORD DRAWINGS
THE PROJECT IS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS FURNISHED BY THE CONTRACTOR AND CONSTRUCTED WITHIN ENGINEERING TOLERANCES
By: _____ - 06/06/2023



LOCATION MAP
1"=1/4 mile

BENCHMARKS:

SOURCE BENCHMARK:

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

TEMPORARY BENCHMARK:

T.B.M. "A" BEING A SET "PK" NAIL IN ASPHALT LOCATED AT THE CENTERLINE INTERSECTION OF COUNTY ROAD 48 AND COUNTY ROAD 64.

ELEVATION = 54.34 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:

ACCORDING TO MAP Nos. 48039C0120K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, DATED DECEMBER 30, 2020, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

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

DATE	REVISION	APP.
⚠ 11/7/2022	ADDED COATING NOTE TO SANITARY MANHOLE DETAIL	PRK
⚠ 11/29/2022	ADDED PORTION OF STM PIPE IN ALLEY FROM B8 TO B4	PRK
⚠ 03/09/2023	RAISED LOT BREAKLINES	PRK

BRAZORIA COUNTY ENGINEERING DEPARTMENT
REVIEWED FOR CONSTRUCTION:

MATT HARRIS, P.E., COUNTY ENGINEER — DATE 11/22/22

JORGE REYNA, DEVELOPMENT COORDINATOR — DATE 10-13-22

ENGINEER'S SEAL
PARKER R. KRAUSE, P.E
2445 TECHNOLOGY FOREST
BLVD. SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200
09/22/2022
Parker Krause
TBPE NO. F-22671

STATE OF TEXAS
PARKER R. KRAUSE
137218
LICENSED
PROFESSIONAL ENGINEER

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

MICHAEL BYRUM-BRATSEN, MAYOR — 09272022 DATE

DINH HO, P.E., CITY ENGINEER — 09272022 DATE

CITY OF IOWA COLONY

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

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (In Houston)
(New Statewide Number Outside Houston)
1-800-545-6005

CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY C/O ADICO, LLC (DINH HO, P.E. AT 832-895-1093, INSPECTIONS@ADICO-LLC.COM) AND BRAZORIA COUNTY AT ENGINEER-CONSTRUCTION@BRAZORIA-COUNTY.COM 48 HOURS BEFORE COMMENCING WORK.

ELEVATION LAND SOLUTIONS IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671

PM: TH DFT: JW
DSN: JEJ DATE: Sep-22

SHEET 1 OF 33

ISSUED FOR CONSTRUCTION - 10/26/2022

ELEVATION LAND SOLUTIONS - SIERRA VISTA SEC. 8A - PROJECT NO. 610.001.037.00

p:\001 sierra vista - bcmud 32\037 sec 8\dwg\plan set drawings\section 8-a\1-2 TITLE SHEET.dwg

ADICO
CONSULTING ENGINEERS

Thursday, April 2, 2026

Mayor Wil Kennedy
City Council
City of Iowa Colony
3144 Merdiana Pkwy
Iowa Colony, TX 77583

Re: Sterling Lakes North Mass Grading & Detention Phase I
Brazoria County Municipal Utility District No. 31
Recommendation for Approval into One Year Maintenance Period
City of Iowa Colony Project No. 2156
Adico, LLC Project No. 16007-4-429

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed the final inspection for Sterling Lakes North Mass Grading & Detention Phase I. The final inspection was held June 27, 2025, with all punch list items completed on or about July 21, 2025.

Based on our review of the closeout documents provided, Adico, LLC recommends approval of Sterling Lakes North Mass Grading & Detention Phase I into the One Year Maintenance Period. The maintenance period shall be effective April 20, 2026, if approved by city council.

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

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

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

Sincerely,
Adico, LLC

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

Cc: Kayleen Rosser
File: 16007-4-429

CERTIFICATION OF INFRASTRUCTURE FOR:

Mass Grading & Detention Phase 1 & 2 for Sterling Lakes North

(Project Name)

I, David Leonard Doran,

(Name of Licensed Engineer)

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

Engineer's Seal

March 19, 2026

TBPE Firm Registration No. F-22671

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

18811 Megan Way, Suite 1A

Address

New Caney, Texas, 77357

City, State and Zip Code

(832) 823-2200

Phone No.

CITY OF IOWA COLONY
MAINTENANCE BOND

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

a. Bond Number: 2301422

b. Principal: Anchor Excavators, Inc

c. Surety:

Name: West Bend Insurance Company

State Where Surety is Incorporated: Wisconsin

d. Obligee(s): Brazoria County Municipal Utility District No. 31; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

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

e. Contract: The Contract described as follows:

Date: _____
Parties: Principal and Brazoria County Municipal Utility District No. 31
Subdivision involved: Mass Grading & Detention Phase 1 & 2 for Sterling Lakes North
General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Drainage, excavation, grading, detention, ect.

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

f. Bond Amount: $ 2,181,739.22

g. Maintenance Period:

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

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

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

2. Principal has entered into the Contract.

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

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

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

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

DATED: 4/1/2026

SURETY: West Bend Insurance Compnay

By: _____
Signature

Kenneth L. Meyer
Print or Type Signer's Name

Attorney In Fact
Signer's Title

PRINCIPAL: Ancho Excavators, Inc

By: _____
Signature

Tim Meaux
Print or Type Signer's Name

President
Signer's Title

ATTACH POWER OF ATTORNEY

WEST BEND®

Bond No. 2301422

POWER OF ATTORNEY

Know all men by these Presents, that West Bend Insurance Company (formerly known as West Bend Mutual Insurance Company prior to 1/1/2024), a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

Kelly Brooks, Charles McClure, Kenneth Meyer

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of: Thirty Million Dollars ($30,000,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Insurance Company by unanimous consent resolution effective the 1st day of January 2024.

Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.

Any reference to West Bend Mutual Insurance Company in any Bond and all continuations thereof shall be considered a reference to West Bend Insurance Company.

In witness whereof, West Bend Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 1st day of January 2024.

Attest Christopher C. Zwygart
Christopher C. Zwygart
Secretary

WEST BEND INSURANCE COMPANY CORPORATE SEAL WASHINGTON CO. WIS.

Robert J. Jacques
Robert J. Jacques
President

State of Wisconsin
County of Washington

On the 1st day of January 2024, before me personally came Robert Jacques, to me known being by duly sworn, did depose and say that he is the President of West Bend Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that is was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.

JULI BENEDUM NOTARY PUBLIC STATE OF WISCONSIN

Juli Benedum
Lead Corporate Attorney
Notary Public, Washington Co., WI
My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this _____ day of _____, _____.

WEST BEND INSURANCE COMPANY CORPORATE SEAL WASHINGTON CO. WIS.

Christopher C. Zwygart
Christopher C. Zwygart
Secretary

While a bond(s) is active, a bonded principal is a member of West Bend Mutual Holding Company. Please visit https://www.thesilverlining.com/annual-meeting for details regarding the annual membership meeting and your voting rights.

WEST BEND®

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact West Bend Insurance Company:

1-800-760-9250

You may also write to West Bend Insurance Company at:

Attn: Claims/Surety Department
1900 S. 18th Avenue
West Bend, WI 53095
1-800-252-3439

You may write the Texas Department of Insurance:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

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

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

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede comunicarse con su West Bend Insurance Company:

1-800-760-9250

Usted tambien puede escribir a West Bend Insurance Company at:

Attn: Claims/Surety Department
1900 S. 18th Avenue
West Bend, WI 53095
1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:
Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

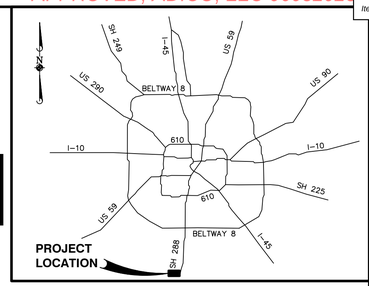
UNA ESTE AVISO A SU FIANZA DE GARANTIA:
Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

APPROVED, ADICO, LLC 06052023

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

CONSTRUCTION OF

STERLING LAKES NORTH
MASS GRADING & DETENTION PH I



HOUSTON AREA VICINITY MAP
N.T.S.

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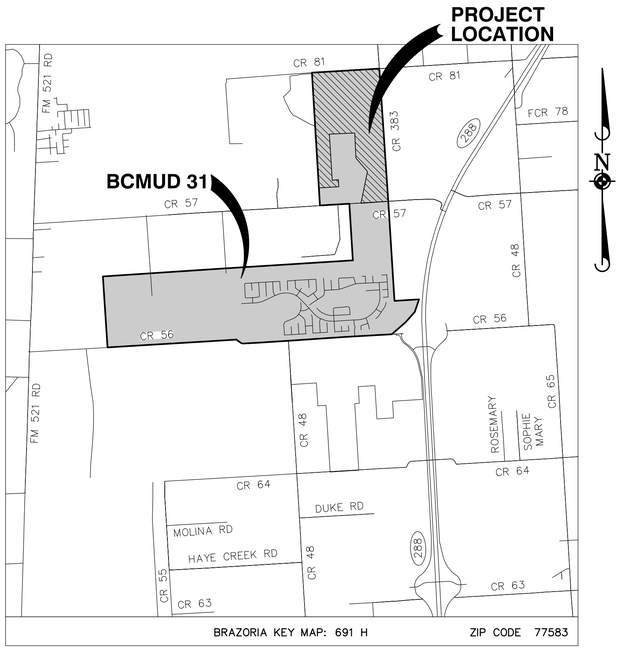
ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (In Houston)
(New Statewide Number Outside Houston)
1-800-545-6005

CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY C/O ADICO, LLC (DINH HO, P.E. AT 832-895-1093, INSPECTIONS@ADICO-LLC.COM) AND 48 HOURS BEFORE COMMENCING WORK.

ELEVATION LAND SOLUTIONS IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

FOR
BRAZORIA COUNTY M.U.D. NO. 31
BRAZORIA COUNTY, TX
PROJECT NO. 610.002.011.00



LOCATION MAP
1"=1/4 mile

AS-BUILTS

Anchor Excavators, Inc.

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671

BENCHMARKS:

SOURCE BENCHMARK:

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

TEMPORARY BENCHMARK:
T.B.M. "A" BEING A ⅝" IRON ROAD WITH CAP SET ON THE EAST SIDE OF COUNTY ROAD 383, LOCATED APPROXIMATELY 0.4 MILES NORTH OF THE INTERSECTION OF COUNTY ROAD 57 AND COUNTY ROAD 383.

ELEVATION = 55.05 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:

ACCORDING TO MAP Nos. 48038C0105K AND 48039C0110K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, REVISED DECEMBER 30, 2020, THE SUBJECT TRACT LOCATED PARTIALLY WITHIN SHADED ZONE "X" DEFINED AS AREAS INUNDATED BY THE 0.2% ANNUAL CHANCE (500 YEAR) FLOOD AND LOCATED PARTIALLY WITHIN SHAADED ZONE "AE", DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE (100 YEAR) FLOOD WITH A BASE FLOOD ELEVATION DETERMINED AS 53.0

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

DATE	REVISION	APP.
09/18/2023	REVISED GRADING PLAN	
11/03/2023	ADDED CLEARING LIMITS	
03/15/2024	ADDED MANHOLES AND REVISED EQUALIZER PIPE.	
04/18/2024	UPDATE SLOPE PAVING & GUARD RAIL LOCATION, REVISED EQUALIZER PIPE.	
05/08/2024	UPDATE GUARD RAILS AND DETAILS TO HAND RAILS	
08/19/2024	ADDED E-INLET TO REDIRECT EXISTING DITCH AND REVISED MAINTENANCE BERM.	
04/17/2025	ADDED BULKHEAD SLOPE PROTECTION & RETAINING WALLS AT THE KARSTEN CULVERTS	

ENGINEER'S SEAL
TRAVIS H. HARRISON
2445 TECHNOLOGY FOREST
BLVD. SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200
TBPE NO. F-22671

STATE OF TEXAS · TRAVIS H. HARRISON · 137397 · LICENSED PROFESSIONAL ENGINEER
04/25/2023

ISSUED FOR CONSTRUCTION
Issue Date - 04/28/2025

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, P.E. Date
President

Kerry L. Osburn Date
Vice President

Brandon Middletown Date
Secretary/Treasurer

Nazar Sabti, PhD, P.E. Date
District Engineer

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

BCDD 5 I.D. #B220052

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

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

ROBERT HEMMINGER, CITY MANAGER — 6/5/2023 DATE

DINH HO, P.E., CITY ENGINEER — 06052023 DATE

CITY OF IOWA COLONY

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

PM: THH DFT: DO
DSN: DR DATE: MAR 2023

ISSUED FOR CONSTRUCTION - 04/28/2025

EVATION LAND SOLUTIONS - STERLING LAKES NORTH MASS GRADING AND DETENTION PH I - PROJECT NO. 610.002.011.00

P:\610.002 Sterling Lakes - BCMUD 31\011 Det & MG Ph 1\dwg_Plan Set Drawings\TITLE AND INDEX OF SHEETS.dwg

ADICO
CONSULTING ENGINEERS

Thursday, April 2, 2026

Mayor Wil Kennedy
City Council
City of Iowa Colony
3144 Merdiana Pkwy
Iowa Colony, TX 77583

Re: Sterling Lakes North Mass Grading & Detention Phase II
Brazoria County Municipal Utility District No. 31
Recommendation for Approval into One Year Maintenance Period
City of Iowa Colony Project No. 7868
Adico, LLC Project No. 710-26-004-009

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed the final inspection for Sterling Lakes North Mass Grading & Detention Phase II. The final inspection was held June 27, 2025, with all punch list items completed on or about July 21, 2025.

Based on our review of the closeout documents provided, Adico, LLC recommends approval of Sterling Lakes North Mass Grading & Detention Phase II into the One Year Maintenance Period. The maintenance period shall be effective April 20, 2026, if approved by city council.

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

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

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

Sincerely,
Adico, LLC

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

Cc: Kayleen Rosser
File: 710-26-004-009

CERTIFICATION OF INFRASTRUCTURE FOR:

Mass Grading & Detention Phase 1 & 2 for Sterling Lakes North

(Project Name)

I, David Leonard Doran,

(Name of Licensed Engineer)

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

Engineer's Seal

March 19, 2026

TBPE Firm Registration No. F-22671

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

18811 Megan Way, Suite 1A

Address

New Caney, Texas, 77357

City, State and Zip Code

(832) 823-2200

Phone No.

CITY OF IOWA COLONY
MAINTENANCE BOND

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

a. Bond Number: 2301422

b. Principal: Anchor Excavators, Inc

c. Surety:

Name: West Bend Insurance Company

State Where Surety is Incorporated: Wisconsin

d. Obligee(s): Brazoria County Municipal Utility District No. 31; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

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

e. Contract: The Contract described as follows:

Date: _____
Parties: Principal and Brazoria County Municipal Utility District No. 31
Subdivision involved: Mass Grading & Detention Phase 1 & 2 for Sterling Lakes North
General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Drainage, excavation, grading, detention, ect.

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

f. Bond Amount: $ 2,181,739.22

g. Maintenance Period:

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

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

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

2. Principal has entered into the Contract.

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

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

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

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

DATED: 4/1/2026

SURETY: West Bend Insurance Compnay

By: _____
Signature

Kenneth L. Meyer
Print or Type Signer's Name

Attorney In Fact
Signer's Title

PRINCIPAL: Ancho Excavators, Inc

By: _____
Signature

Tim Meaux
Print or Type Signer's Name

President
Signer's Title

ATTACH POWER OF ATTORNEY

WEST BEND®

Bond No. 2301422

POWER OF ATTORNEY

Know all men by these Presents, that West Bend Insurance Company (formerly known as West Bend Mutual Insurance Company prior to 1/1/2024), a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

Kelly Brooks, Charles McClure, Kenneth Meyer

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of: Thirty Million Dollars ($30,000,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Insurance Company by unanimous consent resolution effective the 1st day of January 2024.

Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.

Any reference to West Bend Mutual Insurance Company in any Bond and all continuations thereof shall be considered a reference to West Bend Insurance Company.

In witness whereof, West Bend Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 1st day of January 2024.

Attest Christopher C. Zwygart
Christopher C. Zwygart
Secretary

WEST BEND INSURANCE COMPANY CORPORATE SEAL WASHINGTON CO. WIS.

Robert J. Jacques
Robert J. Jacques
President

State of Wisconsin
County of Washington

On the 1st day of January 2024, before me personally came Robert Jacques, to me known being by duly sworn, did depose and say that he is the President of West Bend Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that is was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.

JULI BENEDUM NOTARY PUBLIC STATE OF WISCONSIN

Juli Benedum
Lead Corporate Attorney
Notary Public, Washington Co., WI
My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this _____ day of _____, _____.

WEST BEND INSURANCE COMPANY CORPORATE SEAL WASHINGTON CO. WIS.

Christopher C. Zwygart
Christopher C. Zwygart
Secretary

While a bond(s) is active, a bonded principal is a member of West Bend Mutual Holding Company. Please visit https://www.thesilverlining.com/annual-meeting for details regarding the annual membership meeting and your voting rights.

WEST BEND®

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact West Bend Insurance Company:

1-800-760-9250

You may also write to West Bend Insurance Company at:

Attn: Claims/Surety Department
1900 S. 18th Avenue
West Bend, WI 53095
1-800-252-3439

You may write the Texas Department of Insurance:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

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

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

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede comunicarse con su West Bend Insurance Company:

1-800-760-9250

Usted tambien puede escribir a West Bend Insurance Company at:

Attn: Claims/Surety Department
1900 S. 18th Avenue
West Bend, WI 53095
1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:
Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU FIANZA DE GARANTIA:
Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

APPROVED, ADICO, LLC, 091320

24x36

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

CONSTRUCTION OF

STERLING LAKES NORTH MASS GRADING & DETENTION PH II

FOR

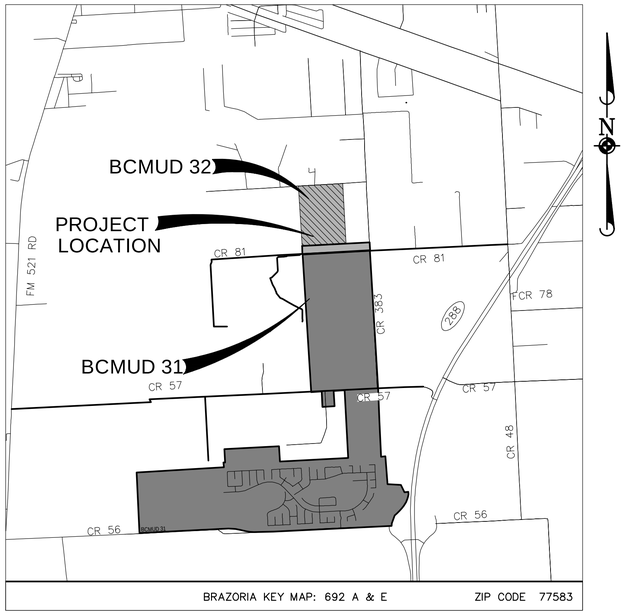
BRAZORIA COUNTY M.U.D. NO. 32
BRAZORIA COUNTY, TX
PROJECT NO. 610.002.022.00

SHEET LIST TABLE

SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	GENERAL NOTES
3	PROJECT OVERALL
4	CUT & FILL OVERALL
5	DRAINAGE AREA OVERALL
6	GRADING OVERALL (1 OF 2) ⚠
7	GRADING OVERALL (2 OF 2)
8	CHANNEL OVERALL ⚠⚠
9	STORM WATER POLLUTION PREVENTION PLAN
10	OUTFALL & CULVERT A ⚠
11	STORM WATER POLUTION PREVENTION PLAN DETAILS I
12	STORM WATER POLUTION PREVENTION PLAN DETAILS II
13	STORM SEWER DETAILS I
14	STORM SEWER DETAILS II
15	STORM SEWER DETAILS III
16	STORM SEWER DETAILS IV

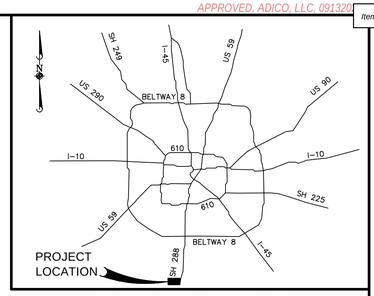
AS-BUILT

Anchor Excavators, Inc.



BRAZORIA KEY MAP: 692 A & E ZIP CODE 77583

LOCATION MAP
1"=1/4 mile



HOUSTON AREA VICINITY MAP
N.T.S.

STATE OF TEXAS
TRAVIS H. HARRISON
137397
LICENSED PROFESSIONAL ENGINEER
03/17/2026

RECORD DRAWING
03/17/2026
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

BENCHMARKS:

SOURCE BENCHMARK:

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

TEMPORARY BENCHMARK:

T.B.M. "A" BEING A ⅝" IRON ROAD WITH CAP SET ON THE EAST SIDE OF COUNTY ROAD 383, LOCATED APPROXIMATELY 0.4 MILES NORTH OF THE INTERSECTION OF COUNTY ROAD 57 AND COUNTY ROAD 383.

ELEVATION = 55.05 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:

ACCORDING TO MAP Nos. 48038C0105K AND 48039C0110K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, REVISED DECEMBER 30, 2020, THE SUBJECT TRACT LOCATED PARTIALLY WITHIN SHADED ZONE "X" DEFINED AS AREAS INUNDATED BY THE 0.2% ANNUAL CHANCE (500 YEAR) FLOOD AND LOCATED PARTIALLY WITHIN SHAADED ZONE "AE"; DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE (100 YEAR) FLOOD WITH A BASE FLOOD ELEVATION DETERMINED AS 53.0

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

DATE	REVISION	APP.
10/24/2023	Culvert and junction box size revised, E-Inlet added.	
12/05/2023	Revised grading plan	
01/26/2024	Revised boundary channel	
02/27/2024	Removed backslope interceptor and revised backslope swale.	

ENGINEER'S SEAL
TRAVIS H. HARRISON
2445 TECHNOLOGY FOREST
BLVD. SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200
TBPE NO. F-22671

STATE OF TEXAS
TRAVIS H. HARRISON
137397
LICENSED PROFESSIONAL ENGINEER
08/15/2023

ISSUED FOR CONSTRUCTION
Issue Date - 12/05/2023

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

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

ROBERT HEMMINGER, CITY MANAGER — DATE 9/13/2023

DINH HO, P.E., CITY ENGINEER — DATE 09132023

CITY OF IOWA COLONY

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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, P.E. — Date 11/6/23
President

Kerry L. Daburn — Date 11/6/23
Vice President

Brandon Middletown — Date 11/6/23
Secretary/Treasurer

Nazar Sahli, PhD, P.E. — Date 10/27/2023
District Engineer

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

BCDD 5 I.D. #B220052

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (In Houston)
(New Statewide Number Outside Houston)
1-800-545-6005

CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY C/O ADICO, LLC (DINH HO, P.E. AT 832-895-1093, INSPECTIONS@ADICO-LLC.COM) 48 HOURS BEFORE COMMENCING WORK.

ELEVATION LAND SOLUTIONS IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671

PM: THH DFT: BK
DSN: WP DATE: MARCH 2023

ISSUED FOR CONSTRUCTION - 12/05/2023

P:\610.002 Sterling Lakes - BCMUD 31\022 Sterling Lakes N. D&MG Ph2\dwg_Plan Set Drawings\1 - TITLE SHEET & GENERAL NOTES.dwg

ELEVATION LAND SOLUTIONS - STERLING LAKES NORTH DETENTION & MASS GRADING PH II - PROJECT NO. 610.002.022.00

ADICO
CONSULTING ENGINEERS

Monday, March 30, 2026

Kaitlin Gile
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
kgile@ehra.team

Re: Amended Plat of Ellwood Section 1B
Letter of Recommendation to Approve
COIC Project No. 7786
Adico, LLC Project No. 710-26-002-012

Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the Amended Plat of Ellwood Section 1B, received on or about March 23, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted on March 23, 2026. Please provide at least two (2) sets of mylars and ten (10) folded prints of the plat Kayleen Rosser, City Secretary, by no later than Tuesday, March 31, 2026, for consideration at the April 7, 2026, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC

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

Cc: Rachel Patterson
Kayleen Rosser
File: 710-26-002-012

EHRA
ENGINEERING THE FUTURE
SINCE 1936

10011 Meadowglen Ln.
Houston, Texas 77042
713.784.4500
EHRAinc.com

CORRECTION RESUBMITTAL MEMORANDUM

DATE: 03/23/2026

TO: City of Iowa Colony, Adico, LLC
205 East Edgewood Drive
Friendswood, TX 77546
PH: 832-895-1093

FROM: EHRA/Kaitlin Gile, Assistant Project Manager

RE: Correction Submittal – Amended Plat Ellwood Section 1B
First Review
City of Iowa Colony Project No. 7786
Adico, LLC Project No. 710-26-002-012

ENGINEER COMMENTS:

Provide a letter detailing the reason for the amendment.

Response: Please see the explanation below:

We identified an error on the original Ellwood Section 1B plat where the pipeline easement encroached into Lots 26, 27, and 28 of Block 1. We've modified the boundary of Reserve B to ensure the pipeline easement no longer encroaches into those lots. The boundary of Reserve A did not change. As a result, we've relocated a 14' utility easement and a 10' utility easement. Additionally, we've updated the parkland table. Please see the attached exhibit for reference.

Please let me know if you have any questions.

Sincerely,

Kaitlin Gile

Kaitlin Gile
EHRA
Assistant Project Manager

APPROVED, ADICO, LLC, 033

STATE OF TEXAS }

COUNTY OF BRAZORIA }

We, Beazer Homes Texas, L.P., a Delaware limited partnership, acting by and through Greg Coleman, Division Vice President Land Development of Beazer Homes Texas, L.P., a Delaware limited partnership, owner of the property subdivided in this plat, AMENDED PLAT ELLWOOD SECTION 1B, do hereby make subdivision of said property for and on behalf of said Beazer Homes of Texas, L.P., a Delaware limited pornership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

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

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

IN TESTIMONY WHEREOF, Beazer Homes Texas, L.P., a Delaware limited partnership, has caused these presents to be signed by Greg Coleman, Division Vice President Land Development, Authorized Signatory of Beazer Homes Texas, L.P., a Delaware limited partnership, thereunto authorized by this ____ day of _____, 2026.

OWNER

Beazer Homes Texas, L.P.,
A Delaware Limited Partnership

BY:_____
Print Name: Greg Coleman
Title: Division Vice President Land Development

STATE OF ARIZONA }

COUNTY OF _____ }

BEFORE ME, the undersigned authority, on this day personally appeared Greg Coleman known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

_____
Notary Public in and for the
State of Arizona
My Notary Commission Expires_____

I, Charles Jurica, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that 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 rods having an outside diameter of not less than five–eighths of one inch (5/8) inch and a length of not less than three (3) feet.

_____
Charles Jurica, Registered Professional Land Surveyor
Texas Registration No. 6696

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

_____
Wil Kennedy, Mayor

_____
Nikki Brooks, Council Member

_____
Arnetta Hicks–Murray, Council Member

_____
Marquette Greene–Scott, Council Member

_____
Tim Varlack, Council Member

_____
Sydney Hargroder, Council Member

_____
Kareem Boyce, Council Member

_____
Dinh Ho, P.E., City Engineer

_____
Date

PLANNING AND ZONING COMMISSION APPROVAL

_____
David Hurst, Chairman
Planning and Zoning Commission

_____
Les Hosey
Planning and Zoning Commission Member

_____
Brenda Dillon
Planning and Zoning Commission Member

_____
Brian Johnson
Planning and Zoning Commission Member

_____
Terry Hayes
Planning and Zoning Commission Member

_____
Robert Wall
Planning and Zoning Commission Member

_____
Demond Woods
Planning and Zoning Commission Member

_____
Date

METES AND BOUNDS DESCRIPTION
AMENDED PLAT ELLWOOD SECTION 1B
BEING A 1.164 ACRE TRACT OF LAND LOCATED IN THE
W.H. DENNIS SURVEY, ABSTRACT NO. 512
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 1.164 ACRE TRACT OF LAND LOCATED IN THE W.H. DENNIS SURVEY, ABSTRACT NO. 512, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO KLLB AIV LLC, DESCRIBED AS BEING 233.54 ACRES BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2023036335 AND PART OF LOT 473 OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 113 OF THE BRAZORIA COUNTY PLAT RECORDS; SAID 1.164 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8–inch capped iron rod stamped "Baker & Lawson" called for and found for corner from which a TxDOT Type 1 concrete right–of–way monument bears North 35° West, a distance of 0.67 feet, in the westerly right–of–way line of State Highway 288 (based on the current Texas Department of Transportation (TxDOT) 2018 Alignment and Right–of–Way Maps), from which a 5/8–inch aluminum capped iron rod stamped "TxDOT" called for and found for corner in the arc of a non–tangent curve in the boundary of a called 8.429 acre tract recorded under B.C.C.F NO. 2018032177 bears North 87°21'16" East, for a distance of 197.25 feet;

THENCE, South 02°48'45" East, for a distance of 25.00 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for the northwest corner and POINT OF BEGINNING of the herein described tract;

1) THENCE, South 02°38'44" East, for a distance of 116.74 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for corner of the herein described tract;

2) THENCE, South 28°00'02" East, for a distance of 20.00 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for the point of a non–tangent curve;

3) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 50.00 feet, an arc length of 134.09 feet, an angle of 153°39'32", and a chord bearing South 14°49'48" East, for a distance of 97.37 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for the point of a reverse curve;

4) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 28.41 feet, an angle of 65°07'16", and a chord bearing South 59°05'56" East, for a distance of 26.91 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for the end of curve;

5) THENCE, South 26°32'18" East, for a distance of 65.50 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for the point of a tangent curve;

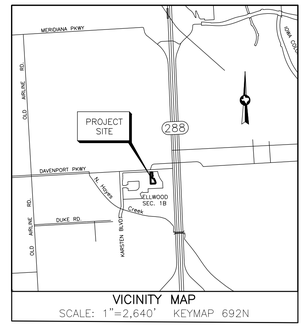
6) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 275.00 feet, an arc length of 87.96 feet, an angle of 18°19'35", and a chord bearing South 17°22'31" East, for a distance of 87.59 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for the point of a compound curve;

7) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 41.81 feet, an angle of 95°49'43", and a chord bearing South 39°42'08" West, for a distance of 37.11 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for the end of curve;

8) THENCE, South 87°37'00" West, for a distance of 164.69 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found the southwest corner of the herein described tract;

9) THENCE, North 02°02'05" West, for a distance of 416.13 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for the northwest corner of the herein described tract;

10) THENCE, North 87°21'16" East, for a distance of 87.08 feet to the POINT OF BEGINNING, containing 1.164 acres of land.



VICINITY MAP
SCALE: 1"=2,640' KEYMAP 692N

BENCHMARK(S):

NGS MONUMENT # E 306 DISK FOUND 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

AMENDED PLAT
ELLWOOD SECTION 1B

BEING A SUBDIVISION OF 1.164 ACRES OUT OF THE W. H. DENNIS SURVEY, ABSTRACT NO 512, IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS; ALSO BEING AN AMENDED PLAT OF LOTS 26, 27, 28 AND RESERVE B OF BLOCK 1 OF ELLWOOD SECTION 1B AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS NUMBER 2025039969, BRAZORIA COUNTY, TEXAS

3 LOTS 1 BLOCK 1 RESERVE (0.410 ACRES)

PURPOSE OF AMENDING PLAT:
TO MODIFY THE BOUNDARY LINES OF LOTS 26, 27, 28 AND RESERVE B, TO UPDATE THE PARKLAND TABLE, TO RELOCATE A 14' UTILITY EASEMENT, AND TO RELOCATE A 10' UTILITY EASEMENT

OWNER

BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP
13430 NORTHWEST FREEWAY, SUITE 900
HOUSTON, TX 77040
(281)–560–6600

FEBRUARY, 2026

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713–784–4500
WWW.EHRA.TEAM
TBPE No. F–726
TBPELS No. 10092300

JOB NO. 221–022–01

SHEET 1 OF 2

PATH:R:\2022\221–022–01\DRAWING\PLAT\22102201–PLFP–1B–AMENDING BY:SVJ DATE:2026–03–20

E4711

E4711

APPROVED, ADICO, LLC, 033

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.

2. All boundary corners for the plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.

3. A- indicates Abstract
AC. indicates Acres
A.E. indicates Aerial Easement
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.D.R. indicates Brazoria County Deed Records
B.C.P.R. NO. indicates Brazoria County Plat Records Number
B.L. indicates Building Line
C.M. indicates Controlling Monument
E.A.E. indicates Emergency Access Easement
FND. indicates Found
PG. indicates Page
PL indicates Pipeline
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right of Way
STM. S.E. indicates Storm Sewer Easement
S.S.C. indicated Sanitary Sewer Control
U.E. indicates Utility Easement
VOL. indicates Volume
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
indicates Street Break

4. The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 57, and Brazoria County Drainage District #5 (B.C.D.D.#5).

5. The boundary for this plat has a closure in excess of 1:15,000.

6. No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.

7. This final 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.

8. All water and wastewater facilities shall conform to the city's design criteria.

9. This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.

10. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K, dated December 30, 2020, the subject property show hereon lies within unshaded "Zone X" (areas determined to be outside the 0.2% annual chance floodplain, areas in which flood hazards are undetermined, but possible).

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.

11. The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all easements and all restricted reserves.

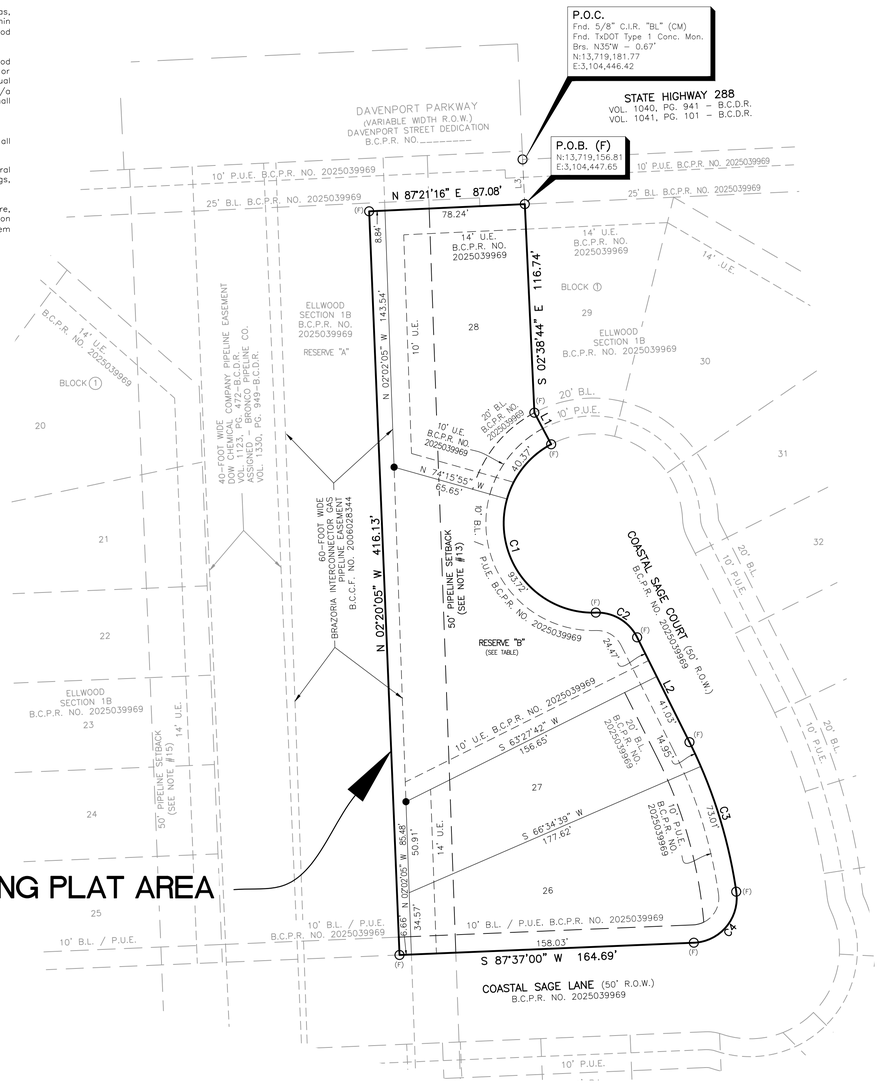
12. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.

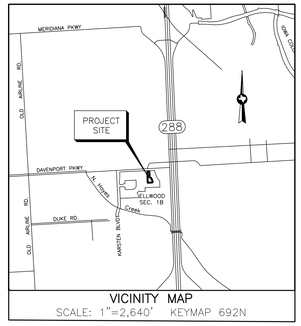
13. Subject to Ordinance No. 2011-4 (Pipeline Setback Ordinance), no residential, commercial, or industrial structure, other than structures necessary to operate the Facility or Pipeline, shall be erected at or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure pipeline distribution system pipeline as defined herein.

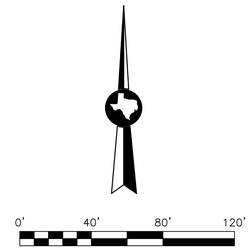
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 28°00'02" E	20.00'
L2	S 26°32'18" E	65.50'
L3	S 02°48'45" E	25.00'

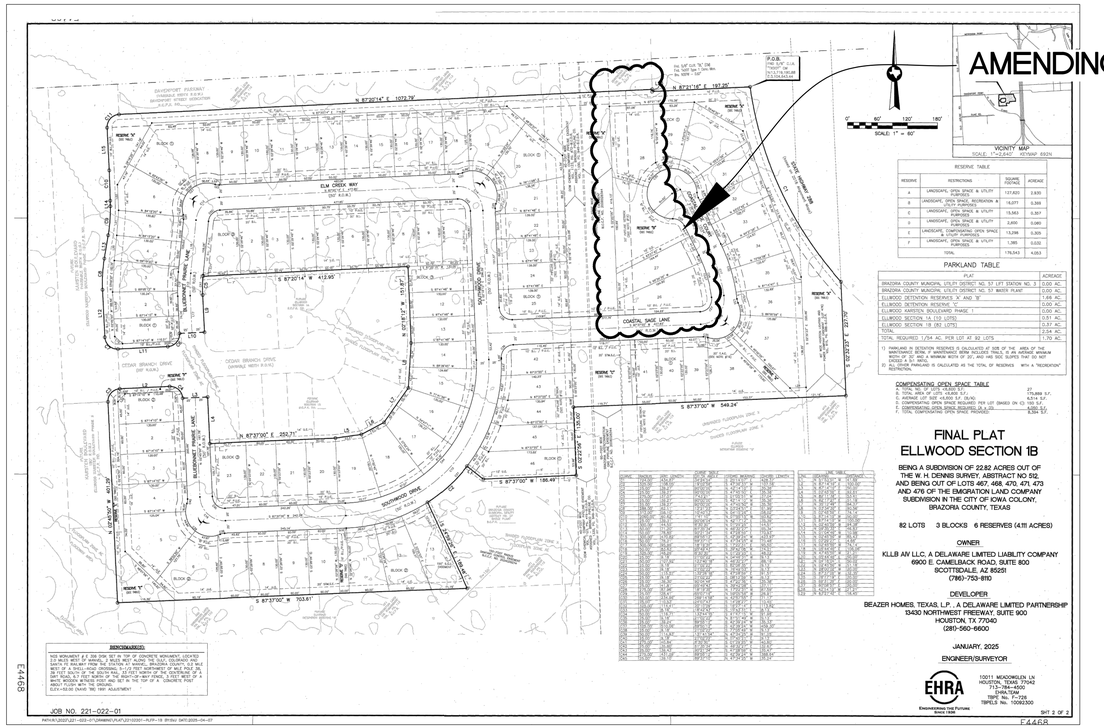
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	134.09'	153°39'32"	S 14°49'48" E	97.37'
C2	25.00'	28.41'	65°07'16"	S 59°05'56" E	26.91'
C3	275.00'	87.96'	18°19'35"	S 17°22'51" E	87.59'
C4	25.00'	41.81'	95°49'43"	S 39°42'08" W	37.11'

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
B	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	17,858	0.410
TOTAL		17,858	0.410









PARKLAND TABLE

PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00 AC.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 1	0.00 AC.
ELLWOOD SECTION 1A (10 LOTS)	0.51 AC.
ELLWOOD SECTION 1B (82 LOTS)	0.37 AC.
AMENDED ELLWOOD SECTION 1B	0.04 AC.
TOTAL	2.58 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 92 LOTS	1.70 AC.

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

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.
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OWNER

BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP
13430 NORTHWEST FREEWAY, SUITE 900
HOUSTON, TX 77040
(281)-560-6600

FEBRUARY, 2026

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1936

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

ADICO
CONSULTING ENGINEERS

Monday, January 12, 2026

Garrett Cavauiolo
MC Surveying
79 S. Wynnoak Circle
Spring, TX 77382
garrett@mcsurveytx.com

Re: Hoa Le Ranch Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7479
Adico, LLC Project No. 710-25-002-063

Dear Mr. Cavauiolo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Hoa Le Ranch Preliminary Plat, received on or about March 30, 2026. The review of the general 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 March 30, 2026. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, March 31, 2026, for consideration to the April 7, 2026, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC

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

Cc: Rachel Patterson
Kayleen Rosser
File: 710-25-002-063

APPROVED, ADICO, LLC, 03302026

STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS:

WE, THE HOAPHUONG LE NGUYEN REVOCABLE LIVING TRUST, ACTING BY AND THROUGH SOPHIA LE, TRUSTEE, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT (HEREINAFTER REFERRED TO AS "OWNERS") OF THE 9.04 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HOA LE RANCH, DO HEREBY MAKE AN ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS THAT HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS _____ DAY OF _____ A.D., 20___

_____
SOPHIA LE, TRUSTEE
THE HOAPHUONG LE NGUYEN REVOCABLE LIVING TRUST

STATE OF TEXAS:
COUNTY OF BRAZORIA:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, SOPHIA LE, TRUSTEE OF THE HOAPHUONG LE NGUYEN REVOCABLE LIVING TRUST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

_____
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, GARRETT CAVAIUOLO , DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE CODE OF REGULATIONS OF THE CITY OF IOWA COLONY, TEXAS.

_____
GARRETT CAVAIUOLO, RPLS - 6714 DATE

THIS PLAT IS HEREBY APPROVED BY THE CITY OF IOWA COLONY CITY COUNCIL, THIS _____ DAY OF _____, 20___

_____ _____
WIL KENNEDY NIKKI BROOKS
MAYOR

_____ _____
ARNETTA HICKS-MURRAY MARQUETTE GREENE-SCOTT

_____ _____
TIMOTHY VARLACK KAREEM BOYCE

_____
SYDNEY HARGRODER

THIS PLAT IS HEREBY APPROVED BY THE CITY OF IOWA COLONY PLANNING AND ZONING COMMISSION, THIS _____ DAY OF _____, 20___

_____ _____
DAVID HURST BRENDA DILLON
CHAIRMAN

_____ _____
TERRY HAYES LES HOSEY

_____
ROBERT WALL

THIS PLAT IS HEREBY APPROVED BY THE CITY OF IOWA COLONY CITY ENGINEER, THIS_____
DAY OF_____, 20____

_____
DIHN V. HO, P.E.

LEGAL DESCRIPTION:

BEING AN OVERALL 9.04 ACRES COMPOSED OF ALL OF A CALLED 1.0000 ACRES (TRACT 1), AND ALL OF A CALLED 8.0417 ACRES (TRACT 2), LOCATED IN THE H.T. & B. RAILROAD COMPANY SURVEY, SECTION 57, ABSTRACT NUMBER 289, BRAZORIA COUNTY, TEXAS, CONVEYED TO SOPHIA LE, AS TRUSTEE OF THE HOAPHUONG LE NGUYEN REVOCALE LIVING TRUST IN DOCUMENT NUMBER 2024030514, AND DESCRIBED IN DOCUMENT NUMBER 2022034081, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

BEGINNING AT A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "MCS 6714", SET FOR THE NORTHEAST CORNER OF THE CALLED 1 ACRE TRACT SAME BEING THE NORTHWEST CORNER OF A CALLED 2.4364 ACRE DESCRIBED TO JOSE AND JESSICA ALONSO IN DOCUMENT NUMBER 1999010826, SAME BEING A POINT IN THE 60 FOOT RIGHT OF WAY OF RUTH ROAD,

THENCE, S 02°51'41" E, WITH THE EAST LINE OF SAID 1 ACRE SAME BEING THE WEST LINE OF SAID 2.4364 ACRES, PASSING A 5/8" IRON ROD AT 251.05 FEET FOUND FOR THE SOUTHEAST CORNER OF SAID 1 AC SAME BEING THE EAST CORNER OF SAID 8.0417 ACRE, CONTINUING FOR A TOTAL DISTANCE OF 611.58 FEET, TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 8.0417 AC, SAME BEING THE SOUTHWEST CORNER OF SAID 2.4364 ACRES , AND BEING A POINT IN THE NORTH LINE OF A NOW OR FORMERLY KNOWN AS SOUTH FREEWAY LIMITED DESCRIBED IN VOLUME 1186, PAGE 625,

THENCE, WITH THE SOUTH LINE OF SAID 8.0417 ACRES THE FOLLOWING COURSES AND DISTANCES:
1. S 87°29'47" W, 2.45 FEET TO A BENT 5/8 IRON ROD,
2. S 87°17'58" W, 621.78 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "MCS 6714", FOUND FOR THE SOUTHEAST CORNER OF SAID 8.0417 ACRES

THENCE, N 02°51'52" W, WITH THE WEST LINE OF SAID 8.0417 ACRE PASSING AN IRON ROD WITH A CAP STAMPED "PAPE" AT 163.03 FEET, FOUND FOR THE SOUTHEAST CORNER OF A RESTRICTED RESERVE "F" STERLING LAKES AT IOWA COLONY SECTION 13 DESCRIBED IN DOCUMENT NUMBER 2019001428, CONTINUING FOR A TOTAL DISTANCE OF 640.19 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 8.0417 ACRES, SAME BEING THE SOUTHWEST CORNER OF A CALLED 9.19 ACRE DESCRIBED TO PLACIDA LOPEZ IN VOLUME 1384, PAGE 495,

THENCE, N 87°10'43" E 421.98 FEET, WITH THE NORTH LINE OF SAID 8.0417 ACRES SAME BEING THE SOUTH LINE OF SAID 9.19 ACRES, TO A MAG NAIL SET IN THE EAST RIGHT OF WAY LINE OF SAID RUTH ROAD

THENCE, WITH THE COMMON LINE OF THE SAID 8.0417 ACRES AND THE RIGHT OF WAY OF RUTH ROAD THE FOLLOWING COURSES AND DISTANCES:
1. S 02°40'31" E 30.00 FEET TO A 1/2" IRON ROD,
2. N 87°09'39" E 199.94 FEET TO A 5/8" IRON ROD,
3. N 87°07'37" E 2.44 FEET, BACK TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 9.04 ACRES OF LAND, MORE OR LESS

PRELIMINARY PLAT NOTES:

1. THIS PLAT IS FOR PRELIMINARY REVIEW ONLY AND IS NOT FOR RECORDING.
2. FINAL PLAT APPROVAL IS REQUIRED PRIOR TO ANY CONSTRUCTION OR SALE OF LOTS

GENERAL PLAT NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE SCALED TO GROUND BY APPLYING A COMBINED SCALE OF 1.00013322.
2. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
3. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
4. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINISH GRADING IS COMPLETE. CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "MCS 6714".
5. BENCHMARK (BM201 - ELEVATION 54.33) SHOWN HEREON IS BASED ON LOCAL N.G.S. MONUMENT AWS686/HGCSD 74, LOCATED ON THE NORTH SIDE OF SACRED WAY BLVD AT THE INTERSECTION OF OLD AIRLINE RD, WITH A PUBLISHED ELEVATION OF 55.7 FEET, NAVD 88, GEOID18, 2011 ADJUSTMENT. BM201 IS LOCATED APPROXIMATELY 25.5 FEET, S 49°34' W FROM THE NORTHEAST CORNER OF LOT 6 [SHOWN HEREON].
6. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0105K, DATED DECEMBER 30, 2020.
7. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
8. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
9. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
10. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
11. ADEQUATE WASTEWATER FACILITIES SHALL BE PROVIDED TO SERVICE ALL PROPOSED IMPROVEMENTS.
12. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
13. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
14. OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED.
15. FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
16. NEAREST NEIGHBORHOOD IS BLOCK F, STERLING LAKES AT IOWA COLONY, SECTION 13, 97.75 FEET NORTHWEST OF THE NORTHWEST CORNER OF HOA LE RANCH.
17. DETENTION AND DRAINAGE EASEMENTS ON LOTS 3 AND 4 ARE CREATED BY THIS PLAT.

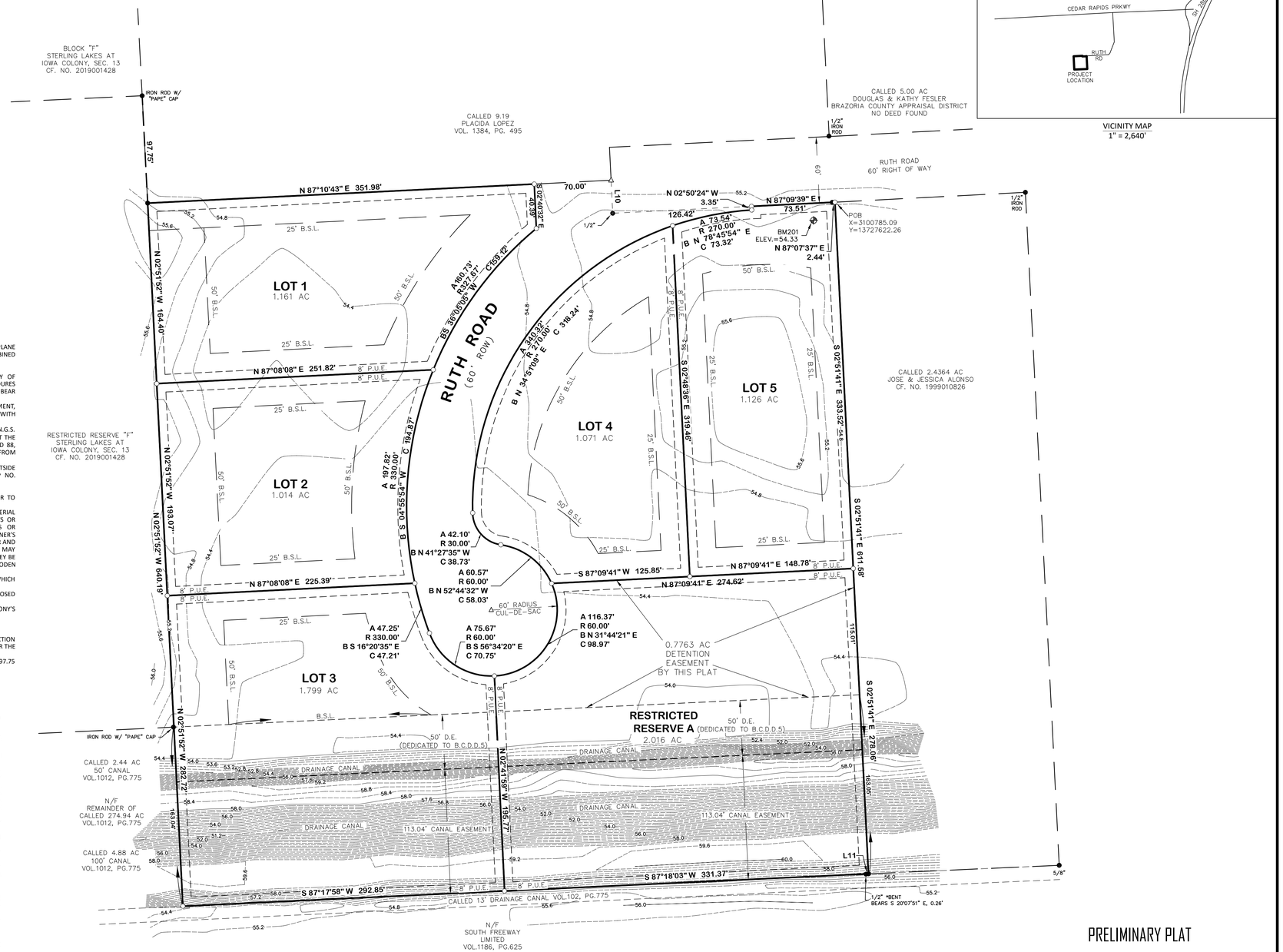
FINAL PLAT NOTES (DRAINAGE DISTRICT #5):

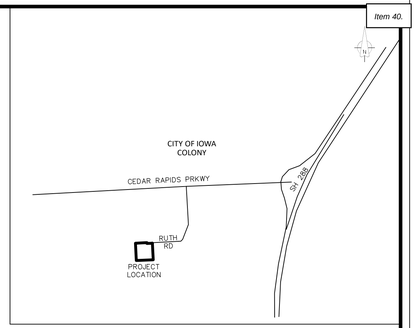
1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 24 INCHES ABOVE FINISHED GRADE AND/OR 24 INCHES ABOVE BASE FLOOD ELEVATION.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WITH THE EXCEPTION OF _____, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
6. OTHER THAN SHOWN HERON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
7. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
8. DEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.
9. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
10. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
11. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
12. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
13. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A 'RECORDED DOCUMENT NUMBER' AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.

COMMISSIONER'S SIGNATURE FOR FINAL APPROVAL:
APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

_____ DATE _____ DATE
LEE WALDEN, P.E. KERRY OSBURN
PRESIDENT VICE PRESIDENT

_____ DATE _____ DATE
BRANDON MIDDLETON DINH V. HO, P.E.
SECRETARY/TREASURER DISTRICT ENGINEER





VICINITY MAP
1" = 2,640'

LINE TABLE - DETENTION EASEMENT		
LINE	BEARING	DISTANCE
L1	S 02°41'59" E	4.67'
L2	N 87°10'17" E	99.89'
L3	S 02°49'43" E	59.90'
L4	N 02°49'43" W	59.90'
L5	N 02°41'59" W	4.74'

LINE TABLE - BOUNDARY		
LINE	BEARING	DISTANCE
L10	S 02°40'31" E	30.00'
L11	S 87°29'47" W	2.45'

CURVE TABLE - DETENTION EASEMENT				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	15.16'	S 85°27'40" E	15.12'
C2	60.00'	15.16'	N 80°03'41" E	15.12'

TOTAL NUMBER OF LOTS:	5	6.17 AC
TOTAL NUMBER OF BLOCKS:	1	8.19 AC
RESTRICTED RESERVE:	1	2.02 AC
RIGHT OF WAY DEDICATION:	1	0.85 AC
TOTAL ACREAGE:		9.04

RESTRICTED RESERVE "A" - RESTRICTED FOR DRAINAGE PURPOSES ONLY

0 50 100
SCALE: 1" = 50'

LEGEND

SUBJECT BOUNDARY	
ADJOINER BOUNDARY	
BUILDING SETBACK LINE	
EASEMENT	
5/8" IRON ROD W/ "6714" CAP SET	○
BENCHMARK SET	❖
CALCULATED POINT	△
IRON ROD FOUND (AS NOTED)	●
OFFICIAL PROPERTY RECORDS BRAZORIA COUNTY TEXAS	O.P.R.B.C.T.
DEED RECORDS BRAZORIA COUNTY TEXAS	D.R.B.C.T.
FEDERAL EMERGENCY MANAGEMENT AGENCY	FEMA
POINT OF BEGINNING	POB
PUBLIC UTILITY EASEMENT	PUE
BUILDING SETBACK LINE	BSL
DRAINAGE EASEMENT	DE
NOW OR FORMERLY	N/F
BRAZORIA COUNTY DRAINAGE DISTRICT 5	B.C.D.D.5

PRELIMINARY PLAT

HOA LE RANCH

A SUBDIVISION OF 9.04 ACRES OF LAND OUT
OF THE H.T.&B.R.R. CO. SURVEY, A-289
BRAZORIA COUNTY, TEXAS
6 LOTS, 1 BLOCK

JANUARY 2026

OWNER:
HOAPHUONG LE NGUYEN
REVOCABLE LIVING TRUST
(972)-838-8938
9535 RUTH ROAD,
IOWA COLONY, TX 77583

SURVEYOR:
GARRETT CAVAIUOLO, RPLS
MC SURVEYING, LLC
(737)-202-8333
FIRM #: 101994678
RPLS# 6714

ENGINEER:
HENRY NGUYEN CONSULTING
(214)-773-4075
FIRM#: F-16239
PE# 71065

ADICO
CONSULTING ENGINEERS

Monday, March 30, 2026

Vince Boyce
Waterloo Surveyors, LLC
2208 W. Anderson Lane
Austin, TX 78757-1224
cdorval@waterloosurveyors.com

Re: El Alaniz Addition Section 2 Final Plat
Letter of Recommendation to Approve
COIC Project No. 7379
ALLC Project No. 710-25-002-054

Dear Mr. Boyce:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of the El Alaniz Addition Section 2 Final Plat, received on or about January 21, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the final plat as resubmitted on January 21, 2026. Please provide two (2) sets of mylars and ten (10) sets of plats to Kayleen Rosser, City Secretary, by no later than March 31, 2026, for consideration at the April 7, 2026, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC

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

Cc: Kayleen Rosser
File: 710-25-002-054

APPROVED, ADICO, LLC, 03302026

STATE OF TEXAS:
COUNTY OF BRAZORIA:

I, ELVA ALANIZ, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF EL ALANIZ ADDITION, SECTION 2, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS SHOWN HEREON, AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED, AS PER THE CITYLOCAL GOVERNMENT CODE CHAPTER 212.047)

WITNESS MY HAND IN IOWA COLONY, BRAZORIA COUNTY, TEXAS, THIS _____ DAY OF _____, 202___.

_____
ELVA ALANIZ
11615 COUNTY ROAD 65
IOWA COLONY, TEXAS 77583

State of Texas:
County of Brazoria:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ELVA ALANIZ, KNOWN TO BE THE PERSON OR AGENTS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____DAY OF _____ , 202___, A.D., NOTARY PUBLIC IN AND FOR BRAZORIA COUNTY, TEXAS

NOTARY: _____ PRINT OR STAMP NAME HERE _____ MY COMMISSION EXPIRES

State of Texas:
County of Brazoria:

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS,

THIS THE _____ DAY OF _____, 202__, A.D.

_____
DAVID HURST, P & Z CHAIRMAN

_____
LES HOSEY, P & Z MEMBER

_____
BRENDA DILLON, P & Z MEMBER

_____
BRIAN JOHNSON, P & Z MEMBER

_____
TERRY HAYES, P & Z MEMBER

_____
ROBERT WALL, P & Z MEMBER

_____
DEMOND WOODS, P & Z MEMBER

APPROVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS,

THIS THE _____ DAY OF _____, 202__, A.D.

_____
DINH HO, P.E., CITY ENGINEER

State of Texas:
County of Brazoria:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5, BRAZORIA COUNTY, TEXAS.

THIS THE _____ DAY OF _____, 202__, A.D.

_____ _____ _____ _____
LEE WALDEN, P.E. DATE LEE WALDEN DATE
PRESIDENT BCDD #5 VICE PRESIDENT BCDD #5

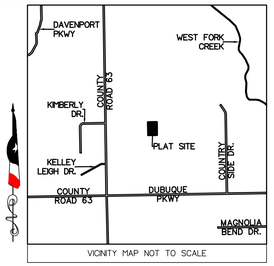
_____ _____ _____ _____
BRANDON MIDDLETON DATE DINH V. HO, P.E. DATE
SECRETARY/TREASURER BCDD #5 DISTRICT ENGINEER BCDD #5

THIS IS TO CERTIFY THAT I, KARL E. ATKINS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

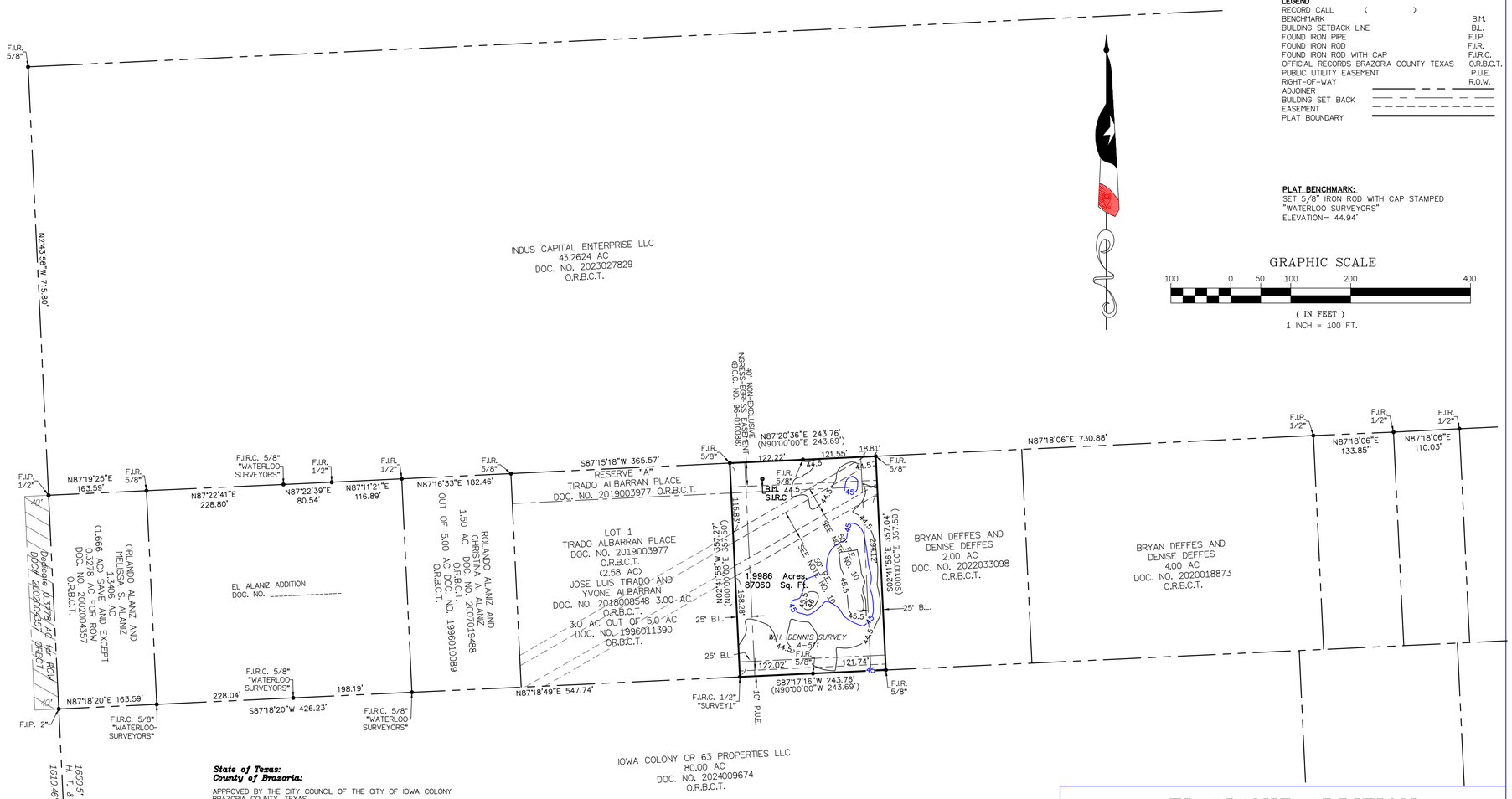
PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____ _____
KARL E. ATKINS R.P.L.S. DATE

STATE REGISTRATION NO. 4618.
WATERLOO SURVEYORS LLC
15511 HWY 71 W STE 110 PMB# 118
BEE CAVES, TEXAS 78738
Phone: 512-481-9602



VICINITY MAP NOT TO SCALE



LEGEND

RECORD CALL	( )
BENCHMARK	B.M.
BUILDING SETBACK LINE	B.L.
FOUND IRON PIPE	F.I.P.
FOUND IRON ROD	F.I.R.
FOUND IRON ROD WITH CAP	F.I.R.C.
OFFICIAL RECORDS BRAZORIA COUNTY TEXAS	O.R.B.C.T.
PUBLIC UTILITY EASEMENT	P.U.E.
RIGHT-OF-WAY	R.O.W.
ADJOINER	
BUILDING SET BACK	
EASEMENT	
PLAT BOUNDARY	

PLAT BENCHMARK:
SET 5/8" IRON ROD WITH CAP STAMPED "WATERLOO SURVEYORS"
ELEVATION= 44.94'

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 INCH = 100 FT.

NOTES:
1. MONUMENTS SET AT EXTERIOR BOUNDARY MARKERS ARE TO BE 5/8" IRON RODS, ENCASED IN CONCRETE FOR A DEPTH OF 18 INCHES.
2. ALL MONUMENTS WILL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR CAPS AS INDICATED.
3. THIS SUBDIVISION CONTAINS ONE OR MORE PRIVATE STREETS/ROADS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF IOWA COLONY AS PUBLIC RIGHTS-OF-WAY. IOWA COLONY HAS NO OBLIGATION TO MAINTAIN OR IMPROVE ANY PRIVATE STREETS WITHIN THE SUBDIVISION.
4. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
5. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
6. SIDEWALKS, A MINIMUM OF FOUR(4) FEET WIDE SHALL BE REQUIRED ALONG ALL STREETS, WHEN THE ROW IS IMPROVED, AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
7. THE OWNERS WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
8. THE OWNERS WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
9. THE PROPERTY SHOWN HEREON IS IN THE 2% ANNUAL CHANCE FLOOD HAZARD ZONE ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48039C0120K FOR THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020.
10. THE PIPELINE EASEMENTS SHOWN HEREON ARE RECORDED UNDER VOLUME 622, PAGE 105, VOLUME 656, PAGE 427, VOLUME 657, PAGE 28, AND VOLUME 658, PAGE 204, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS AND DEDICATED TO TENNESSEE GAS TRANSMISSION COMPANY, SAID DOCUMENTS DO NOT DESCRIBE THE PIPELINE EASEMENT AREA. THE PIPELINE EASEMENT LOCATIONS DEPICTED HEREON ARE BASED ON THE DISTANCE TIES ACCORDING TO THE FINAL PLAT OF TIRADO ALBARRAN PLACE, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, RECORDED DOCUMENT NO. 2019003977, OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS.

State of Texas:
County of Brazoria:

I, JOYCE HUDMAN, CLERK OF BRAZORIA COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF_____, 202__, A.D. AT _____O'CLOCK ____M., DULY RECORDED ON THE _____ DAY OF _____, 202____ A.D. AT _____ O'CLOCK__M, IN SAID COUNTY AND STATE IN DOCUMENT NO._____ OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

JOYCE HUDMAN, COUNTY CLERK, BRAZORIA COUNTY, TEXAS

_____
BY DEPUTY

State of Texas:
County of Brazoria:

APPROVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY BRAZORIA COUNTY, TEXAS,

THIS THE _____ DAY OF _____, 202__, A.D.

_____
WIL KENNEDY MAYOR
MAYOR OF THE CITY OF IOWA COLONY

_____
NIKKI BROOKS COUNCIL MEMBER
CITY COUNCIL OF THE CITY OF IOWA COLONY

_____
ARNETTA HICKS-MURRAY COUNCIL MEMBER
CITY COUNCIL OF THE CITY OF IOWA COLONY

_____
MARQUETTE GREENE-SCOTT COUNCIL MEMBER
CITY COUNCIL OF THE CITY OF IOWA COLONY

_____
TIMOTHY VARLACK COUNCIL MEMBER DISTRICT A
CITY COUNCIL OF THE CITY OF IOWA COLONY

_____
KAREEM BOYCE COUNCIL MEMBER DISTRICT B
CITY COUNCIL OF THE CITY OF IOWA COLONY

_____
SYDNEY HARGRODER COUNCIL MEMBER DISTRICT C
CITY COUNCIL OF THE CITY OF IOWA COLONY

EL ALANIZ ADDITION SECTION 2 FINAL PLAT

BLOCK A
LOT 1–SINGLE FAMILY RESIDENTIAL 1.9986 ACRES (87060 SQ. FT.)

OWNER:
ELVA ALANIZ
11615 COUNTY ROAD 65
IOWA COLONY, TEXAS 77583

WATERLOO SURVEYORS
PO BOX 160176
AUSTIN, TEXAS 78716-0176
Phone: 512-481-9602
www.waterloosurveyors.com
T.B.P.L.S. FIRM#10124400
Job #: H5188P
DRAWN BY: CD
PREPARED: 08/11/2025
SUBMITTED: 08/11/2025

DATE OF FIRST REVISION: 1/14/26
DATE OF SECOND REVISION: 1/20/26

ADICO
CONSULTING ENGINEERS

Tuesday, March 31, 2026

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

Re: Caldwell Bullard Parkway Phase 3 Street Dedication Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7778
Adico, LLC Project No. 710-26-002-010

Dear Ms. Bell:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Bullard Parkway Phase 3 Street Dedication Preliminary Plat, received on or about March 31, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted. Please provide ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, March 31, 2026, for consideration at the April 7, 2026, Planning and Zoning Commission meeting.

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

Sincerely,
Adico, LLC

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

Cc: Rachel Patterson
Kayleen Rosser
File: 710-26-002-010

APPROVED, ADICO, LLC, 03312026

STATE OF TEXAS
COUNTY OF BRAZORIA

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

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

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

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

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

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF BULLARD PARKWAY PHASE 3 STREET DEDICATION 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.

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

THIS _____ DAY OF_____, 2024.

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

BY: _____
ERNEST S. LOEB, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S. LOEB, VICE PRESIDENT OF D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

_____
KATHLEEN KINCHEN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 136244

STATE OF TEXAS
KATHLEEN KINCHEN
136244
LICENSED
PROFESSIONAL ENGINEER

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

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

STATE OF TEXAS
REGISTERED
JON P. BORDOVSKY
6405
PROFESSIONAL
LAND SURVEYOR

WE, BROADWAY NATIONAL BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS CALDWELL BULLARD PARKWAY PHASE 3 STREET DEDICATION, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2021062775, 2021062777, 2021062745, 2023043501, 2023056317, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BROADWAY NATIONAL BANK

BY: _____

PRINT NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WE, DRHI, INC., A DELAWARE CORPORATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS CALDWELL BULLARD PARKWAY PHASE 3 STREET DEDICATION, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2202062776, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

DRHI, INC., A DELAWARE CORPORATION

BY: _____

PRINT NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CITY OF IOWA COLONY APPROVAL

DAVID HURST, CHAIRMAN PLANNING & ZONING COMMISSION MEMBER	WIL KENNEDY, MAYOR
ROBERT WALL PLANNING & ZONING COMMISSION MEMBER	MCLEAN BARNETT, COUNCIL MEMBER
LES HOSEY PLANNING & ZONING COMMISSION MEMBER	ARNETTA HICKS–MURRAY, COUNCIL MEMBER
WARREN DAVIS JR. PLANNING & ZONING COMMISSION MEMBER	MARQUETTE GREENE–SCOTT, COUNCIL MEMBER
BRENDA DILLON PLANNING & ZONING COMMISSION MEMBER	TIM VARLACK, COUNCIL MEMBER
PLANNING & ZONING COMMISSION MEMBER	KAREEM BOYCE, COUNCIL MEMBER
TERRY HAYES PLANNING & ZONING COMMISSION MEMBER	SYDNEY HARGRODER, COUNCIL MEMBER
	DINH HO P.E., CITY ENGINEER
DATE	DATE

APPROVED BY THE BOARD OF COMMISSIONERS ON _____.

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY–FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE–APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS AND GUIDELINES" AND THESE APPROVED DRAINAGE PLANS AND/ OR PLAT, THE DISTRICT'S "RULES, REGULATIONS & GUIDELINES" SHALL GOVERN AND PREVAIL. ANY APPROVED VARIANCES SHALL BE ITEMIZED ON THE COVER SHEET AND PLACED ON THE APPROPRIATE SHEET WHERE APPLICABLE. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

BDD4 REF. ID #XX–XXXXXX

BRAZORIA DRAINAGE DISTRICT 4 NOTES:

1. ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED
2. PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
3. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
4. CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTY–EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY–FOUR(24) HOURS BEFORE PLACING ANY CONCRETE.
5. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
6. APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
7. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
8. THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS, AND/OR ANY OTHER RIGHT–OF–WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
9. DRAINAGE EASEMENTS SHALL BE USED ON FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITIES, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
10. ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
11. AN AS–BUILT CERTIFICATE AND AS–BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
12. ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE REQUIRED FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

BRAZORIA DRAINAGE DISTRICT NO. 5 NOTES:

1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WITH THE EXCEPTION OF _____, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS, AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
6. THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE–DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
7. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 46.5 PERCENT. THE DRAINAGE AND /OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT, IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
8. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
9. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
10. DEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.
11. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007–06 & NO 2007–07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
12. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007–08).
13. PROHIBITED USE OF "RIP–RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
14. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
15. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

LEE WALDEN, P.E. DATE PRESIDENT	KERRY OSBURN DATE VICE PRESIDENT
BRANDON MIDDLETON DATE SECRETARY/TREASURER	NAZAR SABTI DATE DISTRICT ENGINEER

BDD5 REF. ID# B230013

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

BEING A TRACT CONTAINING 5.495 ACRES OF LAND, LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, LOT 58, ABSTRACT NUMBER 516, AND THE H.T. & B.R.R. COMPANY SURVEY, LOT 68, ABSTRACT NUMBER 561, IN BRAZORIA COUNTY, TEXAS; SAID 5.495 ACRE TRACT BEING A PORTION OF A CALL 40 ACRE TRACT RECORDED IN THE NAME OF E.R.M. HOLDINGS, INC. IN FILE NUMBER 2015023601 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY (O.P.R.B.C.), A PORTION OF A CALL 29.88 ACRE TRACT RECORDED IN THE NAME OF DOMINIC JOSPEH MAGNABOSCO IN FILE NUMBER 2020035285 OF THE O.P.R.B.C., A PORTION OF A CALL 10.00 ACRE TRACT RECORDED IN THE NAME OF CHRISTY NGO IN FILE NUMBER 2020011424 OF THE O.P.R.B.C., A PORTION OF A CALL 3.132 ACRE TRACT STYLED AS TRACT 2 AND RECORDED IN THE NAME OF D.R. HORTON–TEXAS, LTD. IN FILE NUMBER 2023008017 OF THE O.P.R.B.C. AND A PORTION OF A CALL 306.158 ACRE TRACT STYLED AS PARCEL 3 AND RECORDED IN THE NAME OF 608 COLONY INVESTMENTS, LTD. IN FILE NUMBER 2021062781 OF THE O.P.R.B.C.; SAID 5.495 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, AS DERIVED FROM GPS OBSERVATIONS):

BEGINNING AT THE NORTHWESTERLY CORNER OF RESERVE 'A', STERLING LAKES NORTH SEC 6, A SUBDIVISION RECORDED IN FILE NUMBER 2024015890 OF THE O.P.R.B.C. AND BEING ON THE EASTERLY LINE OF AFORESAID 29.88 ACRE TRACT;

THENCE, THROUGH AND ACROSS SAID 29.88 ACRE TRACT, SAID 10.00 ACRE TRACT, SAID 3.132 ACRE TRACT, SAID 306.158 ACRE TRACT AND SAID 40 ACRE TRACT, THE FOLLOWING SEVENTEEN (17) COURSES:

SOUTH 86 DEGREES 48 MINUTES 27 SECONDS WEST, A DISTANCE OF 421.86 FEET;

122.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1940.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 19 SECONDS AND A CHORD THAT BEARS SOUTH 84 DEGREES 59 MINUTES 47 SECONDS WEST, A DISTANCE OF 122.62 FEET;

SOUTH 83 DEGREES 11 MINUTES 08 SECONDS WEST, A DISTANCE OF 410.29 FEET;

139.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2060.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 53 MINUTES 23 SECONDS AND A CHORD THAT BEARS SOUTH 85 DEGREES 07 MINUTES 49 SECONDS WEST, A DISTANCE OF 139.82 FEET;

SOUTH 87 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 743.52 FEET;

47.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 54 SECONDS AND A CHORD THAT BEARS SOUTH 42 DEGREES 04 MINUTES 28 SECONDS WEST, A DISTANCE OF 42.43 FEET;

SOUTH 87 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 60.00 FEET;

47.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD THAT BEARS NORTH 47 DEGREES 55 MINUTES 29 SECONDS WEST, A DISTANCE OF 42.43 FEET;

NORTH 02 DEGREES 55 MINUTES 29 SECONDS WEST, A DISTANCE OF 120.00 FEET;

47.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD THAT BEARS NORTH 42 DEGREES 04 MINUTES 31 SECONDS EAST, A DISTANCE OF 42.43 FEET;

NORTH 87 DEGREES 04 MINUTES 31 SECONDS EAST, A DISTANCE OF 60.00 FEET;

47.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD THAT BEARS SOUTH 47 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 42.43 FEET;

NORTH 87 DEGREES 04 MINUTES 31 SECONDS EAST, A DISTANCE OF 743.52 FEET;

131.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1940.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 53 MINUTES 23 SECONDS AND A CHORD THAT BEARS NORTH 85 DEGREES 07 MINUTES 49 SECONDS EAST, A DISTANCE OF 131.68 FEET;

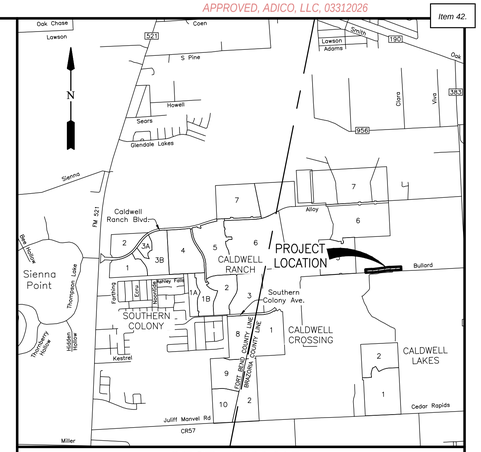
NORTH 83 DEGREES 11 MINUTES 08 SECONDS EAST, A DISTANCE OF 410.29 FEET;

130.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2060.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 19 SECONDS AND A CHORD THAT BEARS NORTH 84 DEGREES 59 MINUTES 47 SECONDS EAST, A DISTANCE OF 130.20 FEET;

NORTH 86 DEGREES 48 MINUTES 27 SECONDS EAST, A DISTANCE OF 422.53 FEET TO THE EASTERLY LINE OF SAID 40 ACRE TRACT AND THE WESTERLY LINE OF A CALL 127.270 ACRE TRACT RECORDED IN THE NAME OF ASTRO STERLING LAKES NORTH, L.P. IN FILE NUMBER 2022025939 OF THE O.P.R.B.C.;

THENCE, WITH SAID WESTERLY LINE, SOUTH 02 DEGREES 54 MINUTES 25 SECONDS EAST, A DISTANCE OF 40.39 FEET TO THE SOUTHEASTERLY CORNER OF SAID 40 ACRE TRACT AND THE NORTHEASTERLY CORNER OF AFORESAID 29.88 ACRE TRACT;

THENCE, CONTINUING WITH SAID EASTERLY LINE, SOUTH 02 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 79.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.495 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 651V

PRELIMINARY PLAT OF

CALDWELL BULLARD PARKWAY PHASE 3 STREET DEDICATION

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

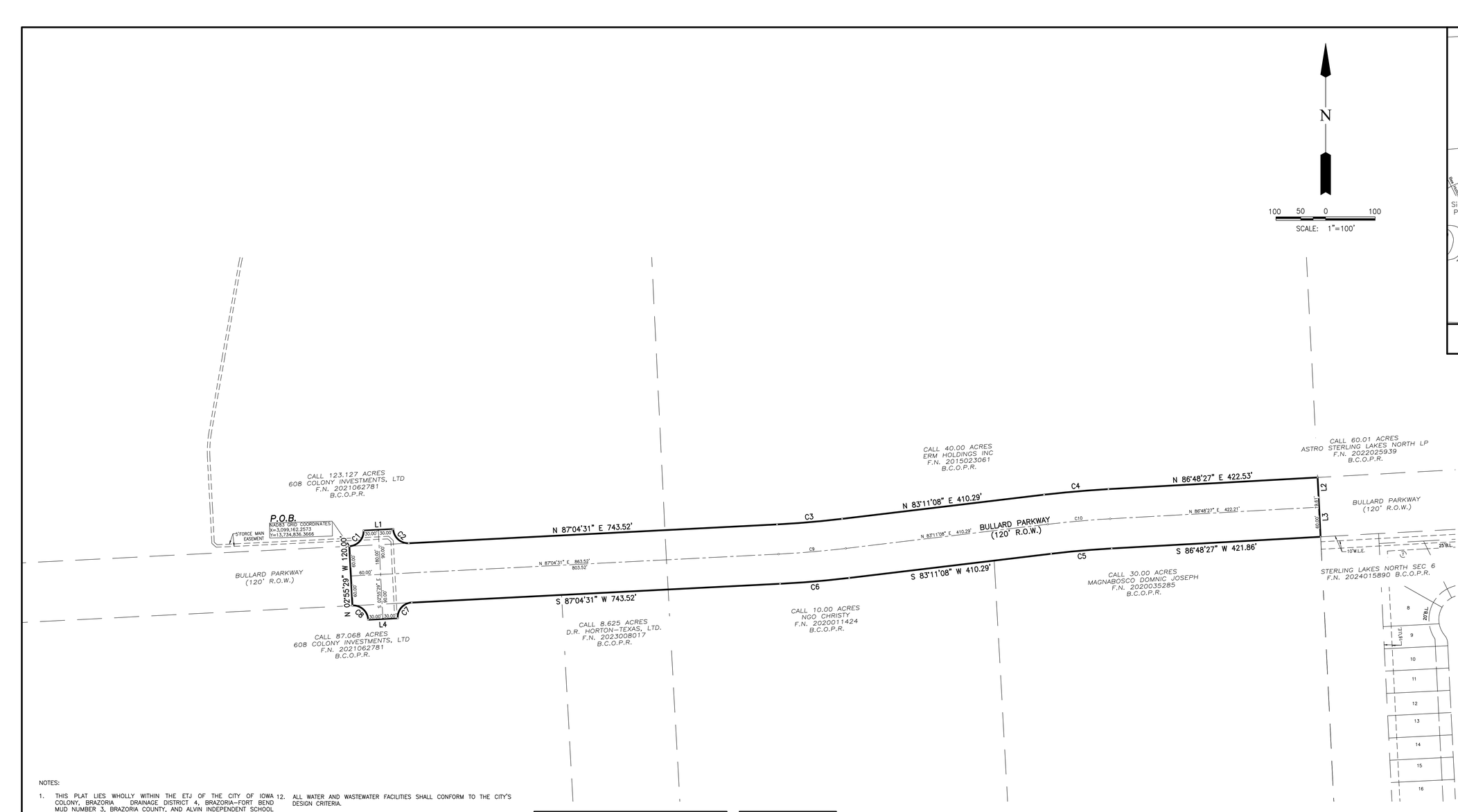
SEPTEMBER 30, 2024 JOB NO. 1931–8128C

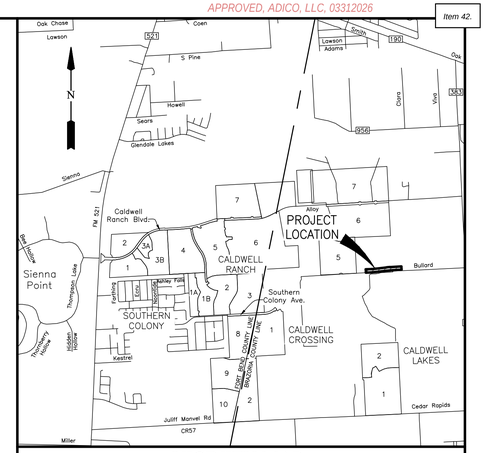
OWNER:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
ERNEST S. LOEB, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281–566–2100

SURVEYOR:
GBI PARTNERS
4724 VISTA ROAD TBPELS FIRM #10130300
PASADENA, TX 77505 GBIsurvey@GBIsurvey.com
PHONE: 281-499-4539 www.GBISurvey.com

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

APPROVED, ADICO, LLC, 03312026





VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 651V

LEGEND

A.E.	INDICATES AERIAL EASEMENT
B.C.O.P.R.R.P.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
B.L.	INDICATES BUILDING LINE
D.E.	INDICATES DRAINAGE EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
F.B.C.P.R.	INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.O.R.	INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
F.N.	INDICATES FILE NUMBER
FND.	INDICATES FOUND
I.R.	INDICATES IRON ROD
PG.	INDICATES PAGE
P.O.B.	INDICATES POINT OF BEGINNING
RES.	INDICATES RESERVE
R.O.W.	INDICATES RIGHT-OF-WAY
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
U.E.	INDICATES UTILITY EASEMENT
VOL.	INDICATES VOLUME
W.L.E.	INDICATES WATER LINE EASEMENT
	INDICATES TEMPORARY BENCHMARK

NOTES:

1. THIS PLAT LIES WHOLLY WITHIN THE ETJ OF THE CITY OF IOWA COLONY, BRAZORIA DRAINAGE DISTRICT 4, BRAZORIA-FORT BEND MUD NUMBER 3, BRAZORIA COUNTY, AND ALVIN INDEPENDENT SCHOOL DISTRICT.
2. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY BRAZORIA COUNTY, ALL BLOCK CORNERS AND STREET RIGHTS-OF-WAY WILL BE MONUMENTED.
3. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY XXXXXXXXX, DATED XXXXXXX, EFFECTIVE DATE OF XXXXXXXXX. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
4. THERE ARE NO VISIBLE PIPELINES WITHIN THIS PLAT.
5. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986724707.
6. T.B.M. INDICATES TEMPORARY BENCHMARK: "X" CUT ON BACK OF CURB ON NORTH SIDE OF CALDWELL RANCH BOULEVARD.

   ELEVATION = 60.20', NAVD 88, GEOID 18
7. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
8. THIS PROPERTY LIES ENTIRELY WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED AS PER FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY PANEL NO. 48039C0105K, EFFECTIVE DECEMBER 30, 2020.
9. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
10. THIS FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY CITY IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY CITY COUNCIL.
11. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
12. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
13. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
14. A ONE (1) YEAR MAINTENANCE BOND IN THE AMOUNT OF FIFTY (50) PERCENT OF THE COST OF THE INFRASTRUCTURE IMPROVEMENTS VALID ONE (1) YEAR FROM THE DATE THE INFRASTRUCTURE IS ACCEPTED AND/OR APPROVED BY THE CITY.
15. ALL PERMANENT REFERENCE MONUMENTS ("PRM") ARE OR SHALL BE SET AT ALL BOUNDARY LINE ANGLE POINTS, BLOCK CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AN DAT INTERVALS NOT TO EXCEED ONE THOUSAND (1,000) FEET. PERMANENT REFERENCE MONUMENTS SHALL CONFORM TO THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES.
16. ALL MONUMENTS ARE OR WILL BE SET TO THE STANDARD OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
17. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
18. A MINIMUM OF FIVE (5) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG ALL STREETS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
19. THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE DEDICATION.
20. STREET NAMES SHALL BE IN CONFORMANCE WITH IOWA COLONY DESIGN CRITERIA.
21. SUBJECT TO PERMANENT EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2014033022, O.P.R.B.C

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	30.00'	90°00'00"	47.12'	N 42°04'31" E	42.43'
C2	30.00'	90°00'00"	47.12'	S 47°55'29" E	42.43'
C3	1,940.00'	3°53'23"	131.70'	N 85°07'49" E	131.68'
C4	2,060.00'	3°37'19"	130.22'	N 84°59'47" E	130.20'
C5	1,940.00'	3°37'19"	122.64'	S 84°59'47" W	122.62'
C6	2,060.00'	3°53'23"	139.85'	S 85°07'49" W	139.82'
C7	30.00'	90°00'00"	47.12'	S 42°04'31" W	42.43'
C8	30.00'	90°00'00"	47.12'	N 47°55'29" W	42.43'
C9	2,000.00'	3°53'23"	135.78'	N 85°07'49" E	135.75'
C10	2,000.00'	3°37'19"	126.43'	N 84°59'47" E	126.41'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°04'31" E	60.00'
L2	S 02°54'25" E	40.39'
L3	S 02°51'21" E	79.61'
L4	S 87°04'31" W	60.00'

PRELIMINARY PLAT OF
CALDWELL BULLARD PARKWAY PHASE 3 STREET DEDICATION

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

SEPTEMBER 30, 2024 JOB NO. 1931-8128C

OWNER:

D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
ERNEST S. LOEB, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

SURVEYOR:
GBI PARTNERS
4724 VISTA ROAD TBPELS FIRM #10130300
PASADENA, TX 77505 GBISurvey@GBISurvey.com
PHONE: 281-499-4539 www.GBISurvey.com

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

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386

KATHLEEN KINCHEN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 136244

MYLAR CHECK: SURV: _____ DIR: _____
\\Time : Tue, 31 Mar 2026 - 8:19am
\\Name : I:\Projdsk1\PLATTING\1931\03_PLATS\Caldwell Ranch\Caldwell Bullard Parkway Phase 3.dwg
389

ADICO
CONSULTING ENGINEERS

Monday, March 30, 2026

Kayla Leal
LJA Engineering
3600 W. Sam Houston Pkwy S, Ste. 600
Houston, TX 77042
kleal@lja.com

Re: Avery Lakes Section 1 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7798
Adico, LLC Project No. 710-26-002-016

Dear Ms. Leal:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Avery Lakes Section 1 Preliminary Plat, received on or about March 30, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted on March 30, 2026. Please provide ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, March 31, 2026, for consideration at the April 7, 2026, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC

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

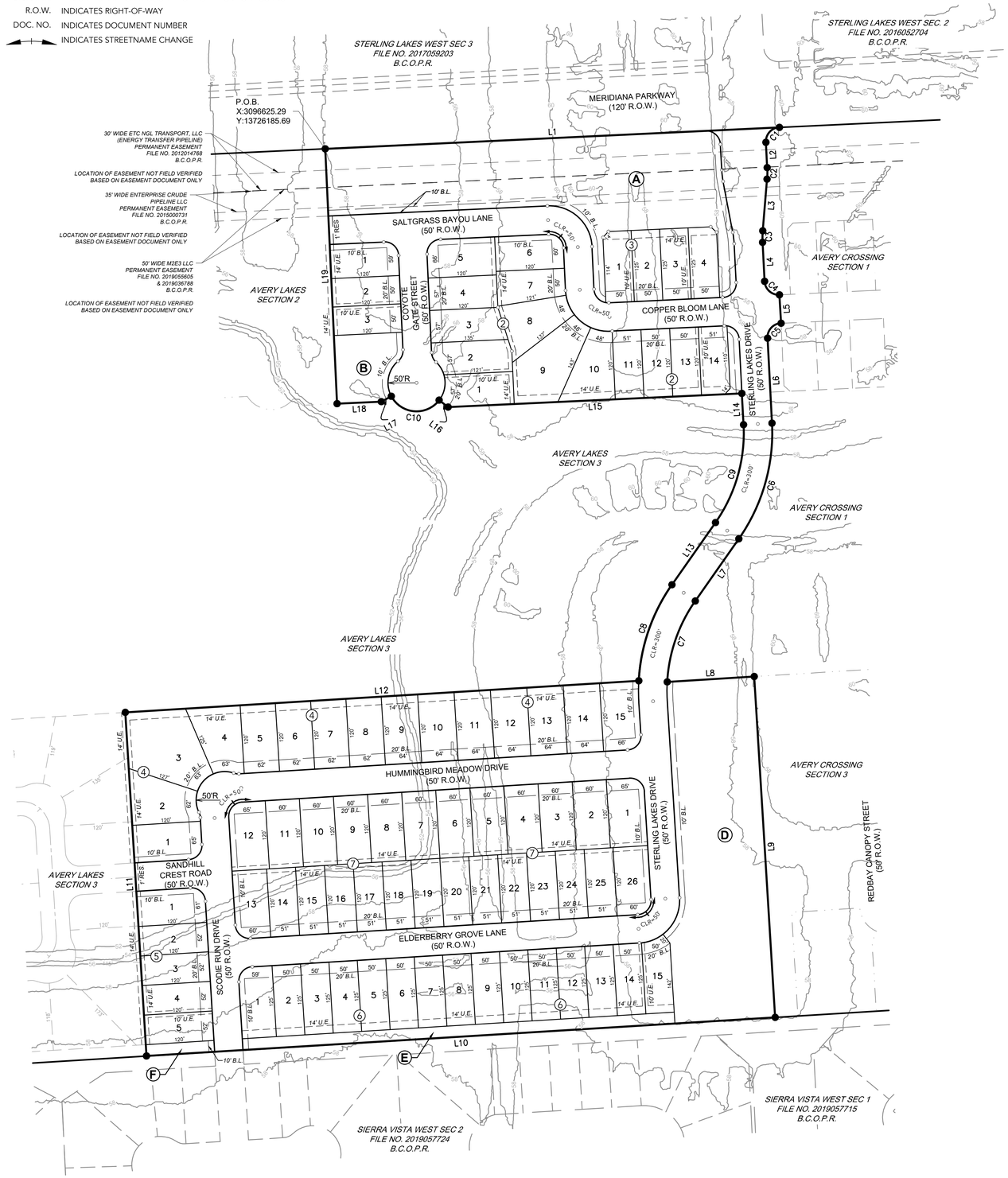
Cc: Rachel Patterson
Kayleen Rosser
File: 710-26-002-016

APPROVED, ADICO, LLC, 03302026

Vicinity Map
1 inch = 1/2 mile

LEGEND

RES.	INDICATES RESERVE
P.O.B.	INDICATES POINT OF BEGINNING
B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
DOC. NO.	INDICATES DOCUMENT NUMBER
	INDICATES STREETNAME CHANGE



GENERAL NOTES:

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NOS. 48039C0105K & 48039C0115K DECEMBER 30, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
   1.1. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE LOCATION OF THE FLOOD ZONE WAS DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION, AS DETERMINED BY ELEVATION CONTOURS, MAY DIFFER.
2. THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 98, AND IOWA COLONY DRAINAGE DISTRICT.
3. 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.
4. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
5. 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.
6. DRAINAGE PLANS TO BE PROVIDED PRIOR TO FINAL PLAT SUBMITTAL.
7. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORD PLAT THE ONE FOR RESERVE SHALL HEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
8. OWNERS DO HEREBY CERTIFY THAT THEY ARE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF (NAME AND SECTION) WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.
9. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
10. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
11. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND ALLIED DEVELOPMENT DATED JANUARY 14, 2026 AND APPROVED BY CITY COUNCIL ON DECEMBER 15, 2025.

OVERALL PARKLAND ANALYSIS		
SECTION	LOTS	ACRES OF OPEN SPACE / PARK LAND REQUIRED
AVERY CROSSING SEC 1	84	1.6
AVERY CROSSING SEC 2	84	1.6
AVERY CROSING SEC 3	85	1.6
AVERY LAKES SEC 1	82	1.5
AVERY LAKES SEC 2	86	1.6
AVERY LAKES SEC 3	94	1.7
TOTAL	515	9.6

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°18'07" E	798.68'
L2	S 02°58'36" E	44.42'
L3	S 04°45'30" W	91.16'
L4	S 02°58'36" E	68.64'
L5	S 03°17'37" E	50.00'
L6	S 02°58'36" E	149.59'
L7	S 34°58'40" W	133.33'
L8	N 86°28'51" E	153.09'
L9	S 03°31'09" E	600.00'
L10	S 86°28'51" W	1,106.36'
L11	N 03°31'09" W	605.00'
L12	N 86°28'51" E	903.51'
L13	N 34°58'40" E	133.33'
L14	N 02°58'36" W	55.00'
L15	S 87°20'24" W	516.50'
L16	N 52°39'17" W	20.00'
L17	S 61°57'47" W	20.00'
L18	S 87°20'24" W	77.75'
L19	N 02°39'36" W	448.32'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	90°16'44"	39.39'	S 42°09'45" W	35.44'
C2	150.00'	7°44'07"	20.25'	S 00°53'27" W	20.24'
C3	150.00'	7°44'07"	20.25'	S 00°53'27" W	20.24'
C4	25.00'	89°40'59"	39.13'	S 47°49'06" E	35.26'
C5	25.00'	90°19'01"	39.41'	S 42°10'54" W	35.45'
C6	325.00'	37°57'17"	215.29'	S 16°00'02" W	211.38'
C7	275.00'	31°44'12"	152.33'	S 19°06'34" W	150.39'
C8	325.00'	31°53'38"	180.91'	N 19°01'51" E	178.59'
C9	275.00'	37°57'17"	182.17'	N 16°00'02" E	178.86'
C10	50.00'	114°37'04"	100.02'	N 85°20'45" W	84.16'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.333	101,617	RESTRICTED TO LANDSCAPE / OPEN SPACE / PIPELINE / PARK / UTILITIES
B	0.288	12,556	RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK
C	0.053	2,318	RESTRICTED TO LANDSCAPE / OPEN SPACE
D	2.228	97,050	RESTRICTED TO LANDSCAPE / OPEN SPACE / REC
E	0.349	15,200	RESTRICTED TO LANDSCAPE / OPEN SPACE
F	0.055	2,400	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	5.306	231,141	

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE IOWA COLONY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

A PRELIMINARY PLAT OF

AVERY LAKES
SECTION 1

±24.1 ACRES
82 LOTS (50'/60' x 120' TYP.) AND
6 RESTRICTED RESERVES IN 7 BLOCKS

OUT OF THE
LAVACA NAV CO, A-329
IOWA COUNTY ETJ, TEXAS

OWNER:
ALLIED DEVELOPMENT

PLANNER:

LJA PLANNING & LANDSCAPE ARCHITECTURE
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

0 50 100 200

LJA# 5522-1000 03.30.2026

P:\01 Planning\5522-1000\06-Plat\Avery Lakes Section 1\5522-1000_Avery Lakes_Section 1_Preliminary Plat_03-11-26.dwg/2026-03-17/DWHITFIELD

ADICO
CONSULTING ENGINEERS

Monday, March 30, 2026

Kayla Leal
LJA Engineering
3600 W. Sam Houston Pkwy S, Ste. 600
Houston, TX 77042
kleal@lja.com

Re: Avery Crossing Section 3 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7797
Adico, LLC Project No. 710-26-002-015

Dear Ms. Leal:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Avery Crossing Section 3 Preliminary Plat, received on or about March 23, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted on March 23, 2026. Please provide ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, March 31, 2026, for consideration at the April 7, 2026, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC

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

Cc: Rachel Patterson
Kayleen Rosser
File: 710-26-002-015

APPROVED, ADICO, LLC, 03302026

GENERAL NOTES:

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NOS. 48039C0105K & 48039C0115K DECEMBER 30, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
   1.1. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE LOCATION OF THE FLOOD ZONE WAS DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION, AS DETERMINED BY ELEVATION CONTOURS, MAY DIFFER.
2. THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 98, AND IOWA COLONY DRAINAGE DISTRICT.
3. 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.
4. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
5. 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.
6. DRAINAGE PLANS TO BE PROVIDED PRIOR TO FINAL PLAT SUBMITTAL.
7. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORD PLAT THE ONE FOR RESERVE SHALL HEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
8. OWNERS DO HEREBY CERTIFY THAT THEY ARE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF (NAME AND SECTION) WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.
9. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
10. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
11. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND ALLIED DEVELOPMENT DATED JANUARY 14, 2026 AND APPROVED BY CITY COUNCIL ON DECEMBER 15, 2025.

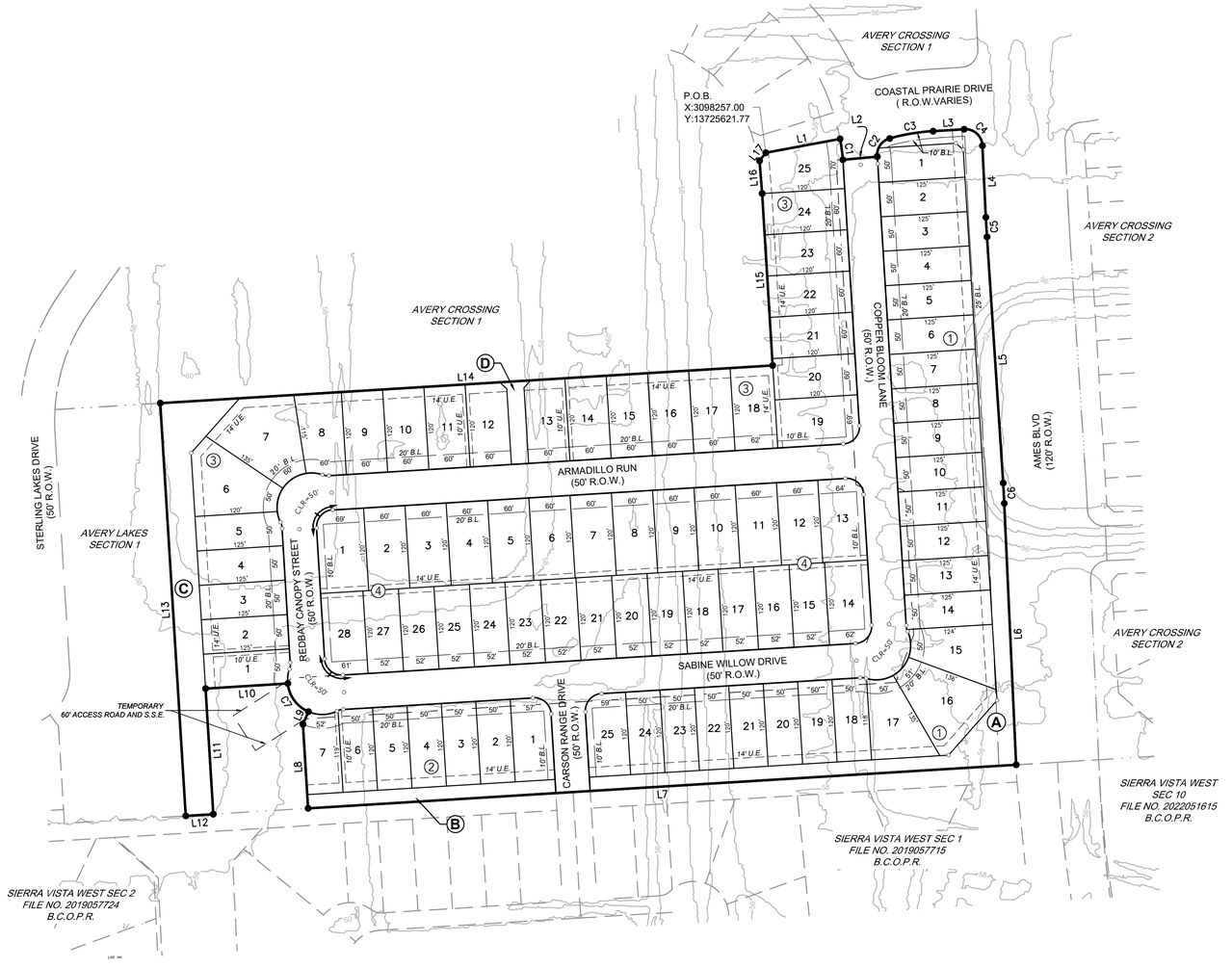
Vicinity Map
1 inch = 1/2 mile

OVERALL PARKLAND ANALYSIS		
SECTION	LOTS	ACRES OF OPEN SPACE / PARK LAND REQUIRED
AVERY CROSSING SEC 1	84	1.6
AVERY CROSSING SEC 2	84	1.6
AVERY CROSING SEC 3	85	1.6
AVERY LAKES SEC 1	82	1.5
AVERY LAKES SEC 2	86	1.6
AVERY LAKES SEC 3	94	1.7
TOTAL	515	9.6

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 79°31'38" E	109.55'
L2	N 84°52'49" E	50.00'
L3	N 86°28'51" E	45.08'
L4	S 02°43'18" E	103.97'
L5	S 03°46'04" E	357.99'
L6	S 02°35'21" E	379.65'
L7	S 86°28'51" W	1,028.91'
L8	N 03°31'09" W	122.17'
L9	N 23°23'06" E	20.00'
L10	S 86°28'51" W	119.63'
L11	S 03°31'09" E	182.60'
L12	S 86°28'51" W	40.00'
L13	N 03°31'09" W	600.00'
L14	N 86°28'51" E	889.98'
L15	N 03°31'09" W	250.00'
L16	N 04°33'56" W	47.58'
L17	N 37°27'15" E	14.85'

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	325.00'	5°21'11"	30.36'	S 07°47'47" E	30.35'
C2	25.00'	79°34'18"	34.72'	N 34°40'38" E	32.00'
C3	305.00'	12°01'04"	63.97'	N 80°28'19" E	63.86'
C4	25.00'	90°47'51"	39.62'	S 48°07'13" E	35.60'
C5	1,560.00'	1°02'46"	28.48'	S 03°14'41" E	28.48'
C6	1,440.00'	1°10'42"	29.62'	S 03°10'42" E	29.62'
C7	50.00'	60°48'43"	53.07'	N 36°12'33" W	50.61'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.945	41,160	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.165	7,200	RESTRICTED TO LANDSCAPE / OPEN SPACE
C	0.616	26,813	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
D	0.071	3,100	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	1.797	78,272	



LEGEND

RES.	INDICATES RESERVE
B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
DOC. NO.	INDICATES DOCUMENT NUMBER

A PRELIMINARY PLAT OF

AVERY CROSSING
SECTION 3

±20.0 ACRES
85 LOTS (50'/60' x 120' TYP.) AND
4 RESTRICTED RESERVES IN 4 BLOCKS

OUT OF THE
LAVACA NAV CO, A-329
IOWA COLONY ETJ, TEXAS

OWNER:
ALLIED DEVELOPMENT

PLANNER:
LJA PLANNING & LANDSCAPE ARCHITECTURE
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

0 50 100 200

LJA# 5522-1000 03.30.2026

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE IOWA COLONY PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

ADICO
CONSULTING ENGINEERS

Monday, March 23, 2026

Kaitlin Gile
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
kgile@ehra.team

Re: Ellwood Section 4B Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7790
Adico, LLC Project No. 710-26-002-014

Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ellwood Section 4B Preliminary Plat, received on or about March 17, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as resubmitted on March 17, 2026. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, March 31, 2026, for consideration at the April 7, 2026, Planning and Zoning meeting.

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

Sincerely, Adico, LLC

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

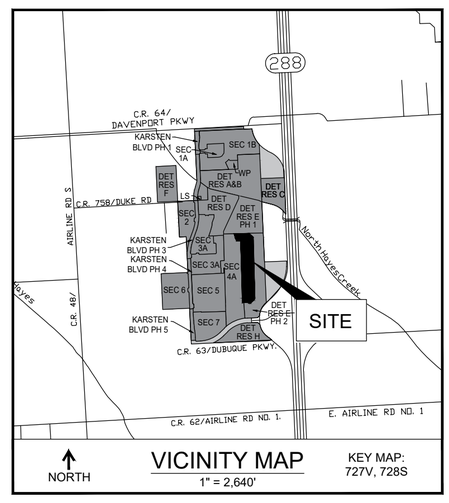
Cc: Rachel Patterson
Kayleen Rosser
File: 710-26-002-014

APPROVED, ADICO, LLC, 03232026

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48157C0475L, dated April 2, 2014, 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.
4. 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.
   PG. indicates Page.
   P.A.E. indicates Permanent Access Easement.
   P.O.B. indicates Point of Beginning.
   P.U.E. indicates Public Utility Easement.
   PVT. 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.
   STM.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.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
7. This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09 and as amended.
8. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
9. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
10. The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
11. Drainage plans to be provided prior to final plat submittal.
12. Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ellwood Section 4B where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
13. Final plats are subject to the conditions and approval of the General Plan and adjacent plats.
14. Approval of this plat is subject to final plat approval for Ellwood Section 4A.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S31°36'58"W	63.29'
L2	S50°50'46"W	63.29'
L3	S88°29'45"W	105.00'
L4	N01°30'15"W	50.00'
L5	S88°29'45"W	3.07'
L6	N16°03'33"W	130.08'

CURVE TABLE

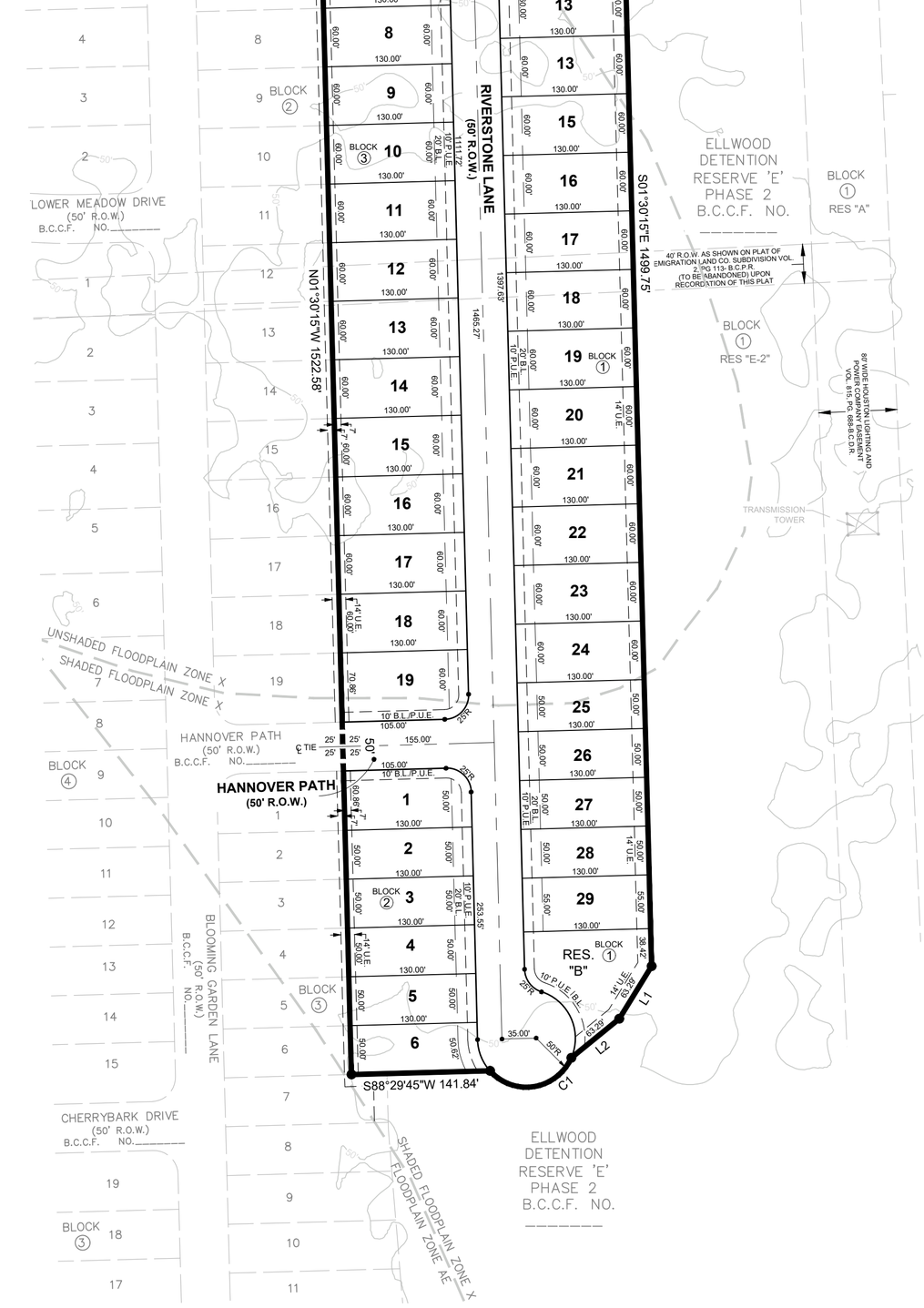
CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	50.00'	S80°53'10"W	84.20'	100.10'
C2	25.00'	N80°59'04"W	9.13'	9.18'
C3	50.00'	N75°31'46"W	8.83'	8.84'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	18,290.56	0.42
B	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	10,626.80	0.24
	TOTAL	28,917.36	0.66

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)
1	1	9,125.79
	2	7,800.00
	3	7,800.00
	4	7,799.99
	5	7,581.06
	6	7,683.82
	7	7,800.00
	8	7,800.00
	9	7,800.00
	10	7,800.00
	11	7,800.00
	12	7,800.00
	13	7,800.00
	14	7,800.00
	15	7,800.00
	16	7,800.00
	17	7,800.00
	18	7,800.00
	19	7,800.00
	20	7,800.00
	21	7,800.00
	22	7,800.00
	23	7,800.00
	24	7,800.00
	25	6,500.00
	26	6,500.00
	27	6,500.00
	28	6,500.00
	29	7,150.00
2	1	7,777.38
	2	6,500.00
	3	6,500.00
	4	6,500.00
	5	6,500.00
	6	6,600.65
3	1	9,077.40
	2	7,800.00
	3	7,800.00
	4	7,800.00
	5	7,800.00
	6	7,800.00
	7	7,800.00
	8	7,800.00
	9	7,800.00
	10	7,800.00
	11	7,800.00
	12	7,800.00
	13	7,800.00
	14	7,800.00
	15	7,800.00
	16	7,800.00
	17	7,800.00
	18	7,800.00
	19	9,077.67



PARKLAND TABLE

PLAT	ACREAGE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 3	0.00 AC.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 WATER PLANT	0.00 AC.
DAVENPORT PARKWAY STREET DEDICATION	0.00 AC.
ELLWOOD DETENTION RESERVES 'A' AND 'B'	1.66 AC.
ELLWOOD DETENTION RESERVE 'C'	0.00 AC.
ELLWOOD DETENTION RESERVE 'D'	1.36 AC.
ELLWOOD DETENTION RESERVE 'E PHASE 1'	0.96 AC.
ELLWOOD DETENTION RESERVE 'E PHASE 2'	1.69 AC.
ELLWOOD DETENTION RESERVE 'F'	0.00 AC.
ELLWOOD DETENTION RESERVE 'H'	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 1 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 2 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 3 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 4 STREET DEDICATION	0.00 AC.
ELLWOOD KARSTEN BOULEVARD PHASE 5 STREET DEDICATION	0.00 AC.
ELLWOOD RECREATION RESERVE	1.77 AC.
ELLWOOD SECTION 1A (10 LOTS)	0.51 AC.
ELLWOOD SECTION 1B (82 LOTS)	0.37 AC.
ELLWOOD SECTION 1B AMENDING PLAT (0 LOTS)	0.04 AC.
ELLWOOD SECTION 2 (26 LOTS)	0.47 AC.
ELLWOOD SECTION 3A (38 LOTS)	0.42 AC.
ELLWOOD SECTION 3B (39 LOTS)	0.00 AC.
ELLWOOD SECTION 4A (67 LOTS)	0.45 AC.
ELLWOOD SECTION 4B (54 LOTS)	0.66 AC.
ELLWOOD SECTION 5 (75 LOTS)	1.52 AC.
ELLWOOD SECTION 6 (54 LOTS)	0.30 AC.
ELLWOOD SECTION 7 (45 LOTS)	1.03 AC.
TOTAL	13.21 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 490 LOTS	9.07 AC.

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

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

LAND USE TABLE

PLAT	SF - 60'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 RECREATION RESERVE	-	-	-	-	-	1.77 AC.	**1.77 AC.**
ELLWOOD DETENTION RESERVES 'A' AND 'B'	-	-	-	-	-	24.76 AC.	**24.76 AC.**
ELLWOOD DETENTION RESERVE 'C'	-	-	9.11 AC.	-	-	-	**9.11 AC.**
ELLWOOD DETENTION RESERVE 'D'	-	-	-	-	-	15.10 AC.	**15.10 AC.**
ELLWOOD DETENTION RESERVE 'E' PH 1	-	-	-	-	-	15.29 AC.	**15.29 AC.**
ELLWOOD DETENTION RESERVE 'E' PH 2'	-	-	-	-	-	14.12 AC.	**14.12 AC.**
ELLWOOD DETENTION RESERVE 'F'	-	-	-	-	0.46 AC.	9.55 AC.	**10.01 AC.**
ELLWOOD DETENTION RESERVE 'H'	-	-	-	-	-	9.33 AC.	**9.33 AC.**
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	-	1.58 AC.	-	**1.58 AC.**
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	-	2.12 AC.	0.34 AC.	**2.46 AC.**
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	2.82 AC.	0.03 AC.	**2.85 AC.**
ELLWOOD KARSTEN BLVD. PH. 4 ST. DEDICATION	-	-	-	-	2.39 AC.	0.04 AC.	**2.43 AC.**
ELLWOOD KARSTEN BLVD. PH. 5 ST. DEDICATION	-	-	-	-	1.56 AC.	0.09 AC.	**1.65 AC.**
ELLWOOD SECTION 1A	0.44 AC.	1.72 AC.	-	-	-	1.29 AC.	**3.45 AC.**
ELLWOOD SECTION 1B	3.89 AC.	11.35 AC.	-	-	-	7.58 AC.	**22.82 AC.**
ELLWOOD SECTION 1B AMENDING PLAT	-	-	-	-	-	0.04 AC.	**0.04 AC.**
ELLWOOD SECTION 2	-	4.82 AC.	-	-	-	3.40 AC.	**8.22 AC.**
ELLWOOD SECTION 3A	7.86 AC.	-	-	-	-	3.03 AC.	**10.89 AC.**
ELLWOOD SECTION 3B	7.92 AC.	-	-	-	-	2.08 AC.	**10.00 AC.**
ELLWOOD SECTION 4A	7.98 AC.	4.53 AC	-	-	-	8.54 AC.	**21.05 AC.**
ELLWOOD SECTION 4B	9.69 AC.	2.12 AC	-	-	-	0.66 AC.	**12.47 AC.**
ELLWOOD SECTION 5	-	15.29 AC	-	-	-	1.99 AC.	**17.28 AC.**
ELLWOOD SECTION 6	-	11.63 AC	-	-	-	1.75 AC.	**13.37 AC.**
ELLWOOD SECTION 7	-	8.23 AC	-	-	-	1.03 AC.	**9.26 AC.**
TOTAL	**37.78 AC. (15.6%)**	**59.69 AC. (24.6%)**	**9.11 AC. (3.8%)**	**1.52 AC. (0.6%)**	**12.41 AC. (5.1%)**	**121.80 AC. (50.3%)**	**242.31 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.

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
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251
(786)-753-8110

0' 50' 100' 200'
SCALE: 1"=100'
NORTH

Ellwood Section 4B Preliminary Plat

Being a subdivision of 12.47 acres out of the W. H. Dennis Survey, A-512, in the City of Iowa Colony, Brazoria County, Texas.

54 Lots, 3 Blocks and 2 Reserves.
Owner: KLLB AIV, LLC, a Texas Limited Partnership

March 11, 2026

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

EHRA JOB NO. 221-022-04

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:\221-022-04\Plat\PPLAT\Section 4B\Ellwood Sec 4B_PPlat 20260313 Revi.dwg Mar 17, 2026-9:56am Edited by: crojas

ADICO
CONSULTING ENGINEERS

Monday, March 16, 2026

Kaitlin Gile
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
kgile@ehra.team

Re: Meridiana Section 34D Final Plat
Letter of Recommendation to Approve
COIC Project No. 7785
Adico, LLC Project No. 710-26-002-011

Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Merdiana Section 34D Final Plat, received on or about March 10, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the final plat as submitted on March 10, 2026. Please provide at least two (2) sets of mylars and ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Monday, March 30, 2026, for consideration at the April 7, 2026, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC

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

Cc: Rachel Patterson
Kayleen Rosser
File: 710-26-002-0011

APPROVED, ADICO, LLC, 03162026

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 34D, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of MERIDIANA SECTION 34D 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 utilities forever all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this ____, day of _____, 2026.

OWNER

GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

BY: _____

Print Name: Matt Lawson

Title: President

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

_____
Notary Public in and for the
State of Texas
My Notary Commission Expires_____

I, Charles Jurica, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that 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 rods having an outside diameter of not less than five-eighths of one inch (5/8) inch and a length of not less than three (3) feet.

_____
Charles Jurica, Registered Professional Land Surveyor
Texas Registration No. 6696

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

_____
Wil Kennedy, Mayor

_____
Nikki Brooks, Council Member

_____
Arnetta Hicks-Murray, Council Member

_____
Marquette Greene-Scott, Council Member

_____
Tim Varlack, Council Member

_____
Sydney Hargroder, Council Member

_____
Kareem Boyce, Council Member

_____
Dinh Ho, P.E., City Engineer

_____
Date

PLANNING AND ZONING COMMISSION APPROVAL

_____
David Hurst, Chairman
Planning and Zoning Commission

_____
Les Hosey
Planning and Zoning Commission Member

_____
Brenda Dillon
Planning and Zoning Commission Member

_____
Brian Johnson
Planning and Zoning Commission Member

_____
Terry Hayes
Planning and Zoning Commission Member

_____
Robert Wall
Planning and Zoning Commission Member

_____
Demond Woods
Planning and Zoning Commission Member

_____
Date

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

1. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
2. All property shall drain into the drainage easement only through an approved drainage structure.
3. All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, any governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
4. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
5. Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
6. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
7. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
8. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
9. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
10. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
11. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
12. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
13. All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
14. It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
15. Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

_____ Date
Lee Walden, P.E.,
President

_____ Date
Kerry L. Osburn
Vice President

_____
Brandon Middleton
Secretary/Treasurer

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

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

BCDD5 ID# 702-26-002-003

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 34D
BEING 2.012 ACRES OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 2.012 ACRE TRACT OF LAND SITUATED IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT 514, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 120.58 ACRE TRACT OF LAND CONVEYED TO GR-M1 AND RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006048994; SAID 2.012 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the easterly right-of-way line of Pursley Boulevard (120 feet wide) the southeast corner of Pursley Boulevard Phase 6B as per plat recorded under B.C.C.F NO. 2023000520, common to the northeast corner of Meridiana Pursley Boulevard Phase 6A as per plat recorded under B.C.C.F NO. 2022069506, the southwest corner of Reserve "A", Meridiana, Section 34A, as per plat recorded under B.C.C.F NO. 2024053575, in the line being the Manvel City Limits and Alvin City Limits line as well as the recognized Survey Line between the said H. T. & B. R.R. Company Survey, Section 61, Abstract 282 and the H. T. & B. R.R. Company Survey, Section 54, Abstract 514;

(1) THENCE, North 87°19'17" East, along the south line of said Reserve "A", the south line of Meridiana, Section 34A, a distance of 726.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the northeast corner of the herein described tract;

(2) THENCE, South 02°40'43" East, for a distance of 113.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the northeast corner of Meridiana Section 34B as per plat recorded under B.C.C.F NO. 2023022138, the point of a non-tangent curve;

(3) THENCE, along the north line of said Meridiana Section 34B, in a westerly direction along the arc of a curve to the right having a radius of 175.00 feet, an arc length of 20.37 feet, an angle of 06°40'07", and a chord bearing South 83°59'14" West, for a distance of 20.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found the end of curve;

(4) THENCE, South 87°19'17" West, along the north line of said Meridiana Section 34B, for a distance of 423.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the point of a tangent curve;

(5) THENCE, continuing along the north line of said Meridiana Section 34B in a westerly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 9.18 feet, an angle of 21°02'22", and a chord bearing North 82°09'32" West, for a distance of 9.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found the point of a reverse curve;

(6) THENCE, continuing along the north line of said Meridiana Section 34B in a westerly direction in a westerly direction along the arc of a curve to the left having a radius of 50.00 feet, an arc length of 110.22 feet, an angle of 126°18'26", and a chord bearing South 45°12'26" West, for a distance of 89.22 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found the northeast corner of Lot 2 of said Meridiana Section 34B, point for the end of curve;

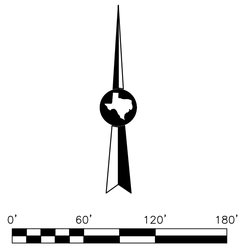
(7) THENCE, South 87°56'07" West, along the north line of said Meridiana Section 34B, the north line of said Lot 2, for a distance of 118.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the northwest corner of Lot 2, in the east line of Reserve "A" of said Meridiana Section 34B;

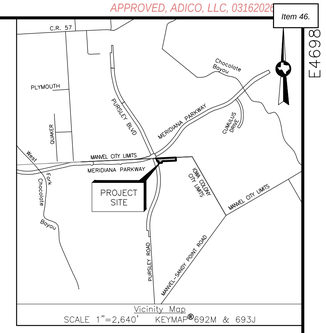
(8) THENCE, North 07°00'52" West, along the east line of said Reserve "A" of said Meridiana Section 34B for a distance of 65.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle corner of said Reserve "A" of said Meridiana Section 34B;

(9) THENCE, North 29°12'27" West, continuing along the east line of said Reserve "A" of said Meridiana Section 34B for a distance of 6.81 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for a northeast corner of said Reserve "A" of said Meridiana Section 34B;

(10) THENCE, South 87°19'17" West, along the north line of said Reserve "A" of said Meridiana Section 34B for a distance of 46.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the northwest corner of said Reserve "A" of said Meridiana Section 34B, in the east line of said Pursley Boulevard, the beginning of a non-tangent curve;

(11) THENCE, along the east line of said Pursley Boulevard, in a northerly direction along the arc of a curve to the left having a radius of 2,060.00 feet, an arc length of 105.63 feet, an angle of 02°56'16", and a chord bearing North 21°26'37" West, for a distance of 105.61 feet to the POINT OF BEGINNING and containing 2.012 acres of land.





Vicinity Map
SCALE 1"=2,640' KEYMAP® 692M & 693J

BENCHMARK:

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

FINAL PLAT
MERIDIANA SECTION 34D

BEING A SUBDIVISION OF 2.012 ACRES OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514,
IN THE CITY OF IOWA COLONY AND
IN THE CITY OF ALVIN,
BRAZORIA COUNTY, TEXAS.

20 LOTS 1 BLOCK 1 RESERVE (0.0875 ACRES)

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 916-2162

FEBRUARY, 2026

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE
SINCE 1936

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPELS No. 10092300

JOB NO. 081-011-34-04

Sht. 1 of 2

PATH:R:\2008\081-011-34-04\DRAWING\PLAT\081011.34V-PLFP01-MER-34D BY:BTB DATE:2022-04-04

E4698

APPROVED, ADICO, LLC, 03162026

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.

2. All boundary corners for this plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" , unless otherwise noted.

3. A- indicates Abstract
AC. indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.P.R. indicates Brazoria County Plat Records
Brs. indicates Bears
B.L. indicates Building Line
C.I.R. indicates Capped Iron Rod
FND. indicates Found
M.U.D. indicates Municipal Utility District
NTS indicates Not to scale
VOL. indicates Volume
PG. indicates Page
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point Of Commencing
P.U.E. indicates Public Utility Easement
R= indicates Radius
R.O.W. indicates Right of Way
SQ. FT. indicates Square Feet
U.E. indicates Utility Easement
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"

4. The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, the City of Alvin, Brazoria County M.U.D. 55, and Brazoria County Drainage District #5 (B.D.D.#5).

5. The boundary for this plat has a closure in excess of 1:15,000.

6. This plat conforms to all terms and conditions of Meridiana PUD Amendment No. 4 City of Iowa Colony Ordinance #2022-04

7. No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.

8. This final 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.

9. All water and wastewater facilities shall conform to the city's design criteria.

10. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K dated December 30, 2020, the subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 0.2% flood plain).

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. 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.

11. All sidewalks shall be a minimum of 4' wide and built in accordance to the Meridiana Planned Unit Development District Amendment #4 of the City of Iowa Colony Ordinance #2022-04.

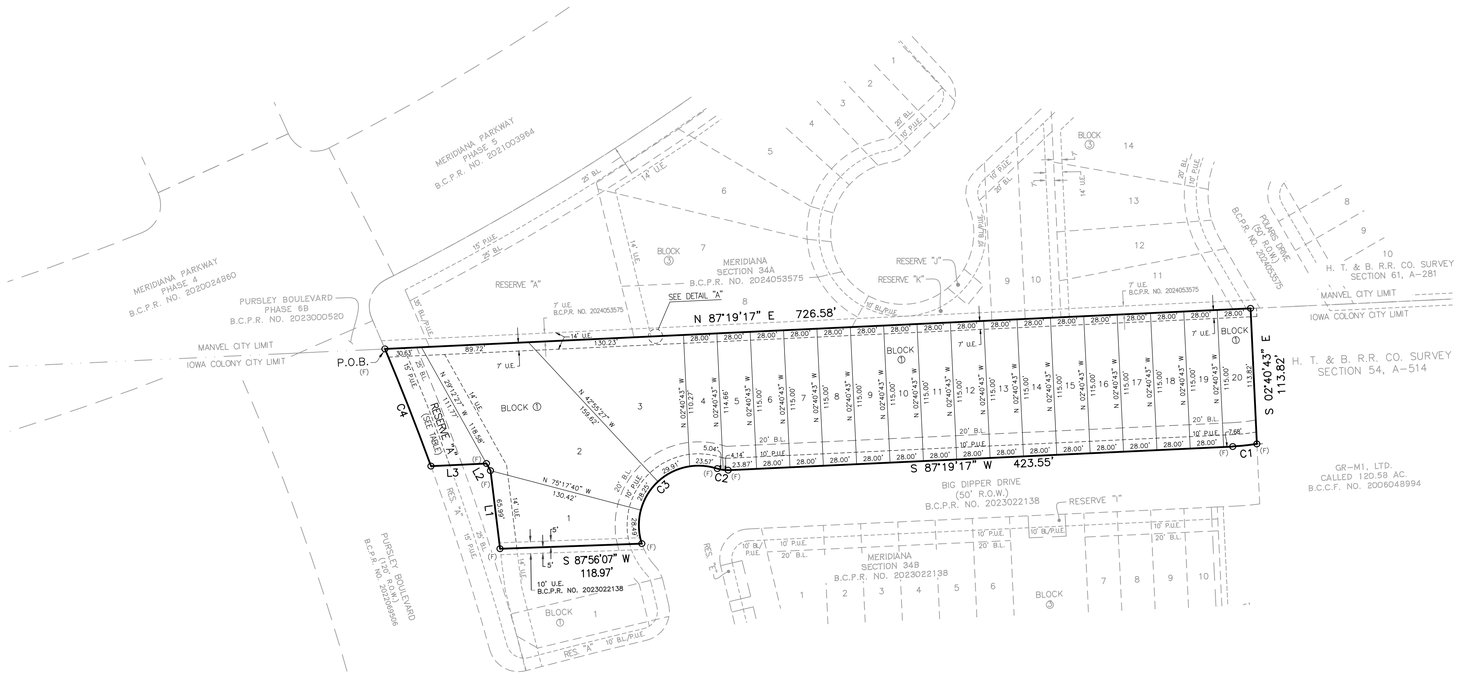
12. The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.

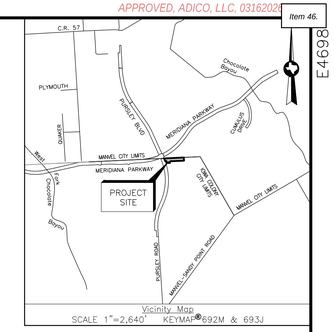
13. All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.

14. Sidewalks shall be constructed as part of issuance of a building permit for each tract, if required.

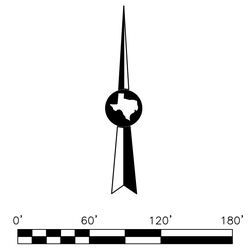
15. Storm drainage improvements, which may include detention, shall be provided at any time of permit, if any.

16. This plat is subject to an interlocal agreement between Iowa Colony and Alvin whereby Iowa Colony is granted authority to approve subdivisions within the 1 foot strip along the northern boundary of this plat, as recorded at File number 2026008466 of the Brazoria County Clerk's Files.





Vicinity Map
SCALE 1"=2,640' KEYMAP® 692M & 693J



BENCHMARK:

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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	50.0

EXISTING ELEVATION INFORMATION	
	ELEVATION
NATURAL GROUND	48.0
1% ANNUAL CHANCE FLOOD	46.1
0.2% ANNUAL CHANCE FLOOD	46.5

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	175.00'	20.37'	6°40'07"	S 83°59'14" W	20.36'
C2	25.00'	9.18'	21°02'22"	N 82°09'32" W	9.13'
C3	50.00'	110.22'	126°18'26"	S 45°12'26" W	89.22'
C4	2,060.00'	105.63'	2°56'16"	N 21°26'37" W	105.61'

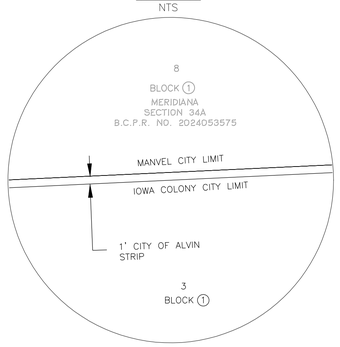
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 07°00'52" W	65.99'
L2	N 29°12'27" W	6.81'
L3	S 87°19'17" W	46.58'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	3,813 SQ.FT. / 0.0875 ACRES
TOTAL		3,813 SQ.FT. / 0.0875 ACRES

OFF-STREET GUEST PARKING SPACES

NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED
20	5	0*
*5 EXCESS SPACES IN SECTION 34B		

DETAIL "A"
NTS



FINAL PLAT
MERIDIANA SECTION 34D

BEING A SUBDIVISION OF 2.012 ACRES OUT OF THE H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514, IN THE CITY OF IOWA COLONY AND IN THE CITY OF ALVIN, BRAZORIA COUNTY, TEXAS.

20 LOTS 1 BLOCK 1 RESERVE (0.0875 ACRES)

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 916-2162

FEBRUARY, 2026

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPELS No. 10092300

JOB NO. 081-011-34-04

PATH:R:\2008\081-011-34-04\DRAWING\PLAT\08101134V-PLFP01-MER-34D BY:BTB DATE:2022-04-04

E4698

ADICO
CONSULTING ENGINEERS

Monday, March 30, 2026

Merrett Huddleston
Elevation Land Solutions
9709 Lakeside Blvd., Ste. 200
The Woodlands, TX 77381
mhuddleston@elevationlandsolutions.com

Re: Creekhaven Section 6 Final Plat
Letter of Recommendation to Approve
COIC Project No. 7087
Adico, LLC Project No. 710-25-002-052

Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Creekhaven Section 6 Final Plat, received on or about March 30, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the final plat as resubmitted on March 30, 2026. Please provide two (2) sets of mylars and ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later and Wednesday, April 1, 2026, for consideration at the April 7, 2026, Planning and Zoning Commission Meeting.

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

Sincerely,
Adico, LLC

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

Cc: Rachel Patterson
Kayleen Rosser
File: 710-25-002-052

ADICO
CONSULTING ENGINEERS

Monday, March 30, 2026

Merrett Huddleston
Elevation Land Solutions
9709 Lakeside Blvd., Ste. 200
The Woodlands, TX 77381
mhuddleston@elevationlandsolutions.com

Re: Creekhaven Section 5 Final Plat
Letter of Recommendation to Approve
COIC Project No. 7088
Adico, LLC Project No. 710-25-002-051

Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Creekhaven Section 5 Final Plat, received on or about April 6, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the final plat as resubmitted on March 30, 2026. Please provide two (2) sets of mylars and ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later and Wednesday, April 1, 2026, for consideration at the April 7, 2026, Planning and Zoning Commission Meeting.

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

Sincerely,
Adico, LLC

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

Cc: Rachel Patterson
Kayleen Rosser
File: 710-25-002-051

APPROVED, ADICO, LLC, 03302

STATE OF TEXAS §

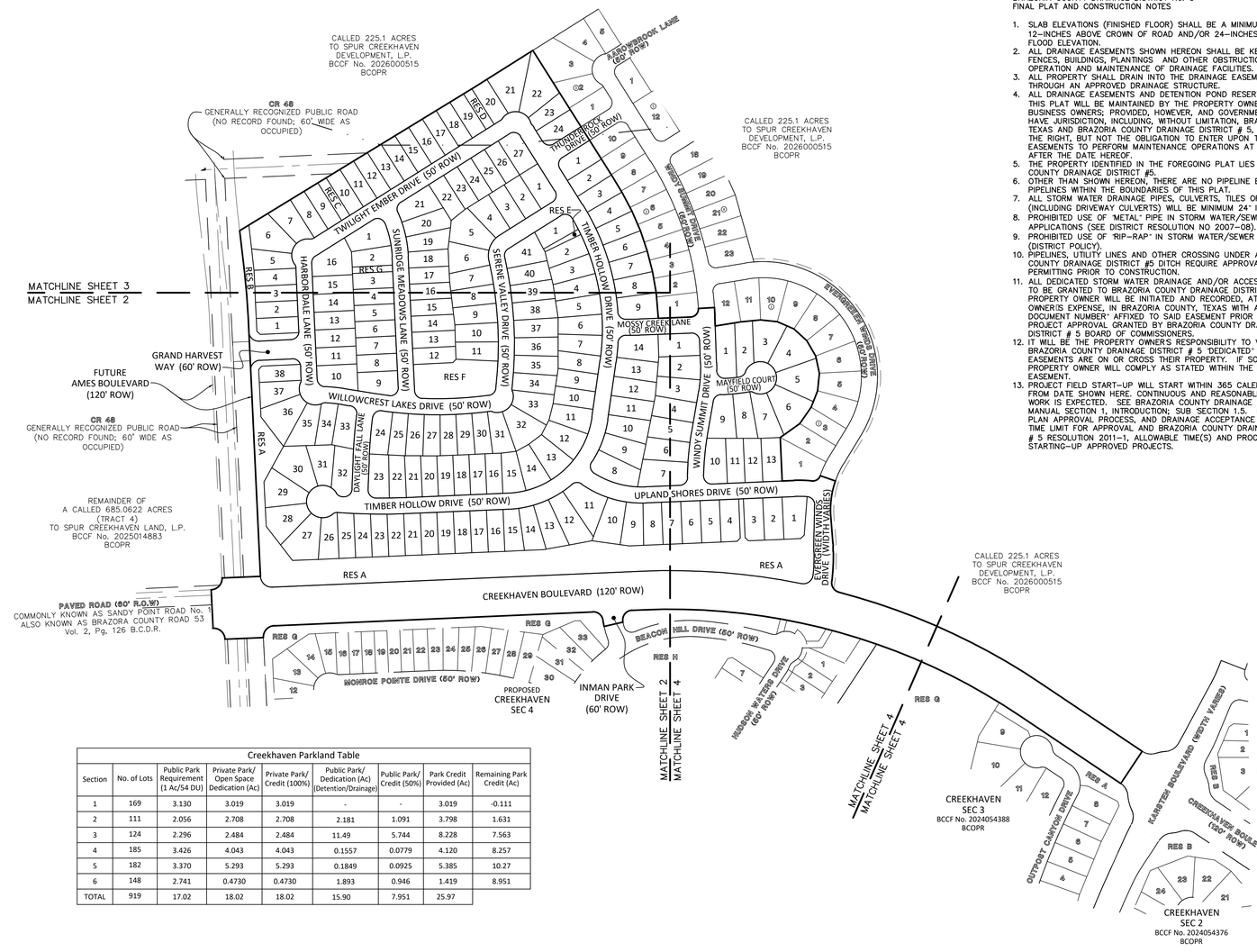
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 56.54 acre (2,462,814 square feet) tract of land situated in the David Talley Survey, Abstract No. 130, in Brazoria County, Texas, being all of a called 56.54 acre tract conveyed to Spur Creekhaven Development, L.P. by deed recorded in Clerk's File No. 2026000515, Brazoria County Official Public Records; said 56.54 acre (2,462,814 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

BEGINNING at a 5/8–inch iron rod (with cap) found, being on the north line of Restricted Reserve A, Block 2, of Creekhaven Sec 3 according to the plat thereof recorded in Clerk's File No. 2024054388, Brazoria County Map Records, being on the south right–of–way line of Creekhaven Boulevard (120 foot right–of–way) according to the plat thereof recorded in Clerk's File No. 2024054352, Brazoria County Map Records, being on the west line of Creekhaven Sec 1 according to the plat thereof recorded in Clerk's File No. 2024054352, Brazoria County Map Records, being the southerly southeast corner of said called 56.54 acre tract, and being the southerly southeast corner of the herein described tract;

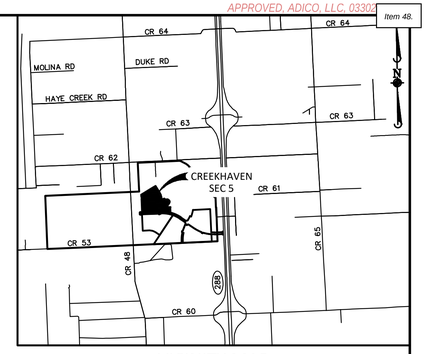
THENCE, along the south, west, north, and east lines of said called 56.54 acre tract, the following fifty–eight (58) courses and distances:

1. North 56°08'34" West, along the north line of said Creekhaven Sec 3, 380.06 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;
2. Continuing along the north line of said Creekhaven Sec 3 and along said curve to the left in a westerly direction, at a distance of 495.27 feet passing a 5/8–inch iron rod (with cap) found, being the northwest corner of Restricted Reserve G, Block 2, of said Creekhaven Sec 3, continuing in all along said curve to the left in a westerly direction, with a radius of 1,940.00 feet, a central angle of 36°19'46", an arc length of 1,230.10 feet, and a chord bearing North 74°18'27" West, 1,209.59 feet to a 5/8–inch iron rod (with cap) found;
3. South 87°31'40" West, 37.16 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;
4. Along said curve to the left in a southwesterly direction, with a radius of 30.00 feet, a central angle of 100°18'18", an arc length of 52.52 feet, and a chord bearing South 37°22'31" West, 46.07 feet to a 5/8–inch iron rod (with cap) found;
5. South 77°13'22" West, 60.00 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;
6. Along said curve to the right in a northerly direction, with a radius of 355.00 feet, a central angle of 03°13'56", an arc length of 20.03 feet, and a chord bearing North 11°09'40" West, 20.02 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
7. Along said reverse curve to the left in a northwesterly direction, with a radius of 30.00 feet, a central angle of 82°55'38", an arc length of 43.42 feet, and a chord bearing North 51°00'31" West, 39.73 feet to a 5/8–inch iron rod (with cap) found;
8. South 87°31'40" West, 990.09 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;
9. Along said curve to the left in a southwesterly direction, with a radius of 35.00 feet, a central angle of 90°15'21", an arc length of 55.13 feet, and a chord bearing South 42°23'59" West, 49.61 feet to a 5/8–inch iron rod (with cap) found;
10. South 87°40'37" West, 120.00 feet to a 5/8–inch iron rod (with cap) found, being the southerly southwest corner of said called 56.54 acre tract, being the southerly southwest corner of the herein described tract, and being the beginning of a curve to the left;
11. Along said curve to the left in a northwesterly direction, with a radius of 35.00 feet, a central angle of 89°44'39", an arc length of 54.82 feet, and a chord bearing North 47°36'01" West, 49.39 feet to a 5/8–inch iron rod (with cap) found, being the westerly southwest corner of said called 56.54 acre tract and being the westerly southwest corner of the herein described tract;
12. North 02°52'45" West, 120.00 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;
13. Along said curve to the left in a northeasterly direction, with a radius of 35.00 feet, a central angle of 90°15'21", an arc length of 55.13 feet, and a chord bearing North 42°23'59" East, 49.61 feet to a 5/8–inch iron rod (with cap) found;
14. North 87°40'37" East, 120.00 feet to a 5/8–inch iron rod (with cap) found;
15. North 02°43'42" West, 805.32 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;
16. Along said curve to the left in a northerly direction, with a radius of 2,060.00 feet, a central angle of 03°48'10", an arc length of 136.73 feet, and a chord bearing North 04°37'47" West, 136.70 feet to a 5/8–inch iron rod (with cap) found;
17. North 06°31'52" West, 133.52 feet to a 5/8–inch iron rod (with cap) found, being on the southeast line of a pipeline easement (no defined width, proposed 70–feet wide) by deeds recorded in Volume 623, Page 341, and Volume 907, Page 171, Brazoria County Deed Records, being the northwest corner of said called 56.54 acre tract, and being the northwest corner of the herein described tract;
18. North 58°35'31" East, along the southeast line of said pipeline easement, 855.34 feet to a 5/8–inch iron rod (with cap) found;
19. North 57°45'16" East, continuing along the southeast line of said pipeline easement, 212.75 feet to a 5/8–inch iron rod (with cap) found, being the northeast corner of said called 56.54 acre tract and being the northeast corner of the herein described tract;
20. South 32°14'44" East, 457.23 feet to a 5/8–inch iron rod (with cap) found;
21. South 31°38'15" East, 62.32 feet to a 5/8–inch iron rod (with cap) found;
22. South 27°44'52" East, 66.37 feet to a 5/8–inch iron rod (with cap) found;
23. South 23°16'23" East, 66.37 feet to a 5/8–inch iron rod (with cap) found;
24. South 18°47'54" East, 66.37 feet to a 5/8–inch iron rod (with cap) found;
25. South 14°19'24" East, 66.37 feet to a 5/8–inch iron rod (with cap) found;
26. South 09°50'55" East, 66.37 feet to a 5/8–inch iron rod (with cap) found;
27. South 04°40'29" East, 79.65 feet to a 5/8–inch iron rod (with cap) found;
28. North 87°49'31" East, 99.99 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;
29. Along said curve to the left in a northeasterly direction, with a radius of 25.00 feet, a central angle of 91°33'56", an arc length of 39.95 feet, and a chord bearing North 42°02'32" East, 35.84 feet to a 5/8–inch iron rod (with cap) found;
30. North 86°15'34" East, 50.00 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;
31. Along said curve to the right in a southerly direction, with a radius of 1,025.00 feet, a central angle of 01°33'56", an arc length of 28.01 feet, and a chord bearing South 02°57'28" East, 28.01 feet to a 5/8–inch iron rod (with cap) found;
32. South 02°10'29" East, 29.74 feet to a 5/8–inch iron rod (with cap) found;
33. North 80°55'15" East, 80.68 feet to a 5/8–inch iron rod (with cap) found;
34. North 84°04'45" East, 61.94 feet to a 5/8–inch iron rod (with cap) found;
35. South 83°56'01" East, 52.02 feet to a 5/8–inch iron rod (with cap) found;
36. South 66°07'30" East, 56.33 feet to a 5/8–inch iron rod (with cap) found;
37. South 47°55'43" East, 54.36 feet to a 5/8–inch iron rod (with cap) found;
38. South 29°59'04" East, 54.81 feet to a 5/8–inch iron rod (with cap) found;
39. South 11°59'13" East, 54.68 feet to a 5/8–inch iron rod (with cap) found;
40. South 05°58'57" West, 54.64 feet to a 5/8–inch iron rod (with cap) found;
41. South 21°05'17" West, 54.86 feet to a 5/8–inch iron rod (with cap) found;
42. South 34°54'52" West, 62.13 feet to a 5/8–inch iron rod (with cap) found;
43. South 54°33'29" West, 74.13 feet to a 5/8–inch iron rod (with cap) found;
44. South 02°28'20" East, 135.00 feet to a 5/8–inch iron rod (with cap) found;
45. North 87°31'40" East, 36.41 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;
46. Along said curve to the right in an easterly direction, with a radius of 375.00 feet, a central angle of 08°31'16", an arc length of 55.77 feet, and a chord bearing South 88°12'43" East, 55.72 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
47. Along said reverse curve to the left in a northeasterly direction, with a radius of 25.00 feet, a central angle of 76°48'37", an arc length of 33.51 feet, and a chord bearing North 57°38'37" East, 31.06 feet to a 5/8–inch iron rod (with cap) found;
48. South 70°45'41" East, 50.00 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;
49. Along said curve to the left in a southerly direction, with a radius of 275.00 feet, a central angle of 20°39'42", an arc length of 99.17 feet, and a chord bearing South 08°54'28" West, 98.63 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a compound curve to the left;
50. Along said compound curve to the left in a southerly direction, with a radius of 150.00 feet, a central angle of 02°57'48", an arc length of 7.76 feet, and a chord bearing South 02°54'17" East, 7.76 feet to a 5/8–inch iron rod (with cap) found;
51. South 04°23'11" East, 88.96 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;
52. Along said curve to the right in a southerly direction, with a radius of 150.00 feet, a central angle of 02°57'48", an arc length of 7.76 feet, and a chord bearing South 02°54'17" East, 7.76 feet to a 5/8–inch iron rod (with cap) found;
53. South 01°25'23" East, 16.97 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;
54. Along said curve to the right in a southerly direction, with a radius of 630.00 feet, a central angle of 08°32'49", an arc length of 93.98 feet, and a chord bearing South 02°51'02" West, 93.89 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
55. Along said reverse curve to the left in a southeasterly direction, with a radius of 30.00 feet, a central angle of 82°27'55", an arc length of 43.18 feet, and a chord bearing South 34°06'31" East, 39.55 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a reverse curve to the right;
56. Along said reverse curve to the right in a southeasterly direction, with a radius of 2,060.00 feet, a central angle of 19°11'54", an arc length of 690.26 feet, and a chord bearing South 65°44'31" East, 687.03 feet to a 5/8–inch iron rod (with cap) found;
57. South 56°08'34" East, 380.06 feet to a 5/8–inch iron rod (with cap) found, being on the north right–of–way line of said Creekhaven Boulevard, being on the west line of said Creekhaven Sec 1, being the easterly southeast corner of said called 56.54 acre tract, and being the easterly southeast corner of the herein described tract;
58. South 33°51'26" West, along the west line of said Creekhaven Sec 1, 120.00 feet to the POINT OF BEGINNING, CONTAINING 56.54 acres (2,462,814 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.



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

1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 12–INCHES ABOVE CROWN OF ROAD AND/OR 24–INCHES ABOVE BASE FLOOD ELEVATION.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
6. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
7. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
8. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007–08).
9. PROHIBITED USE OF "RIP–RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
10. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
11. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'IS EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A "RECORDED DOCUMENT NUMBER" AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.
12. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 "DEDICATED" DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
13. PROJECT FIELD START–UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION; SUB SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011–1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING–UP APPROVED PROJECTS.



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

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
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	SET 5/8" IRON ROD W/ CAP
	STREET NAME CHANGE
	PIPELINE

Creekhaven Parkland Table								
Section	No. of Lots	Public Park Requirement (1 Ac/54 DU)	Private Park/ Open Space Dedication (Ac)	Private Park/ Credit (100%)	Public Park/ Dedication (Ac) (Detention/Drainage)	Public Park/ Credit (50%)	Park Credit Provided (Ac)	Remaining Park Credit (Ac)
1	169	3.130	3.019	3.019	-	-	3.019	-0.111
2	111	2.056	2.708	2.708	2.181	1.091	3.798	1.631
3	124	2.296	2.484	2.484	11.49	5.744	8.228	7.563
4	185	3.426	4.043	4.043	0.1557	0.0779	4.120	8.257
5	182	3.370	5.293	5.293	0.1849	0.0925	5.385	10.27
6	148	2.741	0.4730	0.4730	1.893	0.946	1.419	8.951
TOTAL	919	17.02	18.02	18.02	15.90	7.951	25.97	

FINAL PLAT NOTES:

1. THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 08/18/2025
2. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 92 BOUNDARY.
3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.
4. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
5. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
6. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
7. PRIMARY BENCHMARK: NGS MONUMENT DESIGNATION HGCSD 75, PID AW5683, WITH A PUBLISHED ELEVATION OF 48.1 FEET, NAVD 88.
8. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500–YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0120K & 48039611 5K, DATED DECEMBER 30, 2020.
9. EACH LOT SHALL BE RESTRICTED TO A SINGLE–FAMILY RESIDENTIAL USE.
10. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE–STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQ. FT. ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
11. ALL BUILDING LINES (BL) ALONG THE RIGHT–OF–WAY ARE AS SHOWN HEREON.
12. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT–OF–WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
13. ALL EASEMENT ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
14. ALL OFF–SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
15. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON–UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTLITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTLITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
16. THERE ARE PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN HEREON.
17. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
18. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
19. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
20. ALL STORM SEWERS WILL BE MAINTAINED BY CITY OF IOWA COLONY.
21. THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
22. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
23. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES.
24. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
25. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF–STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
26. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
27. A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
28. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
29. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
30. FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO–YEAR INITIAL PERIOD OR THE ONE–YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
31. THE PLAT IS SUBJECT TO THE REQUIREMENTS OF 949 AC SH 288 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND HINES ACQUISITIONS, LLC.
32. THE DRAFT OF ANY PROTECTIVE COVENANTS WHEREBY THE SUBDIVIDER PROPOSES TO REGULATE THE USE OF THE LAND WITHIN THE SUBDIVISION; PROVIDED, HOWEVER, RESTRICTIVE COVENANTS, CONDITIONS, OR LIMITATIONS SHALL NEVER BE LESS THAN THE MINIMUM REQUIREMENTS OF THE CITY UNDER THE TERMS OF THIS ORDINANCE OR OTHER CITY ORDINANCES
33. THIS SUBDIVISION IS SUBJECT TO NEIGHBORHOOD AND PARKLAND DEDICATION FEES EXCEPT WHERE INDICATED IN 949 AC SH 288 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND HINES ACQUISITIONS, LLC.
34. THIS PLAT IS SUBJECT TO THE ACCEPTANCE OF CREEKHAVEN SECTION 4.

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	185,855	4.267	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
B	12,131	0.2785	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
C	4,144	0.0951	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
D	3,911	0.0898	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
E	1,722	0.0395	LANDSCAPE AND OPEN SPACE
F	28,327	0.6503	DRAINAGE, LANDSCAPE, OPEN SPACE, PARK, AND UTILITIES
G	2,500	0.0574	LANDSCAPE AND OPEN SPACE
TOTAL	238,590	5.478	

COVER SHEET FINAL PLAT CREEKHAVEN SEC 5

A SUBDIVISION OF 56.54 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130
BRAZORIA COUNTY, TEXAS

182 LOTS 7 RESERVES 8 BLOCKS
MARCH 2026

OWNER/ DEVELOPER: SPUR CREEKHAVEN LAND, L.P.,
A DELAWARE LIMITED PARTNERSHIP
8433 ENTERPRISE CIRCLE, SUITE 100
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/ SURVEYOR: ELEVATION land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

APPROVED, ADICO, LLC, 03302

MATCHLINE SHEET 3

MATCHLINE SHEET 4

MATCHLINE SHEET 4

MATCHLINE SHEET 3

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

ABBREVIATIONS

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FINAL PLAT
CREEKHAVEN
SEC 5

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APPROVED, ADICO, LLC, 03302

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	1,230.10'	1,940.00'	036°19'46"	1209.59'	N74°18'27"W
C2	52.52'	30.00'	100°18'18"	46.07'	S37°22'31"W
C3	20.03'	355.00'	003°13'56"	20.02'	N11°09'40"W
C4	43.42'	30.00'	082°55'38"	39.73'	N51°00'31"W
C5	55.13'	35.00'	090°15'21"	49.61'	S42°23'59"W
C6	54.82'	35.00'	089°44'39"	49.39'	N47°36'01"W
C7	55.13'	35.00'	090°15'21"	49.61'	N42°23'59"E
C8	136.73'	2,060.00'	003°48'10"	136.70'	N04°37'47"W
C9	39.95'	25.00'	091°33'56"	35.84'	N42°02'32"E
C10	28.01'	1,025.00'	001°33'56"	28.01'	S02°57'28"E
C11	55.77'	375.00'	008°31'16"	55.72'	S88°12'43"E
C12	33.51'	25.00'	076°48'37"	31.06'	N57°38'37"E
C13	99.17'	275.00'	020°39'42"	98.63'	S08°54'28"W
C14	7.76'	150.00'	002°57'48"	7.76'	S02°54'17"E
C15	7.76'	150.00'	002°57'48"	7.76'	S02°54'17"E
C16	93.98'	630.00'	008°32'49"	93.89'	S02°51'02"W
C17	43.18'	30.00'	082°27'55"	39.55'	S34°06'31"E
C18	690.26'	2,060.00'	019°11'54"	687.03'	S65°44'31"E
C19	1,268.14'	2,000.00'	036°19'46"	1247.00'	S74°18'27"E
C20	58.45'	325.00'	010°18'18"	58.37'	S07°37'29"E
C21	152.22'	600.00'	014°32'08"	151.81'	S05°50'41"W
C22	108.18'	300.00'	020°39'42"	107.60'	S08°54'28"W
C23	84.15'	350.00'	013°46'32"	83.95'	S85°35'04"E
C24	237.00'	300.00'	045°15'49"	230.88'	S69°50'26"E
C25	185.37'	900.00'	011°48'03"	185.04'	S03°48'28"W
C26	93.33'	450.00'	011°52'59"	93.16'	S03°46'00"W
C27	27.33'	1,000.00'	001°33'56"	27.33'	S02°57'28"E
C28	168.02'	600.00'	016°02'42"	167.48'	N84°04'44"E
C29	31.01'	1,000.00'	001°46'37"	31.01'	S88°42'49"W
C30	261.88'	1,800.00'	008°20'10"	261.65'	S88°18'15"E
C31	415.30'	300.00'	079°19'00"	382.93'	N47°52'10"E
C32	494.27'	700.00'	040°27'23"	484.06'	N12°01'02"W
C33	78.54'	50.00'	090°00'00"	70.71'	N77°14'44"W
C34	52.78'	50.00'	060°28'58"	50.36'	S27°30'47"W
C35	74.05'	50.00'	084°51'38"	67.47'	S45°09'30"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C36	58.25'	500.00'	006°40'30"	58.22'	S84°15'04"E
C37	352.92'	1,200.00'	016°51'03"	351.65'	S89°20'21"E
C38	65.94'	50.00'	075°33'52"	61.27'	N44°27'12"E
C39	61.51'	50.00'	070°28'47"	57.70'	N22°30'52"E
C40	173.84'	350.00'	028°27'30"	172.06'	S16°57'27"E
C41	180.05'	1,500.00'	006°52'39"	179.94'	S05°38'15"W
C42	54.82'	35.00'	089°44'39"	49.39'	S47°36'01"E
C43	50.02'	30.00'	095°32'10"	44.43'	N53°34'45"E
C44	71.97'	570.00'	007°14'04"	71.92'	N02°11'39"E
C45	7.68'	150.00'	002°55'54"	7.67'	S00°02'34"W
C46	7.68'	150.00'	002°55'54"	7.67'	N00°02'34"E
C47	23.56'	325.00'	004°09'10"	23.55'	S00°39'12"W
C48	38.54'	25.00'	088°19'58"	34.84'	N41°26'11"W
C49	40.92'	25.00'	093°46'30"	36.50'	S45°35'05"E
C50	37.80'	25.00'	086°37'22"	34.30'	N44°12'58"E
C51	34.24'	25.00'	078°28'37"	31.63'	S48°56'48"W
C52	41.01'	25.00'	093°58'57"	36.56'	S46°17'43"E
C53	15.20'	25.00'	034°50'17"	14.97'	N82°21'37"W
C54	238.79'	50.00'	273°38'07"	68.43'	N21°45'32"W
C55	26.62'	25.00'	061°01'02"	25.38'	N51°55'56"E
C56	39.27'	25.00'	090°00'00"	35.36'	N47°10'29"W
C57	18.46'	25.00'	042°18'50"	18.05'	S73°05'43"W
C58	240.73'	50.00'	275°51'21"	67.01'	S09°51'58"W
C59	23.50'	25.00'	053°51'50"	22.65'	S59°08'16"E
C60	39.98'	25.00'	091°38'14"	35.86'	N48°01'03"E
C61	39.98'	25.00'	091°38'14"	35.86'	S43°37'11"E
C62	32.82'	25.00'	075°13'12"	30.51'	S87°23'37"W
C63	39.63'	25.00'	090°49'08"	35.61'	S12°12'09"E
C64	37.60'	25.00'	086°10'39"	34.16'	S46°30'48"W
C65	37.60'	25.00'	086°10'39"	34.16'	S47°18'33"E
C66	40.00'	25.00'	091°40'23"	35.87'	N76°24'32"W
C67	39.27'	25.00'	090°00'00"	35.36'	N12°45'16"E
C68	39.27'	25.00'	090°00'00"	35.36'	S12°45'16"W
C69	39.27'	25.00'	090°00'00"	35.36'	S77°14'44"E
C70	9.94'	75.00'	007°35'23"	9.93'	N36°02'25"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C71	9.06'	25.00'	020°46'19"	9.01'	S29°26'58"E
C72	108.97'	50.00'	124°52'28"	88.65'	N81°30'03"W
C73	9.47'	25.00'	021°41'33"	9.41'	N46°54'30"E
C74	39.27'	25.00'	090°00'00"	35.36'	N77°14'44"W
C75	35.73'	25.00'	081°53'04"	32.76'	S16°48'44"W
C76	44.00'	25.00'	100°50'58"	38.54'	N71°49'15"W
C77	16.38'	25.00'	037°32'15"	16.09'	N76°31'24"E
C78	112.91'	50.00'	129°23'03"	90.40'	S30°36'00"W
C79	13.69'	25.00'	031°21'50"	13.51'	N18°24'37"W
C80	26.39'	25.00'	060°28'58"	25.18'	S27°30'47"W
C81	39.27'	25.00'	090°00'00"	35.36'	N42°16'18"E
C82	39.27'	25.00'	090°00'00"	35.36'	N47°43'42"W
C83	47.12'	30.00'	090°00'00"	42.43'	S47°43'42"E
C84	47.12'	30.00'	090°00'00"	42.43'	S42°16'18"W
C85	10.87'	25.00'	024°54'16"	10.78'	N09°43'26"E
C86	119.01'	50.00'	136°22'48"	92.84'	S46°00'50"E
C87	37.03'	25.00'	084°51'38"	33.73'	S45°09'30"E
C88	11.86'	25.00'	027°11'00"	11.75'	S79°23'16"W
C89	38.46'	25.00'	088°08'30"	34.78'	N36°50'34"W
C90	39.73'	25.00'	091°03'17"	35.68'	S52°38'01"W
C91	43.68'	25.00'	100°05'57"	38.33'	N47°19'17"E
C92	37.06'	25.00'	084°55'43"	33.76'	S45°11'33"E
C93	10.62'	25.00'	024°20'12"	10.54'	N85°17'36"W
C94	108.95'	50.00'	124°50'37"	88.64'	N44°27'12"E
C95	10.62'	25.00'	024°20'12"	10.54'	S05°48'01"E
C96	32.97'	25.00'	075°33'52"	30.63'	N44°27'12"E
C97	406.24'	1,200.00'	019°23'47"	404.30'	N03°01'38"W
C98	18.15'	675.00'	001°32'25"	18.15'	N26°30'06"W

Line Table		
Line #	Length	Bearing
L1	37.16'	S87°31'40"W
L2	60.00'	S77°13'22"W
L3	62.32'	S31°38'15"E
L4	66.37'	S27°44'52"E
L5	66.37'	S23°16'23"E
L6	66.37'	S18°47'54"E
L7	66.37'	S14°19'24"E
L8	66.37'	S09°50'55"E
L9	79.65'	S04°40'29"E
L10	99.99'	N87°49'31"E
L11	50.00'	N86°15'34"E
L12	29.74'	S02°10'29"E
L13	80.68'	N80°55'15"E
L14	61.94'	N84°04'45"E
L15	52.02'	S83°56'01"E
L16	56.33'	S66°07'30"E
L17	54.36'	S47°55'43"E

Line Table		
Line #	Length	Bearing
L18	54.81'	S29°59'04"E
L19	54.68'	S11°59'13"E
L20	54.64'	S05°58'57"W
L21	54.86'	S21°05'17"W
L22	62.13'	S34°54'52"W
L23	74.13'	S54°33'29"W
L24	135.00'	S02°28'20"E
L25	36.41'	N87°31'40"E
L26	50.00'	S70°45'41"E
L27	88.96'	S04°23'11"E
L28	16.97'	S01°25'23"E
L29	120.00'	S33°51'26"W
L30	42.60'	S02°28'20"E
L31	20.38'	N13°06'45"E
L32	121.31'	N01°25'23"W
L33	10.02'	N78°41'48"W
L34	127.44'	N09°42'29"E

Line Table		
Line #	Length	Bearing
L35	143.18'	N02°10'29"W
L36	10.00'	N13°56'37"W
L37	209.51'	S87°49'31"W
L38	59.84'	S89°36'08"W
L39	4.75'	S05°51'49"W
L40	10.00'	S08°29'06"W
L41	5.50'	S56°38'10"E
L42	359.50'	S02°43'42"E
L43	6.00'	N43°52'51"E
L44	105.09'	S80°54'49"E
L45	9.75'	N45°32'48"W
L46	150.00'	N57°45'16"E
L47	180.00'	S87°16'18"W
L48	16.01'	N01°25'23"W
L49	90.08'	N01°30'31"E
L50	14.96'	S45°56'02"W
L51	14.14'	N47°28'20"W

Line Table		
Line #	Length	Bearing
L52	14.14'	S42°31'40"W
L53	14.14'	S42°16'18"W
L54	119.02'	S87°16'18"W
L55	119.58'	S87°16'18"W
L56	14.14'	N47°43'42"W
L57	60.00'	N87°31'40"E
L58	69.95'	S02°10'29"E
L59	53.75'	S13°50'17"W
L60	49.75'	S27°17'01"W
L61	49.46'	S52°52'06"W
L62	45.59'	S60°33'53"W
L63	46.70'	S83°34'01"W
L64	55.35'	N51°20'17"E
L65	14.14'	N42°16'18"E
L66	48.32'	N27°14'44"W

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

ABBREVIATIONS

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

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	185,855	4.267	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
B	12,131	0.2785	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
C	4,144	0.0951	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
D	3,911	0.0898	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
E	1,722	0.0395	LANDSCAPE AND OPEN SPACE
F	28,327	0.6503	DRAINAGE, LANDSCAPE, OPEN SPACE, PARK, AND UTILITIES
G	2,500	0.0574	LANDSCAPE AND OPEN SPACE
TOTAL	238,590	5.478	

FINAL PLAT
CREEKHAVEN SEC 5

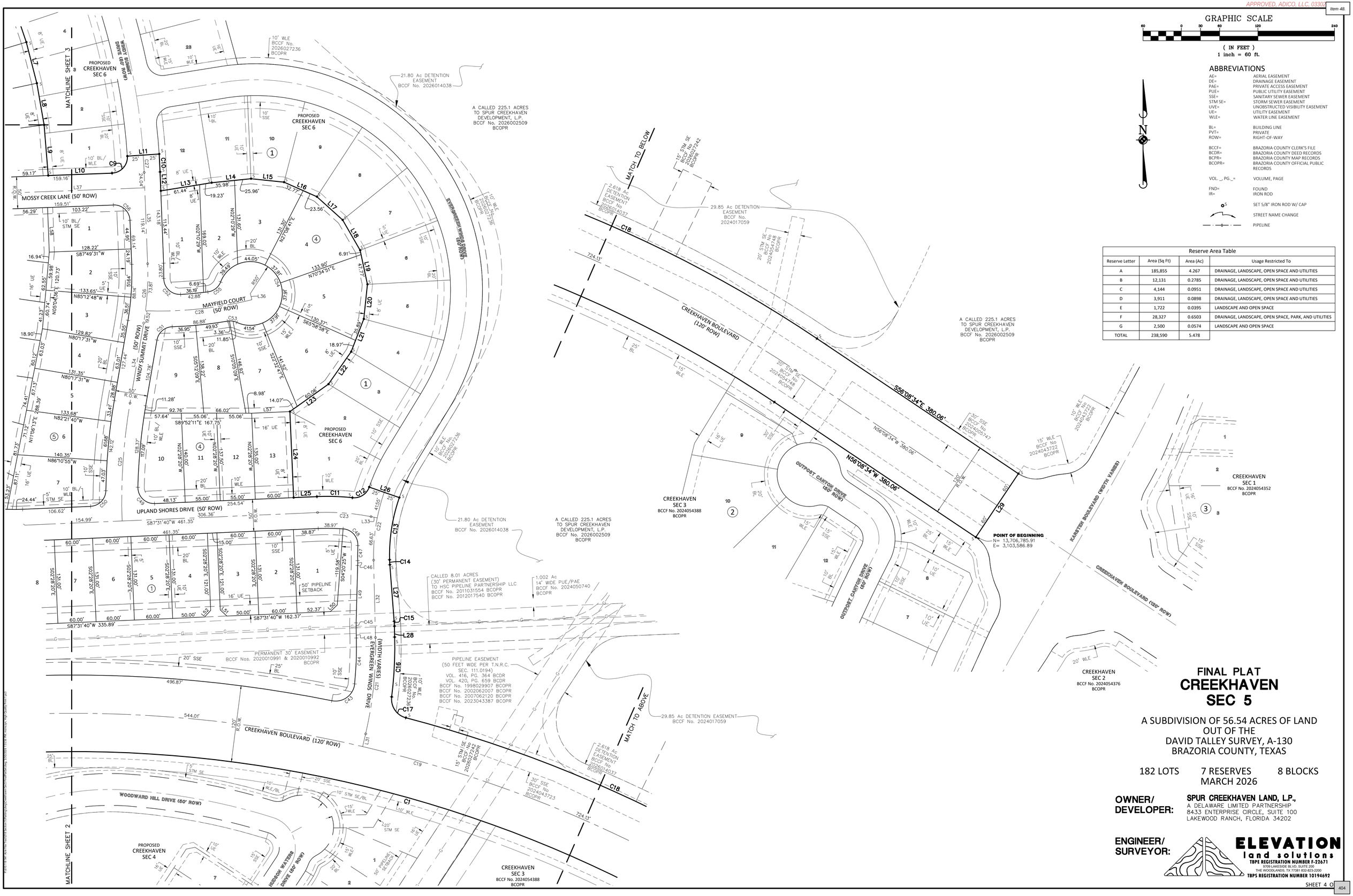
A SUBDIVISION OF 56.54 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130
BRAZORIA COUNTY, TEXAS

182 LOTS 7 RESERVES 8 BLOCKS
MARCH 2026

OWNER/ DEVELOPER: **SPUR CREEKHAVEN LAND, L.P.,**
A DELAWARE LIMITED PARTNERSHIP
8433 ENTERPRISE CIRCLE, SUITE 100
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/ SURVEYOR: **ELEVATION land solutions**
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

APPROVED, ADICO, LLC, 03302


MATCHLINE SHEET 3
MATCHLINE SHEET 2
PROPOSED CREEKHAVEN SEC 6
PROPOSED CREEKHAVEN SEC 4
PROPOSED CREEKHAVEN SEC 1
PROPOSED CREEKHAVEN SEC 2
PROPOSED CREEKHAVEN SEC 3
MOSSY CREEK LANE (50' ROW)
MAYFIELD COURT (50' ROW)
WINDY SUMMIT DRIVE (50' ROW)
UPLAND SHORES DRIVE (50' ROW)
EVERGREEN WINDS DRIVE (WIDTH VARIES)
CREEKHAVEN BOULEVARD (120' ROW)
WOODWARD HILL DRIVE (60' ROW)
HUDSON WATERS DRIVE (60' ROW)
OUTPOST CANYON DRIVE (60' ROW)
KARSTEN BOULEVARD (WIDTH VARIES)
21.80 Ac DETENTION EASEMENT BCCF No. 2026014038
29.85 Ac DETENTION EASEMENT BCCF No. 2024017059
2.618 Ac DETENTION EASEMENT BCCF No. 2026014037
A CALLED 225.1 ACRES TO SPUR CREEKHAVEN DEVELOPMENT, L.P. BCCF No. 2026002509 BCOPR
CALLED 8.01 ACRES (30' PERMANENT EASEMENT) TO HSC PIPELINE PARTNERSHIP LLC BCCF No. 2011031554 BCOPR BCCF No. 2012017540 BCOPR
1.002 Ac 14' WIDE PUE/PAE BCCF No. 2024050740 BCOPR
PERMANENT 30' EASEMENT BCCF Nos. 20200010991 & 20200010992 BCOPR
PIPELINE EASEMENT (50 FEET WIDE PER T.N.R.C. SEC. 111.0194) VOL. 416, PG. 364 BCDR VOL. 420, PG. 659 BCDR BCCF No. 1998029907 BCOPR BCCF No. 2002062007 BCOPR BCCF No. 2007062120 BCOPR BCCF No. 2023043387 BCOPR
CREEKHAVEN SEC 3 BCCF No. 2024054388 BCOPR
CREEKHAVEN SEC 1 BCCF No. 2024054352 BCOPR
CREEKHAVEN SEC 2 BCCF No. 2024054376 BCOPR
POINT OF BEGINNING N= 13,706,785.91 E= 3,103,586.89
MATCH TO BELOW
MATCH TO ABOVE
S56°08'34"E 380.06'
N56°08'34"W 380.06'
724.13'
544.01'
496.87'
461.35'
306.36'
154.99'
106.62'
S87°31'40"W 461.35'
S87°31'40"W 335.89'
S87°31'40"W 162.37'
S89°52'11"E 167.75'
N82°21'40"W
N11°06'13"E
N86°10'55"W
S65°58'58"E
N70°34'51"E
S87°49'31"W
N80°17'31"W
N85°12'48"W
N05°04'36"E
S25°32'47"E
S10°05'09"E
S05°60'21"E
N02°28'20"W
S02°28'20"E
S04°20'25"W
S87°31'40"W
N27°08'41"E
N62°10'29"W
S02°28'20"E
S02°28'20"E
S02°28'20"E

APPROVED, ADICO, LLC, 03302

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, SPUR CREEKHAVEN LAND, L.P., acting by and through BRIAN STIDHAM, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 56.54 Acre tract described in the above and foregoing map of CREEKHAVEN SEC 5, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of CREEKHAVEN SEC 5, where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

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

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

IN TESTIMONY WHEREOF, SPUR CREEKHAVEN LAND, L.P., has caused these presents to be signed by Brian Stidham, Managing Director, thereunto authorized this _____ day of _____ 20____.

SPUR CREEKHAVEN LAND, L.P.,

By: _____
Brian Stidham
Managing Director

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

_____
Wil Kennedy
Mayor

_____
Nikki Brooks
Council Position 1

_____
Arnetta Hicks-Murray
Council Position 2

_____
Marquette Greene-Scott
Council Position 3

_____
Tim Varlack
Council District A

_____
Kareem Boyce
Council District B

_____
Sydney Hargroder
Council District C

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

_____
David Hurst
Chairman

_____
Terry Hayes

_____
Les Hosey

_____
Robert Wall

_____
Brenda Dillon

_____
Demond Woods

STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared BRIAN STIDHAM of SPUR CREEKHAVEN LAND, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

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

_____
Notary Public in and for the State of Texas

My Commission expires _____

I, Paul R. Bretherton, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods having a diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

_____
Paul R. Bretherton, RPLS
Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this _____ day of _____, 202_

_____
Dinh V. Ho, P.E.

BRAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL

_____ _____
Lee Walden, P.E — Date
President

_____ _____
Kerry L. Osburn — Date
Vice President

_____ _____
Brandon Middleton — Date
Secretary/Treasurer

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

FINAL PLAT
CREEKHAVEN
SEC 5

A SUBDIVISION OF 56.54 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130
BRAZORIA COUNTY, TEXAS

182 LOTS 7 RESERVES 8 BLOCKS
MARCH 2026

OWNER/ DEVELOPER: **SPUR CREEKHAVEN LAND, L.P.,**
A DELAWARE LIMITED PARTNERSHIP
8433 ENTERPRISE CIRCLE, SUITE 100
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/ SURVEYOR: **ELEVATION land solutions**
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

ADICO
CONSULTING ENGINEERS

Monday, March 30, 2026

Merrett Huddleston
Elevation Land Solutions
9709 Lakeside Blvd., Ste. 200
The Woodlands, TX 77381
mhuddleston@elevationlandsolutions.com

Re: Creekhaven Section 4 Final Plat
+/- 39.46 acres out of the David Talley Survey, Abstract 130, Iowa Colony, Brazoria, TX
Letter of Recommendation to Approve
Adico, LLC Project No. 702-25-002-031

Dear Ms. Huddleston:

On behalf of the Brazoria County Drainage District No. 5, Adico, LLC has reviewed the third submittal of Creekhaven Section 4 Final Plat, being +/- 39.46 acres out of the David Talley Survey, Abstract 130, Iowa Colony, Brazoria, TX, received on or about March 30, 2026. The review is based on the Rules, Regulations & Guidelines of Brazoria County Drainage District No. 5, adopted September 14, 2018, and as amended.

Based on our review, we have no objection to the final plat as resubmitted on March 30, 2026. Please provide two (2) sets of mylars and ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later and Wednesday, April 1, 2026, for consideration at the April 7, 2026, Planning and Zoning Commission 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
Rachel Patterson
File: 702-25-002-031

APPROVED, ADICO, LLC, 03302026

FINAL PLAT NOTES:

1. THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 08/18/2025
2. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 92 BOUNDARY.
3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.
4. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
5. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
6. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
7. PRIMARY BENCHMARK: NGS MONUMENT DESIGNATION HGCSD 75, PID AW5683, WITH A PUBLISHED ELEVATION OF 48.1 FEET, NAVD 88.
8. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0115K, DATED DECEMBER 30, 2020.
9. EACH LOT SHALL BE RESTRICTED TO A SINGLE-FAMILY RESIDENTIAL USE.
10. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQ. FT. ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
11. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
12. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
13. ALL EASEMENT ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
14. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
15. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTLITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTLITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
16. THERE ARE PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN HEREON.
17. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
18. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
19. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
20. ALL STORM SEWERS WILL BE MAINTAINED BY CITY OF IOWA COLONY.
21. THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
22. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
23. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES.
24. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
25. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
26. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
27. A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
28. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
29. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
30. FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
31. THE DRAFT OF ANY PROTECTIVE COVENANTS WHEREBY THE SUBDIVIDER PROPOSES TO REGULATE THE USE OF THE LAND WITHIN THE SUBDIVISION; PROVIDED, HOWEVER, RESTRICTIVE COVENANTS, CONDITIONS, OR LIMITATIONS SHALL NEVER BE LESS THAN THE MINIMUM REQUIREMENTS OF THE CITY UNDER THE TERMS OF THIS ORDINANCE OR OTHER CITY ORDINANCES
32. THIS SUBDIVISION IS SUBJECT TO NEIGHBORHOOD AND PARKLAND DEDICATION FEES EXCEPT WHERE INDICATED IN 949 AC SH 288 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND HINES ACQUISITIONS, LLC.

A METES & BOUNDS description of a certain 39.46 acre (1,718,712 square feet) tract of land situated in the David Talley Survey, Abstract No. 130, in Brazoria County, Texas, being all of a called 39.46 acre tract conveyed to Spur Creekhaven Development, L.P. by deed recorded in Clerk's File No. 2026000515, Brazoria County Official Public Records; said 39.46 acre (1,718,712 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

COMMENCING at a 5/8-inch iron rod (with cap) found, being the southwest corner of Restricted Reserve D, Block 1, of Creekhaven Sec 3 according to the plat thereof recorded in Clerk's File No. 2024054388, Brazoria County Map Records, being on the north line of a called 615.92 acre tract conveyed to AA Sharp Investments, LTD. by deed recorded in Clerk's File No. 2007068904, Brazoria County Official Public Records, and being on the southeast line of a called 50-foot wide pipeline easement according to deeds recorded in Volume 416, Page 364, and Volume 420, Page 659, Brazoria County Deed Records, and Clerk's File Nos. 1998029907, 2002062007, 2007062120, and 2023043387, Brazoria County Official Public Records;

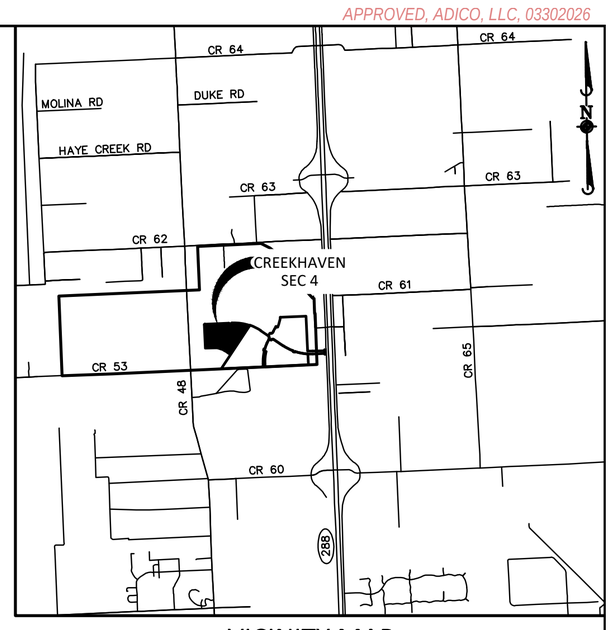
THENCE, North 33°24'04" East, along the west line of said Creekhaven Sec 3 and along the southeast line of said called 50-foot wide pipeline easement, 696.24 feet to a 5/8-inch iron rod (with cap) found, being on the west line of Lot 38, Block 1, of said Creekhaven Sec 3, being the southeast corner of said called 39.46 acre tract, and being the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, along the south, west, north, and east lines of said called 39.46 acre tract, the following eighteen (18) courses and distances:

1. North 56°39'27" West, 235.49 feet to a 5/8-inch iron rod (with cap) found;
2. North 57°41'49" West, 78.25 feet to a 5/8-inch iron rod (with cap) found;
3. North 62°35'54" West, 77.23 feet to a 5/8-inch iron rod (with cap) found;
4. North 67°50'13" West, 77.23 feet to a 5/8-inch iron rod (with cap) found;
5. North 73°04'32" West, 77.23 feet to a 5/8-inch iron rod (with cap) found;
6. North 78°18'51" West, 77.23 feet to a 5/8-inch iron rod (with cap) found;
7. North 83°46'55" West, 77.22 feet to a 5/8-inch iron rod (with cap) found;
8. South 87°47'12" West, 422.94 feet to a 5/8-inch iron rod (with cap) found, being the southwest corner of said called 39.46 acre tract and being the southwest corner of the herein described tract;
9. North 02°43'42" West, 976.49 feet to a 5/8-inch iron rod (with cap) found, being the westerly northwest corner of said called 39.46 acre tract, being the westerly northwest corner of the herein described tract, and being the beginning of a curve to the right;
10. Along said curve to the right in a northeasterly direction, with a radius of 35.00 feet, a central angle of 90°15'21", an arc length of 55.13 feet, and a chord bearing North 42°23'59" East, 49.61 feet to a 5/8-inch iron rod (with cap) found, being the northerly northwest corner of said called 39.46 acre tract and being the northerly northwest corner of the herein described tract;
11. North 87°31'40" East, 990.09 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
12. Along said curve to the right in a southeasterly direction, with a radius of 30.00 feet, a central angle of 82°55'38", an arc length of 43.42 feet, and a chord bearing South 51°00'31" East, 39.73 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
13. Along said reverse curve to the left in a southerly direction, with a radius of 355.00 feet, a central angle of 03°13'56", an arc length of 20.03 feet, and a chord bearing South 11°09'40" East, 20.02 feet to a 5/8-inch iron rod (with cap) found;
14. North 77°13'22" East, 60.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
15. Along said curve to the right in a northeasterly direction, with a radius of 30.00 feet, a central angle of 100°18'18", an arc length of 52.52 feet, and a chord bearing North 37°22'31" East, 46.07 feet to a 5/8-inch iron rod (with cap) found;
16. North 87°31'40" East, 37.16 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
17. Along said curve to the right in an easterly direction, with a radius of 1,940.00 feet, a central angle of 21°42'09", an arc length of 734.83 feet, and a chord bearing South 81°37'16" East, 730.45 feet to a 5/8-inch iron rod (with cap) found, being the northwest corner of Restricted Reserve G, Block 2, of said Creekhaven Sec 3, being on the southeast line of said called 50-foot wide pipeline easement, being the northeast corner of said called 39.46 acre tract, and being the northeast corner of the herein described tract;
18. South 33°24'04" West, along the west line of said Creekhaven Sec 3 and along the southeast line of said called 50-foot wide pipeline easement, 1,462.82 feet to the POINT OF BEGINNING, CONTAINING 39.46 acres (1,718,712 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	55.13'	35.00'	090°15'21"	49.61'	N42°23'59"E
C2	43.42'	30.00'	082°55'38"	39.73'	S51°00'31"E
C3	20.03'	355.00'	003°13'56"	20.02'	S11°09'40"E
C4	52.52'	30.00'	100°18'18"	46.07'	N37°22'31"E
C5	734.83'	1,940.00'	021°42'09"	730.45'	S81°37'16"E
C6	620.57'	1,000.00'	035°33'21"	610.66'	N74°26'07"W
C7	78.09'	50.00'	089°29'06"	70.39'	N47°28'15"W
C8	78.76'	50.00'	090°15'21"	70.87'	N42°23'59"E
C9	563.24'	900.00'	035°51'25"	554.09'	S74°32'38"E
C10	477.92'	400.00'	068°27'25"	450.00'	S59°53'05"W
C11	77.04'	325.00'	013°34'55"	76.86'	S19°34'05"E
C12	231.12'	1,000.00'	013°14'31"	230.60'	N79°15'57"W
C13	92.53'	50.00'	106°01'46"	79.88'	N19°37'48"W
C14	623.06'	1,200.00'	029°44'56"	616.09'	S71°29'24"E
C15	67.44'	1,800.00'	002°08'49"	67.44'	S03°32'45"E
C16	232.71'	1,200.00'	011°06'41"	232.35'	S00°56'11"W
C17	39.29'	25.00'	090°02'32"	35.37'	S11°38'11"E
C18	39.25'	25.00'	089°57'28"	35.34'	N78°21'49"E
C19	38.08'	25.00'	087°16'14"	34.50'	S37°08'35"E
C20	38.08'	25.00'	087°16'14"	34.50'	N50°07'39"E
C21	10.86'	25.00'	024°53'29"	10.78'	S75°20'28"W
C22	121.52'	50.00'	139°15'06"	93.74'	S47°28'44"E
C23	10.85'	25.00'	024°52'30"	10.77'	N09°42'34"E
C24	39.05'	25.00'	089°29'06"	35.20'	S47°28'15"E
C25	39.27'	25.00'	090°00'00"	35.36'	N47°43'42"W
C26	47.12'	30.00'	090°00'00"	42.43'	S42°16'18"W
C27	47.12'	30.00'	090°00'00"	42.43'	S47°43'42"E
C28	39.27'	25.00'	090°00'00"	35.36'	N42°16'18"E
C29	10.70'	25.00'	024°31'32"	10.62'	N14°59'27"W
C30	121.51'	50.00'	139°14'25"	93.74'	S42°21'59"W
C31	10.67'	25.00'	024°27'32"	10.59'	S80°14'34"E
C32	39.38'	25.00'	090°15'21"	35.43'	S42°23'59"W
C33	39.27'	25.00'	090°00'00"	35.36'	N47°28'20"W
C34	40.41'	25.00'	092°37'12"	36.15'	S43°50'16"W
C35	36.32'	25.00'	083°13'58"	33.21'	N71°04'58"E
C36	40.05'	25.00'	091°47'17"	35.90'	S15°21'22"E
C37	31.43'	25.00'	072°02'10"	29.40'	N16°06'27"E
C38	42.78'	25.00'	098°02'17"	37.75'	S64°27'15"E
C39	20.46'	25.00'	046°53'55"	19.90'	N83°28'56"E
C40	159.58'	50.00'	182°51'48"	99.97'	N28°32'08"W
C41	18.77'	25.00'	043°01'08"	18.33'	S41°23'12"W
C42	17.68'	75.00'	013°30'26"	17.64'	N26°37'51"E
C43	46.26'	25.00'	106°01'46"	39.94'	N19°37'48"W
C44	39.27'	25.00'	090°00'00"	35.36'	N78°23'05"E
C45	39.27'	25.00'	090°00'00"	35.36'	N11°36'55"W
C46	39.27'	25.00'	090°00'00"	35.36'	N78°23'05"E
C47	34.80'	25.00'	079°45'08"	32.06'	S44°29'43"E
C48	42.61'	25.00'	097°39'37"	37.64'	S47°35'25"W
C49	39.27'	25.00'	090°00'00"	35.36'	N11°36'55"W
C50	18.90'	50.00'	021°39'24"	18.79'	S70°51'40"W
C51	125.09'	1,940.00'	003°41'40"	125.07'	S77°27'27"E
C52	67.11'	65.00'	059°09'32"	64.17'	S28°31'45"E



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

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

Line Table

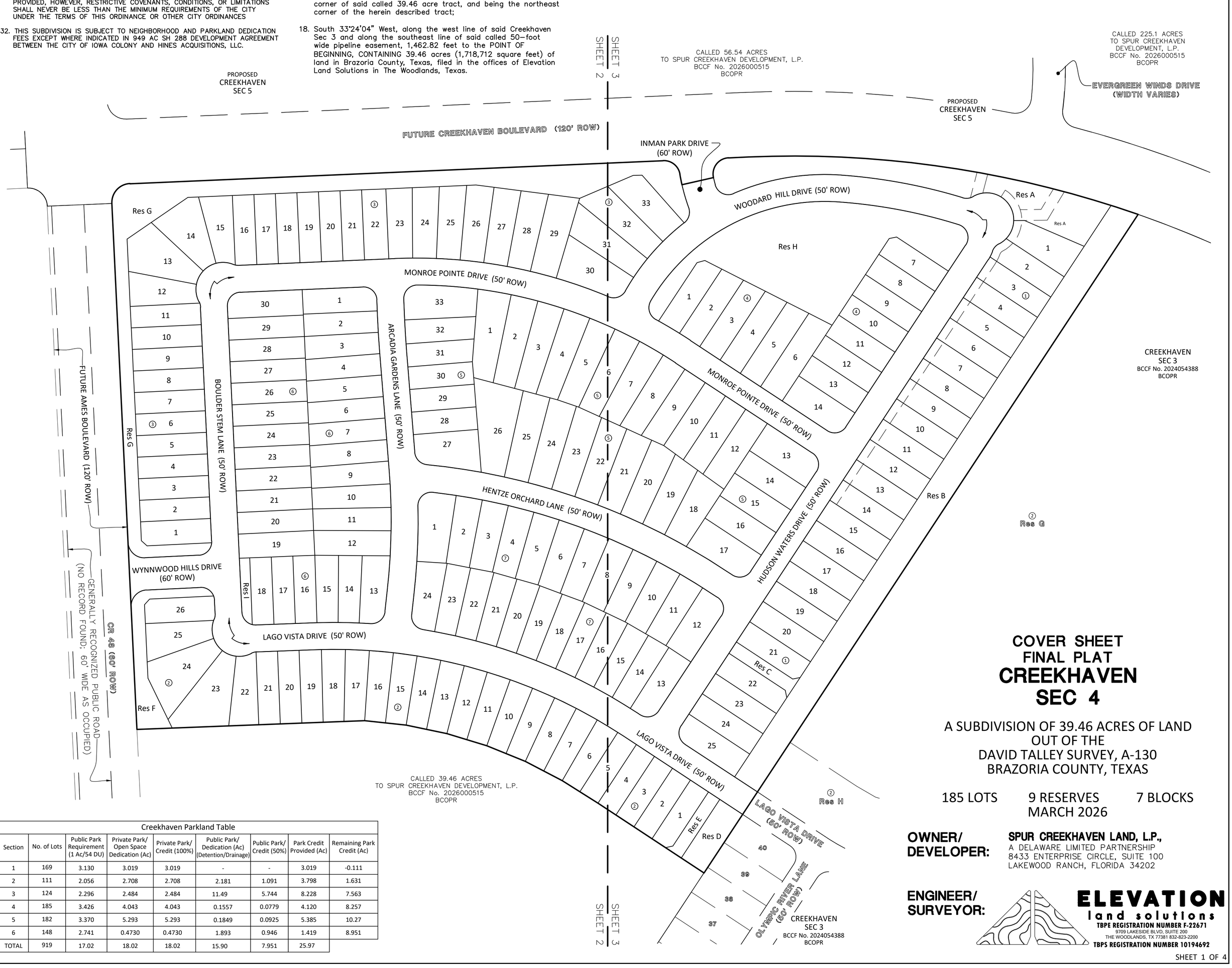
Line #	Length	Direction
L1	60.00'	N77°13'22"E
L2	37.16'	N87°31'40"E
L3	5.00'	N42°31'16"E
L4	5.00'	S47°37'58"E
L5	18.83'	N25°39'22"E
L6	18.25'	N61°18'42"E
L7	20.01'	N89°11'38"E
L8	14.14'	S78°23'05"W
L9	14.14'	S11°36'55"E
L10	14.14'	S78°20'33"W
L11	14.14'	S42°16'18"W
L12	14.14'	N47°43'42"W
L13	16.46'	N87°31'40"E
L14	14.92'	N75°09'02"E
L15	14.14'	N78°23'05"E
L16	41.56'	N70°51'21"W
L17	15.00'	N31°49'02"E
L18	3.85'	N33°23'05"E

ABBREVIATIONS

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

Reserve Area Table

Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	36,809	0.8450	LANDSCAPE, OPEN SPACE AND UTILITIES
B	64,738	1.486	PIPELINE CORRIDOR
C	3,475	0.0798	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
D	6,566	0.1507	PIPELINE CORRIDOR
E	3,306	0.0759	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
F	10,273	0.2358	LANDSCAPE, OPEN SPACE AND UTILITIES
G	62,454	1.434	LANDSCAPE, OPEN SPACE AND UTILITIES
H	64,353	1.477	PARK SPACE, LANDSCAPE, OPEN SPACE AND UTILITIES
I	2,208	0.0507	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	254,182	5.835	



Creekhaven Parkland Table

Section	No. of Lots	Public Park Requirement (1 Ac/54 DU)	Private Park/ Open Space Dedication (Ac)	Private Park/ Credit (100%)	Public Park/ Dedication (Ac) (Detention/Drainage)	Public Park/ Credit (50%)	Park Credit Provided (Ac)	Remaining Park Credit (Ac)
1	169	3.130	3.019	3.019	-	-	3.019	-0.111
2	111	2.056	2.708	2.708	2.181	1.091	3.798	1.631
3	124	2.296	2.484	2.484	11.49	5.744	8.228	7.563
4	185	3.426	4.043	4.043	0.1557	0.0779	4.120	8.257
5	182	3.370	5.293	5.293	0.1849	0.0925	5.385	10.27
6	148	2.741	0.4730	0.4730	1.893	0.946	1.419	8.951
TOTAL	919	17.02	18.02	18.02	15.90	7.951	25.97	

COVER SHEET
FINAL PLAT
CREEKHAVEN SEC 4

A SUBDIVISION OF 39.46 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130
BRAZORIA COUNTY, TEXAS

185 LOTS 9 RESERVES 7 BLOCKS
MARCH 2026

OWNER/ DEVELOPER: SPUR CREEKHAVEN LAND, L.P.,
A DELAWARE LIMITED PARTNERSHIP
8433 ENTERPRISE CIRCLE, SUITE 100
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/ SURVEYOR: ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

P:\610\118 941 Acre File Tract\917 Section 4\Platting\dwg\Creekhaven Sec4 - PlatSet.dwg, 3/30/2026 1:55:24 PM, marcyn, High Quality Print 1.pc3

APPROVED, ADICO, LLC, 03302026

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

1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 12–INCHES ABOVE CROWN OF ROAD AND/OR 24–INCHES ABOVE BASE FLOOD ELEVATION.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
6. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
7. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
8. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007–08).
9. PROHIBITED USE OF "RIP–RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
10. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
11. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A "RECORDED DOCUMENT NUMBER" AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.
12. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 "DEDICATED" DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
13. PROJECT FIELD START–UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION; –SUB SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011–1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING–UP APPROVED PROJECTS.

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	36,809	0.8450	LANDSCAPE, OPEN SPACE AND UTILITIES
B	64,738	1.486	PIPELINE CORRIDOR
C	3,475	0.0798	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
D	6,566	0.1507	PIPELINE CORRIDOR
E	3,306	0.0759	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
F	10,273	0.2358	LANDSCAPE, OPEN SPACE AND UTILITIES
G	62,454	1.434	LANDSCAPE, OPEN SPACE AND UTILITIES
H	64,353	1.477	PARK SPACE, LANDSCAPE, OPEN SPACE AND UTILITIES
I	2,208	0.0507	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	254,182	5.835	

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

ABBREVIATIONS

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

FINAL PLAT
CREEKHAVEN
SEC 4

A SUBDIVISION OF 39.46 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130
BRAZORIA COUNTY, TEXAS

185 LOTS 9 RESERVES 7 BLOCKS
MARCH 2026

OWNER/ DEVELOPER: **SPUR CREEKHAVEN LAND, L.P.,**
A DELAWARE LIMITED PARTNERSHIP
8433 ENTERPRISE CIRCLE, SUITE 100
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/ SURVEYOR:
ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

P:\610 118 947 Acre Fee Tract\07 Section 4\Platting\dwg\Creekhaven Sec4 - PlatSet.dwg, 3/30/2026 15:52:0 PM, mcrezyn, High Quality Print 1.pc3

APPROVED, ADICO, LLC, 03302026

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	36,809	0.8450	LANDSCAPE, OPEN SPACE AND UTILITIES
B	64,738	1.486	PIPELINE CORRIDOR
C	3,475	0.0798	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
D	6,566	0.1507	PIPELINE CORRIDOR
E	3,306	0.0759	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
F	10,273	0.2358	LANDSCAPE, OPEN SPACE AND UTILITIES
G	62,454	1.434	LANDSCAPE, OPEN SPACE AND UTILITIES
H	64,353	1.477	PARK SPACE, LANDSCAPE, OPEN SPACE AND UTILITIES
I	2,208	0.0507	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	254,182	5.835	

GRAPHIC SCALE

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(IN FEET)
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ABBREVIATIONS

AE=	AERIAL EASEMENT
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CAB. ___, SHT. ___=	CABINET, SHEET
VOL. ___, PG.___=	VOLUME, PAGE
FND=	FOUND
IR=	IRON ROD
○S	SET 5/8" IRON ROD W/ CAP
○E	EXISTING 5/8" IRON ROD W/ CAP
	STREET NAME CHANGE
—·—C—·—	PIPELINE

N

CALLED 56.54 ACRES
TO SPUR CREEKHAVEN DEVELOPMENT, L.P.
BCCF No. 2026000515
BCOPR

PERMANENT 30' EASEMENT
BCCF Nos. 2020010991 & 2020010992
BCOPR

PERMANENT 30' EASEMENT
BCCF Nos. 2011031554 & No. 2012017540
BCOPR

EVERGREEN WINDS DRIVE
(WIDTH VARIES)

CALLED 225.1 ACRES
TO SPUR CREEKHAVEN DEVELOPMENT, L.P.
BCCF No. 2026002509
BCOPR

FUTURE CREEKHAVEN BOULEVARD (120' ROW)

INMAN PARK DRIVE
(60' ROW)

WOODARD HILL DRIVE (50' ROW)

MONROE POINTE DRIVE (50' ROW)

HENTZE ORCHARD LANE (50' ROW)

HUDSON WATERS DRIVE (50' ROW)

LAGO VISTA DRIVE
(50' ROW)

OLYMPIC RIVER LANE
(50' ROW)

PIPELINE EASEMENT
(50 FEET WIDE PER T.N.R.C. SEC. 111.0194)
VOL. 416, PG. 364 B.C.D.R.
C.F. No. 1998029907 B.C.O.P.R.
C.F. No. 2002062007 B.C.O.P.R.
C.F. No. 2007062120 B.C.O.P.R.
C.F. No. 2023043387 B.C.O.P.R.

Res A
Res B
Res C
Res D
Res G
Res H

CREEKHAVEN
SEC 3
BCCF No. 2024054388
BCOPR

CALLED 39.46 ACRES
TO SPUR CREEKHAVEN DEVELOPMENT, L.P.
BCCF No. 2026000515
BCOPR

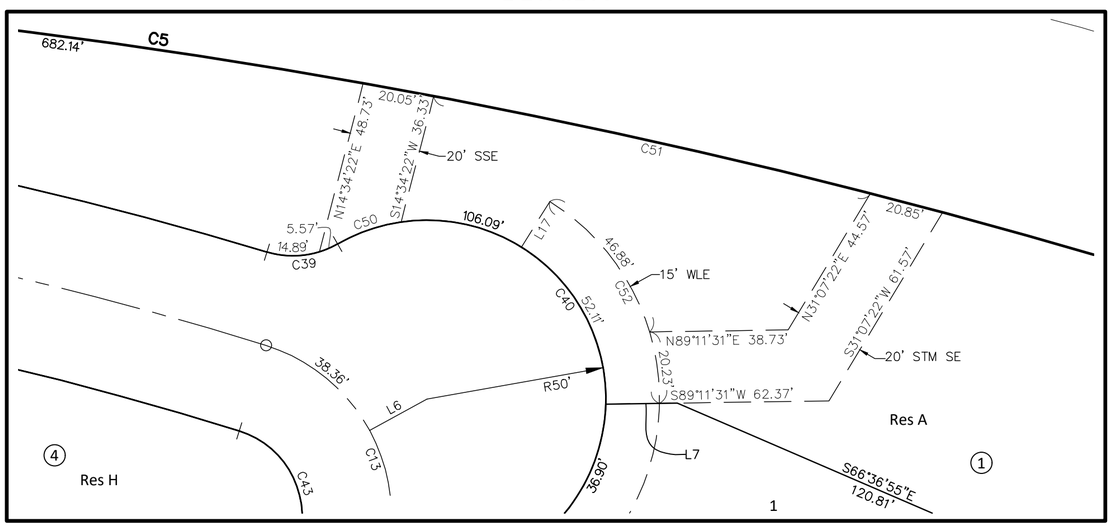
POINT OF BEGINNING
N= 13,705,997.27
E= 3,102,024.36

N= 13,707,218.30
E= 3,102,829.52

S33°24'04"W 1462.82'

MATCHLINE SHEET 2

DETAIL A



GRAPHIC SCALE

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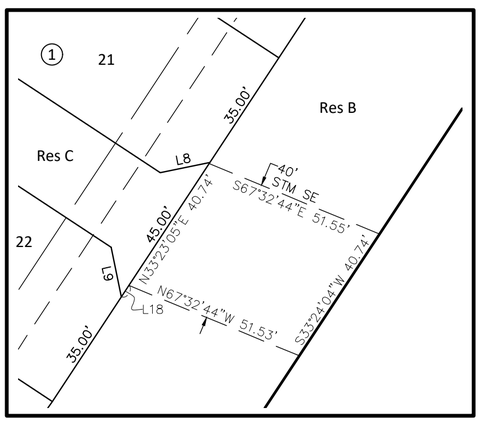
(IN FEET)
1 inch = 30 ft.

DETAIL B



FINAL PLAT
CREEKHAVEN
SEC 4

A SUBDIVISION OF 39.46 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130
BRAZORIA COUNTY, TEXAS

185 LOTS 9 RESERVES 7 BLOCKS
MARCH 2026

OWNER/ DEVELOPER: **SPUR CREEKHAVEN LAND, L.P.,**
A DELAWARE LIMITED PARTNERSHIP
8433 ENTERPRISE CIRCLE, SUITE 100
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/ SURVEYOR:
ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

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APPROVED, ADICO, LLC, 03302026

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, SPUR CREEKHAVEN LAND, L.P., a Delaware limited partnership, acting by and through Brian Stidham, Managing Director, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 39.46 Acre tract described in the above and foregoing map of CREEKHAVEN SEC 4, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of CREEKHAVEN SEC 4, where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

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

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

IN TESTIMONY WHEREOF, SPUR CREEKHAVEN LAND, L.P., a Delaware limited partnership, has caused these presents to be signed by Brian Stidham, Managing Director, thereunto authorized this _____ day of _____, 20___.

SPUR CREEKHAVEN LAND, L.P., a Delaware limited partnership,

By: _____
Brian Stidham
Managing Director

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

_____
Paul R. Bretherton
Texas Registration No. 5977

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

_____ _____
Wil Kennedy — Mayor
Nikki Brooks — Council Position 1

_____ _____
Arnetta Hicks-Murray — Council Position 2
Marquette Greene-Scott — Council Position 3

_____ _____
Tim Varlack — Council District A
Kareem Boyce — Council District B

_____
Sydney Hargroder
Council District C

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

_____ _____
David Hurst — Chairman
Terry Hayes

_____ _____
Les Hosey
Robert Wall

_____ _____
Brenda Dillon

_____
Demond Woods

STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Person, being an officer of SPUR CREEKHAVEN LAND, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

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

_____
Notary Public in and for the State of Texas

Printed Name: _____

My Commission expires _____

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

_____
Dinh V. Ho, P.E.

Commissioner's signature for final approval:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

_____ _____
Lee Walden, P.E. — President — Date
Kerry Osburn — Vice President — Date

_____ _____
Brandon Middleton — Secretary/Tresurer — Date
Dinh V. Ho, P.E. — District Engineer — Date

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

FINAL PLAT
CREEKHAVEN
SEC 4

A SUBDIVISION OF 39.46 ACRES OF LAND
OUT OF THE
DAVID TALLEY SURVEY, A-130
BRAZORIA COUNTY, TEXAS

185 LOTS 9 RESERVES 7 BLOCKS
MARCH 2026

OWNER/ DEVELOPER: SPUR CREEKHAVEN LAND, L.P.,
A DELAWARE LIMITED PARTNERSHIP
8433 ENTERPRISE CIRCLE, SUITE 100
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/ SURVEYOR: ELEVATION land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

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ADICO
CONSULTING ENGINEERS

Monday, March 16, 2026

Chris Stuart
Majestic Engineering, PLLC
1650 Hwy 6, Suite 120
Sugar Land, TX 77478
cstuart@majesticdev.com
akarve@majesticdev.com

Re: Sunset Prairie Subdivision Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7631
Adico, LLC Project No. 710-25-002-064

Dear Mr. Stuart:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sunset Prairie Subdivision Preliminary Plat, received on or about March 10, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted on March 10, 2026. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than March 30, 2026, for consideration at the April 7, 2026, Planning and Zoning Commission 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
File: 710-25-002-064

APPROVED, ADICO, LLC, 031620

RESTRICTED RESERVE A
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.07 AC
3,078 Sq. Ft.

UNRESTRICTED RESERVE B
1.25 AC
54,591 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.10 AC
4,414 Sq. Ft.

RESTRICTED RESERVE D
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.06 AC
2,436 Sq. Ft.

RESTRICTED RESERVE E
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.04 AC
1,854 Sq. Ft.

RESTRICTED RESERVE F
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
1.70 AC
74,173 Sq. Ft.

RESTRICTED RESERVE G
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.46 AC
20,225 Sq. Ft.

RESTRICTED RESERVE H
Restricted to Park and Recreation Purposes Only
2.45 AC
106,699 Sq. Ft.

RESTRICTED RESERVE I
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.10 AC
4,362 Sq. Ft.

RESTRICTED RESERVE J
Restricted to Drainage and Detention Purposes Only
4.10 AC
178,766 Sq. Ft.

RESTRICTED RESERVE K
Restricted to Pump Station Purposes Only
0.06 AC
2,521 Sq. Ft.

RESTRICTED RESERVE L
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.09 AC
3,899 Sq. Ft.

RESTRICTED RESERVE M
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
1.08 AC
46,960 Sq. Ft.

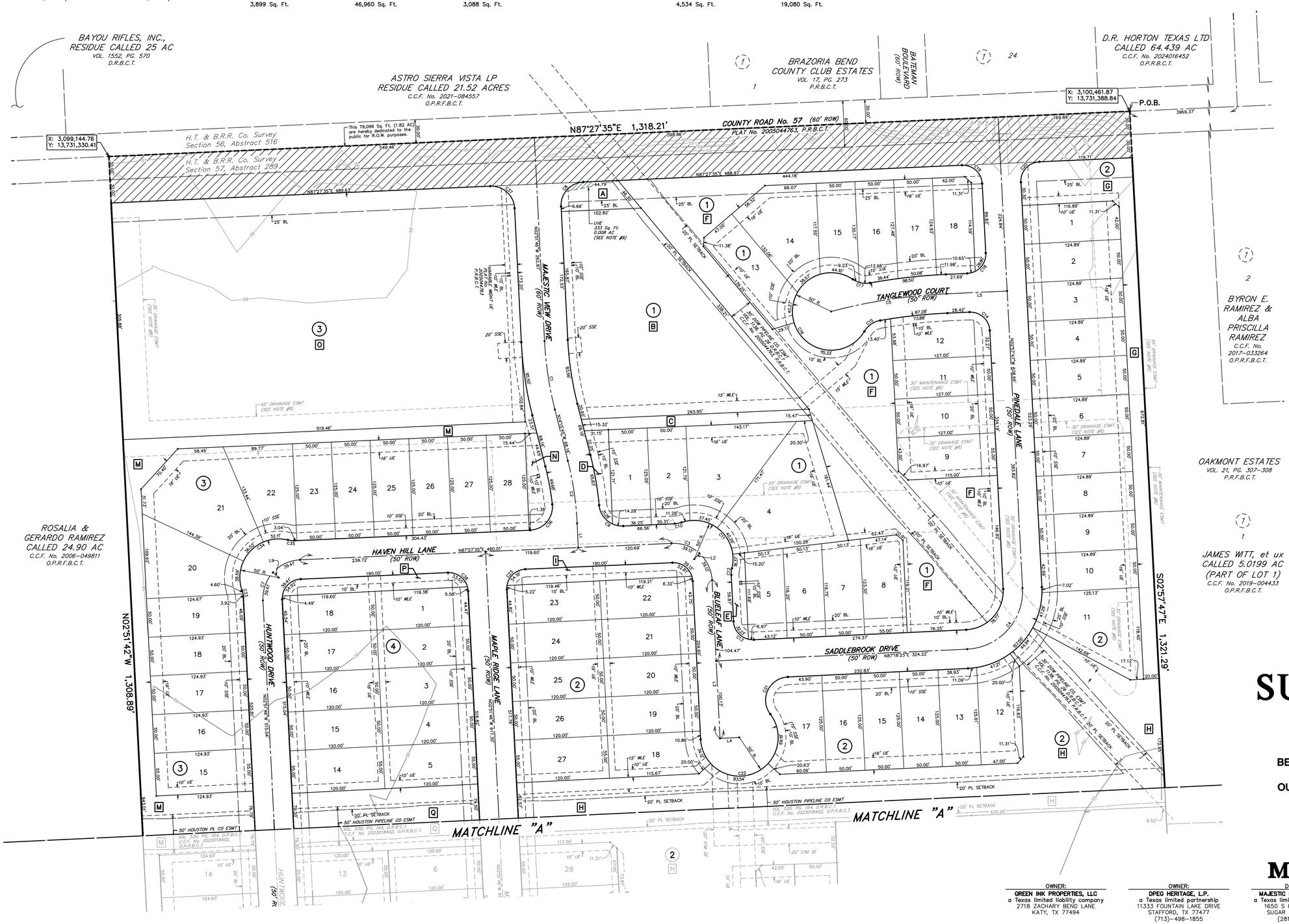
RESTRICTED RESERVE N
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.07 AC
3,088 Sq. Ft.

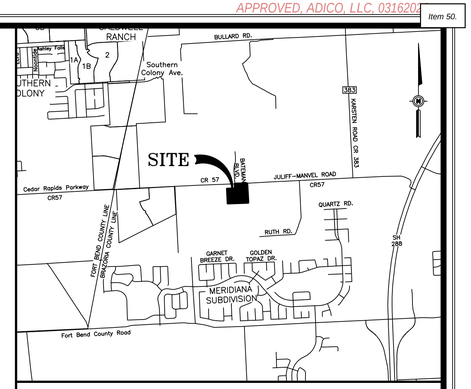
UNRESTRICTED RESERVE O
3.64 AC
158,698 Sq. Ft.

RESTRICTED RESERVE P
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.10 AC
4,534 Sq. Ft.

RESTRICTED RESERVE Q
Restricted to Compensating Open Space and Incidental Utility Purposes Only
0.44 AC
19,080 Sq. Ft.

TOTAL RESERVES = 17
15.81 AC
689,378 Sq. Ft.





VICINITY MAP
SCALE: 1" = 2,000' (1/2 MILE)
KEY MAP: 691 D&H

LEGEND:

●	=	"Set 5/8-inch iron rod with cap stamped "MAJESTIC SRVY FIRM 10194922"
⌐	=	"Street Name Break"
①	=	"Block Number"
AC	=	"Acre(s)"
AE	=	"Aerial Easement"
BL	=	"Building Line"
ESMT	=	"Easement"
C.C.F.	=	"County Clerk's File"
Co.	=	"Company"
D.R.B.C.T.	=	"Deed Records, Brazoria County, Texas"
GBL	=	"Garage Building Line"
No.	=	"Number"
O.P.R.B.C.T.	=	"Official Public Records, Brazoria County, Texas"
PL	=	"Pipeline"
P.R.B.C.T.	=	"Plat Records, Brazoria County, Texas"
R.O.W.	=	"Right-of-way"
Sq. Ft.	=	"Square Feet"
SSE	=	"Sanitary Sewer Easement"
STM SE	=	"Storm Sewer Easement"
UE	=	"Utility Easement"
UVE	=	"Unobstructed Visibility Easement"
WLE	=	"Waterline Easement"

SUNSET PRAIRIE SUBDIVISION PARKLAND TABLE

PLAT	ACREAGE
SUNSET PRAIRIE SUBDIVISION PARKLAND DEDICATION (RESERVE "H")	2.45 AC
TOTAL	2.45 AC
TOTAL REQUIRED 1/54 AC PER LOT @ 106 LOTS	1.94 AC

PRELIMINARY PLAT OF SUNSET PRAIRIE SUBDIVISION

BEING A REPLAT OF 39.84 ACRES OF LAND
BEING ALL OF COLONY ESTATES PHASE 1 AS RECORDED IN CLERK'S FILE No. 2005044763, P.R.B.C.T.
OUT OF THE H.T. & B.R.R. Co. SURVEY SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

105 LOTS 17 RESERVES 4 BLOCKS
MARCH 2026

OWNER:
GREEN INK PROPERTIES, LLC
a Texas limited liability company
2718 ZACHARY BEND LANE
KATY, TX 77494

OWNER:
DPEG HERITAGE, L.P.
a Texas limited partnership
11333 FOUNTAIN LAKE DRIVE
STAFFORD, TX 77477
(713)-498-1855
Nick@dhananipeg.com

DEVELOPER:
MAJESTIC DEVELOPERS, L.L.C.
a Texas limited liability company
1650 S HWY 6, Suite 120
SUGAR LAND, TX 77478
(281)-975-1777
Santosh@majesticdev.com

SURVEYOR:
MAJESTIC SURVEY, L.L.C.
REGISTRATION No. 10194922
1650 S HWY 6, SUITE 420
SUGAR LAND, TX 77478
(281)-975-1777
Jeremy@majesticdev.com

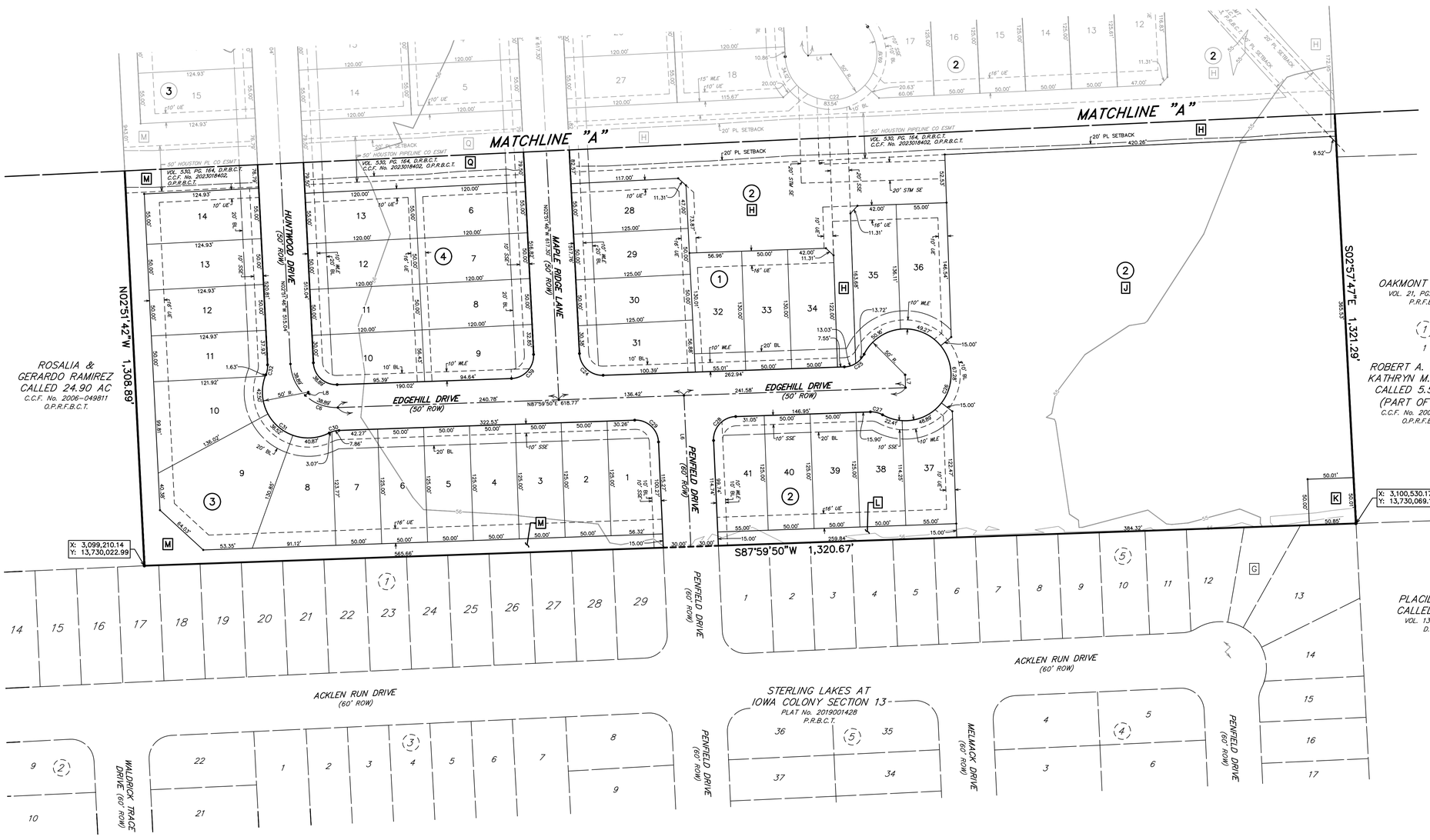
ENGINEER:
CIVRA ENGINEERING, LLC
REGISTRATION No. F-27615
1650 S HWY 6, SUITE 100
SUGAR LAND, TX 77478
(281)-945-1777
Justin@majesticdev.com

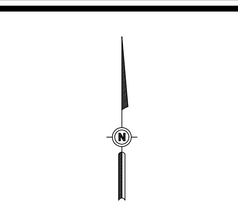
CStuart@majesticdev.com

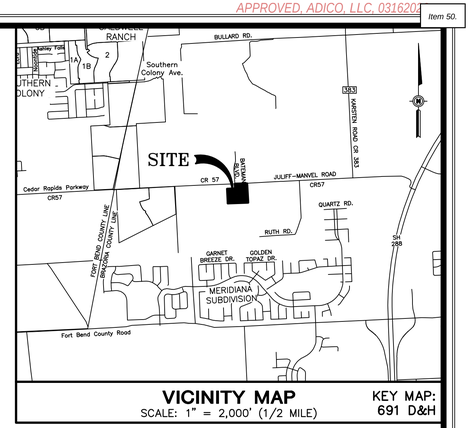
DRAFTER: C

APPROVED, ADICO, LLC, 031620

RESTRICTED RESERVE A Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.07 AC 3,078 Sq. Ft.	**UNRESTRICTED RESERVE B** 1.25 AC 54,591 Sq. Ft.	**RESTRICTED RESERVE C** Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.10 AC 4,414 Sq. Ft.	**RESTRICTED RESERVE D** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.06 AC 2,436 Sq. Ft.	**RESTRICTED RESERVE E** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.04 AC 1,854 Sq. Ft.	**RESTRICTED RESERVE F** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 1.70 AC 74,173 Sq. Ft.	**RESTRICTED RESERVE G** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.46 AC 20,225 Sq. Ft.	**RESTRICTED RESERVE H** Restricted to Park and Recreation Purposes Only 2.45 AC 106,699 Sq. Ft.	**RESTRICTED RESERVE I** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.10 AC 4,362 Sq. Ft.	
RESTRICTED RESERVE J Restricted to Drainage and Detention Purposes Only 4.10 AC 178,766 Sq. Ft.	**RESTRICTED RESERVE K** Restricted to Pump Station Purposes Only 0.06 AC 2,521 Sq. Ft.	**RESTRICTED RESERVE L** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.09 AC 3,899 Sq. Ft.	**RESTRICTED RESERVE M** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 1.08 AC 46,960 Sq. Ft.	**RESTRICTED RESERVE N** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.07 AC 3,088 Sq. Ft.	**UNRESTRICTED RESERVE O** 3.64 AC 158,698 Sq. Ft.	**RESTRICTED RESERVE P** Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.10 AC 4,534 Sq. Ft.	**RESTRICTED RESERVE Q** Restricted to Compensating Open Space and Incidental Utility Purposes Only 0.44 AC 19,080 Sq. Ft.	**TOTAL RESERVES = 17** 15.81 AC 689,378 Sq. Ft.	







VICINITY MAP KEY MAP: 691 D&H
SCALE: 1" = 2,000' (1/2 MILE)

GENERAL NOTES:

1. All existing pipelines or pipeline easements through the proposed subdivision have been shown.
2. All streets shall be constructed in accordance with the City's design criteria.
3. All water and wastewater facilities shall conform to the City's design criteria.
4. A minimum of five (5) feet wide sidewalks shall be required along all streets and shall conform to the City's design criteria.
5. The owner will provide easements for power lines where such are required, either as shown on this plat or by separate instrument dedication.
6. The owner will provide street name signs and traffic control devices in accordance with the Texas manual on uniform traffic control devices.
7. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 1.00013.
6. This property lies within Unshaded Zone "X" as per Flood Insurance Rate Maps, Map No. 48039C0105K, Community Number 485458 for Fort Bend County and Unincorporated Areas, dated December 30, 2020.

   Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
7. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
8. This plat abandons this easement recorded in PLAT No. 200508041, P.R.B.C.T.
9. UVE(s) shown are hereby dedicated which within those areas being dedicated, landscaping shall be no greater in height than thirty (30) inches above top of adjacent curb or centerline of pavement when allowed to grow to its maximum height, and that no person shall place, or cause to be placed, landscaping in such a manner as to interfere with the use of or obstruct vehicular or pedestrian traffic on any County road or drainage on or along such road.
10. Each lot shall be restricted to a single-family residential use.
11. Single-family residential shall mean the use of a lot with one building for and containing not more than two separate units with facilities for living, sleeping, cooking and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet, also shall be considered single-family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single-family residential.
12. All easements are centered on lot lines unless shown otherwise.
13. All lots shall have adequate wastewater facilities.
14. The boundary for this plat has a closure in excess of 1:15,000.
15. This subdivision employs a drainage system, which utilizes streets and adjacent properties to store and convey storm water. Thus, during storm events, ponding of water should be expected to occur in the subdivision.

BRAZORIA COUNTY DRAINAGE DISTRICT No. 5 NOTES:

1. The property identified in the foregoing plat lies within Brazoria County Drainage District No. 5.
2. Slab elevations (finished floor) shall be a minimum of 12" above the crown of the road and/or 24" above the BFE (Base Flood Elevation).
3. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of drainage facilities.
4. All property shall drain into the drainage easement only through an approved drainage structure.
5. All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdictions, including, without limitation, Brazoria County, Texas and Brazoria County Drtainage District No. 5, shall have the right, but not the obligation to enter upon the drainage easements and perform maintenance operations at any time after the date hereof.
6. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
7. All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be a minimum of 24 inches I.D. or equal.
8. Prohibited use of "metal" pipe in storm water/sewer applications (see District Resolution No. 2007-08).
9. Prohibited use of "rip-rap" in storm water/sewer applications (District Policy).
10. Pipelines, utility lines and other crossing under any Brazoria County Drainage District No. 5 ditches require approval and permitting prior to construction.

PRELIMINARY PLAT OF SUNSET PRAIRIE SUBDIVISION

BEING A REPLAT OF 39.84 ACRES OF LAND
BEING ALL OF COLONY ESTATES PHASE 1 AS RECORDED IN CLERK'S FILE No. 2005044763, P.R.B.C.T.
OUT OF THE H.T. & B.R.R. Co. SURVEY SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

105 LOTS **17 RESERVES** **4 BLOCKS**

MARCH 2026

SUNSET PRAIRIE SUBDIVISION PARKLAND TABLE	
PLAT	ACREAGE
SUNSET PRAIRIE SUBDIVISION PARKLAND DEDICATION (RESERVE "H")	2.45 AC
TOTAL	2.45 AC
TOTAL REQUIRED 1/54 AC PER LOT @ 103 LOTS	1.94 AC

OWNER:
GREEN INK PROPERTIES, LLC
a Texas limited liability company
2718 ZACHARY BEND LANE
KATY, TX 77494

OWNER:
DPEG HERITAGE, L.P.
a Texas limited partnership
11333 FOUNTAIN LAKE DRIVE
STAFFORD, TX 77477
(713)-498-1855
Nick@dhananipeg.com

DEVELOPER:
MAJESTIC DEVELOPERS, L.L.C.
a Texas limited liability company
1650 S HWY 6, Suite 120
SUGAR LAND, TX 77478
(281)-975-1777
Santosh@majesticdev.com

SURVEYOR:
MAJESTIC SURVEY, L.L.C.
REGISTRATION No. 10194922
1650 S HWY 6, SUITE 420
SUGAR LAND, TX 77478
(281)-975-1777
Jeremy@majesticdev.com

ENGINEER:
CIVRA ENGINEERING, LLC
REGISTRATION No. F-27615
1650 S HWY 6, SUITE 100
SUGAR LAND, TX 77478
(281)-945-1777
Justin@majesticdev.com

APPROVED, ADICO, LLC, 031620

OWNERS ACKNOWLEDGEMENT

State of Texas §

County of Brazoria §

We, Nadyrshah Dhanani, President, and Nikhil Ddhanani, Secretary, of DPEG HERITAGE, L.P., a Texas limited partnership, owners of the property subdivided, in this plat of Sunset Prairie Subdivision, do hereby make subdivision of said property for and on behalf of said corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

IN TESTIMONY, HERETO, the DPEG HERITAGE, L.P., a Texas limited partnership, has caused these presents to be signed by Nadyrshah Dhanani, its President, thereunto authorized and attested by its secretary, Nikhil Dhanani, and its common seal hereunto affixed, this _____ day of _____, 202__.

By: DPEG HERITAGE, L.P.,
a Texas limited partnership

By:_____
Nadyrshah Dhanahi, President

By:_____
Nikhil Dhanani, Secretary

State of Texas §

County of _____ §

Before me, the under signed authority, on this day personally appeared Nadyrshah Dhanahi, President, and Nikhil Dhanani, Secretary of DPEG HERITAGE, L.P., at Texas limited partnership known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

Given under my hand and seal of office, this _____ day of _____ 202__.

_____
Notary Public in and for
the State of Texas

My commission expires: _____

State of Texas §

County of Brazoria §

This is to certify that I Jeremy J. Kowis, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

_____
Jeremy J. Kowis
Registered Professional Land Surveyor
Texas Registration No. 6361

I, Justin M. Au, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Brazoria County to the best of my knowledge.

_____
Justin M. Au
Licensed Professional Engineer
Texas Registration No. 138409

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°32'25"W	31.11'
L2	N42°17'55"E	10.00'
L3	N02°51'46"W	204.60'
L4	N87°08'14"E	25.00'
L5	N87°27'35"E	78.06'
L6	N02°36'19"W	165.01'
L7	N02°00'10"W	14.00'
L8	S42°34'02"W	5.00'
L9	S47°42'05"E	10.00'

METES AND BOUNDS

A Metes and Bounds description of a 35.8258 acre of land out of Lots 5, 6, 7, 8, and 9, in Block 1, of Colony Estates Phase 1 as recorded in County Clerk's File No. 2005044763 of the Official Public Records of Brazoria County, Texas. located in the Northwest 1/4 of section 57, of the H.T. & B. R.R. Co. Survey, Abstract No. 289, Brazoria County, Texas. (basis of bearing is per GPS observation, Texas State Coordinate System, Texas South Central Zone, NAD83, GEOID 18 and being more particularly described by Metes and Bounds as follows);

Beginning at a point in the centerline of County Road No. 57 (60-foot right of way Plat No. 2005044763, P.R.B.C.T.) marking the Northeast corner of herein described tract and the Northwest corner of the Robert A. Kouts and Kathryn M. Carrow tract recorded in PLAT No. 2002-091714 of the Plat Records of Brazoria County, Texas;

Thence South 02 degrees 57 minutes 47 seconds East, a distance of 30.00 feet pass a 5/8" iron rod with cap stamped "LANEY RPLS 1718" found in the South line of said County Road No. 57 for a total distance of 1,321.29 feet to a wood post for corner found marking the Southeast corner of herein described tract and being the Northeast corner of Sterling Lakes at Iowa Colony Section 13 recorded in PLAT No. 20190014428 of the Plat Records of Brazoria County, Texas, also being the Southwest corner of a called 3.6729 acre tract recorded in Clerk's File No. 99-051916 of Official Public Records of Brazoria County, Texas;

Thence South 87 degrees 59 minutes 50 seconds West, a distance of 1,320.67 along the North line of said Sterling Lakes to a 5/8" iron rod with cap stamped "LANEY RPLS 1718" found marking the Southwest corner of herein described tract and being the Southeast corner of a called 24.8975-acre tract recorded in County Clerk's File No. 2006049811 of the Official Public Records of Brazoria County, Texas;

Thence North 02 degrees 51 minutes 46 seconds West, a distance of 942.89 feet along the East line of said 24.8975-acre tract to a 5/8" iron rod stamped "SOUTH TEXAS SURVEYING" set for the Southwest corner of Lot 1;

Thence North 87 degrees 27 minutes 35 seconds East, a distance of 519.47 feet along the South lines of Lots 1-4 to a 5/8" iron rod stamped "SOUTH TEXAS SURVEYING" set marking the Southeast corner of Lot 4;

Thence North 02 degrees 51 minutes 46 seconds West, a distance of 321.08 feet along the East line of Lot 4 to a 5/8" iron rod stamped "SOUTH TEXAS SURVEYING" set marking a point for a tangent curve to the left with a radius of 15.00 feet, a central angle of 89 degrees 40 minutes 39 seconds, and a length of 23.48 feet;

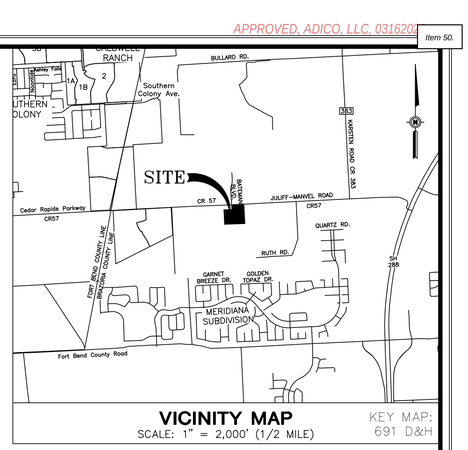
Thence along said curve to the left with a chord bearing of North 47 degrees 42 minutes 05 seconds West, a chord distance of 21.15 feet to a 5/8" iron rod stamped "SOUTH TEXAS SURVEYING" set in the South line of a 10.00-foot right of way dedication recorded in PLAT No. 200508041 of the Plat Records of Brazoria County, Texas;

Thence South 87 degrees 27 minutes 35 seconds West, a distance of 504.56 along the North lines of Lots 1-4 to a 1/2" iron rod with cap found in the South line of said 10.00-foot dedication;

Thence North 02 degrees 51 minute 46 seconds West, a distance of 30.00 feet to a point in the centerline of said County Road No. 57 marking the Northwest corner of herein described tract and being the Northeast corner of said 24.8975-acre tract;

Thence North 87 degrees 27 minutes 35 seconds East, a distance of 1318.23 feet along the centerline of said County Road No. 57 to the Point of Beginning, containing 35.8258 acres (1,560,571 square feet) more or less.

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	450.00'	11°23'59"	89.53'	N08°33'46"W	89.39'	44.92'
C2	400.00'	11°43'20"	81.84'	N08°24'05"W	81.69'	41.06'
C3	50.00'	89°40'39"	78.26'	N47°42'05"W	70.51'	49.72'
C4	75.00'	90°16'10"	118.16'	N42°10'18"E	106.32'	75.35'
C5	700.00'	12°21'50"	151.05'	S81°16'40"W	150.76'	75.82'
C6	50.00'	89°08'24"	77.79'	N47°25'58"W	70.18'	49.26'
C7	50.00'	90°19'21"	78.82'	N42°17'55"E	70.91'	50.28'
C8	30.00'	90°19'21"	47.29'	S42°17'55"W	42.55'	30.17'
C9	30.00'	87°01'23"	45.57'	S49°01'44"E	41.31'	28.48'
C10	30.00'	16°40'26"	8.73'	N79°07'22"E	8.70'	4.40'
C11	50.00'	123°01'32"	107.36'	N47°42'05"W	87.89'	92.14'
C12	30.00'	16°40'26"	8.73'	S05°28'27"W	8.70'	4.40'
C13	25.00'	89°49'51"	39.20'	S47°46'41"E	35.30'	24.93'
C14	25.00'	89°34'38"	39.09'	N47°45'06"W	35.22'	24.82'
C15	30.00'	49°05'45"	25.71'	S55°30'11"W	24.93'	13.70'
C16	50.00'	273°02'28"	238.27'	S12°31'27"E	68.81'	47.41'
C17	30.00'	44°19'15"	23.21'	S78°09'50"E	22.63'	12.22'
C18	25.00'	90°25'22"	39.45'	N42°14'54"E	35.49'	25.19'
C19	25.00'	89°34'38"	39.09'	N47°45'06"W	35.22'	24.82'
C20	25.00'	90°25'22"	39.45'	S42°14'54"W	35.49'	25.19'
C21	30.00'	124°16'52"	65.07'	S25°09'57"W	53.05'	56.76'
C22	50.00'	214°06'43"	186.85'	N70°04'53"E	95.60'	162.97'
C23	25.00'	90°19'21"	39.41'	S42°17'55"W	35.45'	25.14'
C24	25.00'	89°08'24"	38.89'	S47°25'58"E	35.09'	24.63'
C25	25.00'	61°18'53"	26.75'	N57°20'24"E	25.50'	14.82'
C26	50.00'	272°44'19"	238.01'	N16°56'53"W	69.00'	47.67'
C29	25.00'	89°23'51"	39.01'	N47°18'15"W	35.17'	24.74'
C30	25.00'	25°03'20"	10.93'	S75°28'10"W	10.85'	5.56'
C31	50.00'	139°15'04"	121.52'	S47°25'58"E	93.74'	134.63'
C32	25.00'	25°03'20"	10.93'	N09°39'54"E	10.85'	5.56'
C33	30.00'	16°16'19"	8.52'	N10°59'55"W	8.49'	4.29'
C34	50.00'	122°51'58"	107.22'	S42°17'55"W	87.83'	91.83'
C35	30.00'	16°16'19"	8.52'	S84°24'16"E	8.49'	4.29'
C36	30.00'	94°01'45"	49.23'	N40°26'43"E	43.89'	32.19'
C37	30.00'	89°40'39"	46.96'	N47°42'05"W	42.31'	29.83'



VICINITY MAP

SCALE: 1" = 2,000' (1/2 MILE)

KEY MAP: 691 D&H

CITY ENGINEER

This plat is hereby approved by the City of Iowa Colony City Engineer, this _____ day of _____, 202__.

_____
Dinh V. Ho, P.E.

COMMISSIONER'S SIGNATURE FOR FINAL APPROVAL:

Approved by Brazoria County Drainage District #5

_____ Date
Lee Wolden, P.E.
President

_____ Date
Kerry Osburn
Vice President

_____ Date
Brandon Middleton
Secretary/Treasurer

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

PLANNING AND ZONING COMMISSION APPROVALS

This plat is hereby approved by the City of Iowa Colony Planning and Zoning Commission, this _____ day of _____, 202__.

_____
David Hurst, Chairman

_____
Les Hosey, Member

_____
Demon Woods, Member

_____
Brenda Dillon, Member

_____
Robert Wall, Member

_____
Terry Hayes, Member

_____
Brian Johnson, Member

CITY COUNCIL APPROVALS

This plat hereby approved by the City of Iowa Colony City Council, this _____ day of _____, 202__.

_____
Will Kennedy, Mayor

_____
Nikki Brooks, Council Position 1

_____
Timothy Varlack, Council District A

_____
Arnetta Hicks-Murray, Council Position 2

_____
Kareem Boyce, Council District B

_____
Marquette Greene-Scott, Council Position 3

_____
Sydney Hargroder, Council District C

PRELIMINARY PLAT OF
SUNSET PRAIRIE SUBDIVISION

BEING A REPLAT OF 39.84 ACRES OF LAND
BEING ALL OF COLONY ESTATES PHASE 1 AS RECORDED IN CLERK'S FILE No. 2005044763, P.R.B.C.T.
OUT OF THE H.T. & B.R.R. Co. SURVEY SECTION 57, A-289
BRAZORIA COUNTY, TEXAS

105 LOTS 17 RESERVES 4 BLOCKS

MARCH 2026

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GREEN INK PROPERTIES, LLC
a Texas limited liability company
2718 ZACHARY BEND LANE
KATY, TX 77494

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DPEG HERITAGE, L.P.
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STAFFORD, TX 77477
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Nick@dhananipeg.com

DEVELOPER:
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a Texas limited liability company
1650 S HWY 6, Suite 120
SUGAR LAND, TX 77478
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Santosh@majesticdev.com

SURVEYOR:
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REGISTRATION No. 10194922
1650 S HWY 6, SUITE 420
SUGAR LAND, TX 77478
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Jeremy@majesticdev.com

ENGINEER:
CIVRA ENGINEERING, LLC
REGISTRATION No. F-27615
1650 S HWY 6, SUITE 100
SUGAR LAND, TX 77478
(281)-945-1777
Justin@majesticdev.com
CStuart@majesticdev.com

SHEET 3 OF 3

DRAFTER: C