



CITY COUNCIL MEETING

Monday, March 16, 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, MARCH 16, 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.

Taxpayer Impact Statement

This statement presents the estimated annual property tax bill for a median-valued homestead in Iowa Colony (\$416,981) and compares it under the current revenue rate and the proposed tax rate options.

Tax Rate Scenario	Tax Rate per \$100 Valuation	Estimated Annual Tax Bill	Difference from Current Year
Current FY 2024-25	\$0.519209	\$2,165.00	-
No-New Revenue Rate	\$0.481864	\$2,009.28	-155.72
Proposed Rate FY 2025-26	\$0.519209	\$2,165.00	No change



Adopted Budget

A physical copy is available at City Hall and online at <https://www.iowacolonytx.gov/>

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS & ANNOUNCEMENTS

Reserved for formal presentations and proclamations.

1. Proclamation- National Public Safety Telecommunicator's 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.

EXECUTIVE SESSION

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

2. Discuss personnel matters and receive a report from outside legal counsel regarding the investigation and findings related to the complaint against Councilmember Position 1.

POST EXECUTIVE SESSION

ITEMS FOR CONSIDERATION

3. Consideration and possible action on Executive Session matters.

PUBLIC HEARINGS

4. Hold a public hearing on a request for a sign variance related to height and square footage for a monument sign at Scrubway Wash and Lube III, located at 25262 SH 288.
5. Hold a public hearing on a request for a sign variance related to monument and wall signage requirements at Parkway Kia South, located at 25262 SH 288.
6. Hold a public hearing pursuant to the Comprehensive Zoning Ordinance, as amended, to consider a specific use permit for a boat dealership on the following property:
5.21 acres in Tract 130, HT&BRR Co. Survey, Abstract 517, Brazoria County, Texas, generally located at Highway 288 and Iowa Colony Boulevard, which is the property in Brazoria Central Appraisal District Account No. 0517-0043-000.
7. Hold a public hearing to consider amending Article II – Zoning Ordinance, Sec. 70. - District SFR (Single-Family Residential Dwelling District) regarding residential setback requirements applicable to acreage lots and 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.

COUNCIL COMMENTS

STAFF REPORTS

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

ITEMS FOR CONSIDERATION

15. Consideration and possible action to accept the Fiscal Year 2025 Annual Audit Report.
16. Consideration and possible action concerning the operations of Ezee Fiber within the City.
17. Consideration and possible action on a Resolution authorizing the City Manager to enter into an agreement with Valley View Consulting for Public Funds Investment Advisory services.

- [18.](#) Consideration and possible action on an Ordinance regarding a request for a sign variance related to height and square footage for a monument sign at Scrubway Wash and Lube III, 25262 SH 288.
- [19.](#) Consideration and possible action on an Ordinance regarding a request for a sign variance related to monument and wall signage requirements at Parkway Kia South, 25262 SH 288.
- [20.](#) Consideration and possible action on an Ordinance granting a specific use permit for a boat dealership located at SH 288 and Iowa Colony Boulevard.
- [21.](#) Consideration and possible action on a resolution authorizing signatories in relation to the Texas Community Development Block Grant Program.
- [22.](#) Consideration and possible action on an ordinance, on first reading, amending Article II – Zoning Ordinance, Sec. 70. - District SFR (Single-Family Residential Dwelling District) regarding residential setback requirements applicable to acreage lots.
- [23.](#) Consideration and possible action on an ordinance, on first 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.
24. Consideration and possible action to establish an Economic Development Advisory Committee and adoption of a Charter.

CONSENT ORDINANCES – SECOND READING

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

25. Consideration and possible action on an Ordinance establishing a solid waste service rate on second and final reading.

CONSENT AGENDA

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

- [26.](#) Consider approval of the minutes of the February 23, 2026, City Council meeting beginning at 6:00 P.M.
- [27.](#) Consider approval of the minutes of the February 23, 2026, City Council meeting beginning at 7:00 P.M.
- [28.](#) Consider approval of the Avery Crossing Section 2 Preliminary Plat.
- [29.](#) Consider approval of the Ellwood Karsten Boulevard Street Dedication Phase 5 Preliminary Plat.
- [30.](#) Consider approval of the Ellwood Section 4A Preliminary Plat.
- [31.](#) Consider approval of the Ellwood Section 5 Preliminary Plat.
- [32.](#) Consider approval of the Meridiana Section 34C Preliminary Plat.
- [33.](#) Consider approval of the Meridiana Section 35B Final Plat.
- [34.](#) Consider Final Acceptance of Sterling Lakes North Section 1 - Water, Sanitary, Drainage and Paving Facilities.
- [35.](#) Consider acceptance of Brazoria County Municipal Utility District No. 53 Wastewater Treatment Plant Phase II into the One-Year Maintenance Period.
- [36.](#) Consider final acceptance of Davenport Parkway Phase I - Storm and Paving Facilities.

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 March 10, 2026.

Kayleen Rosser

Kayleen Rosser, City Secretary



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

Kayleen Rosser

Kayleen Rosser, City Secretary

Date Signed: _____



WHEREAS; National Public Safety Telecommunicators Week is observed annually during the second week of April to honor the thousands of men and women who serve as 911 telecommunicators, dispatchers, and call-takers across the United States; and

WHEREAS; public safety telecommunicators are the first point of contact in times of crisis, providing lifesaving assistance, guidance, and support to individuals in need; and

WHEREAS; public safety telecommunicators play a critical role in coordination emergency response efforts, ensuring that police, fire and emergency medical services are dispatched quickly and efficiently; and

WHEREAS; public safety telecommunicators work tirelessly and selflessly, often under stressful and demanding conditions, to ensure the safety and well-being of our community; and

WHEREAS; during National Public Safety Telecommunicators Week, we recognize and express our gratitude to these dedicated professionals for their unwavering commitment to public safety and their invaluable contributions to our communities;

NOW THEREFORE; I, Wil Kennedy, Mayor of the City of Iowa Colony, do hereby proclaim April 12-18, 2026, as "National Public Safety Telecommunicators Week" in the City of Iowa Colony, Texas and urge all citizens to join me in recognizing the contributions of public safety telecommunicators and expressing our appreciation for their service.

IN WITNESS WHEREOF, I have hereunto set hand and caused the seal of the City of Iowa Colony, Texas, to be affixed this 16th Day of March, 2026.

Wil Kennedy
Mayor of Iowa Colony, Texas

CITY OF IOWA COLONY
NOTICE OF PUBLIC HEARING

To be held on:

Public Hearing., **March 16, 2026, at 7:00 p.m.**
City Council Chambers
3144 Meridiana Pkwy., Iowa Colony, Texas, 77583

The Iowa Colony City Council will hold a public hearing at **7:00 p.m. on March 16, 2026**, in the Iowa Colony City Council Chambers, 3144 Meridiana Pkwy., Iowa Colony, Texas, 77583, pursuant to the Comprehensive Zoning Ordinance, as amended, to consider a specific use permit for a boat dealership on the following property:

5.21 acres in Tract 130, HT&BRR Co. Survey, Abstract 517, Brazoria County, Texas, generally located at Highway 288 and Iowa Colony Boulevard, which is the property in Brazoria Central Appraisal District Account No. 0517-0043-000.

All interested persons may be heard concerning the proposed specific use permit. A copy of the request for a specific use permit is available for inspection by any person upon a reasonable request made to the Iowa Colony City Secretary at the above stated address or by emailing krosser@iowacolonytx.gov.

Kayleen Rosser
Iowa Colony City Secretary

CITY OF IOWA COLONY
NOTICE OF PUBLIC HEARING FOR RESIDENTIAL SETBACK REQUIREMENTS FOR
ACREAGE LOTS WITHIN THE ZONING AND SUBDIVISION ORDINANCE

To be held on:

Public Hearing., **March 16, 2026, at 7:00 p.m.**
City Council Chambers
3144 Meridiana Pkwy., Iowa Colony, Texas, 77583

The Iowa Colony City Council will hold a public hearing at **7:00 p.m. on March 16, 2026**, in the Iowa Colony City Council Chambers, 3144 Meridiana Pkwy., Iowa Colony, Texas, 77583, to amend Article II – Zoning Ordinance, Sec. 70. - District SFR (Single-Family Residential Dwelling District) regarding residential setback requirements applicable to acreage lots and 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.

All interested persons may be heard concerning this matter. Any questions may be addressed to the City Secretary at krosser@iowacolonytx.gov.

Kayleen Rosser
Iowa Colony City Secretary



IOWA COLONY FIRE MARSHAL'S OFFICE

Item 8.

3144 Meridiana Parkway
Iowa Colony, TX 77583

Albert Cantu, CFM

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

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

March 9, 2026

Mayor and Council,

See February 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-	443
Electrical Inspections-	300
Plumbing Inspections-	452
Mechanical Inspections-	<u>128</u>
Total-	1323

Total Paid to Safe Built for February 2026, for a total of 1323 Inspections- \$33,075.00

Total Paid to Safe Built for February 2025, for a total of 1090 Inspections- \$24,525.00

February 2026 Plan Reviews- 75

Building- 7	Commercial Buildout- 4	Electrical- 0	New Residential- 61	New Addition-2	Swimming Pool- 1
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February 2025 Plan Reviews- 102

Building- 4	Commercial Buildout- 1	Electrical- 5	New Addition- 1	New Residential- 90	Planning & Zoning- 0
Residential-Remodel- 0	Swimming Pool- 1				

Permits Issued

2025- 199

Engineer Projects- 13	Other Permits- 86	New Home Permits- 100
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2026- 117

Engineer Projects- 15	Other Permits- 39	New Home Permits- 63
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Fees Collected

2025- \$492,527.19

Engineer Projects- \$49,598.00	Other Permit Fees- \$107,750.39	New Home Permit Fees- \$335,178.80
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2026- \$513,830.40

Engineer Projects- \$120,435.18	Other Permit Fees- \$21,951.46	New Home Permit Fees- \$371,443.76
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Animal Control- 32 Calls for service

25- Animal at Large	5- Deceased Animals	2- Livestock
Taken to SPCA	Properly disposed of	Returned to owner

Code Compliance- 113 Calls for service

Tall Grass and Weeds- 6	Junked Vehicles- 5	Debris and Unsanitary Conditions- 7	No Address- 0	Rubbish/Trash- 9
Sign Removal- 81	Violation Notices- 4	Notice of Compliance Letters- 1		

Fire Marshal

Nothing to report.

Building Official

Plans were submitted and approved for 4200 CR 78 Mr. Ashmid Fakir. Gates are being fabricated and will be installed upon completion.

Thanks,

Albert Cantu

Albert Cantu, CFM

Safety Meeting	Description		Complete
Public Works Building	Traffic Control Safety		Complete
Public Works Building	Driver Education		Complete
Public Works Building	Slips, Trips and Falls		Complete
Public Works Building	50 Essential Road Signs		Complete
DEBRIS REMOVAL	Description		Complete
Iowa Colony & Davenport	remove dumped trash bags (3)		Complete
Iowa Colony (cr48) & Bullard eastbound	remove dumped boards, pallets, tires & animal kettle		Complete
Cedar Rapids & Hwy 288 eastbound	remove tree from road		Complete
Iowa Colony (cr48) & Bullard northbound	remove dumped boxes (Baxter supply) from side of road		Complete
Iowa Colony (cr48) & Oak southbound	remove dumped boxes from side of road		Complete
Cedar Rapids & Hwy 288 westbound	remove dumped boxes from side of road		Complete
Cedar Rapids & Beaming Sun Ln.	remove dumped trash bag in middle of road		Complete
Iowa Colony & Bullard northbound	remove dumped dishwasher & tire from side of road		Complete
Iowa Colony & CR 78	remove dumped car tire from side of road		Complete
Iowa Colony (city limits)	survey for road debris		Complete
Street SIGNAGE	Description		Complete
Cape Ruby Dr. & Rose Gold Dr.	remove damage pole w/ street names & stop sign		Complete
Cape Ruby Dr. & Rose Gold Dr.	install new pole w/ street names & stop sign		Complete
Iowa Colony (City)	survey street signs for damage		Complete
CR 53 & Ames west bound	install no truck turn around sign		Complete
Public Works	collect street signs from Smith Municipal		Complete
Meridiana & Hwy 288	remove damage sign from side of road		Complete
Agave Point ct & Sage Hills Dr.	sign missing / ordering sign		Complete
Palo Verde Dr.	sign missing / ordering sign		Complete
Karsten & Meridiana	turn dead end sign correct direction		Complete
Meridiana & Iowa Colony to Meridiana & Hwy 288	remove DOT sign posts		Complete
Meridiana & Hwy 288 to Meridiana & Karsten	remove DOT sign posts		Complete
Meridiana & Karsten to Meridiana & Sierra Vista Blvd	remove DOT sign posts		Complete
Meridiana & Sierra Vista to Meridian & Crystal View Dr	remove DOT sign posts		Complete
Duke Rd. (cr758) & Ames (cr48)	install dead end sign w/ pole		Complete
Iowa Colony & Davenport eastbound	remove pole w/ end school zone sign		Complete
Iowa Colony & Davenport eastbound	install pole w/ end school zone sign		Complete
Iowa Colony & Davenport northbound	turn flashing school zone sign correct direction		Complete
Smith Municipal signs & supplies	collect street signs from Smith Municipal		Complete
Iowa Colony (city limits)	survey street signs for damage		Complete
MOWING/TREE TRIM	Description		Complete
Meridiana & Hwy 288 (in front autozone)	mow / weedeat property		Complete
Iowa Colony(cr 48) & Bullard east bound	trim trees back		Complete
Cedar Rapids & Hwy 288 eastbound	cut trees with the potential to fall		Complete
Meridiana & Hwy 288 (in front autozone)	mow / weedeat property		Complete
Meridiana & Hwy 288 (overpass)	mow / weedeat median & embankment		Complete

Iowa Colony & Davenport northbound	mow / weedeat west side of road		Complete
ROAD REPAIRS	Description		Complete
CR 53 & Ames to CR 53(bridge)	fill street potholes (asphalt patch)		Complete
CR 53(bridge)	fill street potholes (asphalt patch)		Complete
Meridiana & Iowa Colony (north bound)	assist code enforcement with damage sidewalks		Complete
Sandy Coral & Island Grove (Caldwell Ranch)	survey street construction / informed code enforcement		Complete
Oak & Iowa Colony (west bound)	survey road potholes for repair		Complete
Cedar Rapids(cr 57) & Prairie Iris Ln. (east bound)	survey road potholes for repair		Complete
Iowa Colony & Oak to Iowa Colony & Bullard	survey road potholes for repair		Complete
Cedar Rapids(cr 57) & Prairie Iris Ln. (east bound)	fill street potholes (asphalt patch)		Complete
Iowa Colony & Oak to Iowa Colony & Bullard	fill street potholes		Complete
Iowa Colony & Oak to Iowa Colony & Bullard	fill road potholes		Complete
Iowa Colony & Oak (west bound)	fill road potholes (asphalt patch)		Complete
9818 Clear Diamond Dr.	survey fire hydrant landscape / repairs made by SI Solution		Complete
Iowa Colony (city)	survey roads for repair		Complete
CR 53(Sandy point bridge)	fill potholes on bridge		Complete
Iowa Colony (city)	survey roads for repair		Complete
Meridiana & Pursley (intersection)	remove dumped cement from road		Complete
Iowa Colony (cr48) & Bullard northbound	fill road potholes (asphalt patch)		Complete
Cedar Rapids(cr 57) & Beaming Sun Ln.	fill road potholes (asphalt patch)		Complete
Cedar Rapids & CR 836	fill road potholes (asphalt patch)		Complete
Iowa Colony (city limits)	survey roads for pothole repair		Complete
Ditch Drainage issue	Description		Complete
Iowa Colony (city limits)	survey ditches for drainage issues		Complete
Parks	Description		Complete
Oasis Village (Meridiana park)	survey state of fallen tree		Complete
Oasis Village (Meridiana park)	remove city park tables for repair		Complete
Oasis Village (Meridiana park)	replace north / south basketball rims		Complete
Oasis Village (Meridiana park)	survey basketball rims / court		Complete
Oasis Village (Meridiana park)	collect trash bags (6)		Complete
Oasis Village (Meridiana park)	collect trash bags(3) / tree branches		Complete
Oasis Village (Meridiana park)	survey park infrastructure		Complete
Miscellaneous Works	Description		Complete
CR 53 (Sandy Point bridge)	reroute cement trucks from crossing bridge		Complete
City Hall	remove pea gravel from east & north side entrance of parking lot		Complete
Public Works building	relocate pea gravel to east side of building		Complete
Public Works building	standby for police officers meeting /unlock & lock building		Complete
Public Works building	collect materials from Home Depot		Complete
Public Works building	build wall racks for MLK Day parade float		Complete
Public Works building	collect materials from Home Depot		Complete
Public Works building	clean & organize closets		Complete
Public Works building	fill wall holes w/ insulation foam		Complete
City Hall	collect materials from Home Depot (salt rock for City Hall)		Complete

City of Iowa Colony
Municipal Court Council Report
From 2/1/2026 to 2/28/2026

3/5/2026 4

Item 10.

Violations by Type

Traffic	Penal	City Ordinance	Parking	Other	Total
432	0	4	0	8	444

Financial

State Fees	Court Costs	Fines	Tech Fund	Building Security	Total
\$17,728.72	\$30,831.22	\$6,991.61	\$70.37	\$84.29	\$55,706.21

Warrants

Issued	Served	Closed	Total
0	0	0	0

FTAs/VPTAs

FTAs	VPTAs	Total
0	0	0

Dispositions

Paid	Non-Cash Credit	Dismissed	Driver Safety	Deferred	Total
52	0	53	12	146	263

Trials & Hearings

Jury	Bench	Appeal	Total
0	0	0	0

Omni/Scofflaw/Collection

Omni	Scofflaw	Collections	Total
0	0	0	0



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	January 2026	February 2026
Burglary	1	3
Theft	2	3
Robbery	0	0
Total Index Crimes Reported	3	6
Reports Taken		
Misdemeanor	29	31
Felony	12	7
Charges Filed/Arrests		
Misdemeanor	31	23
Felony	4	1
Outside Agency Warrant Arrest	4	1
Traffic Enforcement		
Number of Violations	974	1,156
Crash Investigations		
Minor Crashes	13	7
Major Crashes	3	3
Fatality Crashes	0	0
Calls for Service		
Alarms	30	17
Assist Other Agency	46	37
Disturbance	18	9
Other	272	255
Security Checks	883	966
Suspicious Activity/Persons	24	30

Significant Events

- February 6 – Officers conducted a traffic stop in the area of SH 288/CR 60. During the traffic stop illegal narcotics were located in the vehicle. An arrest was made and a report was generated.
- February 7 – Officers conducted a traffic stop in the area of Pursley Blvd/Meridiana Pkwy. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- February 7 – 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.



IOWA COLONY POLICE DEPARTMENT

Item 11.

3144 Meridiana Pkwy
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

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

- February 9 – Officers conducted a traffic stop in the area of Sterling Gate Dr/Sterling Lakes Dr. During the traffic stop, drug paraphernalia was found in the vehicle. Citations were issued and the driver was released.
- February 10 – Officers conducted a traffic stop in the area of SH 288/Davenport Pkwy. During the traffic stop, drug paraphernalia was found in the vehicle. Citations were issued and the driver was released.
- February 13 – Officers were dispatched to the 5100 block of Farmhouse Ln in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- February 14 – Officers were dispatched to the 9300 block of Eckert Rd in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- February 14 – Officers were dispatched to eh 9900 block of Silver Terrace Dr in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- February 17 – Officers conducted a traffic stop in the area of SH 288/CR 61. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- February 18 – Officers were dispatched to the 3200 block of Meridiana Pkwy to assist EMS. While on scene a person was found to be intoxicated. An arrest was made and a report was generated.
- February 19 – Officers conducted a traffic stop in the area of Iowa Colony Blvd/Meridiana Pkwy. During the traffic stop, drug paraphernalia was found in the vehicle. Citations were issued and the driver was released.
- February 20 – Officers conducted a traffic stop in the 10200 block of Karsten Blvd. During the traffic stop, drug paraphernalia was found in the vehicle. Citations were issued and the driver was released.
- February 20 – Officers conducted a traffic stop in the area of SH 288/Cedar Rapids Pkwy. During the traffic stop, drug paraphernalia was found in the vehicle. Citations were issued and the driver was released.
- February 21 – Officers conducted a traffic stop in the area of SH 288/Dubuque 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.
- February 21 – Officers conducted a traffic stop in the area of SH 288/Dubuque Pkwy. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.



IOWA COLONY POLICE DEPARTMENT

Item 11.

3144 Meridiana Pkwy
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

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

- February 21 – 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.
- February 23 – Officers were dispatched to the 10100 block of Blyth St in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- February 23 – Officers conducted a traffic stop in the area of SH 288/Cedar Rapids Pkwy. During the traffic stop, drug paraphernalia was found in the vehicle. Citations were issued and the driver was released.
- February 25 – Officers conducted a traffic stop in the 2400 block of Cedar Rapids Pkwy. During the traffic stop it was found the driver had a suspended driver license. An arrest was made and a report was generated.
- February 25 – Officers were dispatched to the 9700 block of Steel Knot Dr in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- February 26 – Officers conducted a traffic stop in the area of Crystal View Dr/Pondarosa Pine Dr. During the traffic stop it was found the driver had a suspended driver license. An arrest was made and a report was generated.

MEMORANDIUM

Date: March 6, 2026

To: Mayor Wil Kennedy
City Council Members

From: Dinh V. Ho, P.E.

RE: COIC Council Meeting – March 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.
2. GRANTS UPDATE
 - Resilient Communities Program
 - i. The consultant, Public Management Inc., is currently gathering data for the project.
 - ii. We expect them to have a presentation in the 1st Quarter 2026.
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 (20% complete).
 - Elevated Storage Tank
 - i. Preliminary Design Phase (10% complete)
 - East Water Plant
 - i. Preliminary Design Phase (10% complete)
 - 2025 Impact Fee Update:
 - i. Kickoff meeting scheduled for 2/10/26
 - ii. Expected completion within 6-8 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 – 75% Utilities Complete, 70% pavement Complete.

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 – 10% complete

C. *SIERRA VISTA - STARWOOD*

- Active construction projects

D. *SIERRA VISTA WEST - STARWOOD*

- Active construction projects:
 - BCMUD 53 Wastewater Treatment Plant Expansion – Awaiting on punchlist Items
 - 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 Punch list items
 - BCMUD 87 Water Plant No. 1 – 85% Complete. Awaiting power.
 - BCMUD 87 Water Plant No. 1 Ultimate Phase – 35% Complete.
 - BCMUD 87 Offsite 8" Force Main & Waterline – 75% utilities.
 - BCMUD 87 Lift Station No. 2 – 90% complete, awaiting final walk.
 - BCMUD 87 WWTP Expansion and Onsite Lift Station No. 1 – 80% complete.
 - 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 – 75% complete.
 - Creekhaven Section 4 - Utilities 75% complete, 65% pavement Complete.
 - Creekhaven Boulevard Phase II - Utilities 75% complete, 60% pavement Complete.
 - Creekhaven Section 5 – 75% Utilities complete, 65% Paving.
 - Creekhaven Section 6 – 75% Utilities complete, 55% pavement Complete.

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- 70% complete.
- Ellwood Section 1B- Awaiting closeout documents
- Ellwood Detention and Mass Grading Phase II – 50%complete.
- Ellwood Karsten Boulevard Bridge – 35% complete.
- Ellwood Section 2 – Utilities 35% complete.

J. OTHER CONSTRUCTION PROJECTS

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

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 Balance Sheet
 As of February 28, 2026

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Item 13.

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Assets				
	10-1000	Cash / Due From Consolidated Cash	19,885,533.03	
	10-1004	Petty Cash	300.00	
	10-1006	TexStar CD	2,852,290.21	
	10-1112	Allowance for Fines Receivable	(298,310.04)	
	10-1113	Fines Receivable	314,011.00	
	10-1114	Property Taxes Receivable	30,119.00	
	10-1115	Property Tax Receivable - P & I	11,937.00	
	10-1260	Due From Utility Fund	206,723.81	
	10-1303	Due from Project Fund Series 2022	(6,140,036.48)	
	Total Assets		<u>16,862,567.53</u>	<u>16,862,567.53</u>

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 Balance Sheet
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Item 13.

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Liabilities				
	10-2000	Due To Consolidated Cash / Accounts Payable	703,374.61	
	10-2001	Accounts Payable 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	4,322.26	
	10-2206	Texas Workforce Commission Payable	(2.70)	
	10-2207	Health & Life Insurance Payable	(12,079.57)	
	10-2208	Child Support Payable	(1,527.31)	
	10-2209	457(b) Payable	3,307.67	
	10-2300	State Fees	44,935.74	
	10-2301	Collections	94.80	
	10-2304	Credit Card Fee	(298.83)	
	10-2305	Deferred Revenues - Fines	15,701.00	
	10-2405	Deferred Inflows-Prop taxes	42,056.00	
	10-2500	American Rescue Plan Fund	1,284.00	
	10-2501	Baseball Field Reserve	17,223.50	
	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	797,034.99	
	10-2603	Due to Crime Prevention	(3,993.13)	
	10-2608	Due to Court Tech Fund	(79.00)	
	Total Liabilities		<u>4,394,502.51</u>	
Fund Balance				
	10-3000	Fund Balance	5,454,537.08	
	10-3002	Fund Balance Assigned	1,190,518.57	
	Total Fund Balance		<u>6,645,055.65</u>	

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 Balance Sheet
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Item 13.

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
		Total Revenue	8,274,518.51	
		Total Expenses	<u>2,845,947.42</u>	
		Current Year Increase (Decrease)	5,823,009.37	
		Fund Balance Total	6,645,055.65	
		Current Year Increase (Decrease)	<u>5,823,009.37</u>	
		Total Fund Balance/Equity	<u>12,468,065.02</u>	
		Total Liabilities & Fund Balance		<u><u>16,862,567.53</u></u>

City of Iowa Colony
 Balance Sheet
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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	522,865.41	
	11-1015	Ames Blvd Ret - TX Class	1,653,590.51	
	Total Assets		<u>2,145,837.42</u>	
				<u><u>2,145,837.42</u></u>

City of Iowa Colony
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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	100,000.00	
	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		<u>1,990,792.92</u>	
Fund Balance				
	11-3000	Fund Balance	127,876.58	

City of Iowa Colony
 Balance Sheet
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Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Fund Balance				
		Total Fund Balance	<u>127,876.58</u>	
		Total Revenue	27,166.93	
		Total Expenses	<u>0.00</u>	
		Current Year Increase (Decrease)	27,167.92	
		Fund Balance Total	127,876.58	
		Current Year Increase (Decrease)	<u>27,167.92</u>	
		Total Fund Balance/Equity	<u>155,044.50</u>	
		Total Liabilities & Fund Balance		<u><u>2,145,837.42</u></u>

City of Iowa Colony
 Balance Sheet
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Item 13.

Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District Fund				
Assets				
	20-1000	Cash / Due From Consolidated Cash	162,102.75	
	20-1013	TexStar - Crime Control	478,458.08	
	20-1301	Due from General Fund	(3,993.13)	
	Total Assets		<u>636,567.70</u>	
				<u><u>636,567.70</u></u>

City of Iowa Colony
 Balance Sheet
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Item 13.

Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention District Fund				
Liabilities				
	20-2000	Due To Consolidated Cash / Accounts Payable	12,049.64	
	20-2205	TMRS Payable	0.07	
	20-2207	Health & Life Insurance Payable	2,188.02	
	Total Liabilities		<u>14,237.73</u>	
Fund Balance				
	20-3000	Fund Balance	<u>758,750.47</u>	
	Total Fund Balance		<u>758,750.47</u>	
		Total Revenue	120,445.19	
		Total Expenses	<u>208,755.23</u>	
		Current Year Increase (Decrease)	(136,420.50)	
		Fund Balance Total	758,750.47	
		Current Year Increase (Decrease)	<u>(136,420.50)</u>	
		Total Fund Balance/Equity	<u>622,329.97</u>	
	Total Liabilities & Fund Balance			<u><u>636,567.70</u></u>

City of Iowa Colony
 Balance Sheet
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Item 13.

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

City of Iowa Colony
 Balance Sheet
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Item 13.

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
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Item 13.

Account Type	Account Number	Description	Balance	Total
30 - Capital Improvements Plan Fund (Debt Service)				
Assets				
	30-1000	Cash / Due From Consolidated Cash	2,003,644.03	
	30-1114	Property Taxes Receivable	16,704.00	
	30-1115	Property Tax Receivable - P & I	3,729.00	
	Total Assets		<u>2,024,077.03</u>	
				<u><u>2,024,077.03</u></u>

City of Iowa Colony
 Balance Sheet
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Item 13.

Account Type	Account Number	Description	Balance	Total
30 - Capital Improvements Plan Fund (Debt Service)				
Liabilities				
	30-2405	Deferred Inflows-Prop taxes	20,433.00	
	Total Liabilities		<u>20,433.00</u>	
Fund Balance				
	30-3000	Fund Balance	1,201,262.09	
	Total Fund Balance		<u>1,201,262.09</u>	
		Total Revenue	1,117,255.94	
		Total Expenses	<u>314,874.00</u>	
		Current Year Increase (Decrease)	802,381.94	
		Fund Balance Total	1,201,262.09	
		Current Year Increase (Decrease)	<u>802,381.94</u>	
		Total Fund Balance/Equity	<u>2,003,644.03</u>	
	Total Liabilities & Fund Balance			<u><u>2,024,077.03</u></u>

City of Iowa Colony
 Balance Sheet
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Item 13.

Account Type	Account Number	Description	Balance	Total
35 - Capital Improvements Plan Fund (Local)				
Assets				
	35-1000	Cash / Due From Consolidated Cash	(918,693.82)	
	35-1100	Accounts Receivable	5,588.00	
	Total Assets		<u>(913,105.82)</u>	<u>(913,105.82)</u>

City of Iowa Colony
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Item 13.

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		<u>4,574.56</u>	
Fund Balance				
	35-3000	Fund Balance	<u>(890,230.38)</u>	
	Total Fund Balance		<u>(890,230.38)</u>	
		Total Revenue	0.00	
		Total Expenses	<u>0.00</u>	
		Current Year Increase (Decrease)	(27,450.00)	
		Fund Balance Total	(890,230.38)	
		Current Year Increase (Decrease)	<u>(27,450.00)</u>	
		Total Fund Balance/Equity	<u>(917,680.38)</u>	
	Total Liabilities & Fund Balance			<u><u>(913,105.82)</u></u>

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 Balance Sheet
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Item 13.

Account Type	Account Number	Description	Balance	Total
36 - Public Safety Grants				
Assets				
	36-1000	Cash / Due From Consolidated Cash	(75,684.50)	
	Total Assets		(75,684.50)	(75,684.50)

City of Iowa Colony
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Account Type	Account Number	Description	Balance	Total
36 - Public Safety Grants				
Liabilities				
	36-2000	Due To Consolidated Cash / Accounts Payable	3,307.52	
	36-2205	TMRS Payable	0.11	
	36-2206	Texas Workforce Commission Payable	(19.12)	
	36-2207	Health & Life Insurance Payable	924.60	
	Total Liabilities		<u>4,213.11</u>	
Fund Balance				
	36-3000	Fund Balance	<u>(21,065.92)</u>	
	Total Fund Balance		<u>(21,065.92)</u>	
		Total Revenue	0.00	
		Total Expenses	<u>58,891.69</u>	
		Current Year Increase (Decrease)	(58,831.69)	
		Fund Balance Total	(21,065.92)	
		Current Year Increase (Decrease)	<u>(58,831.69)</u>	
		Total Fund Balance/Equity	<u>(79,897.61)</u>	
	Total Liabilities & Fund Balance			<u><u>(75,684.50)</u></u>

City of Iowa Colony
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Account Type	Account Number	Description	Balance	Total
37 - Parkland Fund				
Assets				
	37-1000	Cash / Due From Consolidated Cash	500,398.00	
	Total Assets		500,398.00	
				500,398.00

City of Iowa Colony
 Balance Sheet
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Item 13.

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	165,474.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	165,474.00	
		Fund Balance Total	334,924.00	
		Current Year Increase (Decrease)	165,474.00	
		Total Fund Balance/Equity	500,398.00	
		Total Liabilities & Fund Balance		500,398.00

City of Iowa Colony
 Balance Sheet
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Item 13.

Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Assets				
	40-1000	Cash / Due From Consolidated Cash	31,277.57	
	40-1301	Due from General Fund	(79.00)	
	Total Assets		<u>31,198.57</u>	
				<u><u>31,198.57</u></u>

City of Iowa Colony
 Balance Sheet
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Item 13.

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	676.36	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	676.81	
		Fund Balance Total	30,521.76	
		Current Year Increase (Decrease)	676.81	
		Total Fund Balance/Equity	31,198.57	
	Total Liabilities & Fund Balance			31,198.57

City of Iowa Colony
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Account Type	Account Number	Description	Balance	Total
41 - Court Security Fund				
Assets				
	41-1000	Cash / Due From Consolidated Cash	46,442.24	
	Total Assets		46,442.24	
				46,442.24

City of Iowa Colony
 Balance Sheet
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Item 13.

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	817.16	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	817.52	
		Fund Balance Total	45,624.72	
		Current Year Increase (Decrease)	817.52	
		Total Fund Balance/Equity	46,442.24	
		Total Liabilities & Fund Balance		46,442.24

City of Iowa Colony
 Balance Sheet
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Item 13.

Account Type	Account Number	Description	Balance	Total
42 - Consolidated Security and Technology Fund				
Assets				
	42-1000	Cash / Due From Consolidated Cash	10,116.81	
	Total Assets		10,116.81	
				10,116.81

City of Iowa Colony
 Balance Sheet
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Item 13.

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		<u>2,627.20</u>	
		Total Revenue	7,489.61	
		Total Expenses	<u>0.00</u>	
		Current Year Increase (Decrease)	7,489.61	
		Fund Balance Total	2,627.20	
		Current Year Increase (Decrease)	<u>7,489.61</u>	
		Total Fund Balance/Equity	<u>10,116.81</u>	
	Total Liabilities & Fund Balance			<u><u>10,116.81</u></u>

City of Iowa Colony
 Balance Sheet
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Item 13.

Account Type	Account Number	Description	Balance	Total
45 - American Rescue Plan Act (ARPA) Fund				
Liabilities				
	45-2411	Coronavirus Unearned Revenue	(0.01)	
	Total Liabilities		(0.01)	
Fund Balance				
	45-3000	Fund Balance	0.01	
	Total Fund Balance		0.01	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	0.00	
		Fund Balance Total	0.01	
		Current Year Increase (Decrease)	0.00	
		Total Fund Balance/Equity	0.01	
	Total Liabilities & Fund Balance			0.00

City of Iowa Colony
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Item 13.

Account Type	Account Number	Description	Balance	Total
50 - Vehicle Replacement Fund				
Assets				
	50-1000	Cash / Due From Consolidated Cash	(261,855.67)	
	50-1014	TexStar - Veh Rep Fund	365,166.88	
	Total Assets		<u>103,311.21</u>	
				<u><u>103,311.21</u></u>

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Item 13.

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	5,781.71	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	5,781.71	
		Fund Balance Total	97,529.50	
		Current Year Increase (Decrease)	5,781.71	
		Total Fund Balance/Equity	103,311.21	
		Total Liabilities & Fund Balance		103,311.21

City of Iowa Colony
 Balance Sheet
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Item 13.

Account Type	Account Number	Description	Balance	Total
60 - Utility Fund				
Assets				
	60-1000	Cash / Due From Consolidated Cash	870,526.95	
	60-1016	Central Bank 3666	(216,374.37)	
	60-1017	Central Bank Sweep Inv Account	3,817,282.68	
	60-1100	Accounts Receivable	110,107.72	
	60-1503	Water Facilities	8,397,707.00	
	60-1504	Wastewater Facilities	13,953,336.00	
	60-1553	Acumulated Dep Water/Sewer	(173,027.00)	
	Total Assets		<u>26,759,558.98</u>	<u>26,759,558.98</u>

City of Iowa Colony
 Balance Sheet
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Item 13.

Account Type	Account Number	Description	Balance	Total
60 - Utility Fund				
Liabilities				
	60-2000	Due To Consolidated Cash / Accounts Payable	20,077.23	
	60-2100	Water Customer Deposits	449,491.30	
	60-2210	Garbage Tax Collected Si Env	126,138.97	
	60-2411	Unearned Revenue	797,940.00	
	60-2601	Due to General Fund	206,723.81	
	Total Liabilities		<u>1,600,371.31</u>	
Fund Balance				
	60-3000	Fund Balance	<u>25,256,391.00</u>	
	Total Fund Balance		<u>25,256,391.00</u>	
		Total Revenue	1,941,976.11	
		Total Expenses	<u>2,024,142.39</u>	
		Current Year Increase (Decrease)	(97,203.33)	
		Fund Balance Total	25,256,391.00	
		Current Year Increase (Decrease)	<u>(97,203.33)</u>	
		Total Fund Balance/Equity	<u>25,159,187.67</u>	
	Total Liabilities & Fund Balance			<u><u>26,759,558.98</u></u>

City of Iowa Colony
 Balance Sheet
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Item 13.

Account Type	Account Number	Description	Balance	Total
61 - Utility Debt F Capital Project				
Assets				
	61-1000	Cash / Due From Consolidated Cash	(333,681.05)	
	61-1018	Bank OZK Esc	147,684.43	
	61-1502	Construction in Progress	5,329,955.00	
	Total Assets		<u>5,143,958.38</u>	
				<u><u>5,143,958.38</u></u>

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 Balance Sheet
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Item 13.

Account Type	Account Number	Description	Balance	Total
61 - Utility Debt F Capital Project				
Liabilities				
	61-2560	Financing Agreement LT	3,321,173.52	
	61-2561	Financing Agreement FS Ph2	2,156,022.07	
	Total Liabilities		<u>5,477,195.59</u>	
Fund Balance				
	61-3000	Fund Balance	(335,253.60)	
	Total Fund Balance		<u>(335,253.60)</u>	
		Total Revenue	2,016.39	
		Total Expenses	<u>0.00</u>	
		Current Year Increase (Decrease)	2,016.39	
		Fund Balance Total	(335,253.60)	
		Current Year Increase (Decrease)	<u>2,016.39</u>	
		Total Fund Balance/Equity	<u>(333,237.21)</u>	
	Total Liabilities & Fund Balance			<u><u>5,143,958.38</u></u>

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Item 13.

Account Type	Account Number	Description	Balance	Total
62 - Project Fund Series 2025				
Assets				
	62-1000	Cash / Due From Consolidated Cash	(68,072.76)	
	62-1020	Project Fund Series 2025 Tx Class	<u>27,590,685.83</u>	
	Total Assets		<u>27,522,613.07</u>	
				<u><u>27,522,613.07</u></u>

City of Iowa Colony
 Balance Sheet
 As of February 28, 2026

3/5/2026

Item 13.

Account Type	Account Number	Description	Balance	Total
62 - Project Fund Series 2025				
		Total Revenue	28,415,351.08	
		Total Expenses	<u>892,738.01</u>	
		Current Year Increase (Decrease)	27,522,613.07	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	<u>27,522,613.07</u>	
		Total Fund Balance/Equity	<u>27,522,613.07</u>	
		Total Liabilities & Fund Balance		<u><u>27,522,613.07</u></u>

City of Iowa Colony
 Balance Sheet
 As of February 28, 2026

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Item 13.

Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Assets				
	99-1000	Cash	22,461,294.36	
	99-1210	Due From General Fund	540,653.61	
	99-1220	Due From Crime Prevention District Fund	12,104.64	
	Total Assets		<u>23,014,052.61</u>	<u>23,014,052.61</u>

City of Iowa Colony
 Balance Sheet
 As of February 28, 2026

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Item 13.

Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Liabilities				
	99-2000	Accounts Payable	572,835.48	
	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	(20,077.23)	
	99-2999	Due To Other Funds	8,883,582.36	
	Total Liabilities		<u>23,014,052.61</u>	
		Total Revenue	0.00	
		Total Expenses	<u>0.00</u>	
		Current Year Increase (Decrease)	0.00	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	<u>0.00</u>	
		Total Fund Balance/Equity	<u>0.00</u>	
	Total Liabilities & Fund Balance			<u><u>23,014,052.61</u></u>

City of Iowa Colony
 Financial Statement
 As of February 28, 2026

3/5/2026

Item 13.

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales Tax	100,332.45	100,393.16	(60.71)	253,377.22	1,205,200.00	21.02%	951,822.78
Property Tax	485,846.74	269,035.27	216,811.47	6,034,950.35	5,857,213.00	103.03%	(177,737.35)
Miscellaneous	10,171.48	57,283.95	(47,112.47)	63,262.02	687,500.00	9.20%	624,237.98
License & Permits	207,656.19	382,180.42	(174,524.23)	1,466,424.47	4,603,000.00	31.86%	3,136,575.53
Business & Franchise	72,115.78	37,485.00	34,630.78	275,812.45	450,000.00	61.29%	174,187.55
Fines & Forfeitures	36,291.09	38,792.83	(2,501.74)	178,982.18	465,700.00	38.43%	286,717.82
Grant Income	0.00	25,000.00	(25,000.00)	1,709.82	300,000.00	0.57%	298,290.18
Revenue Totals	<u>912,413.73</u>	<u>910,170.63</u>	<u>2,243.10</u>	<u>8,274,518.51</u>	<u>13,568,613.00</u>	<u>60.98%</u>	<u>5,294,094.49</u>
Expense Summary							
Personnel Services	331,944.92	413,301.55	(81,356.63)	1,586,900.17	4,970,100.00	31.93%	3,383,199.83
Professional/Contract Services	116,983.49	213,473.77	(96,490.28)	920,381.19	2,646,500.00	34.78%	1,726,118.81
Materials & Supplies	(12,545.75)	66,130.87	(78,676.62)	228,800.03	835,500.00	27.38%	606,699.97
Services	1,043.18	367,131.32	(366,088.14)	73,146.03	4,398,880.86	1.66%	4,325,734.83
Capital Outlay	0.00	60,678.61	(60,678.61)	36,720.00	717,631.69	5.12%	680,911.69
Expense Totals	<u>437,425.84</u>	<u>1,120,716.12</u>	<u>(683,290.28)</u>	<u>2,845,947.42</u>	<u>13,568,612.55</u>	<u>20.97%</u>	<u>10,722,665.13</u>

City of Iowa Colony
 Financial Statement
 As of February 28, 2026

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Item 13.

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Sales Tax							
10-4109 Mixed Beverage Tax	0.00	433.16	(433.16)	944.26	5,200.00	18.16%	4,255.74
10-4110 City Sales Tax	100,332.45	99,960.00	372.45	252,432.96	1,200,000.00	21.04%	947,567.04
Sales Tax Totals	100,332.45	100,393.16	(60.71)	253,377.22	1,205,200.00	21.02%	951,822.78
Property Tax							
10-4120 Property Tax	469,608.93	152,383.35	317,225.58	2,691,075.33	1,829,332.00	147.11%	(861,743.33)
10-4121 Delinquent Property Tax	16,237.81	41.67	16,196.14	10,235.10	500.00	2047.02%	(9,735.10)
10-4135 Property Tax MUD 31 - 70%	0.00	115,610.65	(115,610.65)	0.00	1,387,883.00	0.00%	1,387,883.00
10-4139 Admin Fee Revenue	0.00	999.60	(999.60)	0.00	12,000.00	0.00%	12,000.00
10-4143 Property Tax MUD 55 (100%)	0.00	0.00	0.00	3,333,639.92	2,569,441.00	129.74%	(764,198.92)
10-4144 Property Tax MUD 92	0.00	0.00	0.00	0.00	58,057.00	0.00%	58,057.00
Property Tax Totals	485,846.74	269,035.27	216,811.47	6,034,950.35	5,857,213.00	103.03%	(177,737.35)
Miscellaneous							
10-4124 Accident Reports	65.00	41.65	23.35	225.00	500.00	45.00%	275.00
10-4134 Intermodel Ship Container	0.00	499.80	(499.80)	2,766.00	6,000.00	46.10%	3,234.00
10-4140 Intergovernmental receipts from	0.00	4,000.00	(4,000.00)	4,000.00	48,000.00	8.33%	44,000.00
10-4141 Public Safety Debt Contribution	0.00	25,000.00	(25,000.00)	0.00	300,000.00	0.00%	300,000.00
10-4142 Land Acquisition Reimbursement	0.00	9,000.00	(9,000.00)	0.00	108,000.00	0.00%	108,000.00
10-4910 Interest Income	8,022.04	12,495.00	(4,472.96)	46,676.00	150,000.00	31.12%	103,324.00
10-4911 Other Revenue	2,084.44	1,249.50	834.94	4,895.02	15,000.00	32.63%	10,104.98
10-4912 Donations/Sponsorships	0.00	4,998.00	(4,998.00)	4,700.00	60,000.00	7.83%	55,300.00
Miscellaneous Totals	10,171.48	57,283.95	(47,112.47)	63,262.02	687,500.00	9.20%	624,237.98
License & Permits							
10-4201 Building Construction Permits	135,917.20	199,920.00	(64,002.80)	590,170.68	2,400,000.00	24.59%	1,809,829.32
10-4202 Trade Fees	20,898.99	12,495.00	8,403.99	80,153.81	150,000.00	53.44%	69,846.19

City of Iowa Colony
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Item 13.

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
License & Permits							
10-4203 Reinspection Fees	8,600.00	14,994.00	(6,394.00)	53,075.00	180,000.00	29.49%	126,925.00
10-4204 Signs	200.00	416.50	(216.50)	950.00	5,000.00	19.00%	4,050.00
10-4205 Property Improvement Permits	0.00	416.50	(416.50)	0.00	5,000.00	0.00%	5,000.00
10-4206 Dirt Work Permits	2,250.00	416.50	1,833.50	12,650.00	5,000.00	253.00%	(7,650.00)
10-4207 Driveway Permits	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-4208 Encroachment Permit	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-4210 Culvert Permit	0.00	83.30	(83.30)	1,150.00	1,000.00	115.00%	(150.00)
10-4211 Commercial Vehicle Permit	0.00	124.95	(124.95)	2,500.00	1,500.00	166.67%	(1,000.00)
10-4212 Park Use Permit	0.00	208.25	(208.25)	500.00	2,500.00	20.00%	2,000.00
10-4213 Mobile Food Unit Permit	150.00	458.15	(308.15)	900.00	5,500.00	16.36%	4,600.00
10-4214 Solicitation Fees	50.00	41.67	8.33	50.00	500.00	10.00%	450.00
10-4301 Preliminary Plat Fees	15,480.00	6,664.00	8,816.00	36,010.00	80,000.00	45.01%	43,990.00
10-4302 Final Plat Fees	11,460.00	6,664.00	4,796.00	32,170.00	80,000.00	40.21%	47,830.00
10-4303 Abbreviated Plat Fees	0.00	833.00	(833.00)	0.00	10,000.00	0.00%	10,000.00
10-4305 Admin Fee - Early Plat Recording	0.00	29,155.00	(29,155.00)	42,947.81	350,000.00	12.27%	307,052.19
10-4401 Infrastructure Plan Review Fee	9,600.00	29,155.00	(19,555.00)	147,979.97	350,000.00	42.28%	202,020.03
10-4403 Civil Site Plan Review Fee	3,800.00	79,135.00	(75,335.00)	463,717.20	950,000.00	48.81%	486,282.80
10-4501 Rezoning Fees	0.00	499.80	(499.80)	0.00	6,000.00	0.00%	6,000.00
10-4502 ROW Plan Review Fee	250.00	166.60	83.40	500.00	2,000.00	25.00%	1,500.00
10-4503 Specific Use Permit	(1,000.00)	249.90	(1,249.90)	1,000.00	3,000.00	33.33%	2,000.00
10-4809 Penalties and Other Fees	0.00	0.00	0.00	0.00	15,000.00	0.00%	15,000.00
License & Permits Totals	<u>207,656.19</u>	<u>382,180.42</u>	<u>(174,524.23)</u>	<u>1,466,424.47</u>	<u>4,603,000.00</u>	<u>31.86%</u>	<u>3,136,575.53</u>
Business & Franchise							
10-4601 Franchise Tax - Electric	22,424.92	20,825.00	1,599.92	134,549.52	250,000.00	53.82%	115,450.48

City of Iowa Colony
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Item 13.

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Business & Franchise							
10-4602 Franchise Tax - Gas	20,237.73	5,414.50	14,823.23	36,742.70	65,000.00	56.53%	28,257.30
10-4603 Telecommunication Fee - Sales	11,402.41	2,915.50	8,486.91	11,434.29	35,000.00	32.67%	23,565.71
10-4604 Franchise Fees - Water/Wastewtr	18,050.72	8,330.00	9,720.72	93,085.94	100,000.00	93.09%	6,914.06
Business & Franchise Totals	<u>72,115.78</u>	<u>37,485.00</u>	<u>34,630.78</u>	<u>275,812.45</u>	<u>450,000.00</u>	<u>61.29%</u>	<u>174,187.55</u>
Fines & Forfeitures							
10-4701 Citations/Warrants	7,008.61	10,412.50	(3,403.89)	41,583.42	125,000.00	33.27%	83,416.58
10-4703 Municipal Jury Funds	20.28	8.33	11.95	100.50	100.00	100.50%	(0.50)
10-4704 Local Truancy Prevention	0.00	8.33	(8.33)	20.00	100.00	20.00%	80.00
10-4705 Time Payment Reimbursement	105.00	41.67	63.33	345.00	500.00	69.00%	155.00
10-4709 Court Costs	29,157.20	28,322.00	835.20	136,933.26	340,000.00	40.27%	203,066.74
Fines & Forfeitures Totals	<u>36,291.09</u>	<u>38,792.83</u>	<u>(2,501.74)</u>	<u>178,982.18</u>	<u>465,700.00</u>	<u>38.43%</u>	<u>286,717.82</u>
Grant Income							
10-4803 State & Federal Grants	0.00	25,000.00	(25,000.00)	1,709.82	300,000.00	0.57%	298,290.18
Grant Income Totals	<u>0.00</u>	<u>25,000.00</u>	<u>(25,000.00)</u>	<u>1,709.82</u>	<u>300,000.00</u>	<u>0.57%</u>	<u>298,290.18</u>
Revenue Totals	<u><u>912,413.73</u></u>	<u><u>910,170.63</u></u>	<u><u>2,243.10</u></u>	<u><u>8,274,518.51</u></u>	<u><u>13,568,613.00</u></u>	<u><u>60.98%</u></u>	<u><u>5,294,094.49</u></u>

10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	541.67	(541.67)	0.00	6,500.00	0.00%	6,500.00
Materials & Supplies	3,316.53	22,728.15	(19,411.62)	44,641.64	264,500.00	16.88%	219,858.36
Personnel Services	64,894.02	85,662.77	(20,768.75)	294,440.51	1,031,700.00	28.54%	737,259.49
Professional/Contract Services	28,204.44	41,579.48	(13,375.04)	186,285.73	507,500.00	36.71%	321,214.27
Services	317.59	13,452.95	(13,135.36)	48,471.35	161,500.00	30.01%	113,028.65
Administration Totals	<u>96,732.58</u>	<u>163,965.02</u>	<u>(67,232.44)</u>	<u>573,839.23</u>	<u>1,971,700.00</u>	<u>29.10%</u>	<u>1,397,860.77</u>

10 - General Fund Finance	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	248.59	2,707.25	(2,458.66)	8,046.49	32,500.00	24.76%	24,453.51
Personnel Services	17,259.14	33,278.35	(16,019.21)	82,951.44	407,500.00	20.36%	324,548.56
Professional/Contract Services	75.00	1,291.15	(1,216.15)	2,282.16	90,500.00	2.52%	88,217.84
Finance Totals	<u>17,582.73</u>	<u>37,276.75</u>	<u>(19,694.02)</u>	<u>93,280.09</u>	<u>530,500.00</u>	<u>17.58%</u>	<u>437,219.91</u>

10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	(27,170.10)	16,886.70	(44,056.80)	106,885.89	202,700.00	52.73%	95,814.11
Personnel Services	176,903.55	188,049.75	(11,146.20)	888,977.74	2,257,500.00	39.38%	1,368,522.26
Professional/Contract Services	0.00	1,166.20	(1,166.20)	1,222.12	14,000.00	8.73%	12,777.88
Services	569.92	11,245.50	(10,675.58)	18,626.06	135,000.00	13.80%	116,373.94
Police Totals	<u>150,303.37</u>	<u>217,348.15</u>	<u>(67,044.78)</u>	<u>1,015,711.81</u>	<u>2,609,200.00</u>	<u>38.93%</u>	<u>1,593,488.19</u>

10 - General Fund Animal Control	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
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Materials & Supplies	0.00	849.70	(849.70)	1,567.78	10,200.00	15.37%	8,632.22
Personnel Services	4,744.58	12,115.04	(7,370.46)	32,318.11	142,100.00	22.74%	109,781.89
Professional/Contract Services	0.00	1,082.90	(1,082.90)	3,920.00	13,000.00	30.15%	9,080.00
Services	41.89	2,832.20	(2,790.31)	3,465.74	34,000.00	10.19%	30,534.26
Animal Control Totals	<u>4,786.47</u>	<u>16,879.84</u>	<u>(12,093.37)</u>	<u>41,271.63</u>	<u>199,300.00</u>	<u>20.71%</u>	<u>158,028.37</u>

10 - General Fund Emergency Management	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	999.67	(999.67)	5,552.62	62,000.00	8.96%	56,447.38
Professional/Contract Services	0.00	1,541.55	(1,541.55)	150.00	19,000.00	0.79%	18,850.00
Emergency Management Totals	<u>0.00</u>	<u>2,541.22</u>	<u>(2,541.22)</u>	<u>5,702.62</u>	<u>81,000.00</u>	<u>7.04%</u>	<u>75,297.38</u>

10 - General Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	1,583.03	(1,583.03)	1,659.58	19,000.00	8.73%	17,340.42
Personnel Services	15,779.80	21,907.90	(6,128.10)	71,956.57	263,000.00	27.36%	191,043.43
Professional/Contract Services	6,010.62	8,663.20	(2,652.58)	27,250.07	104,000.00	26.20%	76,749.93
Municipal Court Totals	<u>21,790.42</u>	<u>32,154.13</u>	<u>(10,363.71)</u>	<u>100,866.22</u>	<u>386,000.00</u>	<u>26.13%</u>	<u>285,133.78</u>

10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	6,900.97	7,831.03	(930.06)	27,229.35	94,000.00	28.97%	66,770.65
Personnel Services	22,153.97	36,110.55	(13,956.58)	111,890.94	434,000.00	25.78%	322,109.06
Professional/Contract Services	3,139.10	29,906.27	(26,767.17)	6,586.29	359,000.00	1.83%	352,413.71
Services	0.00	3,165.40	(3,165.40)	1,142.30	38,000.00	3.01%	36,857.70
Public Works Totals	<u>32,194.04</u>	<u>77,013.25</u>	<u>(44,819.21)</u>	<u>146,848.88</u>	<u>925,000.00</u>	<u>15.88%</u>	<u>778,151.12</u>

10 - General Fund Parks & Recreation	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	2,995.57	8,330.36	(5,334.79)	13,657.94	100,000.00	13.66%	86,342.06
Professional/Contract Services	440.00	10,829.17	(10,389.17)	49,970.13	130,000.00	38.44%	80,029.87
Parks & Recreation Totals	<u>3,435.57</u>	<u>19,159.53</u>	<u>(15,723.96)</u>	<u>63,628.07</u>	<u>230,000.00</u>	<u>27.66%</u>	<u>166,371.93</u>

10 - General Fund Community Development	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	123.99	2,832.20	(2,708.21)	15,328.31	34,000.00	45.08%	18,671.69
Personnel Services	11,438.69	22,157.80	(10,719.11)	44,674.44	266,000.00	16.79%	221,325.56
Professional/Contract Services	48,464.33	83,469.10	(35,004.77)	513,047.82	1,002,000.00	51.20%	488,952.18
Services	0.00	335,185.77	(335,185.77)	0.00	4,015,380.86	0.00%	4,015,380.86
Community Development Totals	<u>60,027.01</u>	<u>443,644.87</u>	<u>(383,617.86)</u>	<u>573,050.57</u>	<u>5,317,380.86</u>	<u>10.78%</u>	<u>4,744,330.29</u>

10 - General Fund Fire Marshal/Building Official	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	1,038.70	1,382.78	(344.08)	4,230.43	16,600.00	25.48%	12,369.57
Personnel Services	18,771.17	14,019.39	4,751.78	59,690.42	168,300.00	35.47%	108,609.58
Professional/Contract Services	30,650.00	33,944.75	(3,294.75)	129,666.87	407,500.00	31.82%	277,833.13
Services	113.78	1,249.50	(1,135.72)	1,440.58	15,000.00	9.60%	13,559.42
Fire Marshal/Building Official Totals	<u>50,573.65</u>	<u>50,596.42</u>	<u>(22.77)</u>	<u>195,028.30</u>	<u>607,400.00</u>	<u>32.11%</u>	<u>412,371.70</u>

10 - General Fund Capital and Planning Projects	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	60,136.94	(60,136.94)	36,720.00	711,131.69	5.16%	674,411.69

Capital and Planning Projects Totals	0.00	60,136.94	(60,136.94)	36,720.00	711,131.69	5.16%	674,411.69
Expense Total	437,425.84	1,120,716.12	(683,290.28)	2,845,947.42	13,568,612.55	20.97%	10,722,665.13

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10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5101 Salaries - Full Time	47,633.86	63,142.33	(15,508.47)	225,346.77	751,000.00	30.01%	525,653.23
10-10-5104 Salaries - Overtime	0.00	666.67	(666.67)	0.00	8,000.00	0.00%	8,000.00
10-10-5106 Social Security/Medicare	3,659.87	4,803.59	(1,143.72)	15,233.78	58,000.00	26.27%	42,766.22
10-10-5107 TMRS	5,374.96	7,497.00	(2,122.04)	26,493.48	90,000.00	29.44%	63,506.52
10-10-5108 Health & Life Insurance	6,034.42	8,330.00	(2,295.58)	21,448.82	100,000.00	21.45%	78,551.18
10-10-5109 Worker's Comp	0.00	499.80	(499.80)	350.69	6,000.00	5.84%	5,649.31
10-10-5110 Texas Workforce Commission	0.00	166.60	(166.60)	14.54	2,000.00	0.73%	1,985.46
10-10-5111 Vehicle Allowance	1,229.37	1,249.50	(20.13)	2,969.35	15,000.00	19.80%	12,030.65
10-10-5112 457(b) Reimbursement	961.54	(834.33)	1,795.87	1,923.08	0.00	0.00%	(1,923.08)
10-10-5114 Benefits Admin Fees	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-10-5115 Longevity Pay	0.00	58.31	(58.31)	660.00	700.00	94.29%	40.00
10-10-5201 Legal Services	25.00	3,332.00	(3,307.00)	12,520.28	40,000.00	31.30%	27,479.72
10-10-5202 Audit Services	0.00	5,831.00	(5,831.00)	17,680.00	70,000.00	25.26%	52,320.00
10-10-5206 Professional Services	6,144.85	13,744.50	(7,599.65)	50,157.45	165,000.00	30.40%	114,842.55
10-10-5210 Election Expenses	2,500.00	833.00	1,667.00	2,500.00	10,000.00	25.00%	7,500.00
10-10-5211 Bank Fees	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-10-5212 Credit Card Processing Fees	0.00	41.65	(41.65)	25.00	500.00	5.00%	475.00
10-10-5213 Legal Notices Expense	1,025.64	416.50	609.14	2,369.40	5,000.00	47.39%	2,630.60
10-10-5215 BCAD Fee	0.00	3,332.00	(3,332.00)	26,895.50	40,000.00	67.24%	13,104.50
10-10-5217 Professional Cleaning Services	2,200.00	2,915.50	(715.50)	13,145.00	35,000.00	37.56%	21,855.00
10-10-5221 Website Administration	0.00	2,249.10	(2,249.10)	0.00	27,000.00	0.00%	27,000.00
10-10-5223 Training & Travel	0.00	3,469.73	(3,469.73)	17,709.48	50,000.00	35.42%	32,290.52
10-10-5224 Dues & Subscriptions	9,485.60	2,499.00	6,986.60	29,048.51	30,000.00	96.83%	951.49
10-10-5225 Seminars & Meetings	6,823.35	2,499.00	4,324.35	14,235.11	30,000.00	47.45%	15,764.89
10-10-5227 Legislative Affairs	0.00	166.60	(166.60)	0.00	2,000.00	0.00%	2,000.00
10-10-5228 Tax Appraisal & Collection	0.00	208.25	(208.25)	0.00	2,500.00	0.00%	2,500.00

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10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5301 Office Supplies	145.50	1,249.50	(1,104.00)	915.60	15,000.00	6.10%	14,084.40
10-10-5302 Janitorial Supplies	250.63	249.90	0.73	465.79	3,000.00	15.53%	2,534.21
10-10-5309 Uniforms	0.00	208.25	(208.25)	558.15	2,500.00	22.33%	1,941.85
10-10-5310 Postage	326.34	166.60	159.74	320.58	2,000.00	16.03%	1,679.42
10-10-5311 Building Repairs &	2,545.09	3,748.50	(1,203.41)	16,918.36	45,000.00	37.60%	28,081.64
10-10-5312 Recognition,	0.00	499.80	(499.80)	0.00	6,000.00	0.00%	6,000.00
10-10-5314 Computer & Technology	0.00	4,581.50	(4,581.50)	0.00	55,000.00	0.00%	55,000.00
10-10-5315 Computer Software/License	12.99	7,497.00	(7,484.01)	23,372.47	90,000.00	25.97%	66,627.53
10-10-5317 Equipment & Other Rentals	35.98	833.00	(797.02)	2,090.69	10,000.00	20.91%	7,909.31
10-10-5330 Miscellaneous	0.00	3,610.77	(3,610.77)	0.00	35,000.00	0.00%	35,000.00
10-10-5331 Signs & Postings	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-10-5401 Utilities - Electricity	0.00	4,165.00	(4,165.00)	10,889.83	50,000.00	21.78%	39,110.17
10-10-5403 Utilities - Telephone	0.00	1,832.60	(1,832.60)	5,366.64	22,000.00	24.39%	16,633.36
10-10-5404 Mobile Technology Expense	251.34	208.25	43.09	712.05	2,500.00	28.48%	1,787.95
10-10-5405 Insurance - Liability & Prop	0.00	4,581.50	(4,581.50)	26,917.50	55,000.00	48.94%	28,082.50
10-10-5406 Insurance - Windstorm	0.00	2,082.50	(2,082.50)	0.00	25,000.00	0.00%	25,000.00
10-10-5407 Insurance - Vehicles	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-10-5409 Utilities - Water/Sewer	0.00	416.50	(416.50)	985.23	5,000.00	19.70%	4,014.77
10-10-5412 Utilities - Gas	66.25	124.95	(58.70)	1,242.14	1,500.00	82.81%	257.86
10-10-5630 Furniture & Equipment	0.00	541.67	(541.67)	0.00	6,500.00	0.00%	6,500.00
10-10-5901 Unexpected Expenses	0.00	0.00	0.00	2,357.96	0.00	0.00%	(2,357.96)
Administration Totals	96,732.58	163,965.02	(67,232.44)	573,839.23	1,971,700.00	29.10%	1,397,860.77

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10 - General Fund Finance	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-15-5101 Salaries - Full Time	12,639.10	23,324.00	(10,684.90)	59,683.74	280,000.00	21.32%	220,316.26
10-15-5104 Salaries - Overtime	0.00	0.00	0.00	417.56	8,000.00	5.22%	7,582.44
10-15-5106 Social Security/Medicare	950.20	1,832.60	(882.40)	4,840.50	22,000.00	22.00%	17,159.50
10-15-5107 TMRS	1,395.38	3,332.00	(1,936.62)	7,080.98	40,000.00	17.70%	32,919.02
10-15-5108 Health & Life Insurance	2,228.30	4,165.00	(1,936.70)	10,395.73	50,000.00	20.79%	39,604.27
10-15-5109 Worker's Comp	0.00	249.90	(249.90)	172.90	3,000.00	5.76%	2,827.10
10-15-5110 Texas Workforce Commission	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-15-5114 Benefits Admin Fees	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-15-5115 Longevity Pay	0.00	0.00	0.00	120.00	0.00	0.00%	(120.00)
10-15-5117 Certificate/Education Pay	46.16	249.90	(203.74)	240.03	3,000.00	8.00%	2,759.97
10-15-5206 Professional Services	0.00	0.00	0.00	0.00	75,000.00	0.00%	75,000.00
10-15-5223 Training & Travel	0.00	1,249.50	(1,249.50)	2,207.16	15,000.00	14.71%	12,792.84
10-15-5224 Dues & Subscriptions	75.00	41.65	33.35	75.00	500.00	15.00%	425.00
10-15-5301 Office Supplies	248.59	416.50	(167.91)	447.62	5,000.00	8.95%	4,552.38
10-15-5309 Uniforms	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-15-5310 Postage	0.00	41.65	(41.65)	237.09	500.00	47.42%	262.91
10-15-5314 Computer & Technology	0.00	833.00	(833.00)	0.00	10,000.00	0.00%	10,000.00
10-15-5315 Computer Software/License	0.00	1,249.50	(1,249.50)	7,154.13	15,000.00	47.69%	7,845.87
10-15-5317 Equipment & Other Rentals	0.00	124.95	(124.95)	207.65	1,500.00	13.84%	1,292.35
Finance Totals	17,582.73	37,276.75	(19,694.02)	93,280.09	530,500.00	17.58%	437,219.91

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10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-20-5101 Salaries - Full Time	124,455.35	119,952.00	4,503.35	586,437.36	1,440,000.00	40.72%	853,562.64
10-20-5104 Salaries - Overtime	2,061.52	6,664.00	(4,602.48)	33,670.60	80,000.00	42.09%	46,329.40
10-20-5106 Social Security/Medicare	9,570.59	9,996.00	(425.41)	50,305.02	120,000.00	41.92%	69,694.98
10-20-5107 TMRS	13,940.13	14,994.00	(1,053.87)	75,012.58	180,000.00	41.67%	104,987.42
10-20-5108 Health & Life Insurance	24,547.14	24,990.00	(442.86)	102,505.41	300,000.00	34.17%	197,494.59
10-20-5109 Worker's Comp	0.00	6,997.20	(6,997.20)	27,630.32	84,000.00	32.89%	56,369.68
10-20-5110 Texas Workforce Commission	0.00	499.80	(499.80)	99.50	6,000.00	1.66%	5,900.50
10-20-5114 Benefits Admin Fees	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-20-5115 Longevity Pay	0.00	166.60	(166.60)	1,680.00	2,000.00	84.00%	320.00
10-20-5117 Certificate Pay	2,328.82	3,748.50	(1,419.68)	11,636.95	45,000.00	25.86%	33,363.05
10-20-5206 Professional Services	0.00	833.00	(833.00)	97.12	10,000.00	0.97%	9,902.88
10-20-5223 Training & Travel	0.00	0.00	0.00	165.00	0.00	0.00%	(165.00)
10-20-5224 Dues & Subscriptions	0.00	83.30	(83.30)	245.00	1,000.00	24.50%	755.00
10-20-5231 Recruiting & Hiring Expense	0.00	249.90	(249.90)	715.00	3,000.00	23.83%	2,285.00
10-20-5301 Office Supplies	0.00	250.00	(250.00)	2,695.32	3,000.00	89.84%	304.68
10-20-5309 Uniforms	40.49	666.40	(625.91)	2,628.18	8,000.00	32.85%	5,371.82
10-20-5310 Postage	0.00	16.66	(16.66)	86.41	200.00	43.21%	113.59
10-20-5313 Fuel Expense	0.00	4,165.00	(4,165.00)	15,446.75	50,000.00	30.89%	34,553.25
10-20-5314 Computer & Technology	210.00	4,166.67	(3,956.67)	19,244.65	50,000.00	38.49%	30,755.35
10-20-5315 Computer Software/License	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
10-20-5317 Equipment & Other Rentals	315.84	2,082.50	(1,766.66)	21,687.28	25,000.00	86.75%	3,312.72
10-20-5319 Vehicle Repairs & Maintenance	3,723.07	2,082.50	1,640.57	11,228.42	25,000.00	44.91%	13,771.58
10-20-5328 Small Tools & Minor	(31,670.74)	3,332.00	(35,002.74)	32,773.49	40,000.00	81.93%	7,226.51
10-20-5330 Miscellaneous	211.24	83.30	127.94	1,095.39	1,000.00	109.54%	(95.39)
10-20-5404 Mobile Technology Expense	569.92	666.40	(96.48)	2,279.56	8,000.00	28.49%	5,720.44
10-20-5405 Insurance - Liability & Prop	0.00	999.60	(999.60)	5,391.50	12,000.00	44.93%	6,608.50

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10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-20-5407 Insurance - Vehicles	0.00	1,249.50	(1,249.50)	10,955.00	15,000.00	73.03%	4,045.00
10-20-5410 Vehicle Replacement Fund	0.00	8,330.00	(8,330.00)	0.00	100,000.00	0.00%	100,000.00
Police Totals	<u>150,303.37</u>	<u>217,348.15</u>	<u>(67,044.78)</u>	<u>1,015,711.81</u>	<u>2,609,200.00</u>	<u>38.93%</u>	<u>1,593,488.19</u>

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10 - General Fund Animal Control	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-21-5101 Salaries - Full Time	3,866.75	7,497.00	(3,630.25)	23,926.89	90,000.00	26.59%	66,073.11
10-21-5104 Salaries - Overtime	0.00	416.50	(416.50)	395.46	5,000.00	7.91%	4,604.54
10-21-5106 Social Security/Medicare	295.81	833.00	(537.19)	2,012.67	10,000.00	20.13%	7,987.33
10-21-5107 TMRS	425.34	1,944.11	(1,518.77)	2,894.05	20,000.00	14.47%	17,105.95
10-21-5108 Health & Life Insurance	156.68	833.00	(676.32)	1,149.35	10,000.00	11.49%	8,850.65
10-21-5109 Worker's Comp	0.00	499.80	(499.80)	1,879.69	6,000.00	31.33%	4,120.31
10-21-5110 Texas Workforce Commission	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-21-5114 Benefits Admin Fees	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
10-21-5115 Longevity Pay	0.00	0.00	0.00	60.00	0.00	0.00%	(60.00)
10-21-5223 Training & Travel	0.00	208.25	(208.25)	0.00	2,500.00	0.00%	2,500.00
10-21-5224 Dues & Subscriptions	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-21-5229 Contractual Services	0.00	833.00	(833.00)	3,920.00	10,000.00	39.20%	6,080.00
10-21-5301 Office Supplies	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-21-5309 Uniforms	0.00	208.25	(208.25)	0.00	2,500.00	0.00%	2,500.00
10-21-5310 Postage	0.00	16.67	(16.67)	53.89	200.00	26.95%	146.11
10-21-5313 Fuel Expense	0.00	333.20	(333.20)	603.93	4,000.00	15.10%	3,396.07
10-21-5319 Vehicle Repairs & Maintenance	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-21-5328 Small Tools & Minor	0.00	166.60	(166.60)	909.96	2,000.00	45.50%	1,090.04
10-21-5404 Mobile Technology Expense	41.89	1,082.90	(1,041.01)	3,090.74	13,000.00	23.77%	9,909.26
10-21-5407 Insurance - Vehicles	0.00	83.30	(83.30)	375.00	1,000.00	37.50%	625.00
10-21-5410 Vehicle Replacement Fund	0.00	1,666.00	(1,666.00)	0.00	20,000.00	0.00%	20,000.00
Animal Control Totals	4,786.47	16,879.84	(12,093.37)	41,271.63	199,300.00	20.71%	158,028.37

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10 - General Fund Emergency Management	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-22-5206 Professional Services	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
10-22-5214 Advertising/Printing Expense	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-22-5223 Training & Travel	0.00	249.90	(249.90)	0.00	3,000.00	0.00%	3,000.00
10-22-5224 Dues & Subscriptions	0.00	0.00	0.00	150.00	500.00	30.00%	350.00
10-22-5229 Contractual Services	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
10-22-5301 Office Supplies	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
10-22-5315 Computer Software/License	0.00	833.00	(833.00)	5,552.62	10,000.00	55.53%	4,447.38
10-22-5352 Emergency Preparedness	0.00	0.00	0.00	0.00	50,000.00	0.00%	50,000.00
Emergency Management Totals	0.00	2,541.22	(2,541.22)	5,702.62	81,000.00	7.04%	75,297.38

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10 - General Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-25-5101 Salaries - Full Time	12,144.40	14,161.00	(2,016.60)	53,571.77	170,000.00	31.51%	116,428.23
10-25-5104 Salaries - Overtime	0.00	416.50	(416.50)	182.27	5,000.00	3.65%	4,817.73
10-25-5106 Social Security/Medicare	926.52	1,666.00	(739.48)	4,310.15	20,000.00	21.55%	15,689.85
10-25-5107 TMRS	1,355.18	1,666.00	(310.82)	6,306.08	20,000.00	31.53%	13,693.92
10-25-5108 Health & Life Insurance	1,178.32	3,332.00	(2,153.68)	6,047.87	40,000.00	15.12%	33,952.13
10-25-5109 Worker's Comp	0.00	249.90	(249.90)	86.45	3,000.00	2.88%	2,913.55
10-25-5110 Texas Workforce Commission	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-25-5114 Benefits Admin Fees	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-25-5115 Longevity Pay	0.00	41.65	(41.65)	540.00	500.00	108.00%	(40.00)
10-25-5117 Certificate Pay	175.38	249.90	(74.52)	911.98	3,000.00	30.40%	2,088.02
10-25-5203 Attorney/Prosecutor Fees	4,125.00	4,165.00	(40.00)	14,837.50	50,000.00	29.68%	35,162.50
10-25-5209 Judge Fees	1,856.25	4,165.00	(2,308.75)	10,925.00	50,000.00	21.85%	39,075.00
10-25-5220 Interpreter Services	29.37	124.95	(95.58)	114.94	1,500.00	7.66%	1,385.06
10-25-5223 Training & Travel	0.00	208.25	(208.25)	1,372.63	2,500.00	54.91%	1,127.37
10-25-5301 Office Supplies	0.00	249.90	(249.90)	516.59	3,000.00	17.22%	2,483.41
10-25-5308 Jury Trial Expense	0.00	166.60	(166.60)	55.50	2,000.00	2.78%	1,944.50
10-25-5309 Uniforms	0.00	83.30	(83.30)	213.78	1,000.00	21.38%	786.22
10-25-5310 Postage	0.00	166.60	(166.60)	582.84	2,000.00	29.14%	1,417.16
10-25-5314 Computer & Technology	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
10-25-5317 Equipment & Other Rentals	0.00	83.30	(83.30)	290.87	1,000.00	29.09%	709.13
Municipal Court Totals	21,790.42	32,154.13	(10,363.71)	100,866.22	386,000.00	26.13%	285,133.78

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10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-30-5101 Salaries - Full Time	15,889.21	21,658.00	(5,768.79)	68,608.95	260,000.00	26.39%	191,391.05
10-30-5104 Salaries - Overtime	0.00	833.00	(833.00)	7,078.91	10,000.00	70.79%	2,921.09
10-30-5106 Social Security/Medicare	1,196.46	2,499.00	(1,302.54)	5,977.64	30,000.00	19.93%	24,022.36
10-30-5107 TMRS	1,752.88	3,332.00	(1,579.12)	8,750.28	40,000.00	21.88%	31,249.72
10-30-5108 Health & Life Insurance	3,269.28	5,831.00	(2,561.72)	15,779.78	70,000.00	22.54%	54,220.22
10-30-5109 Worker's Comp	0.00	1,749.30	(1,749.30)	5,095.45	21,000.00	24.26%	15,904.55
10-30-5110 Texas Workforce Commission	0.00	166.60	(166.60)	0.00	2,000.00	0.00%	2,000.00
10-30-5115 Longevity Pay	0.00	41.65	(41.65)	360.00	500.00	72.00%	140.00
10-30-5117 Certificate Pay	46.14	0.00	46.14	239.93	500.00	47.99%	260.07
10-30-5217 Professional Cleaning Services	660.00	999.60	(339.60)	2,970.00	12,000.00	24.75%	9,030.00
10-30-5219 Roads, Bridges & Drainage	2,479.10	24,990.00	(22,510.90)	3,535.10	300,000.00	1.18%	296,464.90
10-30-5223 Training & Travel	0.00	166.67	(166.67)	81.19	2,000.00	4.06%	1,918.81
10-30-5229 Contractual Services	0.00	3,750.00	(3,750.00)	0.00	45,000.00	0.00%	45,000.00
10-30-5301 Office Supplies	0.00	249.90	(249.90)	95.50	3,000.00	3.18%	2,904.50
10-30-5309 Uniforms	0.00	416.50	(416.50)	36.00	5,000.00	0.72%	4,964.00
10-30-5311 Building Repairs &	212.55	833.00	(620.45)	845.94	10,000.00	8.46%	9,154.06
10-30-5313 Fuel Expense	0.00	1,249.50	(1,249.50)	1,620.57	15,000.00	10.80%	13,379.43
10-30-5317 Equipment & Other Rentals	22.16	416.50	(394.34)	91.06	5,000.00	1.82%	4,908.94
10-30-5319 Vehicle Repairs & Maintenance	164.56	416.50	(251.94)	5,435.87	5,000.00	108.72%	(435.87)
10-30-5321 Public Works Maintenance	5,200.00	2,083.33	3,116.67	13,215.00	25,000.00	52.86%	11,785.00
10-30-5328 Small Tools & Minor	0.00	499.80	(499.80)	4,587.71	6,000.00	76.46%	1,412.29
10-30-5331 Signs & Postings	1,301.70	1,666.00	(364.30)	1,301.70	20,000.00	6.51%	18,698.30
10-30-5401 Utilities - Electricity	0.00	416.50	(416.50)	0.00	5,000.00	0.00%	5,000.00
10-30-5404 Mobile Technology Expense	0.00	83.30	(83.30)	251.30	1,000.00	25.13%	748.70
10-30-5407 Insurance - Vehicles	0.00	166.60	(166.60)	891.00	2,000.00	44.55%	1,109.00
10-30-5410 Vehicle Replacement Fund	0.00	2,499.00	(2,499.00)	0.00	30,000.00	0.00%	30,000.00

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Item 13.

10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Public Works Totals	32,194.04	77,013.25	(44,819.21)	146,848.88	925,000.00	15.88%	778,151.12

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Item 13.

10 - General Fund Parks & Recreation	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-32-5217 Professional Cleaning Services	440.00	416.67	23.33	2,530.00	5,000.00	50.60%	2,470.00
10-32-5229 Contractual Services	0.00	10,412.50	(10,412.50)	47,440.13	125,000.00	37.95%	77,559.87
10-32-5301 Office Supplies	0.00	166.60	(166.60)	62.37	2,000.00	3.12%	1,937.63
10-32-5309 Uniforms	911.27	124.95	786.32	911.27	1,500.00	60.75%	588.73
10-32-5317 Equipment & Other Rentals	159.30	166.60	(7.30)	159.30	2,000.00	7.97%	1,840.70
10-32-5323 Park Improvements	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
10-32-5324 Park Maintenance	1,925.00	6,955.55	(5,030.55)	12,525.00	83,500.00	15.00%	70,975.00
10-32-5331 Signs & Postings	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
Parks & Recreation Totals	3,435.57	19,159.53	(15,723.96)	63,628.07	230,000.00	27.66%	166,371.93

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10 - General Fund Community Development	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-35-5101 Salaries - Full Time	9,468.35	14,994.00	(5,525.65)	33,613.31	180,000.00	18.67%	146,386.69
10-35-5104 Salaries - Overtime	0.00	916.30	(916.30)	98.70	11,000.00	0.90%	10,901.30
10-35-5106 Social Security/Medicare	716.80	1,666.00	(949.20)	2,670.79	20,000.00	13.35%	17,329.21
10-35-5107 TMRS	1,041.52	2,499.00	(1,457.48)	3,890.44	30,000.00	12.97%	26,109.56
10-35-5108 Health & Life Insurance	1,289.02	1,666.00	(376.98)	5,704.30	20,000.00	28.52%	14,295.70
10-35-5109 Worker's Comp	(1,077.00)	249.90	(1,326.90)	(1,723.10)	3,000.00	(57.44%)	4,723.10
10-35-5110 Texas Workforce Commission	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-35-5114 Benefits Admin Fees	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-35-5115 Longevity Pay	0.00	41.65	(41.65)	420.00	500.00	84.00%	80.00
10-35-5206 Professional Services	0.00	2,082.50	(2,082.50)	120.00	25,000.00	0.48%	24,880.00
10-35-5208 Engineering Services	11,594.10	6,250.00	5,344.10	27,767.70	75,000.00	37.02%	47,232.30
10-35-5223 Training & Travel	0.00	166.60	(166.60)	240.00	2,000.00	12.00%	1,760.00
10-35-5232 Early Plat - Admin Fee	0.00	20,825.00	(20,825.00)	34,358.25	250,000.00	13.74%	215,641.75
10-35-5233 Eng Svc: Permits/Inspections	8,014.25	29,155.00	(21,140.75)	307,143.90	350,000.00	87.76%	42,856.10
10-35-5234 Eng Svc: Plan Review	0.00	12,495.00	(12,495.00)	0.00	150,000.00	0.00%	150,000.00
10-35-5235 Eng Svc: Platting	28,855.98	12,495.00	16,360.98	143,417.97	150,000.00	95.61%	6,582.03
10-35-5301 Office Supplies	123.99	166.60	(42.61)	278.58	2,000.00	13.93%	1,721.42
10-35-5309 Uniforms	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-35-5315 Computer Software/License	0.00	2,499.00	(2,499.00)	14,850.00	30,000.00	49.50%	15,150.00
10-35-5317 Equipment & Other Rentals	0.00	83.30	(83.30)	199.73	1,000.00	19.97%	800.27
10-35-5411 TIF Fund/ Payable	0.00	335,185.77	(335,185.77)	0.00	4,015,380.86	0.00%	4,015,380.86
Community Development Totals	60,027.01	443,644.87	(383,617.86)	573,050.57	5,317,380.86	10.78%	4,744,330.29

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10 - General Fund Fire Marshal/Building Official	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-36-5101 Salaries - Full Time	9,615.40	9,163.00	452.40	44,830.60	110,000.00	40.76%	65,169.40
10-36-5106 Social Security/Medicare	719.09	833.00	(113.91)	3,566.32	10,000.00	35.66%	6,433.68
10-36-5107 TMRS	1,057.69	1,666.00	(608.31)	5,230.59	20,000.00	26.15%	14,769.41
10-36-5108 Health & Life Insurance	1,133.99	1,666.00	(532.01)	5,315.17	20,000.00	26.58%	14,684.83
10-36-5109 Worker's Comp	6,245.00	583.10	5,661.90	507.74	7,000.00	7.25%	6,492.26
10-36-5110 Texas Workforce Commission	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-36-5114 Benefits Admin Fees	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
10-36-5115 Longevity Pay	0.00	16.66	(16.66)	240.00	200.00	120.00%	(40.00)
10-36-5207 Building Inspector	30,650.00	33,320.00	(2,670.00)	128,472.50	400,000.00	32.12%	271,527.50
10-36-5223 Training & Travel	0.00	416.50	(416.50)	960.06	5,000.00	19.20%	4,039.94
10-36-5224 Dues & Subscriptions	0.00	208.25	(208.25)	234.31	2,500.00	9.37%	2,265.69
10-36-5301 Office Supplies	160.50	83.30	77.20	224.48	1,000.00	22.45%	775.52
10-36-5303 Public Education & Training	0.00	249.90	(249.90)	228.44	3,000.00	7.61%	2,771.56
10-36-5307 Investigation Supplies	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
10-36-5309 Uniforms	0.00	166.60	(166.60)	577.34	2,000.00	28.87%	1,422.66
10-36-5310 Postage	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
10-36-5313 Fuel Expense	10.00	291.55	(281.55)	781.56	3,500.00	22.33%	2,718.44
10-36-5319 Vehicle Repairs & Maintenance	558.25	291.55	266.70	1,198.70	3,500.00	34.25%	2,301.30
10-36-5328 Small Tools & Minor	209.95	249.90	(39.95)	1,119.91	3,000.00	37.33%	1,880.09
10-36-5330 Miscellaneous	100.00	0.00	100.00	100.00	0.00	0.00%	(100.00)
10-36-5404 Mobile Technology Expense	113.78	333.20	(219.42)	455.08	4,000.00	11.38%	3,544.92
10-36-5407 Insurance - Vehicles	0.00	83.30	(83.30)	985.50	1,000.00	98.55%	14.50
10-36-5410 Vehicle Replacement Fund	0.00	833.00	(833.00)	0.00	10,000.00	0.00%	10,000.00
Fire Marshal/Building Official Totals	50,573.65	50,596.42	(22.77)	195,028.30	607,400.00	32.11%	412,371.70

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Item 13.

10 - General Fund Capital and Planning Projects	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-90-5610 Land Purchase and	0.00	20,833.33	(20,833.33)	36,720.00	250,000.00	14.69%	213,280.00
10-90-5660 Contingency/Reserves	0.00	39,303.61	(39,303.61)	0.00	461,131.69	0.00%	461,131.69
Capital and Planning Projects Totals	0.00	60,136.94	(60,136.94)	36,720.00	711,131.69	5.16%	674,411.69
Expense Totals	437,425.84	1,120,716.12	(683,290.28)	2,845,947.42	13,568,612.55	20.97%	10,722,665.13

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Item 13.

20 - Crime Control and Prevention District Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales Tax	44,729.93	29,155.00	15,574.93	112,869.77	350,000.00	32.25%	237,130.23
Miscellaneous	1,345.67	2,082.50	(736.83)	7,575.42	25,000.00	30.30%	17,424.58
Revenue Totals	<u>46,075.60</u>	<u>31,237.50</u>	<u>14,838.10</u>	<u>120,445.19</u>	<u>375,000.00</u>	<u>32.12%</u>	<u>254,554.81</u>
Expense Summary							
Personnel Services	5,560.53	6,830.60	(1,270.07)	30,969.89	83,500.00	37.09%	52,530.11
Professional/Contract Services	3,576.69	4,123.35	(546.66)	12,982.82	49,500.00	26.23%	36,517.18
Materials & Supplies	145.10	22,032.88	(21,887.78)	94,604.38	264,500.00	35.77%	169,895.62
Capital Outlay	13,775.28	12,495.00	1,280.28	70,198.14	150,000.00	46.80%	79,801.86
Expense Totals	<u>23,057.60</u>	<u>45,481.83</u>	<u>(22,424.23)</u>	<u>208,755.23</u>	<u>547,500.00</u>	<u>38.13%</u>	<u>338,744.77</u>

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Item 13.

20 - Crime Control and Prevention District Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Sales Tax							
20-4112 CCPD - Sales Tax	44,729.93	29,155.00	15,574.93	112,869.77	350,000.00	32.25%	237,130.23
Sales Tax Totals	44,729.93	29,155.00	15,574.93	112,869.77	350,000.00	32.25%	237,130.23
Miscellaneous							
20-4910 Interest Income	1,345.67	2,082.50	(736.83)	7,575.42	25,000.00	30.30%	17,424.58
Miscellaneous Totals	1,345.67	2,082.50	(736.83)	7,575.42	25,000.00	30.30%	17,424.58
Revenue Totals	46,075.60	31,237.50	14,838.10	120,445.19	375,000.00	32.12%	254,554.81

20 - Crime Control and Prevention Distr Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	13,775.28	12,495.00	1,280.28	70,198.14	150,000.00	46.80%	79,801.86
Materials & Supplies	145.10	22,032.88	(21,887.78)	94,604.38	264,500.00	35.77%	169,895.62
Personnel Services	5,560.53	6,830.60	(1,270.07)	30,969.89	83,500.00	37.09%	52,530.11
Professional/Contract Services	3,576.69	4,123.35	(546.66)	12,982.82	49,500.00	26.23%	36,517.18
Police Totals	23,057.60	45,481.83	(22,424.23)	208,755.23	547,500.00	38.13%	338,744.77
Expense Total	23,057.60	45,481.83	(22,424.23)	208,755.23	547,500.00	38.13%	338,744.77

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20 - Crime Control and Prevention Dist Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
20-20-5101 Salaries - Full Time	4,433.23	4,165.00	268.23	23,012.50	50,000.00	46.03%	26,987.50
20-20-5104 Salaries - Overtime	0.00	0.00	0.00	359.96	0.00	0.00%	(359.96)
20-20-5106 Social Security/Medicare	349.75	833.00	(483.25)	2,491.22	10,000.00	24.91%	7,508.78
20-20-5107 TMRS	502.88	833.00	(330.12)	2,909.32	10,000.00	29.09%	7,090.68
20-20-5108 Health & Life Insurance	136.21	833.00	(696.79)	1,157.54	10,000.00	11.58%	8,842.46
20-20-5109 Worker's Comp	0.00	83.30	(83.30)	259.36	1,000.00	25.94%	740.64
20-20-5110 Texas Workforce Commission	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
20-20-5115 Longevity Pay	0.00	0.00	0.00	60.00	0.00	0.00%	(60.00)
20-20-5117 Certificate Pay	138.46	0.00	138.46	719.99	1,500.00	48.00%	780.01
20-20-5206 Professional Services	0.00	1,249.50	(1,249.50)	5,740.00	15,000.00	38.27%	9,260.00
20-20-5222 Investigations	0.00	249.90	(249.90)	200.00	3,000.00	6.67%	2,800.00
20-20-5223 Training & Travel	3,576.69	2,082.50	1,494.19	7,042.82	25,000.00	28.17%	17,957.18
20-20-5230 Radio Service	0.00	541.45	(541.45)	0.00	6,500.00	0.00%	6,500.00
20-20-5301 Office Supplies	0.00	416.50	(416.50)	0.00	5,000.00	0.00%	5,000.00
20-20-5303 Public Education & Training	0.00	1,666.00	(1,666.00)	2,646.45	20,000.00	13.23%	17,353.55
20-20-5307 Investigation Supplies	0.00	249.90	(249.90)	1,268.98	3,000.00	42.30%	1,731.02
20-20-5309 Uniforms	0.00	833.00	(833.00)	(917.15)	10,000.00	(9.17%)	10,917.15
20-20-5314 Computer & Technology	0.00	833.00	(833.00)	4,870.82	10,000.00	48.71%	5,129.18
20-20-5315 Computer Software/License	121.28	6,664.00	(6,542.72)	35,003.46	80,000.00	43.75%	44,996.54
20-20-5316 Equipment Repair/Parts	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
20-20-5317 Equipment & Other Rentals	0.00	9,163.00	(9,163.00)	51,708.00	110,000.00	47.01%	58,292.00
20-20-5328 Small Tools & Minor	0.00	2,082.50	(2,082.50)	0.00	25,000.00	0.00%	25,000.00
20-20-5330 Miscellaneous	23.82	83.33	(59.51)	23.82	1,000.00	2.38%	976.18
20-20-5650 Vehicles & Machinery	13,775.28	12,495.00	1,280.28	70,198.14	150,000.00	46.80%	79,801.86
Police Totals	23,057.60	45,481.83	(22,424.23)	208,755.23	547,500.00	38.13%	338,744.77
Expense Totals	23,057.60	45,481.83	(22,424.23)	208,755.23	547,500.00	38.13%	338,744.77

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Item 13.

30 - Capital Improvements Plan Fund (Debt Service)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Property Tax	0.00	0.00	0.00	1,117,255.94	1,650,177.00	67.71%	532,921.06
Revenue Totals	0.00	0.00	0.00	1,117,255.94	1,650,177.00	67.71%	532,921.06
Expense Summary							
Debt Service	0.00	280,953.86	(280,953.86)	314,874.00	2,956,736.86	10.65%	2,641,862.86
Expense Totals	0.00	280,953.86	(280,953.86)	314,874.00	2,956,736.86	10.65%	2,641,862.86

30 - Capital Improvements Plan Fund (Administration)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Property Tax	0.00	0.00	0.00	1,117,255.94	1,650,177.00	67.71%	532,921.06
Administration Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,117,255.94</u>	<u>1,650,177.00</u>	<u>67.71%</u>	<u>532,921.06</u>
Revenue Total	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,117,255.94</u>	<u>1,650,177.00</u>	<u>67.71%</u>	<u>532,921.06</u>

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30 - Capital Improvements Plan Fund (Administration)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
30-10-4120 Property Tax	0.00	0.00	0.00	1,117,255.94	1,650,177.00	67.71%	532,921.06
Administration Totals	0.00	0.00	0.00	1,117,255.94	1,650,177.00	67.71%	532,921.06
Revenue Totals	0.00	0.00	0.00	1,117,255.94	1,650,177.00	67.71%	532,921.06

30 - Capital Improvements Plan Fund (Administration)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Debt Service	0.00	280,953.86	(280,953.86)	314,874.00	2,956,736.86	10.65%	2,641,862.86
Administration Totals	0.00	280,953.86	(280,953.86)	314,874.00	2,956,736.86	10.65%	2,641,862.86
Expense Total	0.00	280,953.86	(280,953.86)	314,874.00	2,956,736.86	10.65%	2,641,862.86

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30 - Capital Improvements Plan Fund (Administration)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
30-10-5501 Debt Principal	0.00	33,320.00	(33,320.00)	0.00	400,000.00	0.00%	400,000.00
30-10-5504 Paying Agent Fee	0.00	0.00	0.00	0.00	1,000.00	0.00%	1,000.00
30-10-5513 Interest on Debt	0.00	138,797.40	(138,797.40)	314,874.00	1,249,176.67	25.21%	934,302.67
30-10-5520 MUD 55 Debt Adjustment	0.00	108,836.46	(108,836.46)	0.00	1,306,560.19	0.00%	1,306,560.19
Administration Totals	<u>0.00</u>	<u>280,953.86</u>	<u>(280,953.86)</u>	<u>314,874.00</u>	<u>2,956,736.86</u>	<u>10.65%</u>	<u>2,641,862.86</u>
Expense Totals	<u>0.00</u>	<u>280,953.86</u>	<u>(280,953.86)</u>	<u>314,874.00</u>	<u>2,956,736.86</u>	<u>10.65%</u>	<u>2,641,862.86</u>

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35 - Capital Improvements Plan Fund (Local)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Miscellaneous	0.00	25,000.00	(25,000.00)	0.00	300,000.00	0.00%	300,000.00
Grant Income	0.00	0.00	0.00	0.00	18,000.00	0.00%	18,000.00
Revenue Totals	<u>0.00</u>	<u>25,000.00</u>	<u>(25,000.00)</u>	<u>0.00</u>	<u>318,000.00</u>	<u>0.00%</u>	<u>318,000.00</u>
Expense Summary							
Professional/Contract Services	0.00	3,333.33	(3,333.33)	0.00	30,000.00	0.00%	30,000.00
Expense Totals	<u>0.00</u>	<u>3,333.33</u>	<u>(3,333.33)</u>	<u>0.00</u>	<u>30,000.00</u>	<u>0.00%</u>	<u>30,000.00</u>

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35 - Capital Improvements Plan Fund (Local)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous							
35-4802 TWDB	0.00	25,000.00	(25,000.00)	0.00	300,000.00	0.00%	300,000.00
Miscellaneous Totals	0.00	25,000.00	(25,000.00)	0.00	300,000.00	0.00%	300,000.00
Grant Income							
35-4803 GLO Grant Funds	0.00	0.00	0.00	0.00	18,000.00	0.00%	18,000.00
Grant Income Totals	0.00	0.00	0.00	0.00	18,000.00	0.00%	18,000.00
Revenue Totals	0.00	25,000.00	(25,000.00)	0.00	318,000.00	0.00%	318,000.00

35 - Capital Improvements Plan Fund (Administration)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Professional/Contract Services	0.00	3,333.33	(3,333.33)	0.00	30,000.00	0.00%	30,000.00
Administration Totals	0.00	3,333.33	(3,333.33)	0.00	30,000.00	0.00%	30,000.00
Expense Total	0.00	3,333.33	(3,333.33)	0.00	30,000.00	0.00%	30,000.00

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35 - Capital Improvements Plan Fund (Administration)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
35-10-5206 Professional Services	0.00	3,333.33	(3,333.33)	0.00	30,000.00	0.00%	30,000.00
Administration Totals	0.00	3,333.33	(3,333.33)	0.00	30,000.00	0.00%	30,000.00
Expense Totals	0.00	3,333.33	(3,333.33)	0.00	30,000.00	0.00%	30,000.00

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37 - Parkland Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
License & Permits	50,774.00	21,250.00	29,524.00	165,474.00	255,000.00	64.89%	89,526.00
Revenue Totals	<u>50,774.00</u>	<u>21,250.00</u>	<u>29,524.00</u>	<u>165,474.00</u>	<u>255,000.00</u>	<u>64.89%</u>	<u>89,526.00</u>

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37 - Parkland Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
License & Permits							
37-4807 Neighborhood Parkland Revenue	2,600.00	0.00	2,600.00	2,600.00	0.00	0.00%	(2,600.00)
37-4808 Regional Parkland Revenue	48,174.00	21,250.00	26,924.00	162,874.00	255,000.00	63.87%	92,126.00
License & Permits Totals	<u>50,774.00</u>	<u>21,250.00</u>	<u>29,524.00</u>	<u>165,474.00</u>	<u>255,000.00</u>	<u>64.89%</u>	<u>89,526.00</u>
Revenue Totals	<u><u>50,774.00</u></u>	<u><u>21,250.00</u></u>	<u><u>29,524.00</u></u>	<u><u>165,474.00</u></u>	<u><u>255,000.00</u></u>	<u><u>64.89%</u></u>	<u><u>89,526.00</u></u>

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Item 13.

40 - Court Technology Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	70.37	833.33	(762.96)	676.36	10,000.00	6.76%	9,323.64
Revenue Totals	<u>70.37</u>	<u>833.33</u>	<u>(762.96)</u>	<u>676.36</u>	<u>10,000.00</u>	<u>6.76%</u>	<u>9,323.64</u>
Expense Summary							
Materials & Supplies	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Expense Totals	<u>0.00</u>	<u>416.67</u>	<u>(416.67)</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00%</u>	<u>5,000.00</u>

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Item 13.

40 - Court Technology Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Fines & Forfeitures							
40-4707 Court Technology Fee	70.37	833.33	(762.96)	676.36	10,000.00	6.76%	9,323.64
Fines & Forfeitures Totals	70.37	833.33	(762.96)	676.36	10,000.00	6.76%	9,323.64
Revenue Totals	70.37	833.33	(762.96)	676.36	10,000.00	6.76%	9,323.64

40 - Court Technology Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Municipal Court Totals	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Expense Total	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00

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40 - Court Technology Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
40-25-5332 Court Technology	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Municipal Court Totals	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Expense Totals	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00

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Item 13.

41 - Court Security Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	84.29	1,000.00	(915.71)	817.16	12,000.00	6.81%	11,182.84
Revenue Totals	<u>84.29</u>	<u>1,000.00</u>	<u>(915.71)</u>	<u>817.16</u>	<u>12,000.00</u>	<u>6.81%</u>	<u>11,182.84</u>
Expense Summary							
Materials & Supplies	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Expense Totals	<u>0.00</u>	<u>416.67</u>	<u>(416.67)</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00%</u>	<u>5,000.00</u>

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Item 13.

41 - Court Security Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Fines & Forfeitures							
41-4708 Court Security Fee	84.29	1,000.00	(915.71)	817.16	12,000.00	6.81%	11,182.84
Fines & Forfeitures Totals	84.29	1,000.00	(915.71)	817.16	12,000.00	6.81%	11,182.84
Revenue Totals	84.29	1,000.00	(915.71)	817.16	12,000.00	6.81%	11,182.84

41 - Court Security Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Municipal Court Totals	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Expense Total	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00

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41 - Court Security Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
41-25-5333 Court Security	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Municipal Court Totals	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Expense Totals	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00

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50 - Vehicle Replacement Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Miscellaneous	1,027.04	0.00	1,027.04	5,781.71	13,000.00	44.47%	7,218.29
Transfers	0.00	0.00	0.00	0.00	255,000.00	0.00%	255,000.00
Revenue Totals	<u>1,027.04</u>	<u>0.00</u>	<u>1,027.04</u>	<u>5,781.71</u>	<u>268,000.00</u>	<u>2.16%</u>	<u>262,218.29</u>
Expense Summary							
Capital Outlay	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00
Expense Totals	<u>0.00</u>	<u>8,333.33</u>	<u>(8,333.33)</u>	<u>0.00</u>	<u>100,000.00</u>	<u>0.00%</u>	<u>100,000.00</u>

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50 - Vehicle Replacement Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous							
50-4910 Interest Income	1,027.04	0.00	1,027.04	5,781.71	13,000.00	44.47%	7,218.29
Miscellaneous Totals	1,027.04	0.00	1,027.04	5,781.71	13,000.00	44.47%	7,218.29
Transfers							
50-8000 Transfer In	0.00	0.00	0.00	0.00	255,000.00	0.00%	255,000.00
Transfers Totals	0.00	0.00	0.00	0.00	255,000.00	0.00%	255,000.00
Revenue Totals	1,027.04	0.00	1,027.04	5,781.71	268,000.00	2.16%	262,218.29

50 - Vehicle Replacement Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00
Administration Totals	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00
Expense Total	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00

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Item 13.

50 - Vehicle Replacement Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
50-10-5650 Vehicles & Machinery	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00
Administration Totals	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00
Expense Totals	0.00	8,333.33	(8,333.33)	0.00	100,000.00	0.00%	100,000.00

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60 - Utility Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
License & Permits	159,492.00	149,940.00	9,552.00	592,206.00	2,425,000.00	24.42%	1,832,794.00
Business & Franchise	606,232.61	187,425.00	418,807.61	1,344,805.12	5,436,200.00	24.74%	4,091,394.88
Miscellaneous	692.45	0.00	692.45	4,964.99	100,000.00	4.96%	95,035.01
Revenue Totals	<u>766,417.06</u>	<u>337,365.00</u>	<u>429,052.06</u>	<u>1,941,976.11</u>	<u>7,961,200.00</u>	<u>24.39%</u>	<u>6,019,223.89</u>
Expense Summary							
Personnel Services	0.00	9,884.89	(9,884.89)	0.00	119,000.00	0.00%	119,000.00
Professional/Contract Services	346,794.52	298,647.16	48,147.36	1,327,847.59	3,611,200.00	36.77%	2,283,352.41
Materials & Supplies	28,979.61	31,487.40	(2,507.79)	103,797.72	378,000.00	27.46%	274,202.28
Services	133,170.55	208,777.61	(75,607.06)	592,497.08	2,516,000.00	23.55%	1,923,502.92
Capital Outlay	0.00	73,750.00	(73,750.00)	0.00	885,000.00	0.00%	885,000.00
Expense Totals	<u>508,944.68</u>	<u>622,547.06</u>	<u>(113,602.38)</u>	<u>2,024,142.39</u>	<u>7,509,200.00</u>	<u>26.96%</u>	<u>5,485,057.61</u>

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Item 13.

60 - Utility Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
License & Permits							
60-4504 Wtr Mtr/Tap/Endpoint Fee	113,732.00	149,940.00	(36,208.00)	429,892.00	1,800,000.00	23.88%	1,370,108.00
60-4508 Wtr Svc Inspection Fee	44,760.00	0.00	44,760.00	160,714.00	600,000.00	26.79%	439,286.00
60-4509 Wtr Svc Plan Review Fee	1,000.00	0.00	1,000.00	1,600.00	25,000.00	6.40%	23,400.00
License & Permits Totals	<u>159,492.00</u>	<u>149,940.00</u>	<u>9,552.00</u>	<u>592,206.00</u>	<u>2,425,000.00</u>	<u>24.42%</u>	<u>1,832,794.00</u>
Business & Franchise							
60-4505 Water Service Revenue	76,005.00	20,825.00	55,180.00	82,871.00	250,000.00	33.15%	167,129.00
60-4507 Garbage Collection Revenue	119,585.54	166,600.00	(47,014.46)	299,860.89	2,000,000.00	14.99%	1,700,139.11
60-4604 Franchise Fees Si Env	0.00	0.00	0.00	(26,334.00)	0.00	0.00%	26,334.00
60-4901 Penalty and Interest	13,782.52	0.00	13,782.52	46,297.51	65,000.00	71.23%	18,702.49
60-4903 Grease Trap SiEnv	1,886.00	0.00	1,886.00	5,686.64	15,000.00	37.91%	9,313.36
60-4904 Transfer Fees SiEnv	3,949.75	0.00	3,949.75	11,813.11	40,000.00	29.53%	28,186.89
60-4905 Water Service SiEnv	248,260.03	0.00	248,260.03	570,046.16	1,500,000.00	38.00%	929,953.84
60-4906 Sewer Service SiEnv	126,631.73	0.00	126,631.73	306,432.18	1,200,000.00	25.54%	893,567.82
60-4907 Miscellaneous Services SiEnv	11,485.02	0.00	11,485.02	28,133.19	60,000.00	46.89%	31,866.81
60-4920 Reconnection / Disconnection	3,009.52	0.00	3,009.52	14,673.44	30,000.00	48.91%	15,326.56
60-4921 Inspection Fees SiEnv	0.00	0.00	0.00	134.00	1,200.00	11.17%	1,066.00
60-4922 Tap Connection Fees SiEnv	0.00	0.00	0.00	0.00	250,000.00	0.00%	250,000.00
60-4923 Backflow Inspection Fees SiEnv	134.00	0.00	134.00	134.00	0.00	0.00%	(134.00)
60-4925 Customer Inspection Fees SiEnv	183.50	0.00	183.50	236.00	5,000.00	4.72%	4,764.00
60-4927 Meter Rental & Lease Rev SiEnv	1,320.00	0.00	1,320.00	4,821.00	15,000.00	32.14%	10,179.00
60-4929 Inspection Fees SiEnv	0.00	0.00	0.00	0.00	5,000.00	0.00%	5,000.00
Business & Franchise Totals	<u>606,232.61</u>	<u>187,425.00</u>	<u>418,807.61</u>	<u>1,344,805.12</u>	<u>5,436,200.00</u>	<u>24.74%</u>	<u>4,091,394.88</u>
Miscellaneous							
60-4910 Interest Income	692.45	0.00	692.45	4,964.99	15,000.00	33.10%	10,035.01

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60 - Utility Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous							
60-4911 Other Revenue	0.00	0.00	0.00	0.00	85,000.00	0.00%	85,000.00
Miscellaneous Totals	692.45	0.00	692.45	4,964.99	100,000.00	4.96%	95,035.01
Revenue Totals	766,417.06	337,365.00	429,052.06	1,941,976.11	7,961,200.00	24.39%	6,019,223.89

60 - Utility Fund Utility Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	73,750.00	(73,750.00)	0.00	885,000.00	0.00%	885,000.00
Materials & Supplies	28,979.61	31,487.40	(2,507.79)	103,797.72	378,000.00	27.46%	274,202.28
Personnel Services	0.00	9,884.89	(9,884.89)	0.00	119,000.00	0.00%	119,000.00
Professional/Contract Services	346,794.52	298,647.16	48,147.36	1,327,847.59	3,611,200.00	36.77%	2,283,352.41
Services	133,170.55	208,777.61	(75,607.06)	592,497.08	2,516,000.00	23.55%	1,923,502.92
Utility Fund Totals	<u>508,944.68</u>	<u>622,547.06</u>	<u>(113,602.38)</u>	<u>2,024,142.39</u>	<u>7,509,200.00</u>	<u>26.96%</u>	<u>5,485,057.61</u>
Expense Total	<u><u>508,944.68</u></u>	<u><u>622,547.06</u></u>	<u><u>(113,602.38)</u></u>	<u><u>2,024,142.39</u></u>	<u><u>7,509,200.00</u></u>	<u><u>26.96%</u></u>	<u><u>5,485,057.61</u></u>

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60 - Utility Fund	Current	Current	Budget	YTD	Annual	% Budget	Budget
Utility Fund	Month Actual	Month Budget	Variance	Actual	Budget	Used	Remaining
60-60-5101 Salaries - Full Time	0.00	5,636.59	(5,636.59)	0.00	68,000.00	0.00%	68,000.00
60-60-5104 Salaries - Overtime	0.00	333.20	(333.20)	0.00	4,000.00	0.00%	4,000.00
60-60-5106 Social Security/Medicare	0.00	833.00	(833.00)	0.00	10,000.00	0.00%	10,000.00
60-60-5107 TMRS	0.00	833.00	(833.00)	0.00	10,000.00	0.00%	10,000.00
60-60-5108 Health & Life Insurance	0.00	1,666.00	(1,666.00)	0.00	20,000.00	0.00%	20,000.00
60-60-5109 Worker's Comp	0.00	499.80	(499.80)	0.00	6,000.00	0.00%	6,000.00
60-60-5110 Texas Workforce Commission	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
60-60-5201 Legal Services	0.00	0.00	0.00	0.00	25,000.00	0.00%	25,000.00
60-60-5202 Audit Services	0.00	2,915.50	(2,915.50)	0.00	35,000.00	0.00%	35,000.00
60-60-5206 Professional Services	91.57	5,414.50	(5,322.93)	6,216.21	65,000.00	9.56%	58,783.79
60-60-5208 Engineering Services	52,158.35	27,072.50	25,085.85	162,010.85	325,000.00	49.85%	162,989.15
60-60-5211 Bank Fees	85.00	0.00	85.00	656.16	1,000.00	65.62%	343.84
60-60-5229 Contractual Services	8,133.97	234,089.66	(225,955.69)	141,104.05	2,810,200.00	5.02%	2,669,095.95
60-60-5240 Permits/Assessment Fee	6,377.02	4,165.00	2,212.02	18,627.32	50,000.00	37.25%	31,372.68
60-60-5242 Sludge Hauling	9,783.43	24,990.00	(15,206.57)	33,255.57	300,000.00	11.09%	266,744.43
60-60-5301 Office Supplies	5,453.00	4,165.00	1,288.00	21,622.40	50,000.00	43.24%	28,377.60
60-60-5310 Postage	397.20	666.40	(269.20)	1,935.14	8,000.00	24.19%	6,064.86
60-60-5311 Building Repairs &	1,796.00	1,666.00	130.00	4,505.00	20,000.00	22.53%	15,495.00
60-60-5334 Laboratory Expense	9,750.00	12,495.00	(2,745.00)	27,020.50	150,000.00	18.01%	122,979.50
60-60-5335 Chemicals	11,583.41	12,495.00	(911.59)	48,714.68	150,000.00	32.48%	101,285.32
60-60-5336 Operator Fees	76,699.27	0.00	76,699.27	307,199.57	0.00	0.00%	(307,199.57)
60-60-5337 Water Inspection Expenses	25,723.20	0.00	25,723.20	95,934.61	0.00	0.00%	(95,934.61)
60-60-5338 Water Tap Connection	5,012.70	0.00	5,012.70	100,850.30	0.00	0.00%	(100,850.30)
60-60-5339 Maintenance & Repairs	159,117.69	0.00	159,117.69	444,471.51	0.00	0.00%	(444,471.51)
60-60-5340 Water Transfer Fee Expenses	3,612.32	0.00	3,612.32	17,521.44	0.00	0.00%	(17,521.44)
60-60-5401 Utilities - Electricity	6,313.75	33,320.00	(27,006.25)	79,520.07	400,000.00	19.88%	320,479.93

City of Iowa Colony
 Financial Statement
 As of February 28, 2026

3/5/2026

Item 13.

60 - Utility Fund Utility Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
60-60-5403 Utilities - Telephone	132.70	416.50	(283.80)	663.80	5,000.00	13.28%	4,336.20
60-60-5405 Insurance - Liability & Prop	0.00	8,330.00	(8,330.00)	36,503.50	100,000.00	36.50%	63,496.50
60-60-5412 Utilities - Gas	407.30	111.11	296.19	1,649.32	11,000.00	14.99%	9,350.68
60-60-5414 Garbage Collection Services	126,316.80	166,600.00	(40,283.20)	474,160.39	2,000,000.00	23.71%	1,525,839.61
60-60-5661 Capital Projects Fund	0.00	45,833.33	(45,833.33)	0.00	550,000.00	0.00%	550,000.00
60-60-5691 Lease Payment - AMI Meter	0.00	27,916.67	(27,916.67)	0.00	335,000.00	0.00%	335,000.00
Utility Fund Totals	<u>508,944.68</u>	<u>622,547.06</u>	<u>(113,602.38)</u>	<u>2,024,142.39</u>	<u>7,509,200.00</u>	<u>26.96%</u>	<u>5,485,057.61</u>
Expense Totals	<u>508,944.68</u>	<u>622,547.06</u>	<u>(113,602.38)</u>	<u>2,024,142.39</u>	<u>7,509,200.00</u>	<u>26.96%</u>	<u>5,485,057.61</u>

City of Iowa Colony

Operations Report for the meeting held on March 16th, 2026.

Management Report Summary

1. Maintenance & Repairs:

• **Wastewater Treatment Plant**

- i. WWTP#1 – Replaced chlorine injection pump and basket strainer.
- ii. WWTP#1 – Reinstalled motor for blower #4 after repairs were made to shaft and bearings.
- iii. WWTP#1 – Purchased HTH for clarifiers.
- iv. WWTP#1 – Ordered new surge meter for blower #5.
- v. WWTP#1 – Installed new eye wash station.
- vi. WWTP #2 – Replaced pump & check valves and replumbed non pot lines.

• **Lift Station**

- i. Sterling Lakes Dr L1 – Reinstalled lift pump after repairs were made.
- ii. Sterling Lakes Dr L1 – Installed new air release valve for lift pump #1
- iii. Ames Blvd L2 – Pulled lift pump #2 to clear out heavy debris

• **Water Distribution**

- i. In City – 7 jobs to relocate meters outside area of driveway/sidewalk.
- ii. In City – 16 excavations to repair leaking taplines.
- iii. In City – 5 excavations to set main line valve risers to grade.

• **Water Plant**

- i. WP#3 – Replaced solenoid valves on chlorination system.
- ii. WP#1 – Installed new hour meter for air compressor.
- iii. WP#1 – Reinstalled booster pump #5 after repairs were made.
- iv. WP#1 – Replaced booster pump control screen.
- v. WP#2 – Excavation to install new air lines from compressor to HPT.

• **Storm Sewer Collection**

- i. Nothing to report.

• **Sanitary Sewer**

- i. 2426 Cherry Ruby Dr – Raised sanitary manhole to grade.
- ii. 2807 Silver Point Ln – Lowered sanitary manhole to grade.
- iii. 1922 Temple Grove Dr – Resealed throat of manhole.
- iv. In City – Performed vactor truck work to clear blockage in sanitary main.

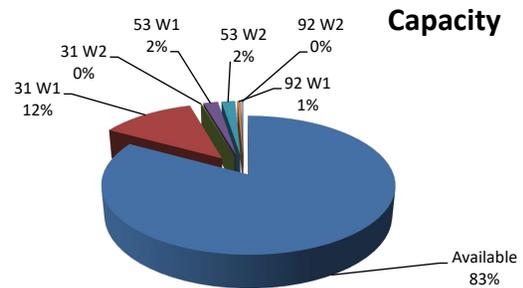
City of Iowa Colony Production Report

Item 14.

FEBRUARY 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	642	0	123	117	14	0	896	15.4%	42	BFB3	0	BC87
2	483	43	88	108	14	0	736	12.6%	78	BFB3	0	BC87
3	537	0	98	72	21	0	728	12.5%	67	BFB3	0	BC87
4	600	0	102	104	0	0	806	13.8%	65	BFB3	0	BC87
5	510	0	111	84	49	0	754	12.9%	60	BFB3	0	BC87
6	854	0	86	79	0	36	1,055	18.1%	75	BFB3	0	BC87
7	877	0	90	115	0	49	1,131	19.4%	75	BFB3	0	BC87
8	1,280	0	196	149	0	64	1,689	29.0%	71	BFB3	0	BC87
9	1,050	0	93	73	0	78	1,294	22.2%	92	BFB3	0	BC87
10	995	0	121	148	0	25	1,289	22.1%	136	BFB3	0	BC87
11	898	38	121	122	0	23	1,202	20.6%	101	BFB3	0	BC87
12	1,004	0	118	95	0	37	1,254	21.5%	82	BFB3	0	BC87
13	1,191	0	120	126	0	12	1,449	24.9%	103	BFB3	0	BC87
14	930	0	108	113	0	11	1,162	19.9%	103	BFB3	0	BC87
15	896	0	122	114	0	23	1,155	19.8%	103	BFB3	0	BC87
16	689	48	122	111	12	30	1,012	17.4%	77	BFB3	0	BC87
17	689	0	91	88	0	28	896	15.4%	77	BFB3	0	BC87
18	640	0	88	96	78	0	902	15.5%	136	BFB3	0	BC87
19	665	0	146	82	94	0	987	16.9%	76	BFB3	0	BC87
20	767	0	96	142	71	0	1,076	18.5%	0	BFB3	71	BC87
21	825	0	170	114	104	0	1,213	20.8%	0	BFB3	0	BC87
22	844	0	180	201	91	0	1,316	22.6%	0	BFB3	0	BC87
23	742	44	226	169	95	0	1,276	21.9%	0	BFB3	0	BC87
24	655	0	140	161	36	0	992	17.0%	0	BFB3	0	BC87
25	797	0	145	109	0	118	1,169	20.1%	0	BFB3	0	BC87
26	712	0	152	120	0	0	984	16.9%	0	BFB3	0	BC87
27	957	0	107	132	20	28	1,244	21.4%	0	BFB3	0	BC87
28	660	0	149	107	90	0	1,006	17.3%	0	BFB3	0	BC87
29	0	0	0	0	0	0	0	0.0%	0	BFB3	0	BC87
30	0	0	0	0	0	0	0	0.0%	0	BFB3	0	BC87
31	0	0	0	0	0	0	0	0.0%	0	BFB3	0	BC87
TOTAL:	22,389	173	3,509	3,251	789	562	30,673		1,619		0	

BC31 PERMIT	PERMIT TERM	GALLONS PUMPED	PERMIT USED	MONTHS	
				AVAIL	PROJ
325,000	x 1,000 gallons	22,562	7%	0	161
BC53 PERMIT	PERMIT TERM	GALLONS PUMPED	PERMIT USED	MONTHS	
				AVAIL	PROJ
210,000	x 1,000 gallons	28,426	14%	0	77
BC92 PERMIT	PERMIT TERM	GALLONS PUMPED	PERMIT USED	MONTHS	
				AVAIL	PROJ
30,000	x 1,000 gallons	6,120	20%	4	31

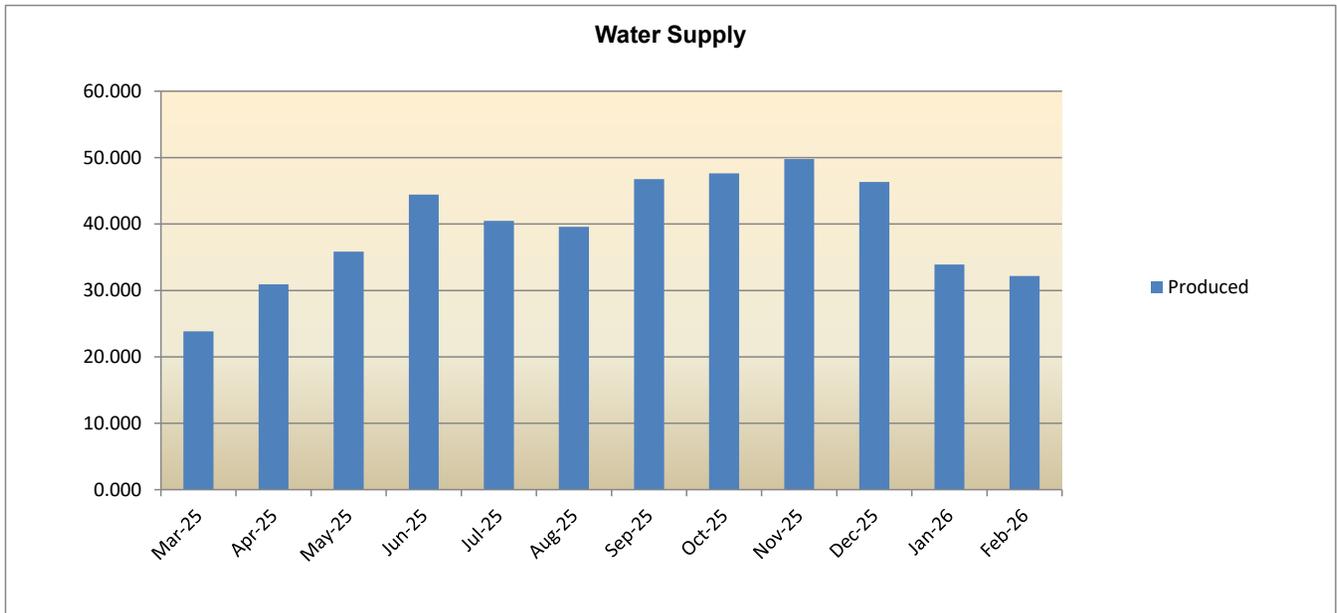
WATER WELL	PRODUCT TEST	GPM	DAILY CAPACITY
BC31 1	12/1/25	1251	1,801
BC31 2	12/1/25	617	851
BC53 1	12/2/25	544	783
BC53 2	12/2/25	606	873
BC92 1	11/13/25	512	737
BC92 2	11/13/25	542	780
TOTAL			5,826



City of Iowa Colony Accountability Report

Item 14.

Billing Period	Produced	Purchased I/C BFB3	Total Supplied	Metered COIC	Unmetered	Repairs	Accountability	Four month average
02/08/25 - 03/11/25	23.825	0.000	23.825	24.223	0.259	0.000	102.76%	104.08%
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%
1/10/26 - 2/09/26	32.167	2.072	34.239	31.394	0.366	1.841	98.14%	95.53%



Wastewater Treatment Plant #1

BC31 Plant

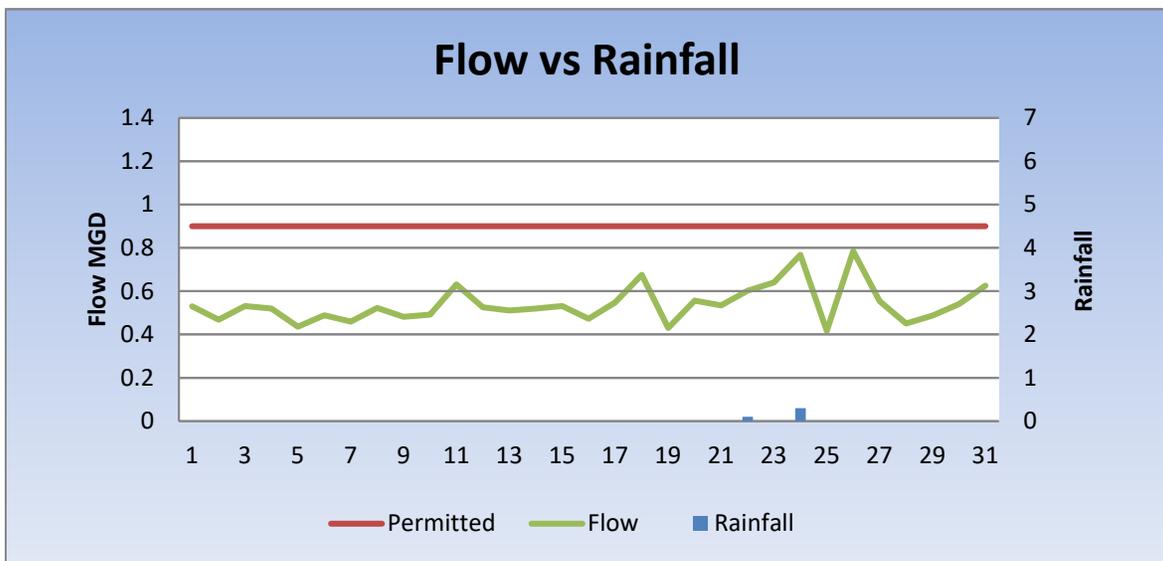
Item 14.

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

Design: 0.900 MGD
Utilized 60.0%

PARAMETER		UNITS	PERMIT LIMITS	Jan-26 RESULTS	EXCURSION
Dissolved Oxygen:	Min	mg / l	4.0	7.3	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	16.8	0
Total Suspended Solids:	Avg	mg / l	15.0	3.9	0
Total Suspended Solids:	Max	mg / l	40.0	5.0	0
Ammonia:	Avg	lbs / day	23.0	0.4	0
Ammonia:	Avg	mg / l	3.0	0.1	0
Ammonia:	Max	mg / l	10.0	0.1	0
Flow:	Avg	M.G.D.	0.90	0.54	0
2-Hour Peak Flow:	Max	gpm	3.60	0.79	0
Chlorine:	Min	mg / l	1.0	1.7	0
Chlorine:	Max	mg / l	4.0	3.1	0
E.coli:	Avg	CFU/100ml	126	1.0	0
E.coli:	Max	CFU/100ml	399	2.0	0
CBOD:	Avg	lbs / day	75.0	8.7	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:	0.4	SSO Gallons:	0



Wastewater Treatment Plant #2
BC53 Plant

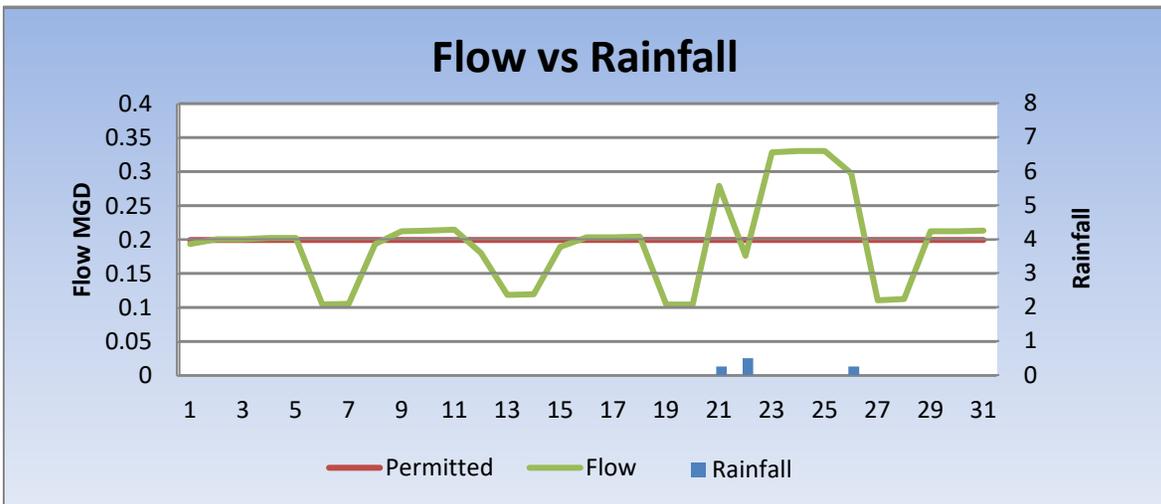
Item 14.

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

Design: 0.200 MGD
Utilized 98.5%

PARAMETER		UNITS	PERMIT LIMITS	Jan-26 RESULTS	EXCURSION
Dissolved Oxygen:	Min	mg / l	4.0	7.16	0
pH:	Min	S.U.	6.0	7.21	0
pH:	Max	S.U.	9.0	7.30	0
Total Suspended Solids:	Avg	lbs / day	25.0	9.30	0
Total Suspended Solids:	Avg	mg / l	15.0	5.80	0
Total Suspended Solids:	Max	mg / l	60.0	12.00	0
Ammonia:	Avg	lbs / day	5.0	0.17	0
Ammonia:	Avg	mg / l	3.0	0.10	0
Ammonia:	Max	mg / l	15.0	0.10	0
Flow:	Avg	M.G.D.	0.200	0.197	0
2-Hour Peak Flow:	Max	gpm	0.800	0.331	0
Chlorine:	Min	mg / l	1.0	1.36	0
Chlorine:	Max	mg / l	4.0	3.26	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	3.40	0
CBOD:	Avg	mg / l	10.0	2.10	0
CBOD:	Max	mg / l	35.0	2.30	0

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



City of Iowa Colony Customer Billing Report

Item 14.

	February 11, 2026	January 11, 2026	December 11, 2025
Beginning Date	1/27/2026	12/27/2025	11/26/2025
Closing Date	2/26/2026	1/26/2026	12/26/2025

Collected Amount

*use intermediate recap

Penalty	\$ 11,219.75	\$ 13,736.69	\$ 14,513.17
Water	\$ 174,218.90	\$ 227,495.48	\$ 242,663.29
Sewer	\$ 113,388.49	\$ 113,966.94	\$ 109,571.14
Garbage Tax	\$ 9,876.38	\$ 9,841.33	\$ 9,508.11
Garbage Collection Fees	\$ 119,480.69	\$ 119,096.35	\$ 114,838.90
Franchise	\$ 15,186.49	\$ 17,489.57	\$ 16,561.45
Voluntary Fire	\$ 17,548.48	\$ 17,056.31	\$ 17,107.30
Grease Trap	\$ 3,832.91	\$ 1,886.00	\$ 2,397.64
Deposit	\$ 9,572.50	\$ 10,311.32	\$ 14,016.18
Transfer Fee	\$ 3,632.89	\$ 4,009.75	\$ 5,472.36
Miscellaneous	\$ 14,339.44	\$ 15,866.94	\$ 18,066.16
TOTAL COLLECTED	\$ 492,296.92	\$ 550,756.68	\$ 564,715.70
OVERPAYMENT	\$ 21,645.37	\$ 37,703.06	\$ 25,267.03
TOTAL COLLECTED	\$ 513,942.29	\$ 588,459.74	\$ 589,982.73

Billed Amounts

*use director's report

Water	\$ 177,185.80	\$ 190,245.97	\$ 227,925.13
Sewer	\$ 116,665.92	\$ 115,357.45	\$ 114,760.82
Garbage Tax	\$ 9,865.10	\$ 9,788.94	\$ 10,126.90
Garbage	\$ 119,216.64	\$ 118,368.00	\$ 122,512.32
Franchise Fee	\$ 14,683.03	\$ 15,272.30	\$ 17,123.39
Voluntary Fire	\$ 24,420.00	\$ 24,204.00	\$ 24,042.00
Grease Trap	\$ 2,144.00	\$ 2,144.00	\$ 2,144.00
Deposit	\$ 11,475.00	\$ 9,475.00	\$ 7,925.00
Transfer Fee	\$ 4,585.00	\$ 3,275.00	\$ 3,200.00
Miscellaneous	\$ 5,059.53	\$ 18,567.60	\$ 9,716.84
TOTAL BILLED	\$ 485,300.02	\$ 506,698.26	\$ 539,476.40

Aged Receivables

*use director's report

30 Days Arrears	\$ 106,509.99	\$ 122,587.35	\$ 153,580.14
60 Days Arrears	\$ 47,871.63	\$ 40,409.99	\$ 46,572.87
90 Days Arrears	\$ 21,095.45	\$ 22,894.74	\$ 11,132.82
Over 120 Days Arrears	\$ 68,818.87	\$ 54,624.35	\$ 65,002.68
Previous Month Overpymt	\$ (24,456.06)	\$ (23,216.82)	\$ (21,414.55)
Total Aged Receivables	\$ 219,839.88	\$ 217,299.61	\$ 254,873.96
Current Month Overpymt	\$ (30,339.44)	\$ (37,544.95)	\$ (24,489.88)
TOTAL LESS OVERPYMT	\$ 189,500.44	\$ 179,754.66	\$ 230,384.08
TOTAL RECEIVABLES	\$ 674,800.46	\$ 686,452.92	\$ 769,860.48

Deposit Liabilities

*use consumption report

Deposit Liabilities	\$ 437,345.00	\$ 431,395.00	\$ 429,020.00
Average Usage For Meters	5,205	5,378	6,657

City Of Iowa Colony
 Connection Report

Item 14.

February-26

	B031	B032	B053	B057	B087	B092	Totals
Occupied Single Family	2149	698	1255	0	192	13	4307
Vacant Single Family	27	15	28	0	0	1	71
Multi-Family	0	1	0	0	0	0	1
Commercial	7	13	4	0	1	0	25
Builder	123	44	35	15	70	73	360
Irrigation	37	39	22	1	12	0	111
Rental Meters	15	0	0	0	0	0	15
District Meters	3	0	0	0	0	0	3
TOTAL CONNECTIONS	2361	810	1344	16	275	87	4893

CITY OF IOWA COLONY, TEXAS
FEDERAL SINGLE AUDIT REPORT
For the Year Ended September 30, 2025

CITY OF IOWA COLONY, TEXAS

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**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN
AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS**

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Iowa Colony, Texas (the "City"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated March 16, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purposes.

Houston, Texas
March 16, 2026

**INDEPENDENT AUDITOR’S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM;
REPORT ON INTERNAL CONTROL OVER COMPLIANCE; AND REPORT ON
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS REQUIRED
BY THE UNIFORM GUIDANCE**

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

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited City of Iowa Colony, Texas’ (the “City”) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City’s major federal programs for the year ended September 30, 2025. The City’s major federal programs are identified in the summary of auditor’s results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor’s Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City’s compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the City’s federal programs.

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

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, On a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

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

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated March 16, 2026, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

Houston, Texas
March 16, 2026

CITY OF IOWA COLONY, TEXAS
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For The Year Ended September 30, 2025

I. Summary of Auditors' Results

Financial Statements

Type of auditors' report issued:	Unmodified
Internal control over financial reporting:	
Material weakness (es) identified?	No
Significant deficiencies identified that are not considered to be material weaknesses?	None reported
Noncompliance material to financial statements noted?	No

Federal Awards

Internal control over major programs:	
Material weakness (es) identified?	No
Significant deficiencies identified that are not considered to be material weaknesses?	None reported
Type of auditors' report issued on compliance with major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516 (a) ?	No

Identification of major programs:

<u>Name of Federal Program or Cluster</u>	<u>Assistance Listing Number (ALN)</u>
ARPA (Covid-19)	21.027
Dollar Threshold Considered Between Type A and Type B Federal Programs	\$1,000,000
Auditee qualified as low risk auditee?	No

II. Financial Statement Findings

None reported

III. Federal Award Findings and Questioned Costs

None reported

CITY OF IOWA COLONY, TEXAS
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year Ended September 30, 2025

Federal Grantor/Pass-Through Grantor/Program Title	ALN	Pass-Through Entity Identifying Number	Federal Expenditures
U.S. Department of Housing and Urban Development			
Passed Through Texas General Land Office (GLO):			
<i>CDBG- Disaster Recovery Grants (CDBG-DR Infrastructure)</i>	14.228	B-18-DP-48-0002	868,825
Total U.S. Department of Housing and Urban Development			<u>868,825</u>
U.S. Department of Justice			
Direct:			
<i>Public Safety Partnership and Community Policing Grants</i>	16.710	15JCOPS-24-GG- 03452-UHPX	46,563
Total U.S. Department of Justice			<u>46,563</u>
U.S. Department of Treasury			
Direct:			
<i>ARPA (Covid-19)</i>	21.027		900,751
Total U.S. Department of Treasury			<u>900,751</u>
U.S. Department of Homeland Security			
Passed through Texas Division of Emergency Management:			
<i>Public Assistance (Presidentially Declared Disasters)</i>	97.036	PW #00494	8,854
<i>Public Assistance (Presidentially Declared Disasters)</i>	97.036	PW #00314	23,511
<i>Public Assistance (Presidentially Declared Disasters)</i>	97.036	PW #00313	9,173
<i>Public Assistance (Presidentially Declared Disasters)</i>	97.036	PW #00318	212,422
<i>Total ALN 97.036</i>			<u>253,960</u>
Total U.S. Department of Homeland Security			<u>253,960</u>
Total Expenditures of Federal Awards			<u>\$ 2,070,099</u>

CITY OF IOWA COLONY, TEXAS**NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS****Note 1 – Summary of Significant Accounting Policies**

The City accounts for awards under federal programs in the general and special revenue governmental funds.

In the governmental funds, these programs are accounted for using a current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. Operating statements of these funds present increases (i.e. revenues and other financing sources) and decreases (i.e. expenditures and other financing uses) in net current assets. The modified accrual basis of accounting is used for these funds. This basis of accounting recognizes revenues in the accounting period in which they become susceptible to accrual, i.e., both measurable and available, and expenditures in the accounting period in which the liability is incurred, if measurable, except for certain compensated absences and claims and judgments, which are recognized when the obligations are expected to be liquidated with expendable available financial resources. Expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited to reimbursement. Pass-through entity identifying numbers are presented where available.

Federal grants are considered to be earned to the extent of expenditures made under the provisions of the grant, and, accordingly, when such funds are received, they are recorded as unearned revenues until earned. Generally, unused balances are returned to the grantor at the close of specified project periods.

Note 2 - Basis of Presentation

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal grant activity of the City under programs of the federal government for the year ended September 30, 2025. The information in this schedule is presented in accordance with the requirements of the Uniform Guidance. Because the schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position or cash flows of the City.

Note 3 – Indirect Cost Rate

In accordance with 2 CFR 200.414(f), recipients and subrecipients that do not have a current Federal negotiated indirect cost rate may elect to charge a de minimis rate of up to 10 percent of modified total direct costs (MTDC). For federal awards issued on or after October 1, 2024, revisions to the Uniform Guidance increased the allowable de minimis rate to 15 percent. The City did not elect to use the de minimis indirect cost rate of 10 percent or 15 percent.

Note 4 - Matching Requirements

Certain Federal programs require the City to contribute non-Federal funds (matching funds) to support the Federally-funded programs. The City has met its matching requirements. The Schedule does not include the expenditure of non-Federal matching funds.

CITY OF IOWA COLONY, TEXAS
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
For the Year Ended September 30, 2025

Federal regulations, Title 2 U.S. Code of Federal Regulations Section 200.511 states, “The auditee is responsible for follow-up and corrective action on all audit findings. As part of this responsibility, the auditee must prepare a summary schedule of prior audit findings.” The summary schedule of prior audit findings must report the status of the following:

- All audit findings included in the prior audit’s schedule of findings and questioned costs and
- All audit findings reported in the prior audit’s summary schedule of prior audit findings except audit findings listed as corrected.

I. Prior Audit Findings

Finding #2023-001

Significant Deficiency in Internal Control over Financial Reporting—Capital Assets

The corrective action plan has been implemented and the significant deficiency has been resolved.

CITY OF IOWA COLONY, TEXAS
CORRECTIVE ACTION PLAN
For the Year Ended September 30, 2025

Federal regulations, Title 2 U.S. Code of Federal Regulations §200.511 states, “At the completion of the audit, the auditee must prepare a corrective action plan to address each audit finding included in the auditor's report for the current year. The corrective action plan must be a document separate from the auditor's findings described in § 200.516.”

I. Corrective Action Plan

N/A

CITY OF IOWA COLONY, TEXAS

ANNUAL FINANCIAL REPORT

September 30, 2025



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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of City of Iowa Colony, Texas (the "City"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

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

Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 16, 2026 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Houston, Texas
March 16, 2026



CITY OF IOWA COLONY, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of Iowa Colony, we offer the readers of the City's financial statements this narrative overview and analysis of the financial activities of the City of Iowa Colony for the fiscal year ended September 30, 2025.

Overview of the Financial Statements

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

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

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

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

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

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

The government-wide financial statements can be found beginning on page 12 of this report.

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

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

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

CITY OF IOWA COLONY, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

The City maintains thirteen (13) individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for General Fund, American Rescue Plan Act (ARPA) Fund, Debt Service Fund, and Capital Projects Fund, all of which are considered major funds for reporting purposes. Data from the non-major governmental funds is provided in the form of combining statements found beginning on page 54 of this report. The basic governmental fund financial statements can be found beginning on page 14 of this report.

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

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Utility Fund, which is considered to be a major fund of the City. The basic proprietary fund financial statements can be found beginning on page 18 of this report.

Notes to the Basic Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found beginning on page 21 of this report.

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

Government-wide Financial Analysis

Below is a condensed schedule of Net Position as of September 30, 2025 and 2024:

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Assets						
Current assets	\$ 16,083,502	\$ 13,873,161	\$ 4,535,085	\$ 2,110,570	\$ 20,618,587	\$ 15,983,731
Capital assets	30,548,448	29,806,684	73,312,932	24,978,559	103,861,380	54,785,243
Total Assets	46,631,950	43,679,845	77,848,017	27,089,129	124,479,967	70,768,974
Deferred Outflows of Resources	243,791	214,571	-	-	243,791	214,571
Liabilities						
Other liabilities	7,303,489	6,658,114	1,659,760	871,856	8,963,249	7,529,970
Long term liabilities	14,243,217	14,681,024	5,477,196	3,483,278	19,720,413	18,164,302
Total Liabilities	21,546,706	21,339,138	7,136,956	4,355,134	28,683,662	25,694,272
Deferred Inflows of Resources	73,528	40,592	-	-	73,528	40,592
Net Position:						
Net investment						
in capital assets	16,557,488	15,254,435	67,982,041	22,102,864	84,539,529	37,357,299
Restricted	2,058,320	880,888	-	-	2,058,320	880,888
Unrestricted	6,639,699	6,379,363	2,729,020	631,131	9,368,719	7,010,494
Total Net Position	\$ 25,255,507	\$ 22,514,686	\$ 70,711,061	\$ 22,733,995	\$ 95,966,568	\$ 45,248,681

Net position may serve over time as a useful indicator of a government's financial position. The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows at the close of the most recent fiscal year by \$95,966,568 million. Of this amount, \$84,539,529 was invested in capital assets, \$6,639,699 was unrestricted and the balance of \$2,058,320 was restricted.

CITY OF IOWA COLONY, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

Below is a condensed schedule of Changes in Net Position for fiscal year 2025 and 2024:

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Revenues						
Program Revenues:						
Charges for services	\$ 5,998,656	\$ 5,122,604	\$ 7,473,349	\$ 1,131,066	\$ 13,472,005	\$ 6,253,670
Operating grants	1,238,821	118,492	-	-	1,238,821	118,492
Capital grants	1,395,751	-	45,862,835	22,351,043	47,258,586	22,351,043
General revenues:						
Property taxes	3,387,969	3,069,482	-	-	3,387,969	3,069,482
Sales taxes	1,499,467	1,155,331	-	-	1,499,467	1,155,331
Franchise taxes	559,265	567,534	-	-	559,265	567,534
Investment earnings	445,967	608,262	52,993	113,523	498,960	721,785
Other	1,132,599	513,532	68,921	2,812	1,201,520	516,344
Total Revenues	15,658,495	11,155,237	53,458,098	23,598,444	69,116,593	34,753,681
Expenses:						
Administration	1,705,970	1,472,568	-	-	1,705,970	1,472,568
Finance	255,521	213,338	-	-	255,521	213,338
Police	3,071,933	2,061,078	-	-	3,071,933	2,061,078
Animal control	127,335	90,523	-	-	127,335	90,523
Emergency management	41,731	322,612	-	-	41,731	322,612
Municipal court	254,970	235,476	-	-	254,970	235,476
Public works	1,035,921	437,624	-	-	1,035,921	437,624
Parks and recreation	250,819	187,903	-	-	250,819	187,903
Community development	3,554,640	3,159,410	-	-	3,554,640	3,159,410
Fire marshal/inspections	598,427	504,518	-	-	598,427	504,518
Interest	621,755	641,863	-	-	621,755	641,863
Utilities	-	-	6,879,684	864,449	6,879,684	864,449
Total Expenses	11,519,022	9,326,913	6,879,684	864,449	18,398,706	10,191,362
Change in net position	2,740,821	1,828,324	47,977,066	22,733,995	50,717,887	24,562,319
Beginning Net Position	22,514,686	20,686,362	22,733,995	-	45,248,681	20,686,362
Ending Net Position	\$ 25,255,507	\$ 22,514,686	\$ 70,711,061	\$ 22,733,995	\$ 95,966,568	\$ 45,248,681

Governmental Activities. The net position of the governmental activities increased by approximately \$2.7 million during the current fiscal year. This increase was mostly due to revenues for community development and property taxes exceeding the current period expenses.

Business-type Activities. The net position of the business-type activities increased by approximately \$48.0 million during the current fiscal year due to contribution of capital assets due to a conveyance agreement with Brazoria County Municipal Utility District No. 31.

CITY OF IOWA COLONY, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

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

Program:	Expenses		Program Revenues		Net (Cost) of Services	
	2025	2024	2025	2024	2025	2024
Administration	\$ 1,705,970	\$ 1,472,568	\$ 1,308,535	\$ 853,393	\$ (397,435)	\$ (619,175)
Finance	255,521	213,338	-	-	(255,521)	(213,338)
Police	3,071,933	2,061,078	1,089,811	433,285	(1,982,122)	(1,627,793)
Animal control	127,335	90,523	-	-	(127,335)	(90,523)
Emergency management	41,731	322,612	-	-	(41,731)	(322,612)
Municipal court	254,970	235,476	-	-	(254,970)	(235,476)
Public works	1,035,921	437,624	1,763,988	96,837	728,067	(340,787)
Parks and recreation	250,819	187,903	334,924	-	84,105	(187,903)
Community development	3,554,640	3,159,410	4,135,970	3,857,581	581,330	698,171
Fire marshal/inspections	598,427	504,518	-	-	(598,427)	(504,518)
Interest	621,755	641,863	-	-	(621,755)	(641,863)
	<u>\$ 11,519,022</u>	<u>\$ 9,326,913</u>	<u>\$ 8,633,228</u>	<u>\$ 5,241,096</u>	<u>\$ (2,885,794)</u>	<u>\$ (4,085,817)</u>

Financial Analysis of the Government's Funds

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

The General Fund reported an ending fund balance of \$6,372,766, an increase in fund balance from current year activity of \$311,036. The increase in fund balance was planned due to the expected continued growth within the City and conservative budgetary strategies.

The American Rescue Plan Act (ARPA) Fund reported revenues and expenditures of \$900,751 with an ending fund balance of \$0. All funds in this account were previously received in advance and all funds have been expended as of the end of the fiscal year.

The Debt Service Fund reported an ending fund balance of \$1,201,262, an increase in fund balance from current year activity of \$707,252 due to property tax collections exceeding debt service payments.

The Capital Projects Fund reported an ending fund balance of \$197,025, an increase from the previous fiscal year of \$197,025 due to investment income earned on the residual bond funds. The funds will continue to be restricted for future capital projects.

Capital Assets and Debt Administration

Capital Assets. The City's investment in capital assets for its governmental activities as of September 30, 2025 amounted to \$30,548,448 (net of accumulated depreciation/amortization). This investment in capital assets includes land, buildings, building improvements, park facilities, machinery and equipment, infrastructure, utility system, construction in progress, and the intangible right-to-use assets.

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

CITY OF IOWA COLONY, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

Debt Administration. At the end of the current fiscal year, the City had total certificates of obligation and general obligation bonds outstanding of \$13,110,000.

General Fund Budgetary Highlights

During the 2025 fiscal year, the City's final amended budget planned for \$9,637,600 in revenues and \$7,839,890 in expenditures. Actual revenues were greater than estimated revenues by \$960,263 and total expenditures were greater than appropriations by \$2,446,937 resulting in an ending fund balance of \$6,372,766 which was less than anticipated.

Economic Factors and Next Year's Budgets and Rates

The city has adopted a General Fund operating budget for the 2026 fiscal year as follows:

	<u>Fiscal Year</u>
	<u>2026</u>
General Fund:	
Revenues	\$ 13,547,529
Expenditures	<u>(13,547,529)</u>
Revenues Over/(Under) Expenditures	<u>\$ -</u>

The 2026 budget includes property tax rates of \$0.234209 for maintenance and operations (M&O) and \$0.285000 for the interest and sinking fund (I&S) per \$100 of value on real and personal property within the City limits, for a total tax rate of \$0.519209. This was no change, in total, from the 2025 fiscal year tax rate of \$0.519209 per \$100 of value on real and personal property within the City limits.



BASIC FINANCIAL STATEMENTS

CITY OF IOWA COLONY, TEXAS
STATEMENT OF NET POSITION
September 30, 2025

	Primary Government			Component
	Governmental	Business-type	Total	Unit
	Activities	Activities		ICDA
Assets				
Cash and cash equivalents	\$ 15,071,247	\$ 3,666,155	\$ 18,737,402	\$ 3,927,897
Investments	145,000	-	145,000	-
Restricted cash and cash equivalents	-	146,305	146,305	-
Internal balances	138,290	(138,290)	-	-
Receivables:				
Accounts receivable, net	280,327	860,915	1,141,242	-
Due from other governments	124,338	-	124,338	-
Other receivables	9,426	-	9,426	-
Prepaid items	314,874	-	314,874	-
Capital assets not being depreciated:				
Non-depreciable	5,052,338	-	5,052,338	-
Depreciable, net	25,496,110	73,312,932	98,809,042	-
Total Assets	46,631,950	77,848,017	124,479,967	3,927,897
Deferred Outflows of Resources				
Deferred outflows - pension	243,791	-	243,791	-
Total Deferred Outflows of Resources	243,791	-	243,791	-
Liabilities				
Accounts payable and accrued expenses	1,122,732	371,217	1,493,949	1,238
Unearned revenue	2,012,779	885,232	2,898,011	-
Developer deposits	3,854,825	-	3,854,825	-
Customer deposits	-	403,311	403,311	-
Accrued interest payable	313,153	-	313,153	684,128
Noncurrent liabilities:				
Due within one year - bonds, leases, financing arrangements	358,540	-	358,540	1,055,000
Due in more than one year - bonds, leases, financing arrangements	13,829,445	5,477,196	19,306,641	40,221,683
Net pension liability	55,232	-	55,232	-
Total Liabilities	21,546,706	7,136,956	28,683,662	41,962,049
Deferred Inflows of Resources				
Deferred inflows - pension	73,528	-	73,528	-
Total Deferred Inflows of Resources	73,528	-	73,528	-
Net Position				
Net investment in capital assets	16,557,488	67,982,041	84,539,529	-
Restricted for:				
Public safety	791,001	-	791,001	-
Debt service	906,898	-	906,898	-
Grants	25,497	-	25,497	-
Parkland improvements	334,924	-	334,924	-
Unrestricted	6,639,699	2,729,020	9,368,719	(38,034,152)
Total Net Position	\$ 25,255,507	\$ 70,711,061	\$ 95,966,568	\$ (38,034,152)

See notes to the financial statements.

CITY OF IOWA COLONY, TEXAS
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position			
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government			Component Unit
					Governmental Activities	Business-type Activities	Total	ICDA
Primary Government:								
Governmental Activities:								
Administration	\$ 1,705,970	\$ 982,550	\$ 325,985	\$ -	\$ (397,435)	\$ -	\$ (397,435)	\$ -
Finance	255,521	-	-	-	(255,521)	-	(255,521)	-
Police	3,071,933	545,212	49,599	495,000	(1,982,122)	-	(1,982,122)	-
Animal control	127,335	-	-	-	(127,335)	-	(127,335)	-
Emergency management	41,731	-	-	-	(41,731)	-	(41,731)	-
Municipal court	254,970	-	-	-	(254,970)	-	(254,970)	-
Public works	1,035,921	-	863,237	900,751	728,067	-	728,067	-
Parks and recreation	250,819	334,924	-	-	84,105	-	84,105	-
Community development	3,554,640	4,135,970	-	-	581,330	-	581,330	-
Fire marshal/inspections	598,427	-	-	-	(598,427)	-	(598,427)	-
Interest	621,755	-	-	-	(621,755)	-	(621,755)	-
Total Governmental Activities	11,519,022	5,998,656	1,238,821	1,395,751	(2,885,794)	-	(2,885,794)	-
Business-type Activities:								
Utilities	6,879,684	7,473,349	-	45,862,835	-	46,456,500	46,456,500	-
Total business-type Activities:	6,879,684	7,473,349	-	45,862,835	-	46,456,500	46,456,500	-
Total Primary Government	\$ 18,398,706	\$ 13,472,005	\$ 1,238,821	\$ 47,258,586	(2,885,794)	46,456,500	43,570,706	-
Component Unit								
ICDA	\$ 10,843,279	\$ -	\$ -	\$ -				(10,843,279)
General Revenues:								
Taxes:								
Property taxes					3,387,969	-	3,387,969	3,875,421
Sales taxes					1,499,467	-	1,499,467	-
Franchise taxes					559,265	-	559,265	-
Unrestricted investment earnings					445,967	52,993	498,960	83,700
Miscellaneous					1,132,599	68,921	1,201,520	-
Transfers					(1,398,652)	1,398,652	-	-
Total General Revenues					5,626,615	1,520,566	7,147,181	3,959,121
Change in net position					2,740,821	47,977,066	50,717,887	(6,884,158)
Net Position - beginning					22,514,686	22,733,995	45,248,681	(31,149,994)
Net Position - ending					\$ 25,255,507	\$ 70,711,061	\$ 95,966,568	\$ (38,034,152)

CITY OF IOWA COLONY, TEXAS
GOVERNMENTAL FUNDS
BALANCE SHEET
September 30, 2025

	General Fund	American Rescue Plan Act (ARPA) Fund	Debt Service Fund	Capital Projects Fund	Non-Major Governmental Funds	Total Governmental Funds
Assets						
Current assets:						
Cash and cash equivalents	\$ 12,771,801	\$ -	\$ 886,388	\$ 197,025	\$ 1,216,033	\$ 15,071,247
Investments	145,000	-	-	-	-	145,000
Due from other funds	218,002	-	-	-	-	218,002
Property taxes receivable	38,375	-	18,789	-	-	57,164
Sales tax receivable	143,394	-	-	-	63,771	207,165
Fines and forfeitures receivable	15,998	-	-	-	-	15,998
Due from other governments	-	-	-	-	124,338	124,338
Prepaid interest	-	-	314,874	-	-	314,874
Other receivables	9,426	-	-	-	-	9,426
Total Assets	\$ 13,341,996	\$ -	\$ 1,220,051	\$ 197,025	\$ 1,404,142	\$ 16,163,214
Liabilities						
Accounts payable	\$ 939,057	\$ -	\$ -	\$ -	\$ 72,079	\$ 1,011,136
Accrued expenses	108,196	-	-	-	3,400	111,596
Due to other funds	-	-	-	-	79,712	79,712
Developer deposits	3,854,825	-	-	-	-	3,854,825
Unearned revenue	2,012,779	-	-	-	-	2,012,779
Total Liabilities	6,914,857	-	-	-	155,191	7,070,048
Deferred Inflows of Resources						
Unavailable revenue - property taxes	38,375	-	18,789	-	-	57,164
Unavailable revenue - fines	15,998	-	-	-	-	15,998
Total Deferred Inflows of Resources	54,373	-	18,789	-	-	73,162
Fund Balances						
Restricted:						
Public safety	-	-	-	-	791,001	791,001
Debt Service	-	-	1,201,262	-	-	1,201,262
Capital projects	-	-	-	197,025	-	197,025
Grants	-	-	-	-	25,497	25,497
Parkland improvements	-	-	-	-	334,924	334,924
Assigned:						
Park Reserves	-	-	-	-	97,529	97,529
Capital improvements	1,190,519	-	-	-	-	1,190,519
Unassigned	5,182,247	-	-	-	-	5,182,247
Total Fund Balances	6,372,766	-	1,201,262	197,025	1,248,951	9,020,004
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 13,341,996	\$ -	\$ 1,220,051	\$ 197,025	\$ 1,404,142	\$ 16,163,214

CITY OF IOWA COLONY, TEXAS
GOVERNMENTAL FUNDS
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
September 30, 2025

Total Fund Balance, Governmental Funds \$ 9,020,004

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental activities are not current financial resources and therefore are not reported in this fund financial statement, but are reported in the governmental activities of the Statement of Net Position. 30,548,448

Uncollected adjudicated fines and outstanding property taxes that are not available to pay current period expenditures and therefore are not reported in this fund financial statement, but are reported in the governmental activities of the Statement of Net Position. 73,162

Long-term liabilities that are not due and payable in the current period, and therefore, are not reported in the funds.

Certificates of obligation	(13,110,000)
Premium on bonds	(1,070,131)
Leases payable	(7,854)
Net pension asset/(liability)	(55,232)
Accrued interest payable on long-term debt	(313,153)

Differences between expected and actual experiences, assumption changes and net differences between projected and actual earnings and contributions subsequent to the measurement date for the postretirement benefits (pension and OPEB) are recognized as deferred outflows of resources and deferred inflows of resources on the statement of net position.

Deferred outflows - pension related	243,791
Deferred inflows - pension related	(73,528)

Net Position of Governmental Activities \$ 25,255,507

CITY OF IOWA COLONY, TEXAS

GOVERNMENTAL FUNDS

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

For the Year Ended September 30, 2025

	General Fund	American Rescue Plan Act (ARPA) Fund	Debt Service Fund	Capital Projects Fund	Non-Major Governmental Funds	Total Governmental Funds
Revenues						
Property taxes	\$ 1,696,412	\$ -	\$ 1,696,882	\$ -	\$ -	\$ 3,393,294
Sales taxes	1,045,300	-	-	-	454,167	1,499,467
Franchise taxes	559,265	-	-	-	-	559,265
License and permits	4,135,970	-	-	-	334,924	4,470,894
Intergovernmental	325,985	900,751	-	-	912,836	2,139,572
Charges for services - Intergovernmental	982,550	-	-	-	-	982,550
Fines and forfeitures	519,563	-	-	-	25,352	544,915
Investment earnings	200,219	-	-	209,978	35,770	445,967
Miscellaneous revenue	1,132,599	-	-	-	-	1,132,599
Total Revenues	10,597,863	900,751	1,696,882	209,978	1,763,049	15,168,523
Expenditures						
Current:						
Administration	1,577,027	-	-	12,953	3,513	1,593,493
Finance	259,521	-	-	-	-	259,521
Police	2,053,184	-	-	-	381,718	2,434,902
Animal control	129,335	-	-	-	-	129,335
Emergency management	41,731	-	-	-	-	41,731
Municipal court	257,970	-	-	-	-	257,970
Public works	992,943	-	-	-	-	992,943
Parks and recreation	250,819	-	-	-	-	250,819
Community development	2,902,835	-	-	-	-	2,902,835
Fire marshal/inspections	601,427	-	-	-	-	601,427
Debt service:						
Principal	3,401	-	345,000	-	-	348,401
Interest and fees	389	-	644,630	-	-	645,019
Capital outlay	1,216,245	900,751	-	-	1,030,538	3,147,534
Total Expenditures	10,286,827	900,751	989,630	12,953	1,415,769	13,605,930
Changes in Fund Balance	311,036	-	707,252	197,025	347,280	1,562,593
Fund Balances - Beginning	6,061,730	-	494,010	-	901,671	7,457,411
Fund Balances - Ending	\$ 6,372,766	\$ -	\$ 1,201,262	\$ 197,025	\$ 1,248,951	\$ 9,020,004

CITY OF IOWA COLONY, TEXAS

GOVERNMENTAL FUNDS

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025**

Net Change in Fund Balances - Total Governmental Funds: \$ 1,562,593

Governmental funds report outlays for capital assets as expenditures. However, in the statement of activities, the cost of those assets is allocated over the assets' estimated useful lives and reported as depreciation/amortization expense.

Capital outlay	3,147,534
Contributed capital	495,000
Transfer of capital assets to business-type activities	(1,398,652)
Depreciation/amortization	(1,502,118)

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.

Property taxes	(5,325)
Fines and forfeitures	297

Bond and other debt proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of bond and other debt principal is an expenditure in the governmental funds, but repayment reduces long-term liabilities in the Statement of Net Position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.

Principal paid on bonds	345,000
Principal paid on leases	3,401

Some expenses reported in the statement of activities do not require the use of current resources and these are not reported as expenditures in governmental funds:

Accrued interest on long-term debt	7,401
Amortization of bond premiums and discounts	15,863
Changes in pension liabilities and related deferred outflows and inflows of resources	69,827

Change in net financial net position of governmental activities \$ 2,740,821

CITY OF IOWA COLONY, TEXAS
PROPRIETARY FUND
STATEMENT OF NET POSITION
For the Year Ended September 30, 2025

	<u>Business-type Activities</u>
	<u>Utility Fund</u>
Assets	
Current Assets:	
Cash and cash equivalents	\$ 3,666,155
Restricted cash and cash equivalents	146,305
Receivables:	
Accounts receivable, net	860,915
Due from other governments	-
Total Current Assets	<u>4,673,375</u>
Noncurrent Assets:	
Capital assets:	
Infrastructure	74,942,485
Less accumulated depreciation	<u>(1,629,553)</u>
Total capital assets	<u>73,312,932</u>
Total Noncurrent Assets	<u>73,312,932</u>
Total Assets	<u>77,986,307</u>
Liabilities	
Current Liabilities:	
Accounts payable and accrued expenses	371,217
Due to other funds	138,290
Unearned revenue	885,232
Customer deposits	<u>403,311</u>
Total Current Liabilities	<u>1,798,050</u>
Noncurrent liabilities:	
Financing arrangement	<u>5,477,196</u>
Total Noncurrent liabilities	<u>5,477,196</u>
Total Liabilities	<u>7,275,246</u>
Net Position	
Net investment in capital assets	67,982,041
Unrestricted	<u>2,729,020</u>
Total Net Position	<u>\$ 70,711,061</u>

CITY OF IOWA COLONY, TEXAS

PROPRIETARY FUND

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

For the Year Ended September 30, 2025

	<u>Business-type Activities</u>
	<u>Utility Fund</u>
Operating revenues:	
Charges for services:	
Water	\$ 4,052,001
Sewer	1,270,455
Garbage	1,045,945
Inspection fees	629,736
Other fees and charges	475,212
Miscellaneous	68,921
Total operating revenues	<u>7,542,270</u>
Operating expenses:	
Contractual services	537,350
Materials and supplies	3,265,186
Utilities and insurance	1,327,342
Depreciation	1,456,526
Total operating expenses	<u>6,586,404</u>
Operating income (loss)	<u>955,866</u>
Other nonoperating revenues (expenses):	
Investment earnings	52,993
Capital contributions	47,261,487
Interest expense	(276,780)
Debt issuance costs	(16,500)
Total other nonoperating revenues (expenses):	<u>47,021,200</u>
Increase (decrease) in net position	47,977,066
Net position - beginning of year	<u>22,733,995</u>
Net position - end of year	<u>\$ 70,711,061</u>

CITY OF IOWA COLONY, TEXAS
PROPRIETARY FUND
STATEMENT OF CASH FLOWS
For the Year Ended September 30, 2025

	<u>Business-type Activities</u>
	<u>Utility Fund</u>
Cash Flows from Operating Activities	
Receipts from customers and users	\$ 8,185,371
Other receipts	68,921
Payments to suppliers and service providers	(5,444,516)
Net Cash Provided (Used) by Operating Activities	<u>2,809,776</u>
Cash Flows from Capital and Related Financing Activities	
Acquisition and construction of capital assets	(2,529,412)
Proceeds from financing arrangements	2,156,022
Principal paid on financing arrangements	(162,104)
Interest paid on financing arrangements	(276,780)
Payment of debt issuance costs	(16,500)
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>(828,774)</u>
Cash Flows from Investing Activities	
Interest on investments	52,993
Net Cash Provided (Used) by Investing Activities	<u>52,993</u>
Net Increase (Decrease) in Cash and Cash Equivalents	2,033,995
Beginning Cash and Cash Equivalents	1,778,465
Ending Cash and Cash Equivalents	<u>\$ 3,812,460</u>
Reconciliation to the Statement of Net Position - Proprietary Funds	
Unrestricted cash and cash equivalents	\$ 3,666,155
Restricted cash and cash equivalents	146,305
	<u>\$ 3,812,460</u>
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities	
Operating income (loss)	\$ 955,866
Adjustment to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation expense	1,456,526
(Increase) decrease in assets:	
Accounts receivable, net	(528,810)
Increase (decrease) in liabilities:	
Accounts payable and accrued expenses	(314,638)
Due to other funds	138,290
Unearned revenue	864,326
Customer deposits	238,216
Net Cash Provided (Used) by Operating Activities	<u>\$ 2,809,776</u>

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS

Note 1 - Organization

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

The City provides the following services: (i) General Government – Administration and Finance, (ii) Public Safety – Police, Animal Control, Emergency Management, and Municipal Court, (iii) Public Works, (iv) Parks and Recreation, (v) Community Development, and (vi) Fire Marshal/Inspections.

Note 2 - Summary of Significant Accounting Policies

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

A. Reporting Entity

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

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

B. Government-Wide and Fund Financial Statements

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

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

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

Note 2 - Summary of Significant Accounting Policies (continued)

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

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

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

The City reports the following major governmental funds:

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

The City reports the following major enterprise fund:

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

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

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

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

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

Note 2 - Summary of Significant Accounting Policies (continued)

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

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

D. Investments

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

E. Property Taxes

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

F. Receivables

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

G. Capital Assets

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

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

H. Compensated Absences

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

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

Note 2 - Summary of Significant Accounting Policies (continued)

I. Fund Balance

As of September 30, 2025, fund balances of the governmental funds are classified as follows:

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

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

J. Deferred Outflows / Inflows of Resources

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

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

K. Pensions and Other Post-Employment Benefits (OPEB)

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

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

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

Note 2 - Summary of Significant Accounting Policies (continued)

L. Use of Estimates

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

M. Leases

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

N. Implementation of New Standards

GASB issued Statement No. 101, *Compensated Absences*, in June 2022. The primary objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The requirements of this Statement are effective for fiscal years beginning after December 15, 2023, and all reporting periods thereafter. The requirements of this statement were evaluated and determined to not be material to the financial statements. The City will evaluate in future years on an annual basis.

GASB issued Statement No. 102, *Certain Risk Disclosures*, in December 2023. The primary objective of this Statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. The requirements of this Statement are effective for fiscal years beginning after June 15, 2024, and all reporting periods thereafter. The requirements of this statement were implemented in fiscal year 2025 and did not impact the financial statements.

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

Note 3 - Cash and Temporary Investments (Cash Equivalents)

Authorization for Deposits and Investments

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

Local Government Investment Pool

As of September 30, 2025, the City's investments included balances in the TexSTAR Public Funds Investment Pool and Texas CLASS. The investment pool investments are not evidenced by securities that exist in physical or book entry form and, accordingly, do not have custodial risk.

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

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

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

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

Deposit and Investment Amounts

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

	Governmental Activities	Business-Type Activities	Total
Petty cash	\$ 300	\$ -	\$ 300
Demand deposits:			
Consolidated	2,916,924	(1,696,131)	1,220,793
Utility billing	-	5,362,286	5,362,286
Bond funds	1,608,084	-	1,608,084
Retainer account	553,140	-	553,140
Certificates of deposit	145,000	-	145,000
Local Government Investment Pools	9,992,799	-	9,992,799
Restricted escrow	-	146,305	146,305
Totals	\$ 15,216,247	\$ 3,812,460	\$ 19,028,707

	Fair Value / Amortized Cost	Percentage of Portfolio	Weighted Average Maturity (days)	S&P Rating
Petty cash	\$ 300	0%	1	N/A
Demand deposits	8,744,303	45%	1	N/A
Certificates of deposit	145,000	1%	92	N/A
Local Government Investment Pools	9,992,799	53%	49	AAAm
Restricted escrow	146,305	1%	1	AAA
Totals	\$ 19,028,707	100%	27	

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

Interest Rate Risk and Concentration of Credit Risk

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

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

Note 4 - Receivables

Amounts recorded as receivables as of September 30, 2025, are as follows:

	General Fund	Debt Service Fund	Non-Major Governmental Funds	Total Governmental Activities	Utility Fund Business-Type Activities
Receivables:					
Property taxes	\$ 38,375	\$ 18,789	\$ -	\$ 57,164	\$ -
Sales taxes	143,394	-	63,771	207,165	-
Fines and forfeitures	319,950	-	-	319,950	-
Due from other governments	-	-	124,338	124,338	-
Utility Billing:					
Billed receivables	-	-	-	-	179,625
Unbilled receivables	-	-	-	-	681,290
Gross receivables	501,719	18,789	188,109	708,617	860,915
Less: allowance for uncollectibles	(303,952)	-	-	(303,952)	-
Net total receivables	<u>\$ 197,767</u>	<u>\$ 18,789</u>	<u>\$ 188,109</u>	<u>\$ 404,665</u>	<u>\$ 860,915</u>

Note 5 - Developer Deposits

The City has entered into various agreements with Land Tejas Sterling Lakes (the “Developer”). The Developer is developing certain facilities within the city limits or extraterritorial jurisdiction of the City. The Developer deposits refundable funds with the City at the beginning of the agreement term with a non-refundable administrative fee. The refundable deposits will be returned to the Developer upon completion of each project. The agreements do not represent an escrow agreement and the City shall not owe any fiduciary duty to the Developer. The following is a summary of activity for developer deposits for the year ended September 30, 2025:

Project	Balance 9/30/2024	Additions	Deductions	Balance 9/30/2025
County Road 64	\$ 1,731,000	\$ -	\$ -	\$ 1,731,000
Early Plat - Sterling Lakes North Sec 2, 3	203,888	-	(203,888)	-
Early Plat - Sterling Lakes North Sec 1	158,279	-	-	158,279
Early Plat - Sterling Lakes North Sec 4 & Force Main	143,816	-	(143,816)	-
Early Plat - Creekhaven Sec 1	-	3,205,919	(1,240,373)	1,965,546
Early Plat - Creekhaven Sec 2	-	296,748	(296,748)	-
Early Plat - Creekhaven Sec 3	-	893,855	(893,855)	-
	<u>\$ 2,236,983</u>	<u>\$ 4,396,522</u>	<u>\$ (2,778,680)</u>	<u>\$ 3,854,825</u>

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

Note 6 - Unearned Revenue

As of September 30, 2025, unearned revenue balances consisted of the following:

	General Fund	American Rescue Plan Act (ARPA) Fund	Non-Major Governmental Funds	Total Governmental Activities	Utility Fund Business-Type Activities
Unearned Revenues:					
Grants	\$ 1,284	\$ -	\$ -	\$ 1,284	\$ -
Developer deposits	1,552,287	-	-	1,552,287	-
Other	17,024	-	-	17,024	-
Road damage deposits	442,184	-	-	442,184	-
Garbage tax collected on-behalf of state	-	-	-	-	87,292
Advance funding for cost- sharing utility project	-	-	-	-	797,940
Total Unearned Revenues	\$ 2,012,779	\$ -	\$ -	\$ 2,012,779	\$ 885,232

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

Note 7 - Interfund Receivables and Payables and Transfers

As of September 30, 2025, interfund balances consisted of the following:

	Interfund Receivable	Interfund Payable	Net Totals
General Fund	\$ 218,002	\$ -	\$ 218,002
Enterprise Fund		(138,290)	(138,290)
Non-Major Governmental Funds	-	(79,712)	(79,712)
Totals	\$ 218,002	\$ (218,002)	\$ -

There were no interfund transfers between funds during the year. See Note 8 for information related to transfers of capital assets from the governmental activities to the business-type activities.

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

Note 8 - Capital Assets

Capital assets activity of the governmental activities for the year ended September 30, 2025, was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Transfers</u>	<u>Transfers to Business-Type</u>	<u>Ending Balance</u>
Governmental activities:						
Capital assets not being depreciated/amortized:						
Land and right of way	\$ 5,052,338	\$ -	\$ -	\$ -	\$ -	\$ 5,052,338
Construction in progress	329,554	2,974,956	-	(1,905,858)	(1,398,652)	-
Total capital assets not being depreciated/amortized	<u>5,381,892</u>	<u>2,974,956</u>	<u>-</u>	<u>(1,905,858)</u>	<u>(1,398,652)</u>	<u>5,052,338</u>
Capital assets being depreciated/amortized:						
Buildings and improvements	13,661,580	-	-	-	-	13,661,580
Machinery and equipment	2,607,032	172,578	-	-	-	2,779,610
Infrastructure	12,645,049	495,000	-	1,905,858	-	15,045,907
Right-to-use lease equipment	17,150	-	-	-	-	17,150
Total capital assets being depreciated/amortized	<u>28,930,811</u>	<u>667,578</u>	<u>-</u>	<u>1,905,858</u>	<u>-</u>	<u>31,504,247</u>
Less accumulated depreciation/amortization for:						
Buildings and improvements	(492,314)	(348,548)	-	-	-	(840,862)
Machinery and equipment	(884,785)	(444,765)	-	-	-	(1,329,550)
Infrastructure	(3,122,632)	(705,375)	-	-	-	(3,828,007)
Right-to-use lease equipment	(6,288)	(3,430)	-	-	-	(9,718)
Total accumulated depreciation/amortization	<u>(4,506,019)</u>	<u>(1,502,118)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(6,008,137)</u>
Total capital assets being depreciated/amortized, net	<u>24,424,792</u>	<u>(834,540)</u>	<u>-</u>	<u>1,905,858</u>	<u>-</u>	<u>25,496,110</u>
Governmental activities capital assets, net	<u>\$ 29,806,684</u>	<u>\$ 2,140,416</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (1,398,652)</u>	<u>\$ 30,548,448</u>

During the fiscal year, the City accepted contributions of capital assets in the amount of \$495,000 in the governmental activities, which consisted of infrastructure acceptance from developers. The governmental activities also transferred \$1,398,652 of construction in progress related to the water system to the business-type activities.

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

Governmental activities:	Depreciation/ Amortization Expense
Administration	\$ 127,477
Public safety	673,858
Public works	47,978
Community development	652,805
	<u>\$ 1,502,118</u>

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

Note 8 - Capital Assets (continued)

Capital assets activity of the business-type activities for the year ended September 30, 2025, was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Transfers</u>	<u>Transfers from Governmental</u>	<u>Ending Balance</u>
Business-type activities:						
Capital assets not being depreciated/amortized:						
Construction in progress	\$ 2,800,543	\$ 2,529,412	\$ -	\$ (6,728,607)	\$ 1,398,652	\$ -
Total capital assets not being depreciated/amortized	<u>2,800,543</u>	<u>2,529,412</u>	<u>-</u>	<u>(6,728,607)</u>	<u>1,398,652</u>	<u>-</u>
Capital assets being depreciated/amortized:						
Water system	\$ 8,397,707	\$ 16,179,488	\$ -	\$ 6,728,607		\$ 31,305,802
Wastewater system	13,953,336	29,683,347	-	-	-	43,636,683
Less accumulated depreciation/amortization for:						
Water system	(67,428)	(667,628)	-	-	-	(735,056)
Wastewater system	(105,599)	(788,898)	-	-	-	(894,497)
Total accumulated depreciation/amortization	<u>(173,027)</u>	<u>(1,456,526)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(1,629,553)</u>
Total capital assets being depreciated/amortized, net	<u>22,178,016</u>	<u>44,406,309</u>	<u>-</u>	<u>6,728,607</u>	<u>-</u>	<u>73,312,932</u>
Business-type activities capital assets, net	<u>\$ 24,978,559</u>	<u>\$ 46,935,721</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,398,652</u>	<u>\$ 73,312,932</u>

During the current fiscal year, the City accepted contributions of capital assets of \$47,261,487, which consisted of \$45,862,835 of utility system assets transferred from municipal utility districts and \$1,398,652 of capital assets transferred from the governmental activities.

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

Business-type activities:	Depreciation/ Amortization Expense
Water system	\$ 667,628
Sewer system	788,898
	<u>\$ 1,456,526</u>

As of September 30, 2025, the business-type activities had no remaining commitments related to active capital projects.

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

Note 9 - Long-term Debt

Changes in Long-Term Liabilities

The following is a summary of changes in the City’s governmental activities long-term liabilities for the year ended September 30, 2025:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental activities:					
Private placement					
certificates of obligation	\$ 950,000	\$ -	\$ (80,000)	\$ 870,000	\$ 80,000
Tax and revenue					
certificates of obligation	12,505,000	-	(265,000)	12,240,000	275,000
Premium	1,085,994	-	(15,863)	1,070,131	-
Leases payable	11,255	-	(3,401)	7,854	3,540
Total Governmental Activities	<u>\$ 14,552,249</u>	<u>\$ -</u>	<u>\$ (364,264)</u>	<u>\$ 14,187,985</u>	<u>\$ 358,540</u>

The following is a summary of changes in the City’s business-type activities long-term liabilities for the year ended September 30, 2025:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Business-type activities:					
Financing arrangement	\$ 3,483,278	\$ 2,156,022	\$ (162,104)	\$ 5,477,196	\$ -
Total business-type activities	<u>\$ 3,483,278</u>	<u>\$ 2,156,022</u>	<u>\$ (162,104)</u>	<u>\$ 5,477,196</u>	<u>\$ -</u>

Certificates of Obligation

Additional information for the City’s certificates of obligations as of September 30, 2025 is as follows:

	<u>Original Borrowing</u>	<u>Interest Rate</u>	<u>Final Maturity</u>	<u>Outstanding Balance</u>
Governmental activities:				
Private Placement Certificates of				
Obligation Series 2020	\$ 1,255,000	2.040%	2035	\$ 870,000
Tax and Revenue Certificates of				
Obligation Series 2022	13,125,000	5.000%	2047	12,240,000
	<u>\$ 14,380,000</u>			<u>\$ 13,110,000</u>

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

Note 9 - Long-term Debt (continued)

Certificates of Obligation (continued)

Debt service requirements to maturity are as follows:

Fiscal Year	Private Placement Certificates of Obligation			Tax and Revenue Certificates of Obligation		
	Principal	Interest	Total	Principal	Interest	Total
2026	\$ 80,000	\$ 17,748	\$ 97,748	\$ 275,000	\$ 612,000	\$ 887,000
2027	80,000	16,116	96,116	295,000	598,250	893,250
2028	80,000	14,484	94,484	310,000	583,500	893,500
2029	85,000	12,852	97,852	320,000	568,000	888,000
2030	85,000	11,118	96,118	340,000	552,000	892,000
2031 - 2035	460,000	28,458	488,458	1,960,000	2,488,500	4,448,500
2036 - 2040	-	-	-	3,035,000	1,896,500	4,931,500
2041 - 2045	-	-	-	3,870,000	1,058,000	4,928,000
2046 - 2050	-	-	-	1,835,000	138,750	1,973,750
2051 - 2055	\$ 870,000	\$ 100,776	\$ 970,776	\$ 12,240,000	\$ 8,495,500	\$ 20,735,500

Leases Payable

The City is under contract for noncancellable leases that convey control of the right to use assets. The lease liabilities outstanding as of September 30, 2025, are as follows:

Description	Start Date	End Date	Interest Rate	Lease Liability		Lease Asset	
				Original Amount	Outstanding Balance	Original Amount	Accumulated Amortization
Copiers	12/28/22	12/31/27	4.00%	\$ 17,150	\$ 7,854	\$ 17,150	\$ 9,718
				\$ 17,150	\$ 7,854	\$ 17,150	\$ 9,718

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

The future principal and interest lease payments as of September 30, 2025, were as follows:

Fiscal Year	Principal	Interest	Total
2026	\$ 3,540	\$ 250	\$ 3,790
2027	3,685	105	3,790
2028	629	3	632
Total	\$ 7,854	\$ 358	\$ 8,212

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

Note 9 - Long-term Debt (continued)

Financing Arrangement

During fiscal year 2024, the City entered into a financing arrangement for the acquisition of water meters. The project is to be completed in phases and the first phase is structured as a lease purchase agreement. The financing arrangements outstanding as of September 30, 2025, were as follows:

	<u>Original Borrowing</u>	<u>Interest Rate</u>	<u>Final Maturity</u>	<u>Outstanding at Year-end</u>
Business-type activities:				
Lease Purchase Agreement - Phase 1				
October 4, 2023	\$ 3,483,278	4.944%	2040	\$ 3,321,173
Lease Purchase Agreement - Phase 2				
October 1, 2024	2,156,022	4.850%	2041	2,156,022
	<u>\$ 5,639,300</u>			<u>\$ 5,477,195</u>

The future principal and interest financing arrangement payments as of September 30, 2025, were as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2027	\$ 271,167	\$ 268,766	\$ 539,933
2028	284,479	255,454	539,933
2029	298,444	241,490	539,934
2030	313,094	226,839	539,933
2031 - 2035	1,811,679	887,988	2,699,667
2036 - 2040	2,302,227	397,440	2,699,667
2041 - 2045	196,106	9,511	205,617
Total	<u>\$ 5,477,196</u>	<u>\$ 2,287,488</u>	<u>\$ 7,764,684</u>

Note 10 - Risk Management

General Liability

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

Worker’s Compensation

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

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

Note 11 - Employee Retirement System

Texas Municipal Retirement System

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

Plan Description

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

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

Benefits Provided

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

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

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

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

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

The City participates in Social Security.

Employees Covered by Benefit Terms

At the December 31, 2024, valuation and measurement date, 33 active City employees were covered by the benefit terms, 24 inactive employees entitled to but not yet receiving benefits, and 2 inactive employees or beneficiaries currently receiving benefits as of that date.

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

Note 11 - Employee Retirement System (continued)

Contributions

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

Employees for the City were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City were 10.45% and 10.52% for 2025 and 2024, respectively.

Net Pension Liability/(Asset)

The City’s Net Pension Liability/(Asset) (NPL) was measured as of December 31, 2024, and the Total Pension Liability/(Asset) (TPL) used to calculate the Net Pension Liability/(Asset) was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The Total Pension Liability in the December 31, 2024, actuarial valuation was determined using the following actuarial assumptions:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	19 years (longest amortization ladder)
Asset Valuation Method	10 Year smoothed market; 12% soft corridor
Inflation	2.50%
Salary Increases	3.60% to 11.85% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that vary by age. Last updated for the 2023 valuation pursuant to an experience study of the period ending 2022.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence). Pre-retirement: PUB(10) mortality tables, with the 110% of the Public Safety table used for males and the 100% of the General Employee table used for females. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).
Other Information: Notes	There were no benefit changes during the year.

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

Note 11 - Employee Retirement System (continued)

Actuarial Assumptions (continued)

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

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global public equity	35%	7.1%
Core fixed income	6%	5.0%
Non-core fixed income	6%	6.8%
Hedge funds	5%	6.4%
Private equity	13%	8.5%
Private debt	13%	8.2%
Real estate	12%	6.7%
Infrastructure	6%	6.0%
Other private markets	4%	7.3%
Total	100%	

Discount Rate

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

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

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

	1% Decrease	Current Discount Rate (6.75%)	1% Increase
City’s net pension liability	\$ 347,807	\$ 55,232	\$ (178,980)

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

Note 11 - Employee Retirement System (continued)

Changes in the Net Pension Liability/(Asset)

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) - (b)
Balance at 12/31/2023	\$ 1,396,358	\$ 1,267,583	\$ 128,775
Changes for the year:			
Service Cost	371,344	-	371,344
Interest	104,296	-	104,296
Difference between expected and actual experience	(23,630)	-	(23,630)
Contributions - employer	-	238,737	(238,737)
Contributions - employee	-	154,451	(154,451)
Net Investment income	-	133,229	(133,229)
Benefit payments, including refunds, of employee contributions	(73,820)	(73,820)	-
Administrative expense	-	(845)	845
Other changes	-	(19)	19
Net changes	378,190	451,733	(73,543)
Balance at 12/31/2024	\$ 1,774,548	\$ 1,719,316	\$ 55,232

Pension Plan Fiduciary Net Position

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

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

Note 11 - Employee Retirement System (continued)

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

For the year ended September 30, 2025, the City recognized pension expense of \$178,324.

At September 30, 2025, the City reported deferred outflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences in expected and actual experience	\$ 15,854	\$ (31,588)
Change in assumptions	-	(15,290)
Difference in projected and actual earnings on pension plan investments	-	(26,650)
Contributions subsequent to measurement date	227,937	-
Total	\$ 243,791	\$ (73,528)

Deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date of \$227,937 will be recognized as a reduction of the Net Pension Liability/(Asset) for the measurement year ending December 31, 2025 (i.e., recognized in the city’s financial statements September 30, 2026). Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year	Net Deferred Outflows (Inflows) of Resources
2025	\$ (12,953)
2026	(2,302)
2027	(24,108)
2028	(14,311)
2029	(3,926)
Thereafter	(74)
Total	\$ (57,674)

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

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

TMRS Supplemental Death Benefits Fund

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

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

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

The retiree portion of the City’s contributions to the TMRS SDBF for the fiscal year 2025 was \$1,069 which equaled the required contribution amount.

Based on calculations of the plan’s actuary under the provisions of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, the city has a total OPEB liability of \$22,703. Management has determined the effects of implementing this pronouncement on the City’s government wide net position are not material to the financial statements and no provision for this liability or activity, other than cash paid as part the TMRS contribution of \$1,069 have been recorded in the City’s financial statements.

Note 13 - Fund Balance Assignments

The City has assigned fund balances as of September 30, 2025 for the following purposes:

	Assigned Fund Balance
Public works equipment	\$ 200,000
Public works roadwork	42,169
Unified development code update project	25,000
Government Center master plan	123,350
MUD facility conveyance	50,000
Capital planning	50,000
ARPA water line project	300,000
Disaster response funds	400,000
	<u>\$ 1,190,519</u>

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

Note 14 - Contracts with Municipal Utility Districts

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

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

Strategic Partnership Agreement

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

Annexation Agreement

Effective December 17, 2018, the City entered into an Annexation Agreement with MUD 31 to defer the conversion of the limited purpose annexation of MUD 31 to a full purpose annexation by the City to a date no earlier than January 2, 2019, to be determined by the City, in order to defer City taxes on the annexation area. The City will still be obligated to provide certain services to MUD 31 after annexation and before receiving property taxes from the annexation area, therefore, the Annexation Agreement provides for certain service expense sharing payments from MUD 31 to the City to help defray the costs of services. During prior years, MUD 31 made two payments of \$350,000 to the City and the City has completed the full purpose annexation. The Annexation Agreement provides for the City to remit to MUD 31 70% of the maintenance and operations ad valorem property tax received by the City on property in the annexation area. The due dates of the payments shall be the last day of March and August of each year, for tax revenues received by the City at least 10 days before the due date of the payment. The tax sharing payments shall begin on the ad valorem property taxes received by the City from the annexation area for the 2020 tax year and continue for 20 years, totaling 40 semiannual payments, subject to the terms of the Annexation Agreement. During the current year, the City paid \$1,150,244 in tax sharing payments to MUD 31 in accordance with the Annexation Agreement.

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

Note 14 - Contracts with Municipal Utility Districts (continued)

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

Strategic Partnership Agreement

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

Annexation Agreement

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

Facility Conveyance Agreement

On September 13, 2024, the City entered into a Facility Conveyance Agreement with the MUD establishing the terms under which the MUD will transfer its water and wastewater facilities (collectively, the "Facilities") to the City. On May 23, 2024, a portion of the MUD's facilities were conveyed to the City, and on November 24, 2024, the MUD's remaining facilities were conveyed to the City and the City assumed full ownership and operation of the facilities. The amount conveyed by the MUD during fiscal year 2025 was \$20,433,664.

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

Note 14 - Contracts with Municipal Utility Districts (continued)

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

Strategic Partnership Agreement

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

Facility Conveyance Agreement

On September 13, 2024, the City entered into a Facility Conveyance Agreement with the MUD establishing the terms under which the MUD will transfer its water and wastewater facilities (collectively, the "Facilities") to the City. On December 10, 2024, the MUD's facilities were conveyed to the City and the City assumed full ownership and operation of the facilities. The amount conveyed by the MUD during fiscal year 2025 was \$20,796,156.

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

Strategic Partnership Agreement

On February 15, 2011, the City entered into a Shared Financing Agreement (the "Agreement") with MUD 55, City of Iowa Colony TIRZ #2 (the "Zone") and Iowa Colony Development Authority (the "Authority") for the purpose of constructing TIRZ Projects which include various public works and improvements. The Authority and MUD 55 agree to assist the City and the Zone in the implementation of the TIRZ Projects and in the funding, ownership, operation, and maintenance of the TIRZ Projects. MUD 55 will act as Project Manager for the TIRZ projects set out in the Agreement and will give written notice to the Authority Board before initiating the design or construction of a TIRZ project for approval. Upon completion of TIRZ Project construction, the project shall be conveyed to the responsible party as stated in the Agreement. For any year in which the City collects or receives Tax Increment, the City will pay such Tax Increment to the Authority. For any year the Authority receives payments from the City, the amount of Project Costs to be paid from Tax Increment by the Authority ("TIRZ Share") to MUD 55 is the percentage of the actual project costs set out in the Agreement. MUD 55 will begin to receive TIRZ Share payments no later than thirty days prior to the fall principal and interest payment date subsequent to MUD 55 issuance of bonds. The term of the Agreement will expire on the later of January 1 in the year following completion of the TIRZ plan or the date that the Developer has been repaid in full for all eligible project costs.

Facility Conveyance Agreement

On April 14, 2025, the City entered into a Facility Conveyance Agreement with the MUD establishing the terms under which the MUD will transfer its water supply facilities, wastewater treatment plant, regional and internal collection lines, lift station and related appurtenances (collectively, the "Facilities") to the City. The effective date of the conveyance will be December 31, 2026, at which time the City will assume ownership, operation, and maintenance responsibilities for the Facilities. Upon acceptance, the City will provide utility service to MUD users, maintain customer information and records and provide monthly billings to customers served by the Facilities. Facilities constructed by the MUD after the effective date will be transferred upon completion and City acceptance. Under the agreement, the MUD will contribute toward the City's installation of smart water meters through annual payments of \$35,000 over five years, beginning on April 1, 2025, for a total of \$175,000. In exchange for the conveyance of the Facilities, the City agreed to make annual payments of \$150,000 to the MUD for a period of five years, beginning January 1, 2027. The agreement also requires the MUD to replace the temporary wastewater treatment capacity with a permanent plant by December 31, 2040. Any such replacement or capacity expansion greater than 0.48 million gallons per day (MGD) will be funded solely by the MUD.

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

Note 14 - Contracts with Municipal Utility Districts (continued)

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

Utility Functions Agreement

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

Proposed Brazoria County Municipal Utility District No. 92 (MUD 92)

Utility Functions Agreement

On August 16, 2023, the City entered into a Utility Functions Agreement (the "Agreement") with a developer on-behalf of proposed MUD 92, a municipal utility district not yet created. The MUD is to construct or acquire water and wastewater facilities with ownership of the facilities to be conveyed to the City as the facilities are constructed. In consideration of the acquisition and construction of the facilities, the City is to make an annual payment to the MUD from real property taxes collected from property located within the MUD. These revenues generated by the M&O portion of the City tax rate are to be rebated to the MUD beginning on February 1 in the calendar year following the calendar year for which the MUD initially receives a tax roll from Brazoria County Appraisal District and shall be payable each May 1 thereafter (e.g., if the MUD receives a tax roll for calendar year 2027, the annual payment for such year will be due May 1, 2028). The structure of the annual payments shall be as follows: 2025 – 2027 payment will be equal to 100% of M&O taxes collected; 2028 – 2030 payment will be equal to 75% of M&O taxes collected; 2031-2034 will be equal to 50% of M&O taxes collected; and 2035-2038 will be equal to 25% of M&O taxes collected.

CITY OF IOWA COLONY, TEXAS
NOTES TO BASIC FINANCIAL STATEMENTS (continued)

Note 14 - Contracts with Municipal Utility Districts (continued)

Cost Sharing Agreement with Brazoria County Municipal Utility Districts No. 31, No. 38, and No. 87

Cost Sharing Agreement

In December 2024, the City of Iowa Colony (the “City”) entered into a Cost Sharing Agreement with Brazoria County Municipal Utility Districts (MUDs) No. 31, No. 87, and No. 38 for the joint funding and construction of the Northwest Regional Wastewater Treatment Plant (the “Project”). Under the terms of the agreement, the City serves as Project Administrator and is responsible for all aspects of Project design, permitting, bidding, and construction. Upon completion, the City will be the sole legal owner of the facility and will operate and maintain the plant. Each participating Party will receive reserved wastewater treatment capacity proportional to its funding share. The Parties agreed to share Project costs and capacity as follows:

<u>Party</u>	<u>Cost Share %</u>	<u>Reserved Capacity (MGD)</u>
MUD 31	32.0%	0.24
MUD 87	44.0%	0.33
MUD 38	14.7%	0.11
City	9.3%	0.07
Total	100%	0.75

During the fiscal year, the City received deposits from the participating MUDs representing each party’s pro rata share of the Project’s engineering phase. In accordance with the agreement, the Project contributions are required to be deposited into a separate Project account and may be used solely for Project-related expenditures. The City had not yet incurred the related Project expenses as of year-end and therefore recorded the amounts as unearned revenue in the Utility Fund. The amount recorded as unearned revenue as of September 30, 2025, and the estimated total cost of the project is as follows:

<u>Party</u>	<u>Unearned Revenue</u>	<u>Total Estimated Cost</u>
MUD 31	\$ 280,823	\$ 5,076,423
MUD 87	388,417	7,021,377
MUD 38	128,700	2,326,500
City	-	1,438,200
Total	\$ 797,940	\$ 15,862,500

Note 15 - Subsequent Events

On November 1, 2025, the City entered issued \$27,130,000 of Combination Tax and Revenue Certificates of Obligation, Series 2025. The certificates have interest rates ranging from 4.000% to 5.000% and will mature on April 1, 2055.



REQUIRED SUPPLEMENTARY INFORMATION



CITY OF IOWA COLONY, TEXAS
REQUIRED SUPPLEMENTARY INFORMATION - GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL (BUDGETARY BASIS)
For the Year Ended September 30, 2025

	Budgeted Amounts		Actual	Variance with
	Original	Final		Final Budget
Revenues				
Property taxes	\$ 3,255,000	\$ 3,255,000	\$ 1,696,412	\$ (1,558,588)
Sales taxes	725,000	725,000	1,045,300	320,300
Franchise taxes	540,000	540,000	559,265	19,265
License and permits	2,975,800	2,975,800	4,135,970	1,160,170
Intergovernmental	-	-	325,985	325,985
Charges for services - Intergovernmental	1,009,800	1,009,800	982,550	(27,250)
Fines and forfeitures	339,000	339,000	519,563	180,563
Investment earnings	150,000	150,000	200,219	50,219
Miscellaneous revenue	643,000	643,000	1,132,599	489,599
Total Revenues	<u>9,637,600</u>	<u>9,637,600</u>	<u>10,597,863</u>	<u>960,263</u>
Expenditures				
Current:				
Administration	1,929,090	1,929,090	1,577,027	352,063
Finance	367,210	367,210	259,521	107,689
Police	2,277,030	2,277,030	2,053,184	223,846
Animal control	179,030	179,030	129,335	49,695
Emergency management	15,500	15,500	41,731	(26,231)
Municipal court	319,710	319,710	257,970	61,740
Public works	1,019,370	1,019,370	992,943	26,427
Parks and recreation	218,500	218,500	250,819	(32,319)
Community development	1,034,360	1,034,360	2,902,835	(1,868,475)
Fire marshal/inspections	480,090	480,090	601,427	(121,337)
Debt service:				
Principal	-	-	3,401	(3,401)
Interest and fees	-	-	389	(389)
Capital outlay	-	-	1,216,245	(1,216,245)
Total Expenditures	<u>7,839,890</u>	<u>7,839,890</u>	<u>10,286,827</u>	<u>(2,446,937)</u>
Changes in Fund Balance	1,797,710	1,797,710	311,036	(1,486,674)
Fund Balances - Beginning	<u>6,061,730</u>	<u>6,061,730</u>	<u>6,061,730</u>	<u>-</u>
Fund Balances - Ending	<u>\$ 7,859,440</u>	<u>\$ 7,859,440</u>	<u>\$ 6,372,766</u>	<u>\$ (1,486,674)</u>

CITY OF IOWA COLONY, TEXAS

NOTES TO REQUIRED SUPPLEMENTARY BUDGETARY INFORMATION

Legal Compliance - Budgets

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

The City's expenditures exceeded appropriations in categories of emergency management, parks and recreation, community development, fire marshal/inspections, debt service, and capital outlay. The overages were caused by the City experiencing significant growth and expending more than anticipated amounts on capital projects in the general fund. In addition, the City amended a grant agreement in April 2025 from the Community Development Block Grant from the General Land Office (GLO) for flood and drainage improvements, which increased the local match from \$88,680 to \$965,145. The majority of the local match expenditures were incurred by September 30, 2025, but a formal budget amendment was not passed.

CITY OF IOWA COLONY, TEXAS
REQUIRED SUPPLEMENTARY PENSION INFORMATION
TEXAS MUNICIPAL RETIREMENT SYSTEM
SCHEDULE OF CHANGES IN NET PENSION LIABILITY/(ASSET) AND RELATED RATIOS
Last Ten Measurement Years Ended December 31

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total Pension Liability:										
Service cost	\$ 371,344	\$ 299,389	\$ 238,243	\$ 145,207	\$ 104,170	\$ 51,130	\$ 35,822	\$ 27,020	\$ 25,040	\$ 18,263
Interest	104,296	82,208	65,826	45,012	40,500	38,226	35,677	32,084	28,720	26,581
Changes of benefit terms	-	-	124,964	-	7,461	-	-	-	-	-
Difference between expected and actual experience	(23,630)	14,639	(10,051)	16,271	(31,039)	(3,796)	(21,411)	(8,477)	(3,118)	(18,632)
Change in assumptions	-	(24,028)	-	-	-	(30,309)	-	-	-	16,153
Benefit payments, including refunds of employee contributions	(73,820)	(88,094)	(75,716)	(63,492)	(71,119)	(39,967)	-	(3,602)	-	-
Net change in total pension liability	378,190	284,114	343,266	142,998	49,973	15,284	50,088	47,025	50,642	42,365
Total pension liability - beginning	1,396,358	1,112,244	768,978	625,980	576,007	560,723	510,635	463,610	412,968	370,603
Total pension liability - ending (a)	1,774,548	1,396,358	1,112,244	768,978	625,980	576,007	560,723	510,635	463,610	412,968
Plan fiduciary net position:										
Contributions - employer	238,737	194,145	128,807	110,498	106,960	94,661	80,321	75,643	81,768	61,097
Contributions - employee	154,451	125,718	101,195	74,520	37,798	24,511	17,857	13,403	12,004	8,730
Net investment income	133,229	108,637	(61,490)	82,868	39,615	59,208	(8,765)	25,102	5,506	17
Benefit payments, including refunds of employee contributions	(73,820)	(88,094)	(75,716)	(63,492)	(71,119)	(39,967)	-	(3,602)	-	-
Administrative expense	(845)	(683)	(527)	(381)	(254)	(332)	(168)	(129)	(65)	(11)
Other	(19)	(4)	629	1	(10)	(9)	(10)	(8)	-	-
Net change in plan fiduciary net position	451,733	339,719	92,898	204,014	112,990	138,072	89,235	110,409	99,213	69,833
Plan fiduciary net position - beginning	1,267,583	927,864	834,966	630,952	517,962	379,890	290,655	180,246	81,033	11,200
Plan fiduciary net position - ending (b)	1,719,316	1,267,583	927,864	834,966	630,952	517,962	379,890	290,655	180,246	81,033
Net Pension Liability (Asset) - Ending (a) - (b)	\$ 55,232	\$ 128,775	\$ 184,380	\$ (65,988)	\$ (4,972)	\$ 58,045	\$ 180,833	\$ 219,980	\$ 283,364	\$ 331,935
Plan fiduciary net position as a % of total pension liability	96.89%	90.78%	83.42%	108.58%	100.79%	89.92%	67.75%	56.92%	38.88%	19.62%
Covered payroll (measurement year)	\$ 2,206,440	\$ 1,795,977	\$ 1,445,645	\$ 1,064,566	\$ 755,952	\$ 490,220	\$ 357,145	\$ 268,052	\$ 240,075	\$ 174,599
Net pension liability (asset) as a percentage of covered payroll	2.50%	7.17%	12.75%	-6.20%	-0.66%	11.84%	50.63%	82.07%	118.03%	190.11%

CITY OF IOWA COLONY, TEXAS
REQUIRED SUPPLEMENTARY PENSION INFORMATION
TEXAS MUNICIPAL RETIREMENT SYSTEM
SCHEDULE OF CONTRIBUTIONS
Last Ten Fiscal Years

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially determined contribution	\$ 289,806	\$ 204,441	\$ 176,512	\$ 127,048	\$ 114,253	\$ 101,598	\$ 92,000	\$ 81,648	\$ 75,874	\$ 76,809
Contribution in relation of the actuarially determined contribution	289,806	225,335	176,512	127,048	114,253	101,598	92,000	81,648	75,874	76,809
Contribution deficiency (excess)	\$ -	\$ 20,894	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered payroll (fiscal year)	\$ 2,673,973	\$ 2,087,699	\$ 1,710,034	\$ 1,363,746	\$ 1,015,011	\$ 665,101	\$ 448,754	\$ 335,852	\$ 253,819	\$ 224,351
Contributions as a percentage of covered payroll	10.84%	10.79%	10.32%	9.32%	11.26%	15.28%	20.50%	24.31%	29.89%	34.24%

Notes to Required Supplementary Pension Information:

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

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	19 years (longest amortization ladder)
Asset Valuation Method	10 Year smoothed market; 12% soft corridor
Inflation	2.50%
Salary Increases	3.60% to 11.85% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that vary by age. Last updated for the 2023 valuation pursuant to an experience study of the period ending 2022.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence). Pre-retirement: PUB(10) mortality tables, with the 110% of the Public Safety table used for males and the 100% of the General Employee table used for females. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).
Other Information:	
Notes	There were no benefit changes during the year.

NONMAJOR GOVERNMENTAL FUNDS

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

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

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

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

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

The *Regional Parkland Fund* is used to account for fees charged for new residential developments which are restricted for the acquisition and development of regional parks under the City's Master Park Plan.

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

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

The Consolidated *Court Security and Technology Fund* is used to account for revenues and expenditures related to the municipal court consolidated security and technology fees, effective for fees collected on or after May 29, 2025.

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



CITY OF IOWA COLONY, TEXAS
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
September 30, 2025

	Crime Control District	Law Enforcement Fund	Public Works Grants Fund	Public Safety Grants Fund	Regional Parkland Fund	Court Technology Fund	Court Security Fund	Consolidated Court Security and Technology Fund	Vehicle Replacement Fund	Total Nonmajor Governmental Funds
Assets										
Current assets:										
Cash and cash equivalents	\$ 703,141	\$ 1,586	\$ -	\$ -	\$ 334,924	\$ 30,601	\$ 45,625	\$ 2,627	\$ 97,529	\$ 1,216,033
Sales tax receivable	63,771	-	-	-	-	-	-	-	-	63,771
Due from other governments	-	-	77,775	46,563	-	-	-	-	-	124,338
Total Assets	\$ 766,912	\$ 1,586	\$ 77,775	\$ 46,563	\$ 334,924	\$ 30,601	\$ 45,625	\$ 2,627	\$ 97,529	\$ 1,404,142
Liabilities										
Accounts payable	\$ 49,159	\$ -	\$ 22,875	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,079
Accrued expenses	3,119	-	-	281	-	-	-	-	-	3,400
Due to other funds	3,993	-	54,900	20,740	-	79	-	-	-	79,712
Total Liabilities	\$ 56,271	\$ -	\$ 77,775	\$ 21,066	\$ -	\$ 79	\$ -	\$ -	\$ -	\$ 155,191
Fund Balances										
Restricted:										
Public safety	710,641	1,586	-	-	-	30,522	45,625	2,627	-	791,001
Grants	-	-	-	25,497	-	-	-	-	-	25,497
Parkland improvements	-	-	-	-	334,924	-	-	-	-	334,924
Assigned:										
Capital projects	-	-	-	-	-	-	-	-	97,529	97,529
Total Fund Balances	710,641	1,586	-	25,497	334,924	30,522	45,625	2,627	97,529	1,248,951
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 766,912	\$ 1,586	\$ 77,775	\$ 46,563	\$ 334,924	\$ 30,601	\$ 45,625	\$ 2,627	\$ 97,529	\$ 1,404,142



CITY OF IOWA COLONY, TEXAS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
September 30, 2025

	Crime Control District	Law Enforcement Fund	Public Works Grants Fund	Public Safety Grants Fund	Regional Parkland Fund	Court Technology Fund	Court Security Fund	Consolidated Court Security and Technology Fund	Vehicle Replacement Fund	Total Nonmajor Governmental Funds
Revenues										
Sales taxes	\$ 454,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 454,167
License and permits	-	-	-	-	334,924	-	-	-	-	334,924
Intergovernmental	-	-	863,237	49,599	-	-	-	-	-	912,836
Fines and forfeitures	-	-	-	-	-	10,165	12,560	2,627	-	25,352
Investment earnings	20,287	-	-	-	-	-	-	-	15,483	35,770
Total Revenues	<u>474,454</u>	<u>-</u>	<u>863,237</u>	<u>49,599</u>	<u>334,924</u>	<u>10,165</u>	<u>12,560</u>	<u>2,627</u>	<u>15,483</u>	<u>1,763,049</u>
Expenditures										
Current:										
Administration	-	-	-	-	-	-	-	-	3,513	3,513
Police	335,094	-	-	46,624	-	-	-	-	-	381,718
Capital outlay	38,188	-	863,237	-	-	-	-	-	129,113	1,030,538
Total Expenditures	<u>373,282</u>	<u>-</u>	<u>863,237</u>	<u>46,624</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>132,626</u>	<u>1,415,769</u>
Changes in Fund Balance	101,172	-	-	2,975	334,924	10,165	12,560	2,627	(117,143)	347,280
Fund Balances - Beginning	<u>609,469</u>	<u>1,586</u>	<u>-</u>	<u>22,522</u>	<u>-</u>	<u>20,357</u>	<u>33,065</u>	<u>-</u>	<u>214,672</u>	<u>901,671</u>
Fund Balances - Ending	<u>\$ 710,641</u>	<u>\$ 1,586</u>	<u>\$ -</u>	<u>\$ 25,497</u>	<u>\$ 334,924</u>	<u>\$ 30,522</u>	<u>\$ 45,625</u>	<u>\$ 2,627</u>	<u>\$ 97,529</u>	<u>\$ 1,248,951</u>



RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS,
AUTHORIZING THE CITY MANAGER TO ENTER INTO AN
AGREEMENT WITH VALLEY VIEW CONSULTING, L.L.C. FOR
PUBLIC FUNDS INVESTMENT ADVISORY SERVICES**

WHEREAS, the City of Iowa Colony invests public funds in accordance with the Public Funds Investment Act, Texas Government Code Chapter 2256; and

WHEREAS, the City Council finds it beneficial to obtain professional advisory services related to the investment of public funds, investment strategy, reporting, and depository banking services;

WHEREAS, investment advisory service is a professional service, and as such, bidding requirements are not applicable; and

WHEREAS, Valley View Consulting, L.L.C., an SEC registered investment advisor, provides non-discretionary investment advisory and related financial consulting services to public entities;

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

THAT the City Council authorizes the City Manager, or designee, to negotiate and execute an agreement with Valley View Consulting, L.L.C. to provide public funds investment advisory and related financial consulting services for the City.

READ, PASSED AND ADOPTED ON MARCH 16, 2026.

WIL KENNEDY, MAYOR
CITY OF IOWA COLONY, TEXAS

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS



Proposal for Investment Advisory Services

February 2, 2026



Valley View Consulting, L.L.C.

Richard G. Long, Manager
2428 Carters Mill Rd.
Huddleston, VA 24104-4003
540.297.3419 (Office)

www.valleyviewconsultingllc.com
rglong@valleyviewconsultingllc.com



February 2, 2026

City of Iowa Colony, Texas
 Dr. Tarron Richardson, City Manager
 3144 Meridiana Parkway
 Rosharon, TX 77583

Thank you for this opportunity to present Valley View's credentials as a cash and investment advisor for the City. Attached are Valley View's qualifications, experiences, philosophies, and capabilities related to Texas public funds investing. As you are considering Investment Advisory services, attached are our qualifications, experiences, philosophies, and capabilities related to Texas public funds investing.

In a nutshell, we believe an investment advisor should function as an extension of your staff – managing the portfolio in compliance with the Public Funds Investment Act (the "PFIA") and the City's Investment Policy. We monitor the markets on the City's behalf and develop and implement investment strategies to safely optimize the City's interest income.

The current economic environment requires strategic investment suggestions to primarily hedge interest income within the City's risk/return criteria. Speculation is prohibited by the PFIA and is not part of this plan.

Our overall investment advisory services could include:

- Oversight and compliance with the PFIA and the City policy,
- Investment policy review,
- Development of historical cash flow model for all non-CIP funds,
- Project management assistance to model probable CIP draw schedules,
- Strategic advice to achieve the City's investment objectives,
- Incorporation of potential Arbitrage Rebate consequences with Bond Proceed investment,
- Complete analysis of authorized investment types,
- Implementation of competitive solicitations,
- Thorough communication, reporting, and training,
- Management of investment providers and required documentation, and
- Long range portfolio strategy.

Cash and investment management services would be performed as non-discretionary functions, working to assist the City through:

- Risk/Return Assessment – managing the City’s funds requires thorough risk/return objective development. Increasing risk increases the potential return. It also increases potential negative outcomes. Valley View will assist the City in analyzing various PFIA-eligible alternatives highlighting the range of possible “returns” and “risks.”
- Flexible Strategy, Product Mix, and Reporting – evolving markets (both product and yield curve) create varying opportunities. Valley View monitors all City authorized options and probable market adjustments to position the City for flexible strategy implementation. All communications and reports are customizable to fit the City’s specific needs.
- Independence – analyzing all strategies broadens the options eligible for review and consideration. There is no promotional advantage to any choice, nor hidden agendas or back door marketing efforts to jeopardize recommendations. We are not affiliated with any investment pool, mutual fund, broker/dealer, financial institution, or investment provider, so every decision is made in the City’s best interest.
- Client-committed Team – developing client-specific investment strategies and making each client feel as if they are our only client is our goal. We dedicate the time and attention of our stable and experienced team to you and your needs, undistracted by alternative service requirements.

Investment advisory services are one of the few areas that revenue enhancement may/should provide value over and above the cost. The “net benefit” (strategy enhancement less IA fees), within appropriate risk/return objectives, provides the City the best value for service. Evaluating the enhanced interest income of the recommended investment strategies and options provides the clearer picture of an advisor’s net benefit to the City. Fees become a secondary consideration.

That said, providing value added services for a reasonable and appropriate fee is our objective, and the service list and associated fee are flexible and open to negotiation. Our standard contract aligns with the PFIA two-year period, with a 30-day no-cause City cancellation clause. Fees will adjust with the City’s investment portfolio Book Value and will be billed quarterly, in arrears.

Valley View has grown primarily by favorable client and finance officer references and currently has approximately 75 full investment advisory clients with over \$15 billion under management (as of 12/31/2025). Our client base is built on long-term relationships and high customer service standards.

The attached information is designed to ease your decision to select Valley View as investment advisor. Please call me at 540.297.3419 if there are any questions or to discuss moving forward.

Sincerely,



Richard G. Long, Jr.
Manager



Introduction to Valley View Consulting, L.L.C.

Organization

Valley View Consulting, L.L.C. is a Securities and Exchange Commission (“SEC”) registered investment advisory firm serving public entities in a variety of cash and investment management and consulting roles. Valley View provides completely independent advice and consultation and is not affiliated with any investment pool, mutual fund, broker/dealer, financial institution, or investment provider.

Valley View was founded in the fall of 1998 and registered with the SEC as an investment advisor firm effective January 1999. Richard G. Long, Jr. wholly owns the firm. To fully address the complete spectrum of client needs, Mr. Long has teamed with Benjamin F. Day, Julie S. Gerhardt, Oscar Gomez, Jamie D. Hobbs, M. Teresa Mendoza, Johnny L. Phifer, Timothy D. Pinon, Adam R. Ringgenberg, Orlando A. Saenz, and Emily A. Upshaw. These affiliations assure that our clients will receive comprehensive and individually designed services related to the financial programs of government investors.

Valley View functions as a team specializing in assessing the needs of the City, examining current cash management policies and practices, monitoring depository bank contracts, reviewing bond covenants, and developing effective and comprehensive investment strategies. As described throughout, some members may have primary responsibility for a certain activity, but their broad talents are always available for other client needs. Therefore, our whole team will play an integral role in providing their expertise to fulfill the contract objectives of the City.

Although Valley View’s office of registration is in Virginia, it is fully registered with the State of Texas and has personnel located in the Austin and Dallas/Fort Worth areas. Our team members have extensive Texas local government experience providing cash and investment management in conformance with the PFIA. All services provided to the City will be seamless from any physical address.

Additionally, Valley View and its professionals perform other substantial consulting activities that include cash and investment-related projects, but do not meet the definition of investment advisory service. These activities have direct beneficial application to the City’s service requirements.

Investment Philosophy

Public funds require a different investment approach and fiduciary responsibility to adequately judge appropriate risk/return opportunities. The City has many essential functions to effectively serve their constituents and investing is sometimes considered a secondary activity. Our service objective ensures the level of attention and commitment to effectively manage the City's funds. We believe in the principles stressed by the PFIA:

- Safety
- Liquidity
- Public Trust
- Yield (risk appropriate)

Public funds investment management is scrutinized more than most other organizations; therefore, Valley View takes great care in assessing and addressing risks on multiple levels to ensure due diligence in minimizing risk exposure. Whether the City invests operating or special project funds, these fundamental considerations and principles will be the same.

Credit Risk - The PFIA specifically manages and restricts the exposure to credit risk. Assuming large amounts (some would argue any amount) of credit risk is inconsistent with the PFIA's main objectives to "primarily emphasize safety of principal and liquidity." All securities contain incremental credit risk, although the markets believe certain security issuers have little or no real credit risk. The PFIA does allow specific securities with true credit risk but generally restricts that risk based on measurements of nationally recognized credit rating agencies. The mission of the public funds investor is to determine what level of credit risk is appropriate for the organization and to develop policies and procedures to ensure that established risk parameters are maintained.

The PFIA allows options with real credit risk (e.g., commercial paper) for direct or indirect purchase. Prior to investment, accurate identification of the individual issuer's or pool/fund's investment criteria, and analysis of the historical risk/return relationship, will determine if the City will potentially receive adequate return for any increased risk.

Market/Opportunity Risk - The restriction of most credit risk focuses portfolio management on controlling market risk and opportunity risk. Working with the yield curve, issuer yield spreads, and cash flow requirements manage these two risks.

Appropriate yield curve positioning, with limited interest rate cycle timing, provides the most effective and consistent yield enhancement. Our services will include the research and analysis necessary to assist the City in formulating strategy recommendations and we will participate in any presentation (formal or informal) designed to gain approval to implement the desired strategy.

Since the PFIA specifically prohibits extension for speculative purposes, cash flow forecasting must be incorporated into the investment process. The City's confidence in its estimates will determine the composition of any subsequent strategy.

Liquidity Risk - No matter the objective or funding source of the portfolio, cash flow predictability creates the baseline for investment strategy development. Especially with bond proceeds, cash flow forecasting must be the cornerstone of the investment program. Valley View will work with the City to develop forecasts that will guide the investment strategy to ensure the appropriate mix of liquidity and longer-term asset allocation.

The resulting cash flow forecast and analysis will help identify the appropriate investment strategy and help control risks. Our assistance to the City would combine the following steps to achieve the City's portfolio objectives:

- Actively managing the portfolio to maintain appropriate cash levels,
- Conservatively estimating cash flows and minimum cash balances,
- Appropriately diversifying maturity and investment mix,
- Utilizing timely and regular market interaction to smooth price fluctuations,
- Maintaining minimum positions in highly liquid investment types, and
- Strictly adhering to the prohibition of speculative maturity extension.

The confidence in the bond fund draw schedules and potential arbitrage implications will impact appropriate strategy selections. Low confidence may require higher cash balances. Higher confidence could allow greater laddering. Restrictive arbitrage outlooks may point to a structured investment option. Valley View will discuss all options and help the City select the optimum strategy.

Regular review of proper procedures and internal controls complete the process. Portfolio risk is managed by proper strategy selection and sector/maturity diversification. Procedures and controls help to mitigate fraud, lost funds or securities, broker/dealer/financial institution failure and many other non-securities related risks.

Operating Funds - For the operating portion of the portfolio, Valley View will:

- Review and recommend modifications to the City's Investment Policy,
- Assist in cash flow forecasting,
- Analyze available products (individual products and pool/fund options) and institutions,
- Interpret market conditions and trends,
- Determine appropriate asset allocations,
- Advise on long-range strategy selection,
- Implement strategy within a competitive pricing environment,
- Prepare appropriate calculations, accruals and reports,
- Provide independent sources for investment market valuations,
- Comply with Investment Policy and state and federal regulations,
- Review procedures and documentation for management procedures and investment alternatives,
- Monitor broker/dealer, custodian, and safekeeping relationships,
- Attend meetings as requested, and
- Educate City staff on pertinent investment topics.

Special Projects or CIP Funds – For CIP and other unique cash flow funds, our guidance will include:

- Developing and analyzing projected expenditure patterns,
- Estimating expenditure period interest earnings,
- Determining any appropriate Investment Policy changes,
- Analyzing the effects of various investment strategies on any potential arbitrage liability,
- Developing the *optimum* strategy,
- Reviewing the draw schedule and portfolio performance as the projects progress,
- Identifying potential arbitrage concerns, and
- Implementing any debt service fund investment strategies.

Combining all of these concepts into active portfolio management will enhance portfolio return over the long run. Whether the City invests operating or other funds, the fundamental considerations and principles stressed above will be the same.

Analyzing specific operating and bond proceeds strategies combine effective and appropriate investment selection for both types of funds. Regardless of funds involved and strategy selected, once all the risk/return considerations are made, Valley View will coordinate with the City to make specific portfolio recommendations and gain their implementation approval.

Investment Approach

As explained throughout, we believe focusing on cash flow-based laddering, with judicious maximum maturity limitations, reduces the “market” risk of early redemption or loss on sale. We also believe that increasing “credit” risk to increase yield is generally not prudent.

The initial phase, concentrating on policy/procedure and cash flow analysis, will provide the insight necessary to estimate current-market yield enhancement, workload, and other non-tangible items more accurately.

As a non-discretionary investment advisor, we will work with the City to invest funds with the City’s direct oversight and approval. We develop the portfolio to be consistent with the constraints of the City’s Investment Policy (maturity, investment selection, etc.) while utilizing the cash flow model to forecast when cash will be needed to cover obligations. Valley View takes the time to explain all aspects of the investment strategy to the client to educate them and make them comfortable with the process and expectations. This extra step allows the client to understand and feel confident in their decision to follow through with the recommendation of the advisor.

As a PFIA-oriented investment advisor, we believe providing a dependable and stable investment structure is a key objective. Market speculation does not factor into this strategy. Of course, we consider where interest rates might be headed in the short term, but our focus is maintaining a disciplined approach to protect and preserve assets. This discipline begins with client-specific cash flow projections.

Maturity Distribution – The current inverted yield curve encourages investing in shorter ladder rungs for higher yields, however with rates beginning to fall and additional rate cuts expected in the coming months, it becomes increasingly important to look forward and consider a longer maturity ladder to allow the City to lock in rates while it can. The City’s cash flow analysis and market conditions at decision time will influence the selected implementation plan and timing.

Adjusting to Market Movements – Yields fell significantly over the past year + as the Federal Open Market Committee (FOMC) lowered the Fed Funds target range. Targeted implementation of portfolio strategy hedges the portfolio against interest rate uncertainty and allows the portfolio to build towards its optimum long-term yield curve position. Valley View will work with the City to identify the appropriate maturity allocation during any given market environment.

Adding Potential Returns Through Investment Selection – Valley View promotes diversified investment portfolios and works with each client to establish the optimal mix. However, clients also want us to be nimble and flexible enough to adjust this structure to market opportunities or risks. As an example, prior to 2008, we focused our clients on U.S. Government securities that were offering attractive returns relative to the other issuers in the marketplace. As their risk/return profile and attractiveness changed, we began to research other PFIA-eligible opportunities. That research uncovered significant value in direct-placed Certificates of Deposit (“CD”) and other interest-bearing products (Money Market Accounts or “MMA”), and we began to move client monies into those fully insured or enhanced options.



While Valley View continues to see value in bank deposit products. If we see security rates outperforming CD rates, we will assist the City in establishing a security clearance/safekeeping account to facilitate security purchases. Solicitations will include local and statewide banks for deposit options, and the City's authorized Broker/Dealers (B/Ds) for marketable securities.

As market conditions change, Valley View will adjust the investment choice and selection process. We recognize that the economic and market conditions over the past few years have been extremely challenging and unique. The most important strategy to keep in mind is to ensure that all cash flow needs are covered and that a laddered approach to investing is diligently practiced. Sector selection, while important, becomes a secondary consideration as long as the portfolio invests in instruments allowed by the PFIA and the City's Investment Policy.

CIP Strategy – Each City bond issue will face a different draw schedule and market conditions. The symbiosis of those two will largely influence the implemented strategy. With targeted opening dates, many projects have somewhat predictable construction schedules and related draw requirements. That predictability allows targeted laddering of investment securities or CDs. Projects with more spending volatility may require less laddering and higher retained cash balances. The Arbitrage Rebate Regulations, and the City's ability to optimize keepable interest income, will be the final determining factor in any strategy selection. Valley View will assist the City to discern the best approach regardless of prevailing conditions.

Financial Institutions – Embracing a competitive investment environment rewards the City with effective market access and allows integration of local providers. As expressed above, Valley View appreciates the value of local providers, especially financial institutions, and will work with the City to develop a detailed and extensive contact list. Our experience also supports including all potential providers on every solicitation. Financial institution appetites change regularly, and we are routinely pleasantly surprised by a previously disinterested bank suddenly needing deposits and paying attractive rates.

Additionally, Valley View routinely monitors general financial status and information sources for trends and third-party opinions or ratings. Proper documentation and collateral management provide the main enhancement to FDIC non-insured deposits and warrant focused attention.

Reporting

Valley View service includes preparing monthly accounting and quarterly investment reports in compliance with the PFIA and City Investment Policy. Both reports allow some flexibility as to content and format. We will work with the City to ensure acceptable reports are provided.

We utilize Tracker portfolio software, a web-based investment reporting system that affords a high degree of flexibility in content and format of reported information. This information can be produced in PDF reports as well as downloaded into Excel worksheet form. City staff can access the data and reports online through the Tracker website.

Valley View also provides a brief market overview as a component of the quarterly report and prepares a monthly commentary article, *Market Outlook*, to review economic updates.

Other Considerations

Primary Depository Bank – Valley View’s primary depository bank selection services involve a Request for Application (“RFA”), and could include the following, as necessary:

- Analyzing the prior Primary Depository Bank selection process and current operations.
- Developing a calendar of events.
- Defining the acceptable area from which perspective applicants will be considered.
- Establishing the criteria by which the proposals will be evaluated.
- Preparing a list of financial institutions that will be sent the RFA.
- Preparing a draft RFA.
- Finalizing the RFA with City staff.
- Assisting with hosting a pre-proposal conference.
- Analyzing responses for conformance to the RFA requirements and to determine the best relative value based on the evaluation criteria.
- Meeting to review the results of the proposal analysis.
- Assisting with the presentation to the City Council for selection of a primary depository bank.

Valley View also provides periodic account analysis comparisons to quoted prices and rates, and extension option review and documentation.

Investment Policy Renewal – With a primary focus on managing Texas public funds, Valley View regularly assists in the development, modification, and implementation of investment policies, portfolio strategies and other investment-related services. We consider those functions as essential to the effective fulfillment of our contracts and will work with the City in addressing their policy development needs.

Members of the Valley View team review each client investment policy and, as a group, we routinely discuss client-specific needs and strategy ideas. Prior to any new portfolio position purchase, the team routinely checks that all guidelines are achieved. Additional “best practice” components will be considered. The standard procedure provides a thorough review of all documents at the inception of the contract, with annual reviews/adjustments thereafter. Valley View will be available to assist in the presentation, adoption, and implementation of any policy change.

Managing Broker/Dealer Relationships – A competitive investment environment rewards the City with effective market access. Multiple, competent brokers provide accurate market information and locate specific securities for strategy implementation. Valley View will assist the City in establishing review, solicitation, and monitoring procedures to create a competitive environment.

Proper broker/dealer selection is crucial to building a competitive environment. Working with the City’s current list or considering new candidates will determine specific follow-up procedures. Recording each broker’s response to solicitations, winning security offerings, and settlement

efficiency will allow the City to track broker/dealer performance. That history will validate the establishment of a competitive environment or will highlight needed adjustments.

Generally, three criteria guide Valley View's approach to managing broker/dealer relationships. Broker/dealers must:

- Understand and accept the unique objectives of investing public funds,
- Provide competitive pricing, and
- Respond appropriately to the needs of the City.

Valley View will assist the City in complying with, and/or revising the selection and review criteria as required in the City's Investment Policy. We will assist in the annual review of the selection process and the resulting list of broker/dealers.

Reviewing Custodial and Safekeeping Agreements – Properly established custodial and safekeeping agreements are essential to manage the City's funds safely and effectively. Valley View's dedicated focus to public funds investment has involved extensive experience in opening and maintaining acceptable custodian and safekeeping accounts. We will assist the City as necessary in reviewing the current arrangements.

On-going Communications with the City – The needs and desires of the City will dictate the optimum schedule for portfolio review and meetings. The following minimum review schedule is consistent with the objectives of many of our clients:

- Quarterly strategy/portfolio review, and
- Annual performance review.

Initially, cash flow analysis, strategy development, and broker/dealer review will require additional interaction with the City staff. Market cycles and the City's cash flow schedule will largely determine appropriate ongoing interaction. Regular communication will focus on:

- Current cash requirements,
- Specific security opportunities,
- Market information,
- Appropriate transaction execution levels,
- Transaction settlement status, and
- Investment Reporting.

Contact and meeting frequency will be based on the ebb and flow of the investment portfolio and other assignments from the City. Certain items are best handled face-to-face, while others can be effectively completed via phone or email. Valley View is committed to effective and timely response to the City's needs, and if additional meetings are necessary, we will be available.

Experience

Valley View specializes in serving public fund investors and recognizes that the challenges facing these clients are significantly different than non-governmental investors. Public fund investors face cash flow constraints, fewer staff resources and limited investment options. Likewise, investment strategies and preferred investment products for the governmental investor can be significantly different. Valley View has successfully navigated through these challenges to develop effective investment programs.

Valley View is pleased to offer a team whose members will each play an integral role in providing their expertise to fulfill the contract objectives of the City.

Richard G. Long, Jr.

- Investment industry since 1981
- Valley View Manager
- Registered Investment Advisor Representative
- Public Funds dedication since 1988

Emily A. Upshaw, CPA

- Registered Investment Advisor Representative
- Accounting, client service, and transaction facilitation background
- Market analysis, trading, and fund management experience
- Joined Valley View in 2016

Jamie D. Hobbs, CPA

- Registered Investment Advisor Representative
- Twenty years of 401k plan administration experience
- Accounting and client services background
- Joined Valley View in 2021

Adam R. Ringgenberg

- Registered Investment Advisor Representative
- Capital markets background since 2007
- Extensive experience analyzing fixed income products
- Joined Valley View in 2024

Benjamin F. Day

- Registered Investment Advisor Representative
- Experience within investment markets since 1984
- Extensive client-based risk/return analysis experience
- Joined Valley View in 2012

Johnny L. Phifer

- Retired City of Keller, Texas Director of Finance

- Investing public funds since 1985
- Joined Valley View in 2015

Timothy D. Pinon

- Registered Investment Advisor Representative
- Banking industry since 1987
- Government banking relationship manager
- Joined Valley View in 2020

Orlando A. Saenz

- Registered Investment Advisor Representative
- Certified Treasury Professional
- Banking industry since 1997
- Government, Non-Profit and Higher Education Treasury Management Consultant, and Relationship Manager.
- Joined Valley View in 2023

M. Teresa Mendoza

- Extensive background in Accounting & Finance (since 2007)
- Government experience since 2010
- Joined Valley View in 2020

Oscar Gomez

- Registered Investment Advisor Representative
- Experience creating cash flow models, analyzing and preparation of financial statements
- Public Funds Experience since 2018
- Microsoft Office Excel Specialist
- Joined Valley View in 2023

Julie S. Gerhardt

- Investment industry since 1993
- Responsible for administration, marketing, website, and organizational issues
- Joined Valley View in 2013

Fees

Valley View proposes a tiered annual fee based on average quarter end Book Value as reported in the Quarterly Investment Report. The City may incur transactional expenses in the execution of its investment strategy. We will assist the City in minimizing all such transactional expenses, or any other normal business expenses that might be incurred by the City, in the management of its funds.

As with all contracts, a mutually agreed upon fee will provide the City with good value for the cost and adequate compensation for our efforts and expertise. **Valley View will negotiate with the City to reach an acceptable contract fee structure.**

Valley View proposes a tiered annual fee based on average quarter end Book Value as reported in the Quarterly Investment Report. The City may incur transactional expenses in the execution of its investment strategy. We will assist the City in minimizing all such transactional expenses, or any other normal business expenses that might be incurred by the City, in the management of its funds.

<u>Average Quarter End Book Value</u>	<u>Annual Fee</u>
First \$50 million	0.050% (5 basis points)
Portfolio Balances above \$50 million	0.040% (4 basis points)

With an Estimated Total Portfolio Book Value = \$30 million:

Quarterly Fee = \$3,750.00
Annual Fee = \$15,000.00

Said fee shall be prorated and due and payable at the end of each investment quarter.

Value-Added – Investment advisory services are the rare opportunity for the City to gain “net value” versus cost for services.” Valley View strives to provide value well in excess of cost. We propose competitive fee structures and routinely review market conditions for reduction opportunities. We believe it important to remain cost-effective.

As described throughout this proposal, Valley View provides the additional efforts to assist our clients in developing financial institution relationships that could provide income advantage.



City Council Agenda Item Request Form

Item 18.

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

Date: 3/8/2026

Department Making Request: 35 - Community Development

Person Making Request:

Item Type: Ordinance

Budgeted? NO

Cost: 0

If budgeted, identify account:

Short Description:

Consideration and possible action regarding a Sign Variance request for Scrubway Wash and Lube III for Parkway K II, LLC (DBA Scrubway Wash and Lube III) located at 25262 SH 288, Rosharon, Texas.

Explanation/Justification Details:

The applicant, Parkway K II, LLC (DBA Scrubway Wash and Lube III), is requesting approval of a variance from the City of Iowa Colony Sign Ordinance to allow a 20-foot freestanding monument sign for the Scrubway Wash and Lube III facility located at 25262 SH 288. The subject property fronts State Highway 288, and the proposed monument sign is intended to provide visibility and site identification for the business along the high-speed corridor.

The requested monument sign height exceeds the maximum height permitted under the City's Sign Ordinance. Staff reviewed the request in accordance with the variance criteria and determined that the request represents a substantial deviation from the adopted monument sign standards and that sufficient hardship was not demonstrated.

P&Z Recommend to deny this requests.

Staff Recommended Action:Deny the requested sign variance for a 20-foot monument sign.

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 GRANTING A WAIVER AND VARIANCE TO CERTAIN SIGN REGULATIONS UNDER CHAPTER 30, ARTICLE III, SECTION 30-62 TO ALLOW A 20-FOOT FREESTANDING MONUMENT SIGN ALONG STATE HIGHWAY 288; WITH RELATED PROVISIONS**

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

SECTION 1. Findings of Fact

- a. The Planning and Zoning Commission has made a recommendation to the City Council concerning this variance.
- b. The City Council has determined that a waiver or variance should be granted as herein provided, because the criteria in Chapter 30, Article III, Section 30-62 and other applicable standards have been satisfied.
- c. All requirements of law concerning this ordinance and the waiver and variance herein granted have been satisfied.

SECTION 2. Legal Requirements

The Iowa Colony, Texas – Code of Ordinances, Chapter 30-Signs, Article III, Section 30-62. Freestanding signs provides:

Restrictions and dimensional requirements for freestanding signs. These include, but are not limited to, height, area, setback, location, and number of signs allowed within a given zoning classification.

SECTION 3. Background

The City has received an application for a variance from the requirements of Section 30-62 for the installation of a 20-foot freestanding monument sign along State Highway 288. The variance seeks to allow for an increase in the size of the monument signage for Parkway K II, LLC, (DBA Scrubway Wash and Lube III). The background is more fully stated in the Staff Report attached hereto and incorporated herein in full.

SECTION 4. Grant of Waiver and Variance

Accordingly, the City Council hereby grants a waiver and variance to the requirements of Chapter 30-Signs, Article III, Section 30-62. Freestanding signs concerning an increase in the size of the monument signage for a 20-foot freestanding monument sign along State Highway 288; provided, however, that this variance is granted:

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

SECTION 5. Savings Clause

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

SECTION 6. Severance Clause

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

SECTION 7. Effective Date

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

PASSED AND APPROVED ON MARCH 16, 2026.

CITY OF IOWA COLONY

By: _____
WIL KENNEDY, MAYOR

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY

APPLICATION
AND
STAFF REPORT

ATTACHMENTS TO ORDINANCE GRANTING
VARIANCE TO CERTAIN PROVISIONS OF
CITY OF IOWA COLONY CODE OF ORDINANCES FOR
PARKWAY K II, LLC
(DBA SCRUBWAY WASH AND LUBE III)

MEMORANDUM

Date: February 23, 2026
To: Planning and Zoning Members
 Mayor Wil Kennedy, City Council Members
From: Dinh V. Ho, P.E.
RE: Scrubway Wash and Lube III – Signage Variance
 Staff’s Summary and Recommendations
CC: Dr. Tarron Richardson, Natasha Brooks, Kayleen Rosser

Applicant: Parkway K II, LLC (DBA Scrubway Wash and Lube III)
Property Address: 25262 SH 288, Iowa Colony, TX
Zoning: Development Agreement

The applicant is requesting a variance from the City of Iowa Colony Sign Ordinance to allow:

1. **A 20-foot freestanding monument sign along State Highway 288**

Staff Analysis:

Monument Sign Ordinance:

Reference Ordinance:

Sec. 30-62, Table 30-62 of the Sign Ordinance

- Maximum Monument Sign Height: 8 feet
- Optional Height (if eligible multi-sign configuration): 10 feet
- Maximum Effective Area: 96 square feet (or 120 square feet under exception)
- The requested 20-foot monument sign represents a substantial deviation from adopted standards (approximately 200–250% increase over permitted height).

Staff Recommendation:

Based on the variance criteria in Sec. 30-36 and the monument sign standards in Sec. 30-62 , staff recommends denial of the request for a 20-foot monument sign due to:

- Lack of demonstrated unique hardship;
- Significant deviation from established SH 288 standards; and
- Potential precedent impacts along the corridor.



APPLICATION FOR VARIANCE REQUEST or APPEAL

Item 18.

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

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

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

APPLICANT INFORMATION:

Name of Applicant: Scrubway Wash and Lube III

Address of Applicant: 25500 SH 249 Phone: 832.953.2054
Tomball, TX 77375 Email: srodriguez@parkwayfamily.com

Name of Owner: Parkway K II, LLC

Address of Owner: 25500 SH 249 Phone: 832.953.2054
Tomball, TX 77375 Email: fdurdin@parkwayfamily.com

PROPERTY INFORMATION:

Address of Subject Property: 25262 SH 288 Rosharon, TX 77583

Legal Description of Subject Property: 25.72 acres, Durdin Family Properties tract, Brazoria County, Texas

Brazoria County Tax No(s): _____

Current Zoning: Non-Residential Water and Sanitary Serviced by: City of Iowa Colony

Street Frontage Type (Circle One): Private or **Public** FIRM Map Panel Number: _____

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

List Ordinance or Code: City of Iowa Colony Sign Ordinance (Ordinance No. 2016-19, as amended) Provisions governing freestanding / monument sign height and area

Request and reason: see attached

List Ordinance or Code: _____

Request and reason: _____

List of supplemental documentation provided: Completed sign application; Scrubway sign drawings; site plan; variance narrative; ordinance reference memorandum

Planning Commission Date Requested: January 2026 City Council Date Requested: January 2026

Requestor Signature or Owner and Date: 

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

Planning Commission Date: _____ Fee Received: _____

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

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

Project No.: _____ Written Notice of Decision

List Ordinance or Code

City of Iowa Colony Sign Ordinance (Ordinance No. 2016-19, as amended)
Provisions governing freestanding / monument sign height and area

Request and Reason

Request a variance from the Sign Ordinance to allow the complete Scrubway Wash and Lube III sign package, including a 20-foot freestanding monument sign, as shown in the submitted sign package.

The requested monument sign height is necessary to provide reasonable visibility and safe site identification for the Scrubway Wash and Lube III use along State Highway 288. The signage is appropriately scaled for the corridor, professionally designed, and will not be detrimental to surrounding properties or public safety. Strict application of the ordinance would create an undue hardship by limiting effective identification of the use.

City of Iowa Colony Sign Application

Address: 3144 Meridiana Pkwy. Iowa Colony TX 77583 Phone: 346-395-4528 Fax: 281-369-0005

Date: 12.17.2025

Sign Owner: Parkway K II, LLC

Email: srodriguez@parkwayfamily.com Telephone: 832.953.2054

Owner Address: 25500 SH 249 City: Tomball State: TX

Sign Location: 25262 SH 288, Rosharon, TX 77583

Type of Sign: (Select all that apply)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Freestanding | <input type="checkbox"/> Window / Door Sign |
| <input checked="" type="checkbox"/> Monument | <input type="checkbox"/> Stake Sign |
| <input type="checkbox"/> Temporary Freestanding | <input type="checkbox"/> Wind Device Sign |
| <input type="checkbox"/> Temporary Freestanding - Special Activity | <input type="checkbox"/> Flag / Flagpole |
| <input checked="" type="checkbox"/> Wall Sign | <input checked="" type="checkbox"/> Electronic |

Size of Sign – Height 20' Width see attached package for full dimensions

Valuation of Sign: \$60,000

Materials Used: Aluminum cabinet signage, aluminum channel letters, polycarbonate faces, LED illumination, concrete foundation for monument sign

Contractor: Wier

Phone Number: 936.320.8420 Email: nburkhalter@wiercc.com

Contractor Address: 2400 W 34th St, Houston, TX 77018

Please Note: This application is submitted for the complete Scrubway III sign package as shown in the attached Pattison ID drawings and specifications. Variance requested for the complete Parkway Kia sign package, including freestanding monument signage and building-mounted signage, as detailed in the attached variance narrative.

- All signs are to be 10 feet from HL&P power lines (right of ways).
- All plans and drawings must be checked by permit clerk or city planner before permit can be purchased.
- All plans must be in compliance with Ordinance 2016-19

I, Sharilyn D Lampson the owner, of the above documented sign, have been given a copy of the Sign Ordinance providing rules and regulations regarding signs. I have read said Ordinance and will comply to the requirements. If I do not, I will be cited for violations of said Ordinance by the Building Inspector or designated representative of the City of Iowa Colony, Texas.



Signature of Owner

Approved: _____

Denied: _____

Date: _____

City of Iowa Colony

Sign Ordinance Reference – Scrubway Wash and Lube III

Project Location: 25262 SH 288, Rosharon, TX 77583

Applicant / Owner: Parkway K II, LLC

DBA: Scrubway Wash and Lube III

Purpose of This Attachment

This document is submitted in support of the sign application for Scrubway Wash and Lube III to identify the applicable City of Iowa Colony sign ordinance provisions and to document City staff direction regarding monument sign review.

Applicable Ordinance

Signage for the subject property is governed by the City of Iowa Colony Sign Ordinance, Ordinance No. 2016-19, as amended, including provisions regulating:

- Freestanding and monument signs, including:
 - Maximum permitted monument sign height
 - Maximum permitted monument sign area
 - Monument sign limitations by user
- Building-mounted signage, including aggregate wall sign area and related standards

Staff Direction Referenced

City staff has clarified that monument signage must be associated with the **same user**.

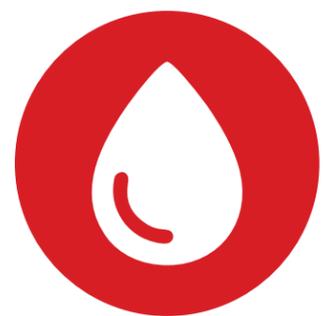
Scrubway Wash and Lube III operates as a DBA of Parkway K II, LLC, which is the owner and operator of the site. As such, the Scrubway Wash and Lube III signage is associated with the same user for purposes of sign ordinance review.

Variance Request

The sign application for Scrubway Wash and Lube III includes a variance request from the applicable monument sign standards of Ordinance No. 2016-19, including monument sign height and related limitations, as detailed in the attached variance narrative.

Summary

This attachment is provided to identify the applicable ordinance provisions and to document City staff direction regarding interpretation of the “same user” requirement as it applies to the Scrubway Wash and Lube III sign application. The application is submitted in reliance on that guidance and in accordance with Ordinance No. 2016-19.



SCRUBWAY

WASH & LUBE

SCRUBWAY | IOWA COLONY

25262 SH 288, BLDGS 1-2 • ROSHARON, TX 77583

SIGN PACKAGE



SIGNCO AMERICA

Item 18.

MONUMENT
SIGNS



SITE MAP
SCALE: 1/64"=1'-0"

7938 WRIGHT ROAD | HOUSTON, TEXAS 77041
713-661-1500 | www.SIGNCOAMERICA.com

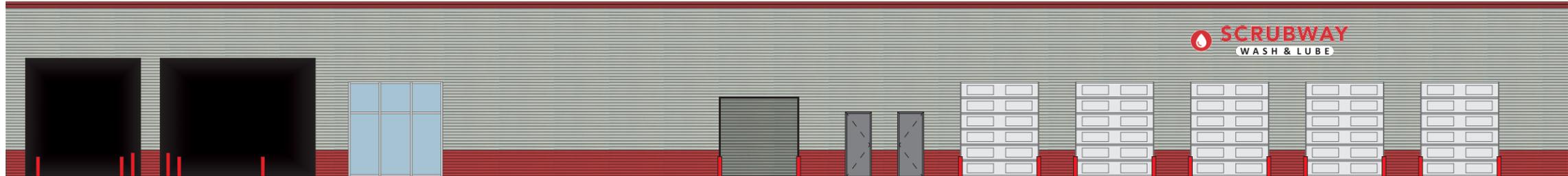
PROJ. NAME	SCRUBWAY IOWA COLONY	PROJECT #		R01	XX	R06	
CLIENT	SCRUBWAY	FILE NAME	XXX	R02		R07	
ADDRESS	25262 SH 288, BLDG 1, BLDG 2	DESIGNER	HUNTER WILSON	R03		R08	
CITY/STATE	ROSHARON, TX 77583	SALES REP	JOE MINAVI	R04		R09	
DATE	12.03.2025	PROJ. MGR	ZIBA MINAVI	R05		R10	
FILE PATH	14-PROJECTS\SCRUBWAY CAR WASH\SCRUBWAY - IOWA COLONY - 25262 SH 288, BDLG 1, BDLG 2, ROSHARON, TX,77583\DRAWINGS\SCRUBWAY_IOWA-COLONY_25262-SH-288-BLDGS-1,2-ROSHARON-TX-77583_12.03.25_HW						

NEW CONSTRUCTION

SPECIFICATIONS
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

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WEST ELEVATION
SCALE: 1/16"=1'-0"



EAST ELEVATION
SCALE: 1/16"=1'-0"

PROJ. NAME	SCRUBWAY IOWA COLONY	PROJECT #		R01	XX	R06	
CLIENT	SCRUBWAY	FILE NAME	XXX	R02		R07	
ADDRESS	25262 SH 288, BLDG 1, BLDG 2	DESIGNER	HUNTER WILSON	R03		R08	
CITY/STATE	ROSHARON, TX 77583	SALES REP	JOE MINAVI	R04		R09	
DATE	12.03.2025	PROJ. MGR	ZIBA MINAVI	R05		R10	
FILE PATH	14-PROJECTS\S\SCRUBWAY CAR WASH\SCRUBWAY - IOWA COLONY - 25262 SH 288, BLDG 1, BLDG 2, RO SHARON, TX, 77583\DRAWINGS\SCRUBWAY_IOWA-COLONY_25262-SH-288-BLDGS-1,2-ROSHARON-TX-77583_12.03.25_HW						

SIGN A QTY: 2

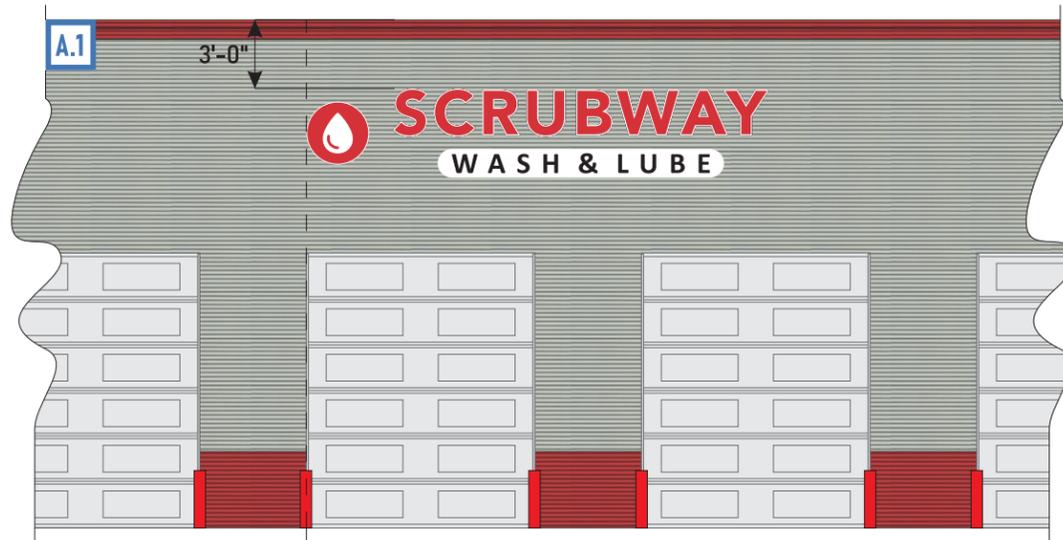
PROVIDE AND INSTALL ARCHITECTURAL-GRADE, FRONT-LIGHTED LED CHANNEL LETTERS

Front-Lighted Channel Letters

- Faces: 3/16" 7328 Trans. white acrylic with vinyl (V1, V2) applied to first surface with 1/2" inline
- Returns: 5" Deep .040 aluminum pre-finished black
- Trim: 1" Pre-finished black
- Backs: 6mm ACM, white stock color
- Illumination: Internal white 6,000k LEDs
- Mounting: Flush with minimum 3/8" x 5" fasteners

VINYL COLORS

- V1: 3M Trans. Red 3630-33 | PANTONE 1797 C
- V2: 3M Opaque Black



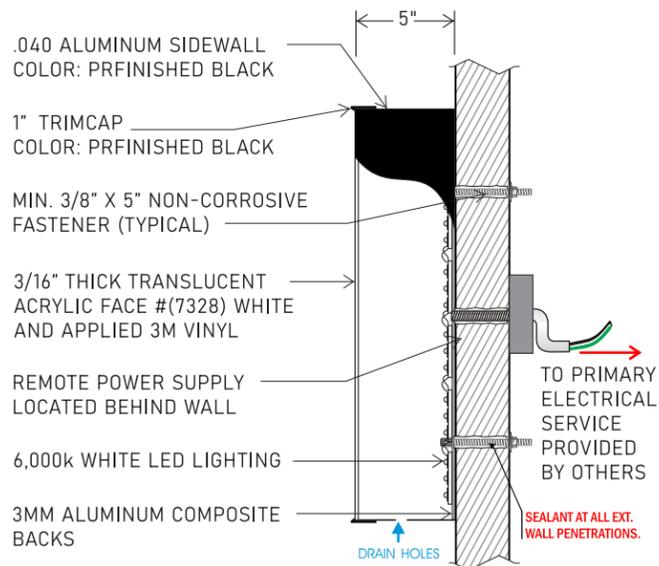
EAST ELEVATION LEFT ALIGNED

SCALE: 1/8"=1'-0"



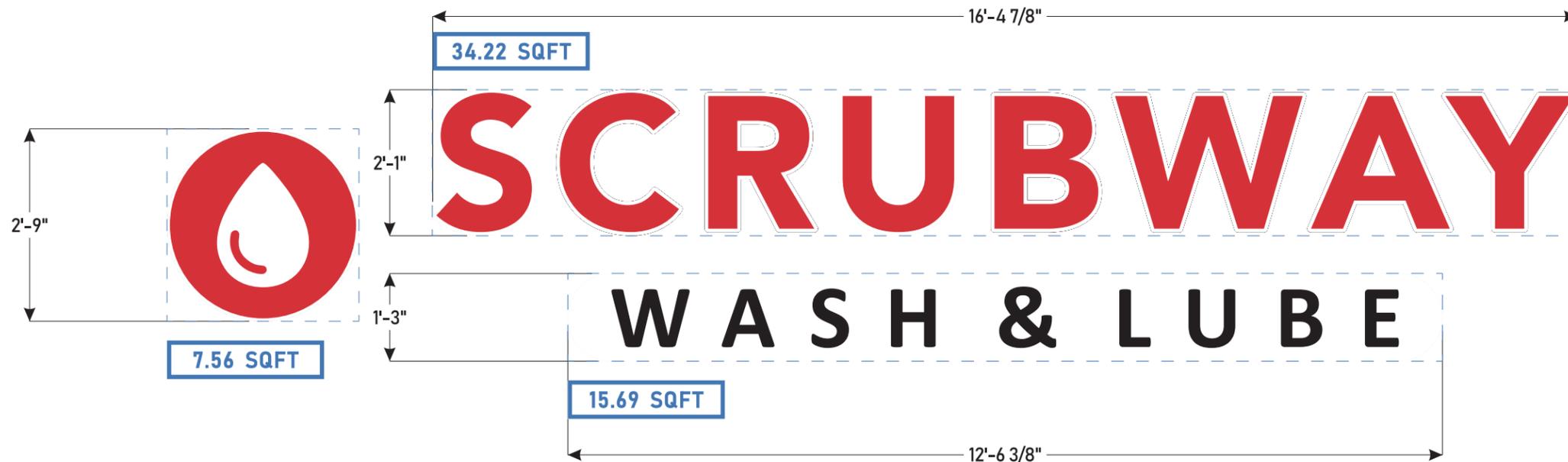
WEST ELEVATION C-C W/ WINDOWS

SCALE: 1/8"=1'-0"



TYP. SECTION CHNL LTR

SCALE: NOT TO SCALE



57.47 TOTAL SQFT

SIGN ELEVATION

SCALE: 1/2"=1'-0"

NEW CONSTRUCTION

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SIGN B

QTY: 4

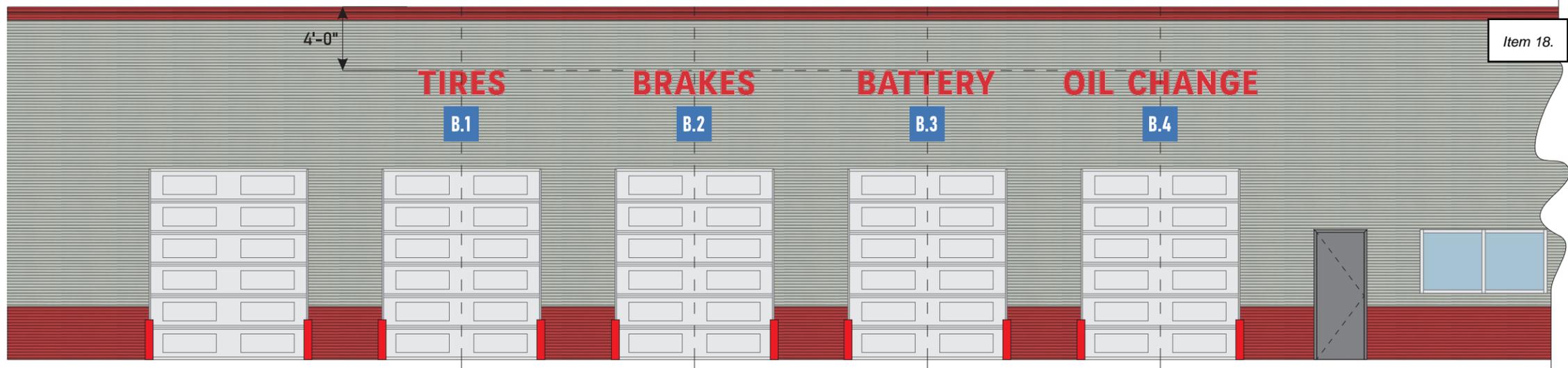
PROVIDE AND INSTALL ARCHITECTURAL-GRADE, FRONT-LIGHTED LED CHANNEL LETTERS

Front-Lighted Channel Letters

- Faces: 3/16" 7328 Trans. white acrylic with vinyl (V1) applied to first surface with 1/2" inline
- Returns: 5" Deep .040 aluminum pre-finished black
- Trim: 1" Pre-finished black
- Backs: 6mm ACM, white stock color
- Illumination: Internal white 6,000k LEDs
- Mounting: Flush with minimum 3/8" x 5" fasteners

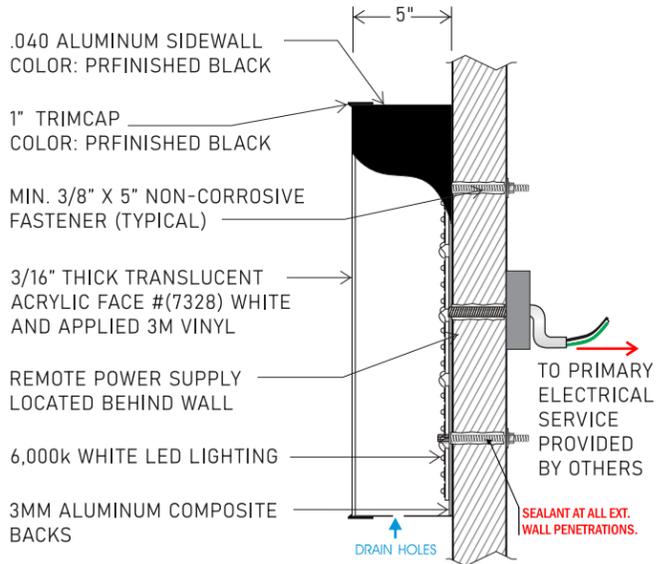
VINYL COLORS

- V1: 3M Trans. Red 3630-33 | PANTONE 1797 C
- V2: 3M Opaque Black



EAST ELEVATION (LEFT HALF)

SCALE: 1/8"=1'-0"



TYP. SECTION CHNL LTR

SCALE: NOT TO SCALE



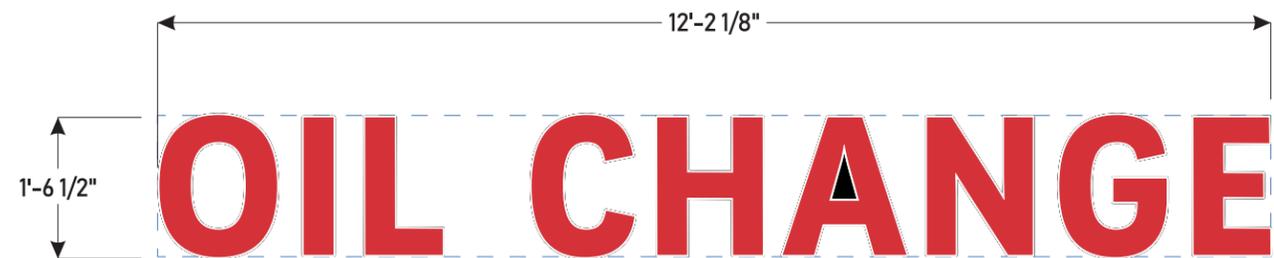
B.1 8.45 SQFT



B.2 11.74 SQFT



B.3 13.32 SQFT



B.4 18.79 SQFT

52.3 TOTAL SQFT

SIGN ELEVATION

SCALE: 1/2"=1'-0"

SIGNS C, D

QTY: (C: 1) (D: 2)

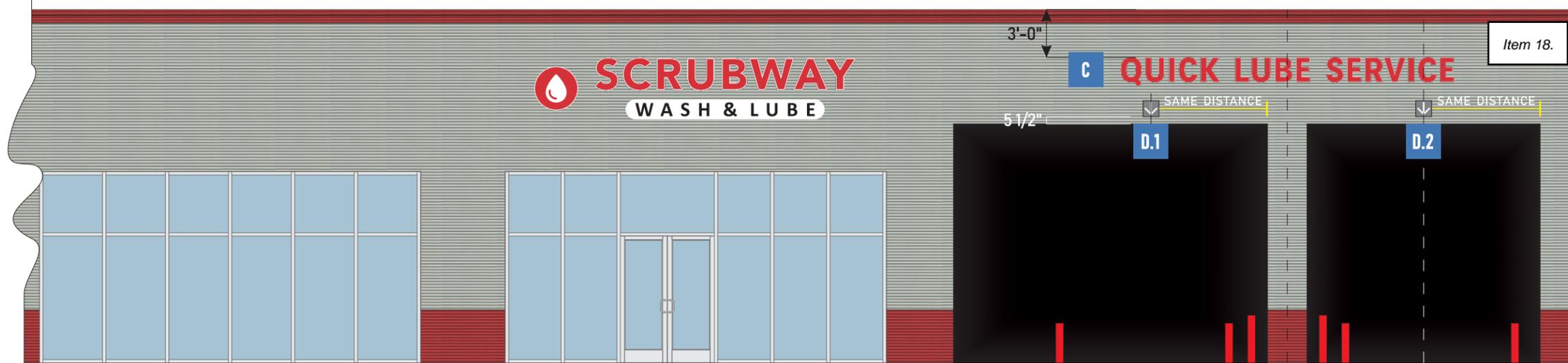
PROVIDE AND INSTALL ARCHITECTURAL-GRADE, FRONT-LIGHTED LED CHANNEL LETTERS

Front-Lighted Channel Letters

- Faces: 3/16" 7328 Trans. white acrylic with vinyl (V1) applied to first surface with 1/2" inline
- Returns: 5" Deep .040 aluminum pre-finished black
- Trim: 1" Pre-finished black
- Backs: 6mm ACM, white stock color
- Illumination: Internal white 6,000k LEDs
- Mounting: Flush with minimum 3/8" x 5" fasteners

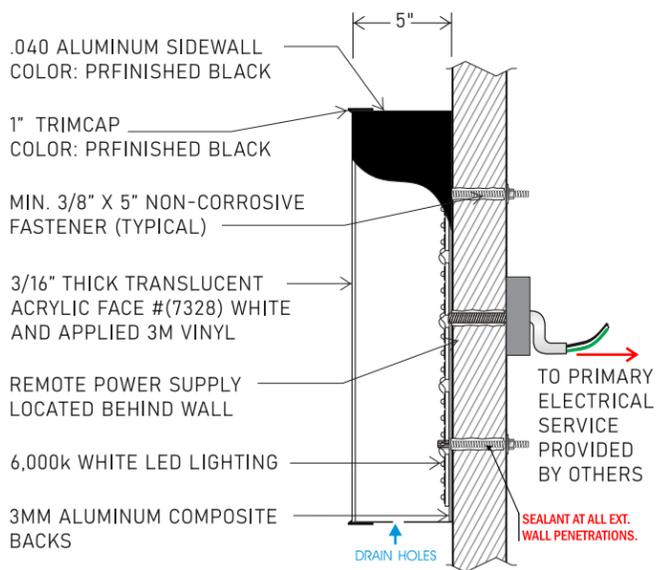
VINYL COLORS

- V1: 3M Trans. Red 3630-33 | PANTONE 1797 C
- V2: 3M Opaque Black



EAST ELEVATION (RIGHT HALF)

SCALE: 1/8"=1'-0"



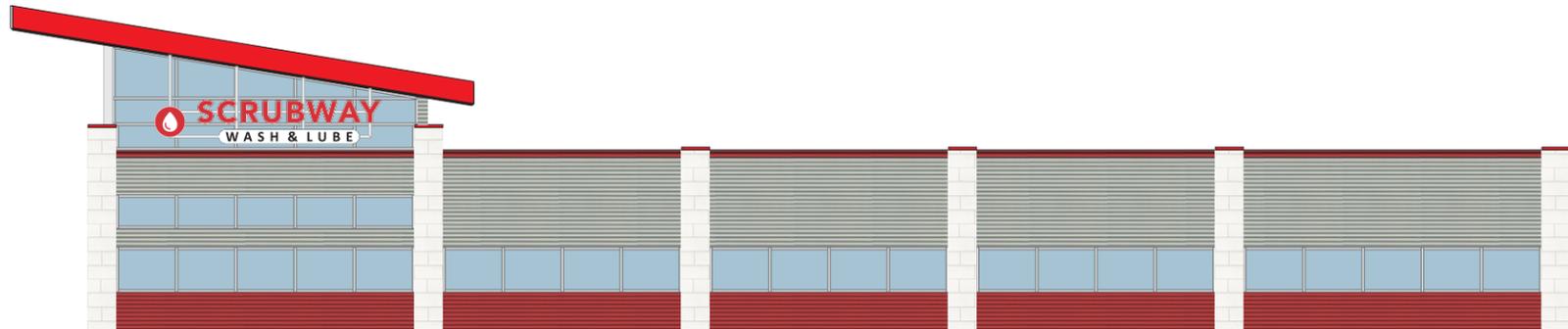
TYP. SECTION CHNL LTR

SCALE: NOT TO SCALE



34.52 TOTAL SQFT

SIGN ELEVATION
SCALE: 1/2"=1'-0"



EAST ELEVATION
SCALE: 1/16"=1'-0"



SOUTH ELEVATION
SCALE: 1/16"=1'-0"

PROJ. NAME	SCRUBWAY IOWA COLONY	PROJECT #		R01	XX	R06	
CLIENT	SCRUBWAY	FILE NAME	XXX	R02		R07	
ADDRESS	25262 SH 288, BLDG 1, BLDG 2	DESIGNER	HUNTER WILSON	R03		R08	
CITY/STATE	ROSHARON, TX 77583	SALES REP	JOE MINAVI	R04		R09	
DATE	12.03.2025	PROJ. MGR	ZIBA MINAVI	R05		R10	
FILE PATH	14-PROJECTS\S\SCRUBWAY CAR WASH\SCRUBWAY - IOWA COLONY - 25262 SH 288, BLDG 1, BLDG 2, RO SHARON, TX, 77583\DRAWINGS\SCRUBWAY_IOWA-COLONY_25262-SH-288-BLDGS-1,2-ROSHARON-TX-77583_12.03.25_HW						

NEW CONSTRUCTION **Y** **N**

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PROVIDE AND INSTALL ARCHITECTURAL-GRADE, FRONT-LIGHTED LED CHANNEL LETTERS

Front-Lighted Channel Letters

- Faces: 3/16" 7328 Trans. white acrylic with vinyl (V1, V2) applied to first surface with 1/2" inline
- Returns: 5" Deep .040 aluminum pre-finished black
- Trim: 1" Pre-finished black
- Backs: 6mm ACM, white stock color
- Illumination: Internal white 6,000k LEDs
- Mounting: Flag mounted under roof/canopy on a custom fabricated metal frame (to be engineered). Flush to frame with minimum 3/8" x 5" fasteners

VINYL COLORS

- V1: 3M Trans. Red 3630-33 | PANTONE 1797 C
- V2: 3M Opaque Black

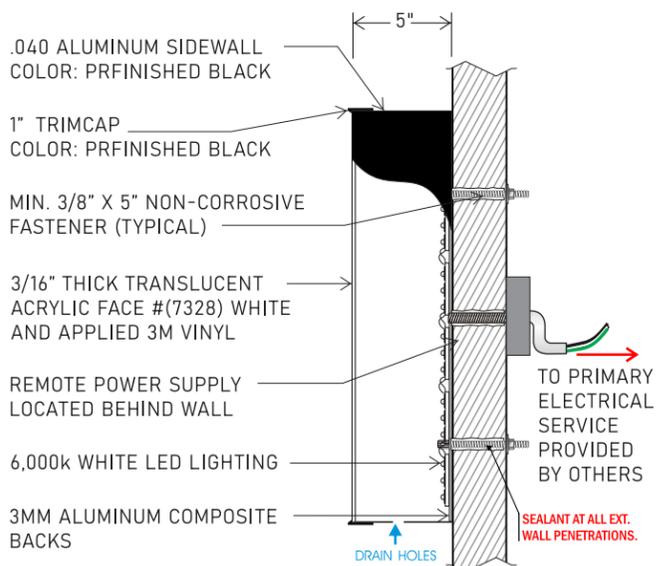


EAST ELEVATION

SCALE: 1/8"=1'-0"

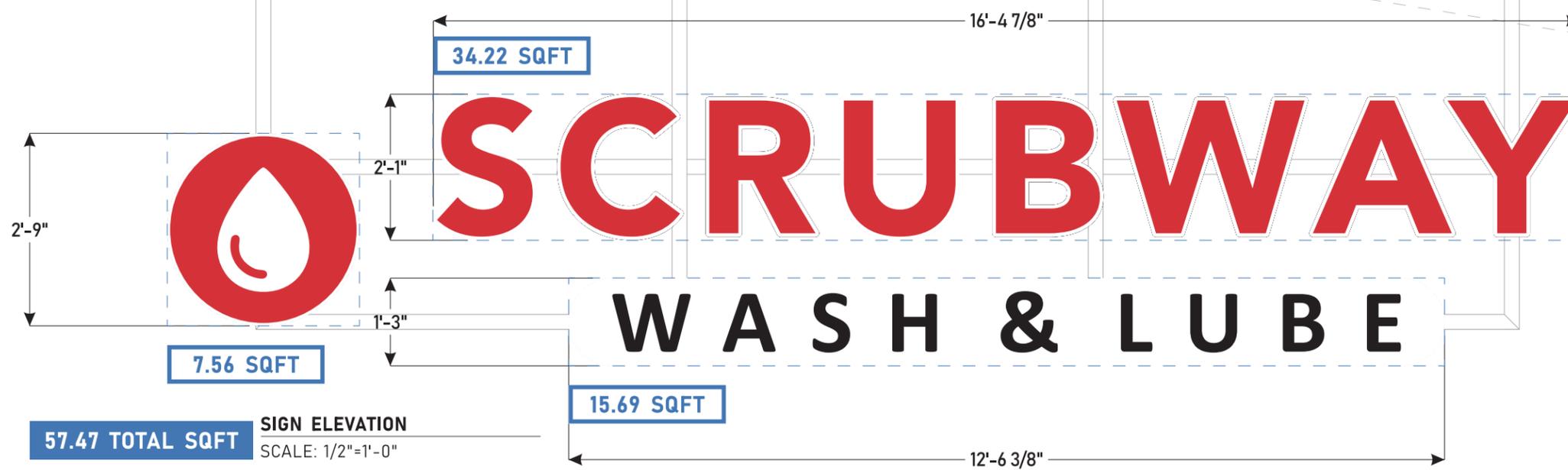
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



TYP. SECTION CHNL LTR

SCALE: NOT TO SCALE



7938 WRIGHT ROAD | HOUSTON, TEXAS 77041
713-661-1500 | www.SIGNCOAMERICA.com

PROJ. NAME	SCRUBWAY IOWA COLONY
CLIENT	SCRUBWAY
ADDRESS	25262 SH 288, BLDG 1, BLDG 2
CITY/STATE	ROSHARON, TX 77583
DATE	12.03.2025

PROJECT #	
FILE NAME	XXX
DESIGNER	HUNTER WILSON
SALES REP	JOE MINAVI
PROJ. MGR	ZIBA MINAVI

R01	XX
R02	
R03	
R04	
R05	

R06	
R07	
R08	
R09	
R10	

FILE PATH 14-PROJECTS\S\SCRUBWAY CAR WASH\SCRUBWAY - IOWA COLONY - 25262 SH 288, BDLG 1, BLDG 2, RO SHARON, TX, 77583\DRAWINGS\SCRUBWAY_IOWA-COLONY_25262-SH-288-BLDGS-1,2-ROSHARON-TX-77583_12.03.25_HW

NEW CONSTRUCTION

Y N
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FABRICATE AND INSTALL (1) DOUBLE FACED ILLUMINATED MONUMENT SIGN

MAIN BODY

- All aluminum construction, Finish: P1
- Returns: 1/2" 2793 Red Acrylic
- Illumination: Internal Red LEDs
- Logo: Routed into face and backed w/ 3/4" Thick Clear Acrylic 3/8" to extend past face
- 1st surface: V1 or V2 Vinyl applied with 1/16" inset
- 2nd surface: Vinyl diffuser applied
- Illumination: Internal white LEDs

CHANNEL LOGO

- Faces: .150" Trans White Polycarbonate w/ V1 on face
- Returns: 4" Deep .040 aluminum, Pre-finished Red
- Trim: 2" Pre-finished Red
- Backs: .063" Aluminum, stock color
- Illumination: Internal white LEDs

ACCENT BODY & BASE BODY

- All aluminum construction, Accent Body Finish: P2; Base Body Finish: P3

SUPPORT / FOUNDATION

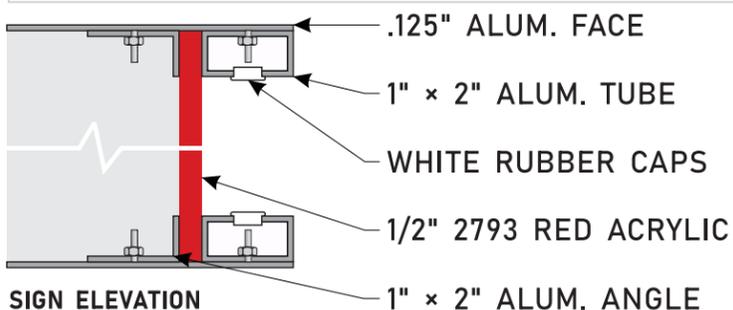
- Base Pipe: 10.75"o.d. Sch 40
- Concrete pier: Depth: 10'-0", Dia: 2'-6", 3,000 PSI typ.
- Concrete pad at bottom: 3" above & below grade with #5 rebar at mid-depth of slab 12" C-C each way

VINYL COLORS

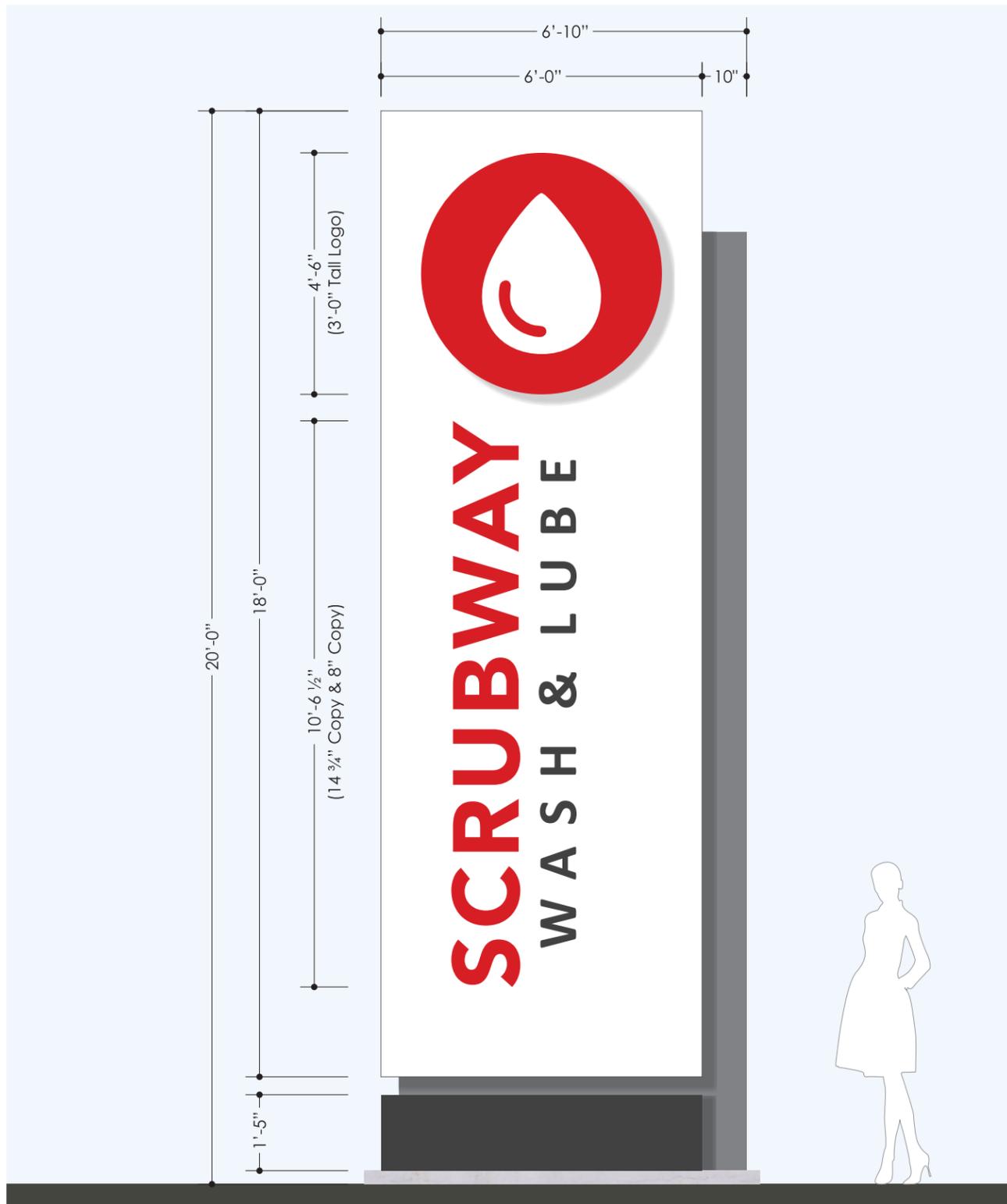
- V1: 3M Trans. Red 3630-33 | PANTONE 1797 C
- V2: 3M Opaque Black
- V3: 3M Dual Color Film 3635-222 - Black
- V4: 3M White Diffuser Film

PAINT COLORS

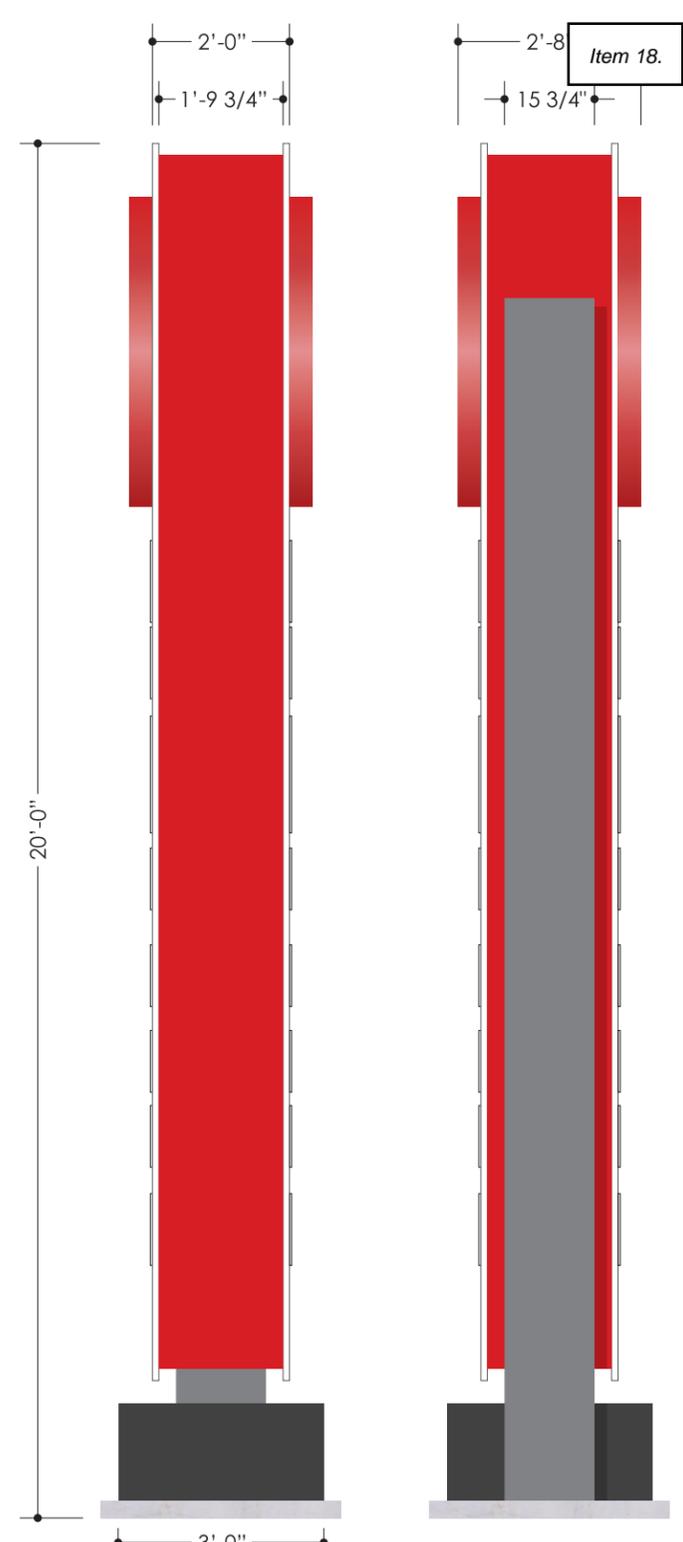
- P1: White
- P2: To Match PANTONE Cool Grey 8C
- P3: To Match PANTONE Cool Grey 11C



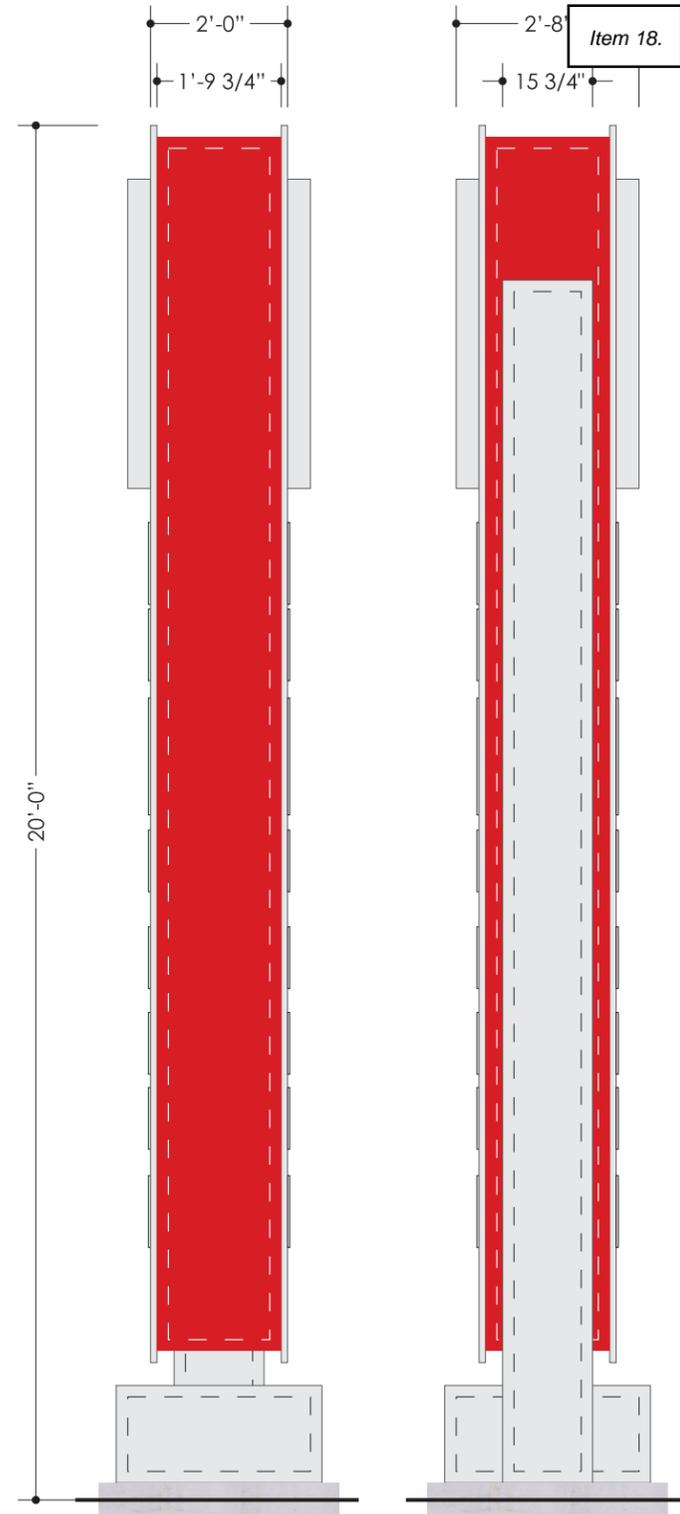
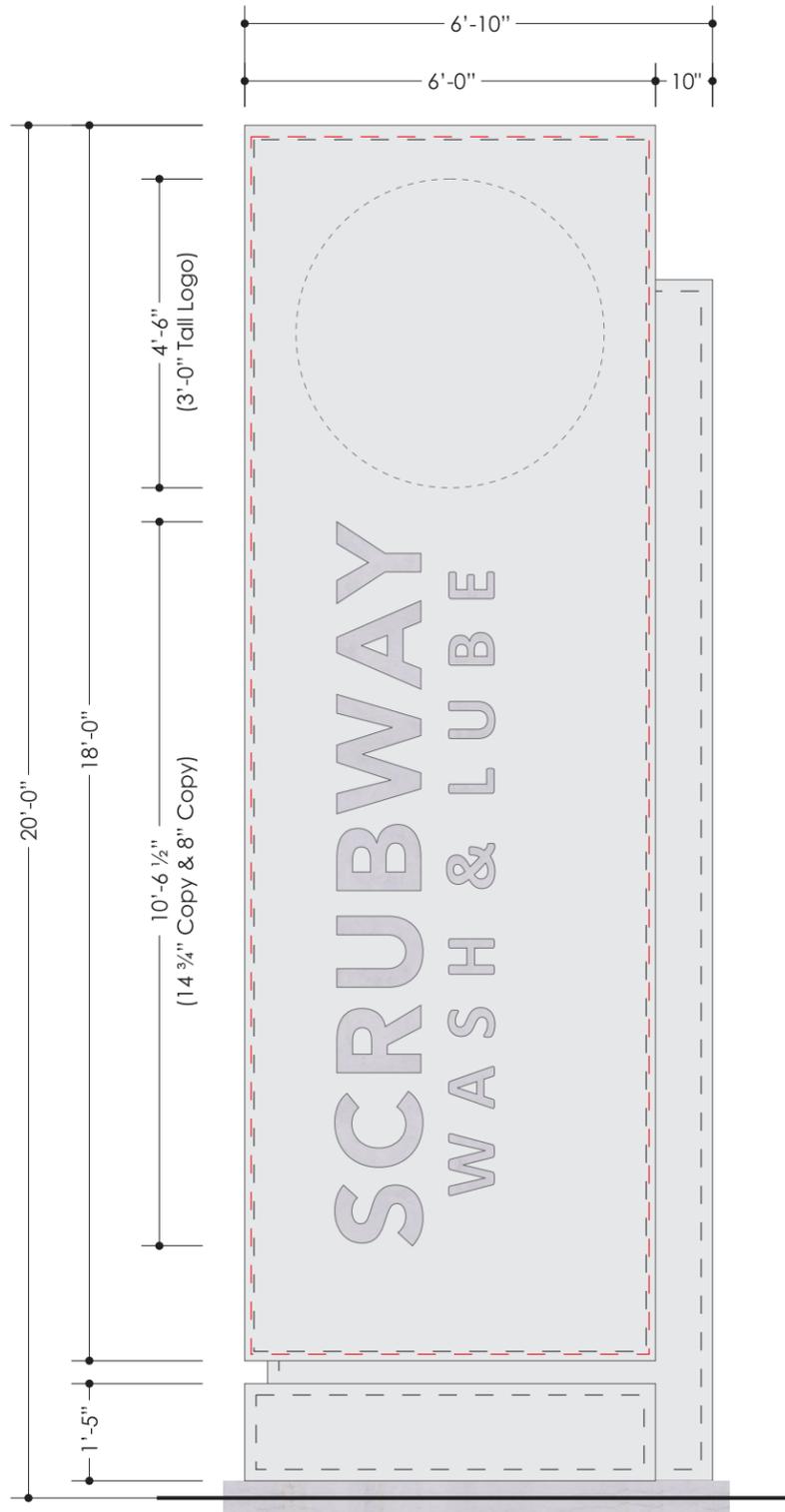
SIGN ELEVATION
SCALE: 3"=1'-0"

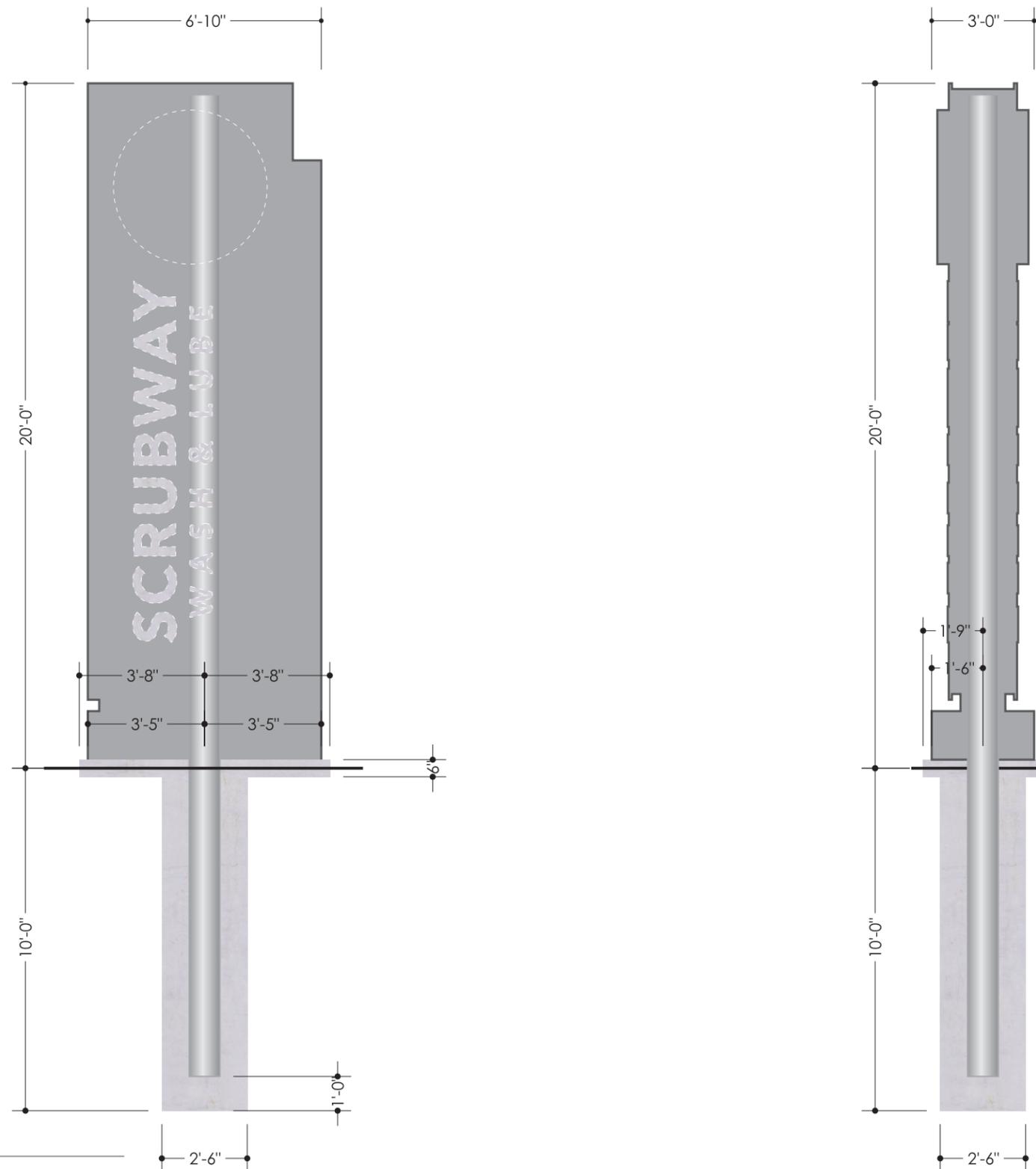


SIGN ELEVATION
SCALE: 3/8"=1'-0"



SIGN ELEVATION
SCALE: 3/8"=1'-0"





SIGN ELEVATION
SCALE: 1/4"=1'-0"

PROJ. NAME	SCRUBWAY IOWA COLONY
CLIENT	SCRUBWAY
ADDRESS	25262 SH 288, BLDG 1, BLDG 2
CITY/STATE	ROSHARON, TX 77583
DATE	12.03.2025

PROJECT #	
FILE NAME	XXX
DESIGNER	HUNTER WILSON
SALES REP	JOE MINAVI
PROJ. MGR	ZIBA MINAVI

R01	XX
R02	
R03	
R04	
R05	

R06	
R07	
R08	
R09	
R10	

FILE PATH	14-PROJECTS\S\SCRUBWAY CAR WASH\SCRUBWAY - IOWA COLONY - 25262 SH 288, BDLG 1, BLDG 2, RO SHARON, TX, 77583\DRAWINGS\SCRUBWAY_IOWA-COLONY_25262-SH-288-BLDGS-1,2-ROSHARON-TX-77583_12.03.25_HW
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City Council Agenda Item Request Form

Item 19.

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

Date: 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:

The applicant, Parkway K II, LLC, operating as Parkway Kia South, is requesting approval of a variance from the City of Iowa Colony Sign Ordinance to allow a dealership sign package that includes: A 30-foot freestanding monument sign along State Highway 288.

Explanation/Justification Details:

The applicant, Parkway K II, LLC (DBA Parkway Kia South), is requesting approval of a variance from the City of Iowa Colony Sign Ordinance to allow a dealership sign package including a 30-foot freestanding monument sign and associated building-mounted signage for the Parkway Kia South dealership located at 25262 SH 288. The subject property fronts State Highway 288, a high-speed regional corridor, and the proposed signage is intended to provide visibility and identification for the automotive dealership use.

The requested monument sign height exceeds the maximum height permitted by the City's Sign Ordinance; therefore, a variance is required. The Planning and Zoning Commission reviewed the request and forwarded the item to City Council with a recommendation that, if approved, the monument sign height be reduced to 16' maximum height and conditioned to ensure compliance with sign area, landscaping, and lighting requirements.

Recommended Action: Consider approval of the requested sign variance, subject to staff-recommended conditions regarding monument sign height of max 16 feet, sign area compliance, landscape buffering, and lighting standards.

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 GRANTING A WAIVER AND VARIANCE TO CERTAIN SIGN REGULATIONS UNDER CHAPTER 30, ARTICLE III, SECTIONS 30-62 AND 30-63 TO ALLOW A 30-FOOT FREESTANDING MONUMENT SIGN ALONG STATE HIGHWAY 288; AND AN ASSOCIATED BUILDING-MOUNTED SIGNAGE AS PART OF A COORDINATED OEM DEALERSHIP SIGN PACKAGE; WITH RELATED PROVISIONS**

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

SECTION 1. Findings of Fact

- a. The Planning and Zoning Commission has made a recommendation to the City Council concerning this variance.
- b. The City Council has determined that a waiver or variance should be granted as herein provided, because the criteria in Chapter 30, Article III, Sections 30-62 and 30-63, and other applicable standards have been satisfied.
- c. All requirements of law concerning this ordinance and the waiver and variance herein granted have been satisfied.

SECTION 2. Legal Requirements

The Iowa Colony, Texas – Code of Ordinances, Chapter 30-Signs, Article III, Section 30-62. Freestanding signs provides:

Restrictions and dimensional requirements for freestanding signs. These include, but are not limited to, height, area, setback, location, and number of signs allowed within a given zoning classification.

The Iowa Colony, Texas – Code of Ordinances, Chapter 30-Signs, Article III, Section 30-63. Wall signs provides:

Restrictions and dimensional requirements for wall signs. These include, but are not limited to, size, height, and width allowed within a given zoning classification.

SECTION 3. Background

The City has received an application for a variance from the requirements of Section 30-62 and 30-63 for the installation of a 30-foot freestanding monument sign along State Highway 288 and an associated building-mounted signage as part of a coordinated OEM dealership sign

package. The variance seeks to allow for an increase in the size of the monument signage for Parkway K II, LLC. The background is more fully stated in the Staff Report attached hereto and incorporated herein in full.

SECTION 4. Grant of Waiver and Variance

Accordingly, the City Council hereby grants a waiver and variance to the requirements of Chapter 30-Signs, Article III, Sections 30-62 and 30-63. Freestanding signs concerning an increase in the size of the monument signage for a 30-foot freestanding monument sign along State Highway 288; provided, however, that this variance is granted:

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

SECTION 5. Savings Clause

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

SECTION 6. Severance Clause

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

SECTION 7. Effective Date

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

PASSED AND APPROVED ON MARCH 16, 2026.

CITY OF IOWA COLONY

By: _____
WIL KENNEDY, MAYOR

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY

APPLICATION
AND
STAFF REPORT

ATTACHMENTS TO ORDINANCE GRANTING
VARIANCE TO CERTAIN PROVISIONS OF
CITY OF IOWA COLONY CODE OF ORDINANCES FOR
PARKWAY K II, LLC

MEMORANDUM

Date: February 23, 2026
 To: Planning and Zoning Members
 Mayor Wil Kennedy, City Council Members
 From: Dinh V. Ho, P.E.
 RE: KIA Dealership – Signage Variance
 Staff’s Summary and Recommendations
 CC: Dr. Tarron Richardson, Natasha Brooks, Kayleen Rosser

Applicant: Parkway K II, LLC (DNA Parkway Kia South)
 Property Address: 25262 SH 288, Iowa Colony, TX
 Zoning: Development Agreement

The applicant is requesting a variance from the City of Iowa Colony Sign Ordinance to allow:

1. **A 30-foot freestanding monument sign along State Highway 288;** and
2. Associated building-mounted signage as part of a coordinated OEM dealership sign package.

Staff Analysis:

Monument Sign Ordinance:

Reference Ordinance:

Sec. 30-62, Table 30-62 of the Sign Ordinance

- Maximum Monument Sign Height: 8 feet
- Optional Height (if eligible multi-sign configuration): 10 feet
- Maximum Effective Area: 96 square feet (or 120 square feet under exception)
- The requested 30-foot monument sign represents a substantial deviation from adopted standards (approximately 200–300% increase over permitted height).
- While automotive dealership branding commonly utilizes taller identification signage, the adopted ordinance intentionally limits monument height along SH 288 to maintain visual scale and corridor consistency.

Wall Signage:

Reference Ordinance:

Sec. 30-63, of the Sign Ordinance

Staff Recommendation:

If the Planning Commission finds hardship sufficient, staff recommends conditioning approval to include:

Monument Signage:

1. Maximum monument height reduced to 15–20 feet
2. Verified compliance with effective area calculations
3. Landscape buffering at base of sign
4. Photometric limitations ensuring no glare or traffic hazard

Wall Signage:

Wall signage is following Sign Ordinance Section 30-63



APPLICATION FOR VARIANCE REQUEST or APPEAL

Item 19.

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

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

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

APPLICANT INFORMATION:

Name of Applicant: Parkway Kia South

Address of Applicant: 25500 SH 249 Phone: 832.953.2054
Tomball, TX 77375 Email: srodriguez@parkwayfamily.com

Name of Owner: Parkway K II, LLC

Address of Owner: 25500 SH 249 Phone: 832.953.2054
Tomball, TX 77375 Email: fdurdin@parkwayfamily.com

PROPERTY INFORMATION:

Address of Subject Property: 25262 SH 288 Rosharon, TX 77583

Legal Description of Subject Property: 25.72 acres, Durdin Family Properties tract, Brazoria County, Texas

Brazoria County Tax No(s): _____

Current Zoning: Non-Residential Water and Sanitary Serviced by: City of Iowa Colony

Street Frontage Type (Circle One): Private or **Public** FIRM Map Panel Number: _____

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

List Ordinance or Code: City of Iowa Colony Sign Ordinance (Ordinance No. 2016-19, as amended)

Request and reason: see attached

List Ordinance or Code: City of Iowa Colony Sign Ordinance – provisions regulating aggregate wall signage

Request and reason: Request approval of building-mounted signage as part of a coordinated OEM dealership sign package, notwithstanding individual wall sign limitations when evaluated independently.

List of supplemental documentation provided: Completed sign application; Pattison ID sign drawings; site plan; variance narrative; ordinance reference memorandum

Planning Commission Date Requested: January 2026 City Council Date Requested: January 2026

Requestor Signature or Owner and Date: 

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

Planning Commission Date: _____ Fee Received: _____

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

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

Project No.: _____ Written Notice of Decision

List Ordinance or Code

City of Iowa Colony Sign Ordinance (Ordinance No. 2016-19, as amended)
Provisions governing freestanding / monument sign height, area, number, and wall sign limitations

Request and Reason

Request a variance from the Sign Ordinance to allow the complete Parkway Kia South sign package, including a 30-foot freestanding monument sign and associated building-mounted signage, as shown in the submitted sign package.

The subject property fronts State Highway 288, a high-speed, high-volume corridor. The requested signage is necessary for reasonable visibility and identification of an automotive dealership use and is consistent with the scale and character of development along SH-288. Strict application of the ordinance would create an undue hardship by limiting effective site identification. The proposed signage is professionally designed and engineered and will not be detrimental to public safety or surrounding properties.

City of Iowa Colony Sign Application

Address: 3144 Meridiana Pkwy. Iowa Colony TX 77583 Phone: 346-395-4528 Fax: 281-369-0005

Date: 12.17.2025

Sign Owner: Parkway K II, LLC

Email: srodriguez@parkwayfamily.com Telephone: 832.953.2054

Owner Address: 25500 SH 249 City: Tomball State: TX

Sign Location: 25262 SH 288, Rosharon, TX 77583

Type of Sign: (Select all that apply)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Freestanding | <input type="checkbox"/> Window / Door Sign |
| <input checked="" type="checkbox"/> Monument | <input type="checkbox"/> Stake Sign |
| <input type="checkbox"/> Temporary Freestanding | <input type="checkbox"/> Wind Device Sign |
| <input type="checkbox"/> Temporary Freestanding - Special Activity | <input type="checkbox"/> Flag / Flagpole |
| <input checked="" type="checkbox"/> Wall Sign | <input checked="" type="checkbox"/> Electronic |

Size of Sign – Height 30' Width 10' see attached package for full dimensions

Valuation of Sign: \$110,000

Materials Used: Aluminum composite panels (ACM), milled aluminum lettering, polycarbonate faces, LED illumination, concrete foundation for monument sign

Contractor: Wier

Phone Number: 936.320.8420 Email: nburkhalter@wiercc.com

Contractor Address: 2400 W 34th St, Houston, TX 77018

Please Note: This application is submitted for the complete Parkway Kia sign package as shown in the attached Pattison ID drawings and specifications. Variance requested for the complete Parkway Kia sign package, including freestanding monument signage and building-mounted signage, as detailed in the attached variance narrative.

- All signs are to be 10 feet from HL&P power lines (right of ways).
- All plans and drawings must be checked by permit clerk or city planner before permit can be purchased.
- All plans must be in compliance with Ordinance 2016-19

I, Sharilyn D Lampson the owner, of the above documented sign, have been given a copy of the Sign Ordinance providing rules and regulations regarding signs. I have read said Ordinance and will comply to the requirements. If I do not, I will be cited for violations of said Ordinance by the Building Inspector or designated representative of the City of Iowa Colony, Texas.



Signature of Owner

Approved: _____

Denied: _____

Date: _____

City of Iowa Colony

Sign Ordinance Reference – Parkway Kia South

Project Location: 25262 SH 288, Rosharon, TX 77583

Applicant / Owner: Parkway K II, LLC

DBA: Parkway Kia South

Purpose of This Attachment

This document is submitted in support of the sign application for Parkway Kia South to identify the applicable City of Iowa Colony sign ordinance provisions and to document City staff direction regarding monument sign review.

Applicable Ordinance

Signage for the subject property is governed by the City of Iowa Colony Sign Ordinance, Ordinance No. 2016-19, as amended, including provisions regulating:

- Freestanding and monument signs, including:
 - Maximum permitted monument sign height
 - Maximum permitted monument sign area
 - Monument sign limitations by user
- Building-mounted signage, including aggregate wall sign area and related standards

Staff Direction Referenced

City staff has clarified that monument signage must be associated with the same user.

Parkway Kia South operates as a DBA of Parkway K II, LLC, which is the owner and operator of the site. As such, the Parkway Kia South signage is associated with a single user for purposes of sign ordinance review.

Variance Request

The sign application for Parkway Kia South includes a variance request from the applicable monument sign standards of Ordinance No. 2016-19, including monument sign height and related limitations, as detailed in the attached variance narrative.

Summary

This attachment is provided to identify the applicable ordinance provisions and to document City staff direction regarding interpretation of the “same user” requirement as it applies to the Parkway Kia South sign application. The application is submitted in reliance on that guidance and in accordance with Ordinance No. 2016-19.



Design Proposal – R4 (CL)

PROJECT ID:	DF8-60035
CLIENT:	KIA55665 Parkway Kia
ADDRESS:	Iowa Colony, TX 77583
DATE:	10-10-2024
CONTACT:	Danielle Jefferson
DESIGNER:	Cayli Lambert

Pattison



1.866.635.1110
pattisonid.com

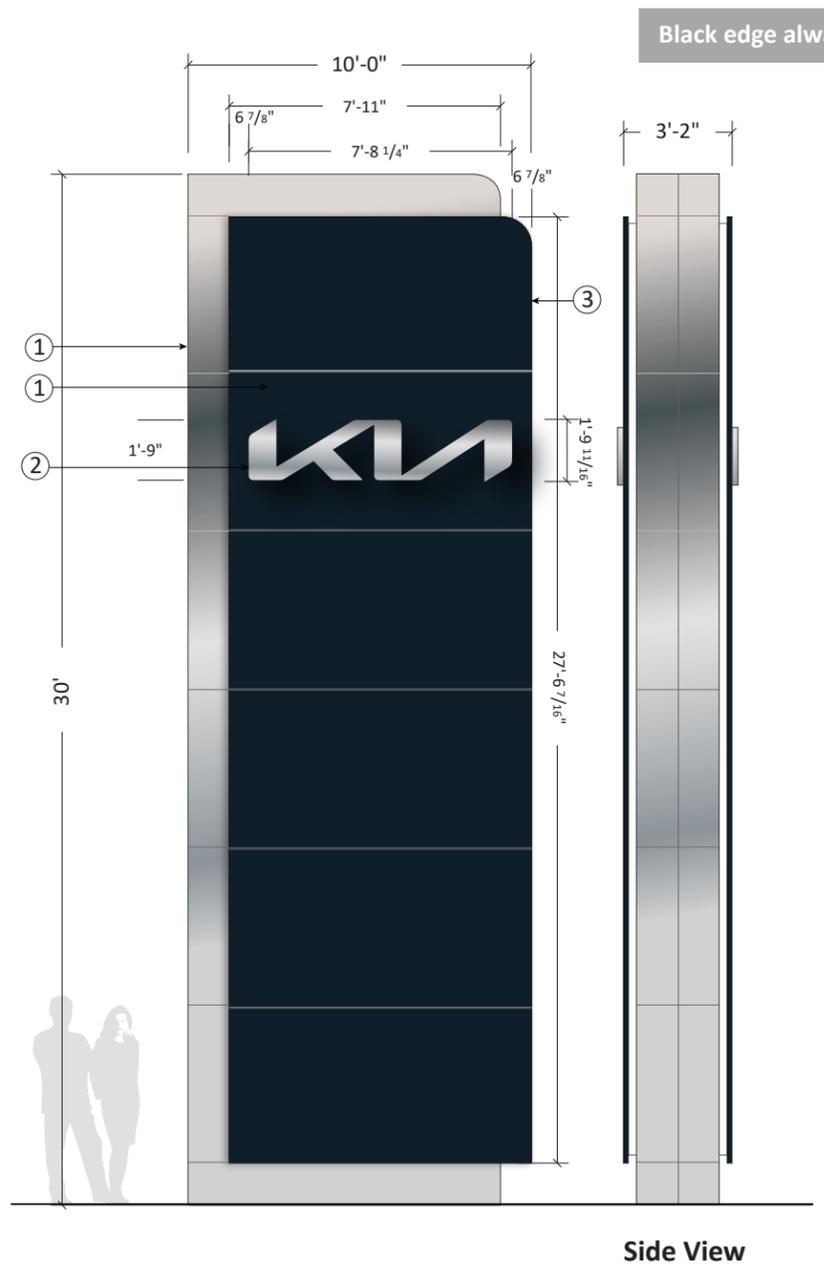
Kia NEW LOGO MONOLITH

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It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

KUSPS30

N01



Specifications

- ① Cladding – 4MM Kia Black and Metallic Silver ACM
- ② Kia Wordmark – Milled Aluminum and Plastic “Sandwich” Design with 7100K LED illumination thru edge of filler
- ③ Black edge always toward street >
- * Accent Lighting – 7100K LED illumination with 7328 White Polycarbonate Lens

Will require a new foundation (by Pattison ID). Dealer to provide dedicated electrical circuit prior to installation. (120 v/20 amp)

Colors

- Black Kia ACM – Kia Midnight Black
- Metallic Silver Kia ACM – Alfrex Exotic Mica
- Accent Lighting Lens – 7328 White
- LED – 7100K White Illumination

Logo: 13.89 Sq. Ft.

Customer Approval

Signature _____

MM/DD/YYYY _____

Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required.
Any non-compliant Kia logo (i.e., window vinyl, doors/entry vinyl, parking signs, directional signs, multi-tenant signs, reader board graphics, etc.) not represented in this proposal must be updated by the Dealer to the current compliant Kia logo or must be removed.

Sign Item

N02 N03

Date: 10-10-2024
 Scale: Noted
 Contact: D. Jefferson
 Designer: C. Lambert

Revision Note

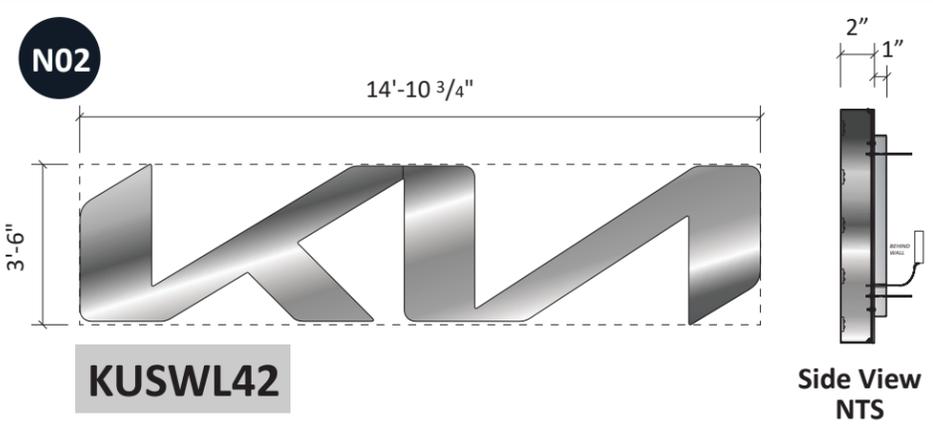
R4 CL 12-03-2025

Information Required for Production

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Scale: 1/4"=1'



KUSWL42

Specifications

- ① 52.13 SqFt
- ① Faces – Fabricated Aluminum painted Kia Metallic Silver
- ② Returns – 2” Deep Fabricated Aluminum painted Kia Metallic Silver
- ③ Stand-off Pedestal - Spacers = 1-1/4” Long Fabricated Aluminum painted Kia Metallic Silver
- ④ Clear Edge Light Band - .220” Clear Acrylic mounted over .177 Clear Polycarbonate on back of cans for light transmission.
- ⑤ Illumination – 7100K LED, Power Supplies are remote mounted
- ⑥ Dealer to provide dedicated electrical circuit prior to installation (120 v / 20 amp).

Colors

- ☐ All Aluminum is painted Kia Silver Metallic
- ☐ Edge Light Bank – Clear Acrylic
- ☐ LED – 7100K White illumination



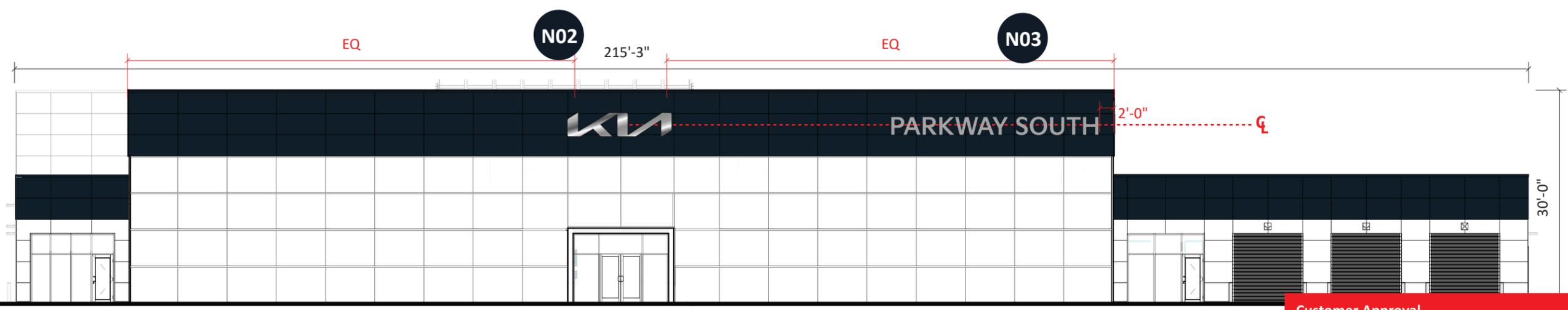
KUSDNL30

Specifications

- ① 73.64 SqFt
- ① Font: Kia Signature Bold
- ② Faces – Kia Metallic Silver Perforated Vinyl with Clear Overlamine applied to .177” 2447 White Acrylic
- ③ Face Retainer – 1” Metallic Silver Jewelite
- ④ Returns - .040 Anodized Aluminum 3” Deep
- ⑤ Illumination – 7100K LED, Power Supplies are remote mounted
- ⑥ Dealer to provide dedicated electrical circuit prior to installation (120 v / 20 amp).

Colors

- ☐ Faces – Kia Metallic Silver
- ☐ Returns – Anodized Aluminum
- ☐ Trimcap – Pattison ID Standard Metallic Silver
- ☐ LED – 7100K White Illumination



Exterior Building Elevation - West
 1/16" = 1'-0"

Customer Approval

Signature _____

MM/DD/YYYY _____

Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required.
 Any non-compliant Kia logo (i.e., window vinyl, doors/entry vinyl, parking signs, directional signs, multi-tenant signs, reader board graphics, etc.) not represented in this proposal must be updated by the Dealer to the current compliant Kia logo or must be removed.

KIA55665
 Parkway Kia
 Iowa Colony, TX 77583

Sign Item

N04

Date: 10-10-2024
 Scale: Noted
 Contact: D. Jefferson
 Designer: C. Lambert

Revision Note

R4 CL 12-03-2025

Information Required for Production

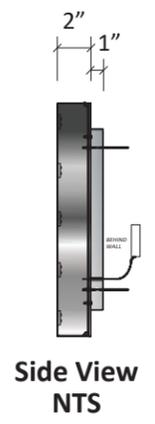
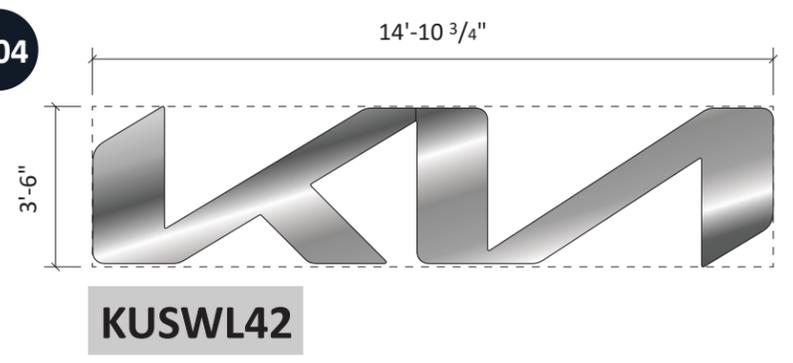
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It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

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 pattison

Scale: 1/4"=1'

N04



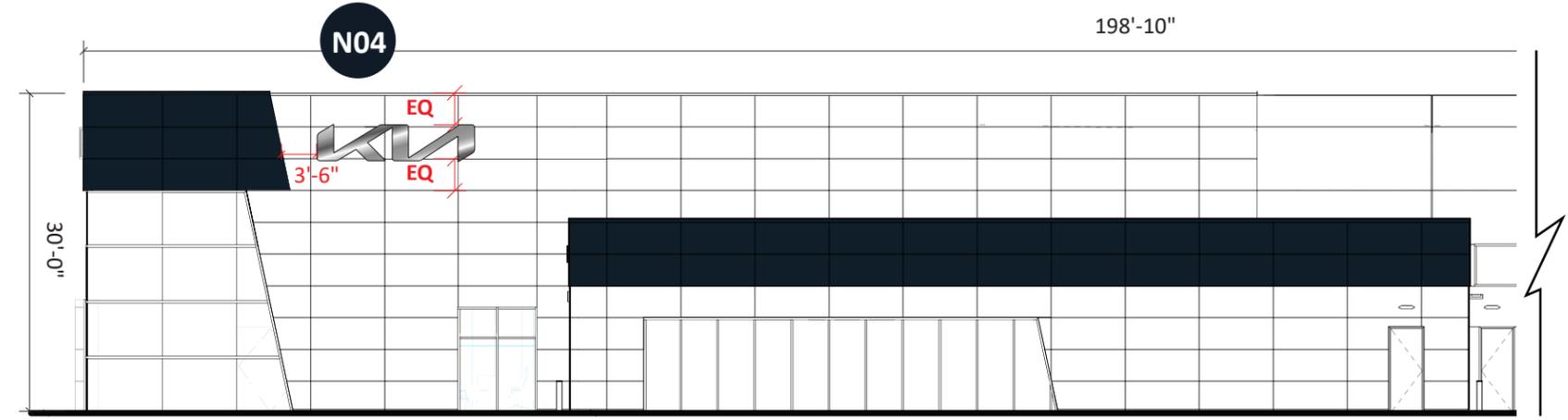
Specifications

- 52.13 SqFt**
- ① Faces – Fabricated Aluminum painted Kia Metallic Silver
 - ② Returns – 2” Deep Fabricated Aluminum painted Kia Metallic Silver
 - ③ Stand-off Pedestal - Spacers = 1-1/4” Long Fabricated Aluminum painted Kia Metallic Silver
 - ④ Clear Edge Light Band - .220” Clear Acrylic mounted over .177 Clear Polycarbonate on back of cans for light transmission.
 - * Illumination – 7100K LED, Power Supplies are remote mounted
 - * Dealer to provide dedicated electrical circuit prior to installation (120 v / 20 amp).

Colors

- ☐ All Aluminum is painted Kia Silver Metallic
- ☐ Edge Light Bank – Clear Acrylic
- ☐ LED – 7100K White illumination

N04



Exterior Building Elevation - North
 1/16" = 1'-0"

Customer Approval

Signature _____

MM/DD/YYYY _____

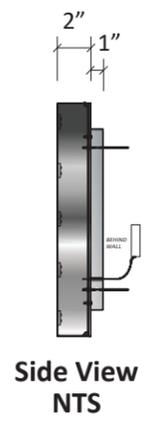
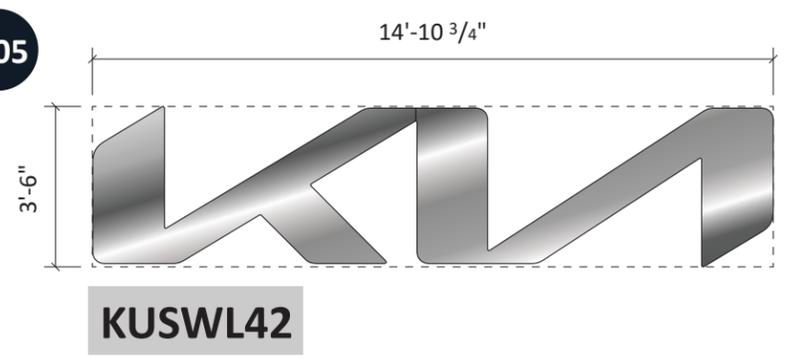
Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required.
 Any non-compliant Kia logo (i.e., window vinyl, doors/entry vinyl, parking signs, directional signs, multi-tenant signs, reader board graphics, etc.) not represented in this proposal must be updated by the Dealer to the current compliant Kia logo or must be removed.

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Scale: 1/4"=1'

N05

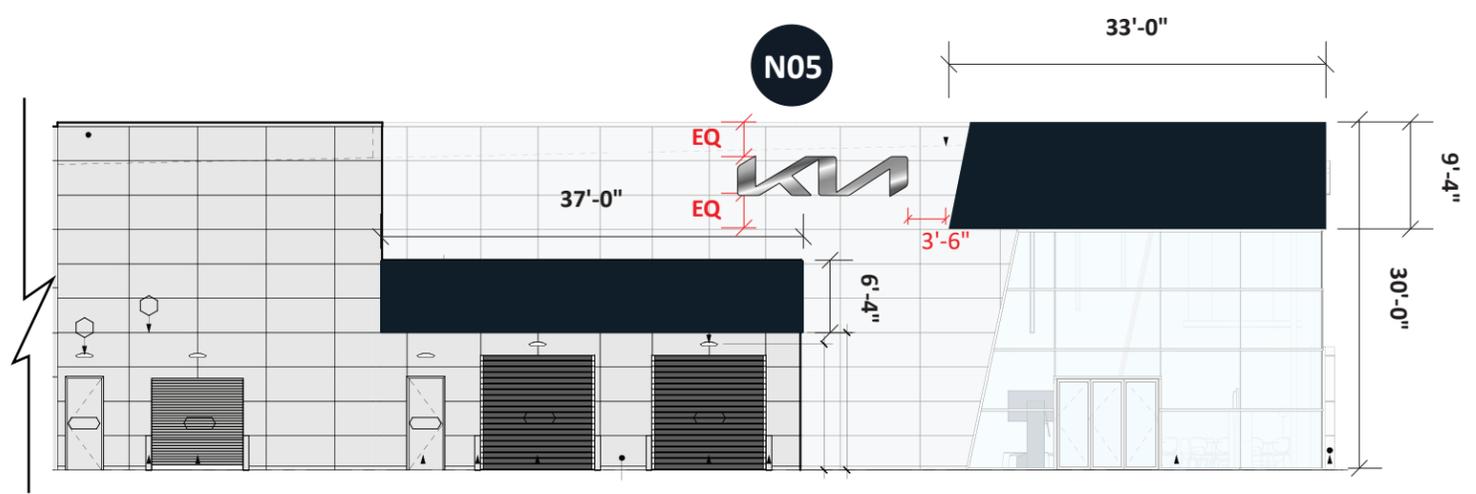


Specifications

- 52.13 SqFt**
- ① Faces – Fabricated Aluminum painted Kia Metallic Silver
 - ② Returns – 2” Deep Fabricated Aluminum painted Kia Metallic Silver
 - ③ Stand-off Pedestal - Spacers = 1-1/4” Long Fabricated Aluminum painted Kia Metallic Silver
 - ④ Clear Edge Light Band - .220” Clear Acrylic mounted over .177 Clear Polycarbonate on back of cans for light transmission.
 - ⑤ Illumination – 7100K LED, Power Supplies are remote mounted
 - ⑥ Dealer to provide dedicated electrical circuit prior to installation (120 v / 20 amp).

Colors

- ☐ All Aluminum is painted Kia Silver Metallic
- ☐ Edge Light Bank – Clear Acrylic
- ☐ LED – 7100K White illumination



Exterior Building Elevation - North
 1/16" = 1'-0"

Customer Approval

Signature _____

MM/DD/YYYY _____

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KIA55665
Parkway Kia
Iowa Colony, TX 77583

Sign Item

N06

Date: 10-10-2024
Scale: Noted
Contact: D. Jefferson
Designer: C. Lambert

Revision Note

R4 CL 12-03-2025

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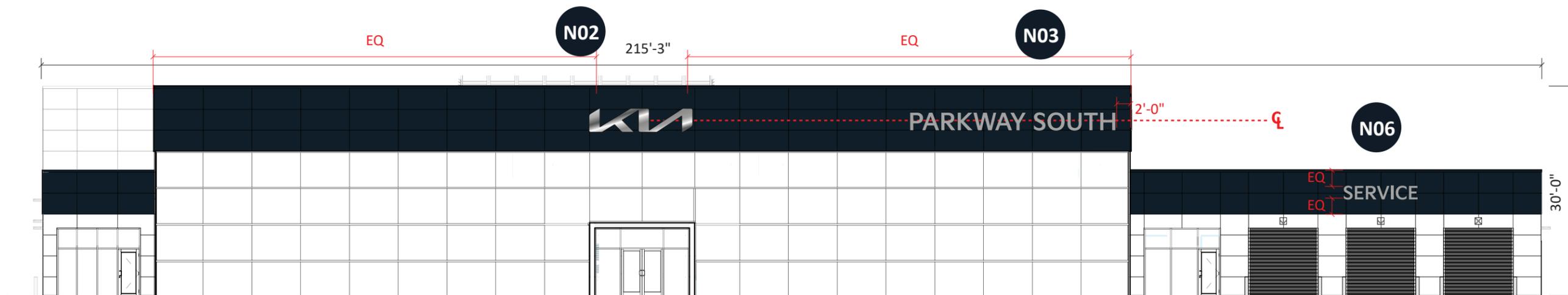
Specifications

22.02 SqFt
Font: Kia Signature Bold
Kia Font Dealer and Secondary Lettersets
Faces – Kia Metallic Silver Perforated Vinyl with Clear Overlamine applied to .177” 2447 White Acrylic
Face Retainer – 1” Metallic Silver Jewelite
Returns - .040 Anodized Aluminum 3” Deep
Illumination – 7100K LED, Power Supplies are remote mounted
Dealer to provide dedicated electrical circuit prior to installation (120 v / 20 amp).

Colors

- Faces – Kia Metallic Silver
- Returns – Anodized Aluminum
- Trimcap – Pattison ID Standard Metallic Silver LED – 7100K White Illumination

Scale: 3/8"=1'-0"



Exterior Building Elevation - West
1/16" = 1'-0"

Customer Approval

Signature _____

MM/DD/YYYY _____

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KIA55665
 Parkway Kia
 Iowa Colony, TX 77583

Sign Item

N07

Date: 10-10-2024
 Scale: Noted
 Contact: D. Jefferson
 Designer: C. Lambert

Revision Note

R4 CL 12-03-2025

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N07



KUSEXP12

Side View
NTS

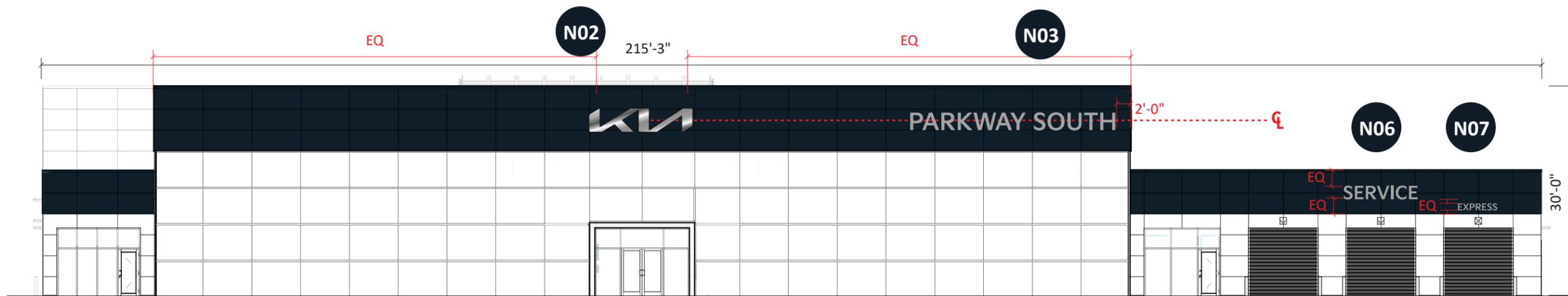
Specifications

12" Silver NON-ILLUMINATED Letters
5.84 SqFt
Font: Kia Signature Bold
 Kia Font Dealer and Secondary Lettersets
 Faces – Kia Metallic Silver Perforated Vinyl with Clear Overlamine applied to .177" 2447 White Acrylic
 Face Retainer – 1" Metallic Silver Jewelite
 Returns - .040 Anodized Aluminum 3" Deep

Colors

- Faces – Kia Metallic Silver

Scale: 3/4"=1'-0"



Exterior Building Elevation - West
 1/16" = 1'-0"

Customer Approval

Signature _____

MM/DD/YYYY _____

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KIA55665
Parkway Kia
Iowa Colony, TX 77583

Sign Item

N07

Date: 10-10-2024
Scale: Noted
Contact: D. Jefferson
Designer: C. Lambert

Revision Note

R4 CL 12-03-2025

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N08

13'-0 9/16"

2'-0"

3"

DELIVERY

KUSDLV24

Side View
NTS

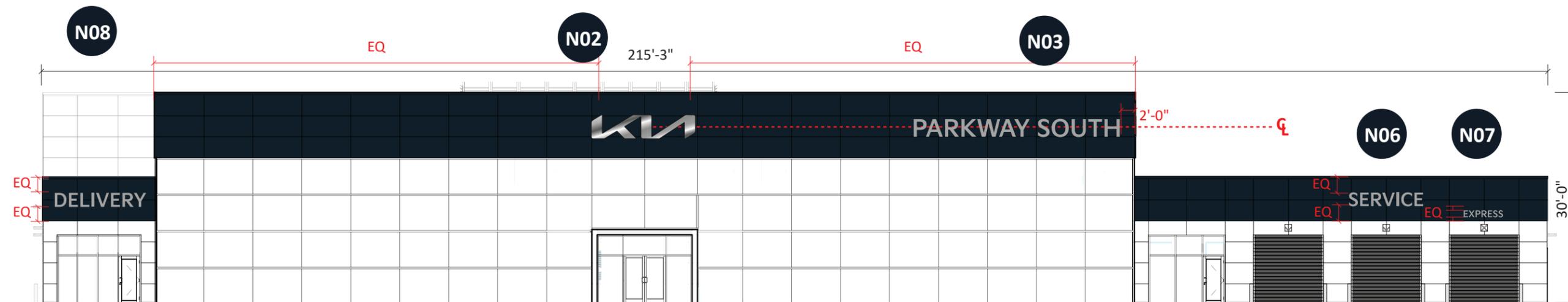
Specifications

26.09 Sqft
Font: Kia Signature Bold
Kia Font Dealer and Secondary Lettersets
Faces – Kia Metallic Silver Perforated Vinyl with Clear Overlamine applied to .177" 2447 White Acrylic
Face Retainer – 1" Metallic Silver Jewelite
Returns - .040 Anodized Aluminum 3" Deep
Illumination – 7100K LED, Power Supplies are remote mounted
Dealer to provide dedicated electrical circuit prior to installation (120 v / 20 amp).

Colors

- Faces – Kia Metallic Silver
- Returns – Anodized Aluminum
- Trimcap – Pattison ID Standard Metallic Silver
- LED – 7100K White Illumination

Scale: 3/8"=1'-0"



Exterior Building Elevation - West
1/16" = 1'-0"

Customer Approval

Signature _____

MM/DD/YYYY _____

Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required.
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KIA55665
 Parkway Kia
 Iowa Colony, TX 77583

Sign Item

Site
 Date: 10-10-2024
 Scale: Noted
 Contact: D. Jefferson
 Designer: C. Lambert

Revision Note

R4 CL 12-03-2025

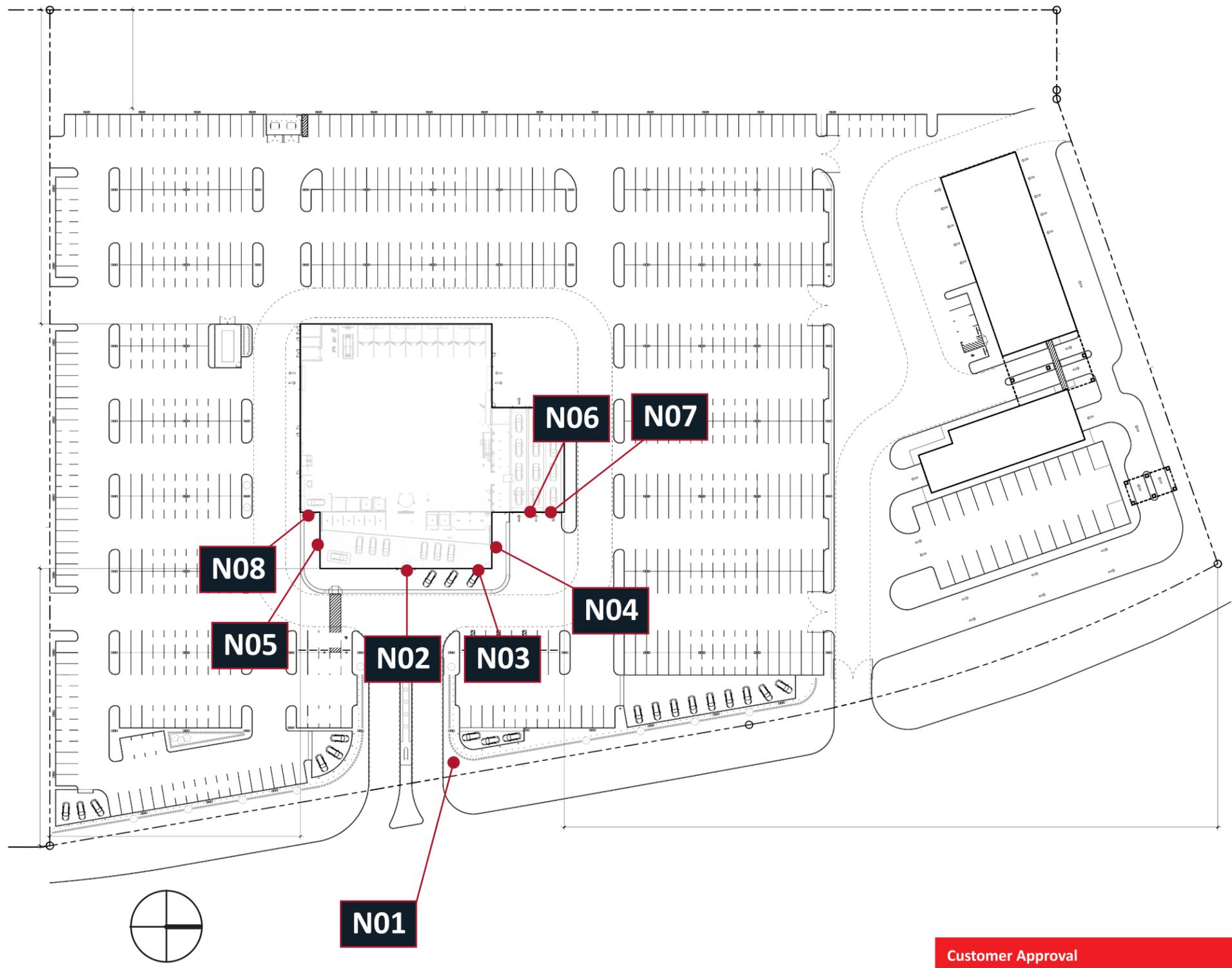
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- N01** KUSPS30 Pylon Sign
- N02** KUSWL42 Wall Sign
- N03** KUSDNL30 Dealer Name Letters
- N04** KUSWL42 Wall Sign
- N05** KUSWL42 Wall Sign
- N06** KUSSVC24 Service Letters
- N07** KUSEXP12 Express Letters
- N08** KUSDLV24 Delivery Letters



Customer Approval

Signature _____

MM/DD/YYYY _____

Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required.
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City Council Agenda Item Request Form

Item 20.

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

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.

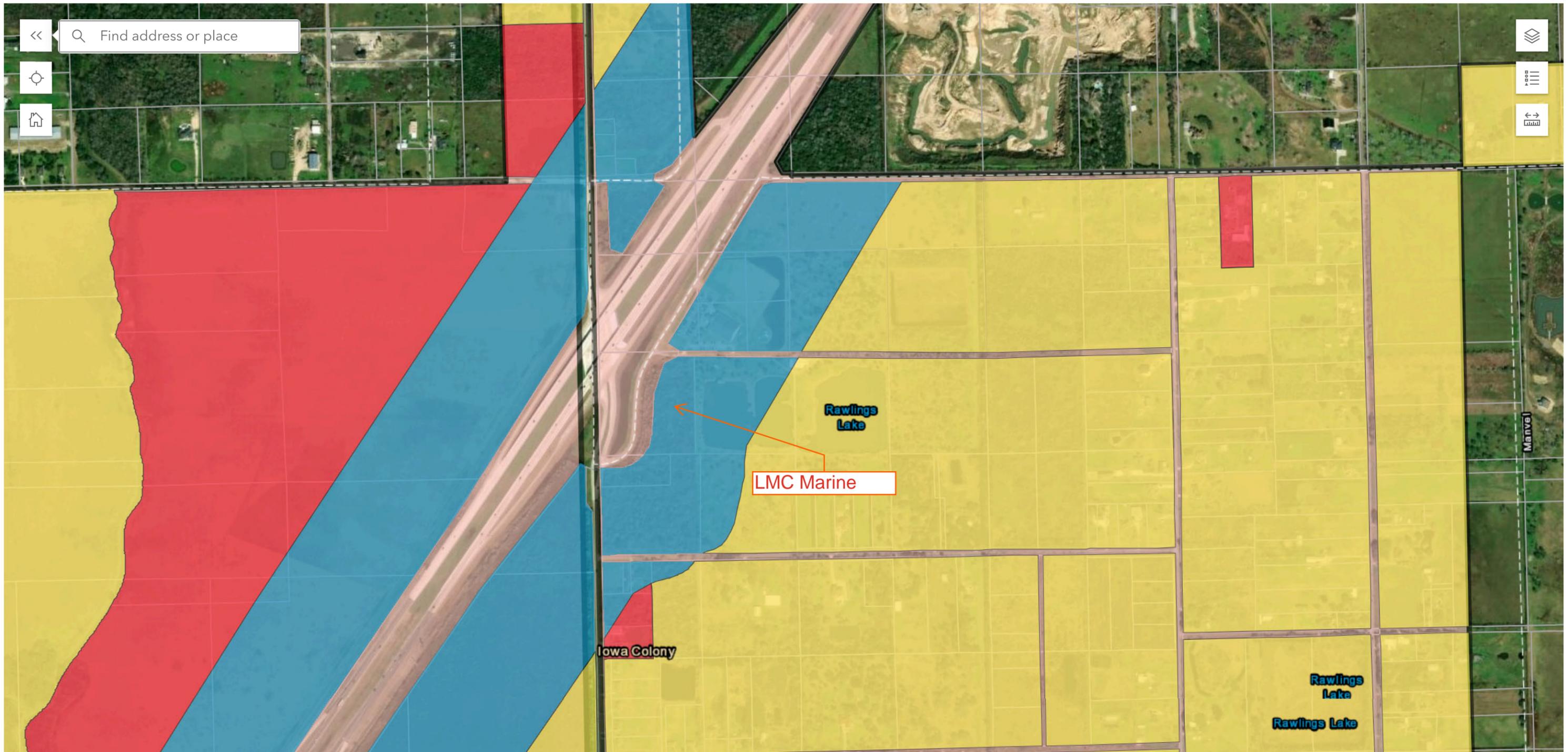
4. Staff Recommendation:

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.**



500 ft



+

-

CITY OF IOWA COLONY

"Where We Make It Happen"

Item 20.

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 PROPERTY 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.

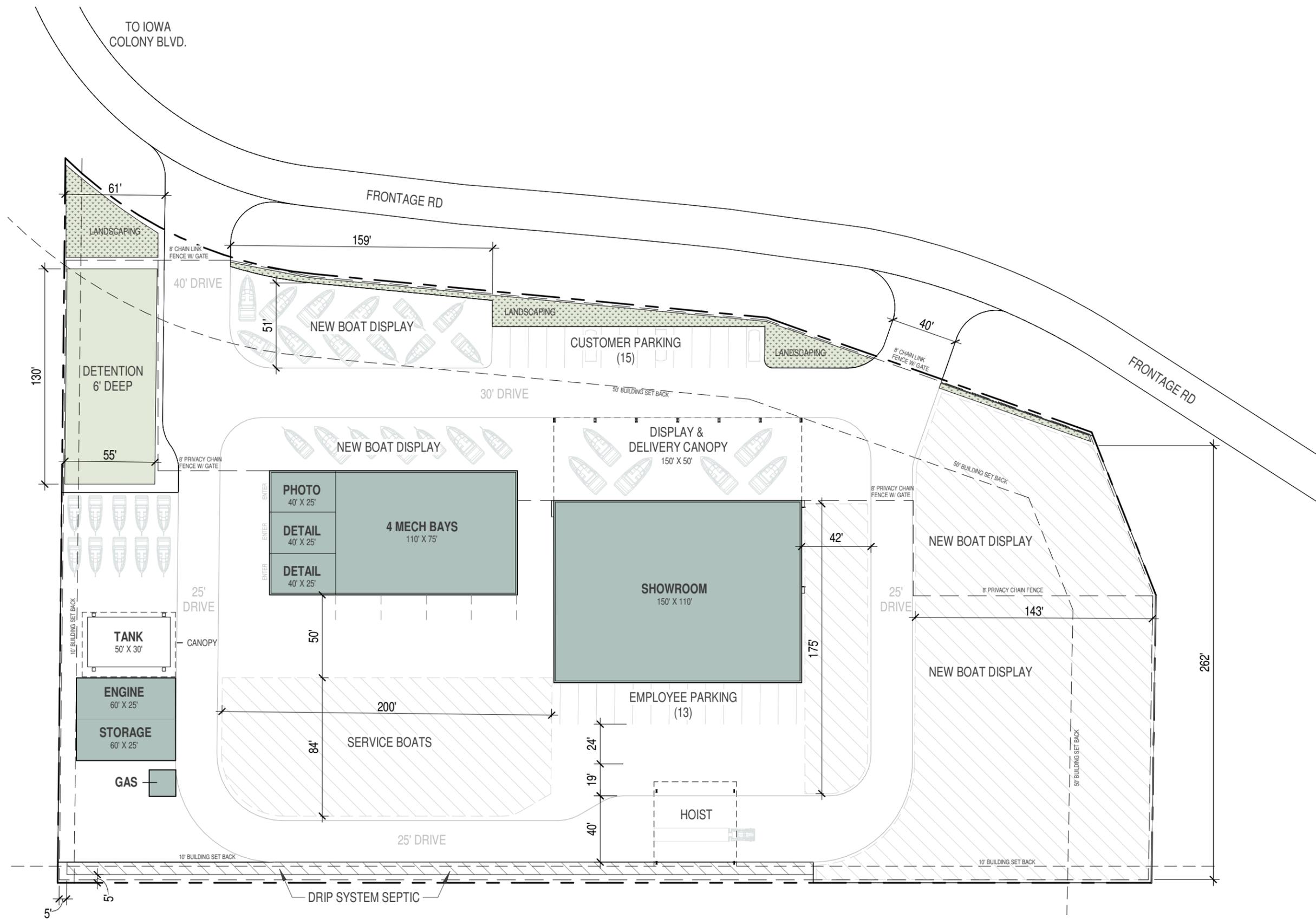
Please let us know what you will need at this time.

EACH APPLICATION FOR SPECIFIC USE PERMIT MUST BE ACCOMPANIED BY A NON-REFUNDABLE FEE OF \$1,000.00 TO DEFRAY THE COST OF NOTIFICATION, ATTORNEY'S FEES OR PROCESSING THE 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: _____

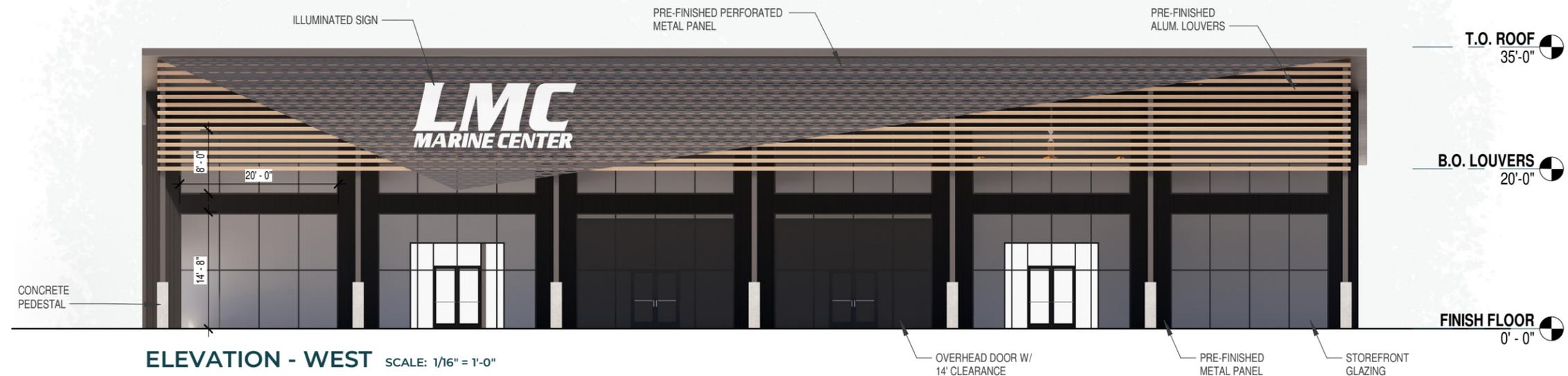
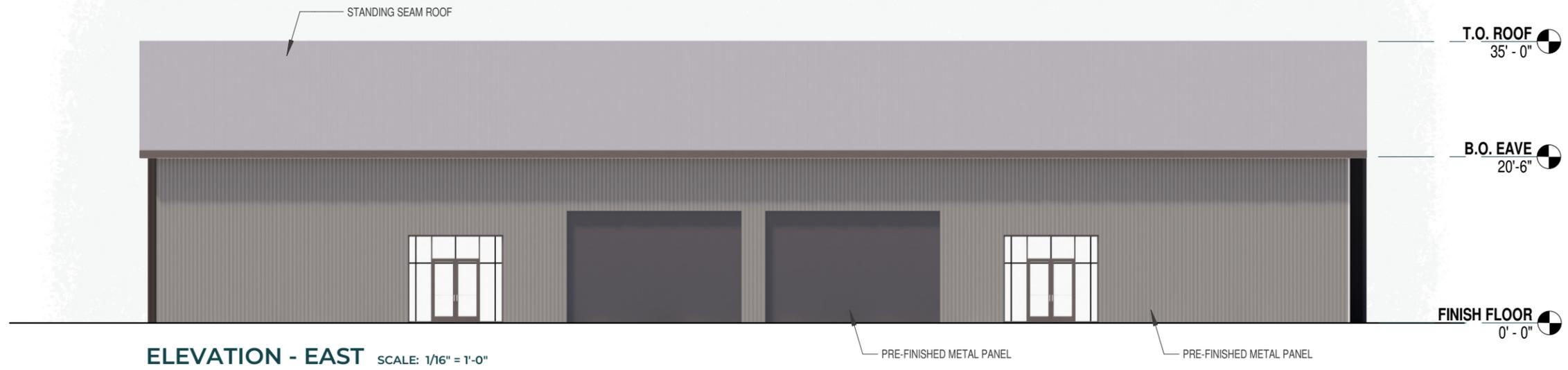




SITE PLAN SCALE: 1" = 60'-0"

LMC MARINE CENTER
IOWA COLONY, TX

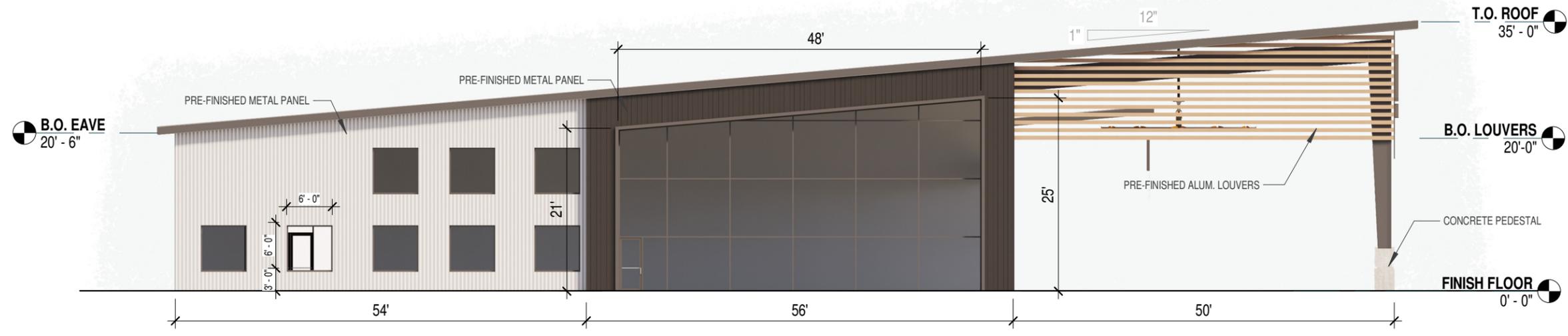




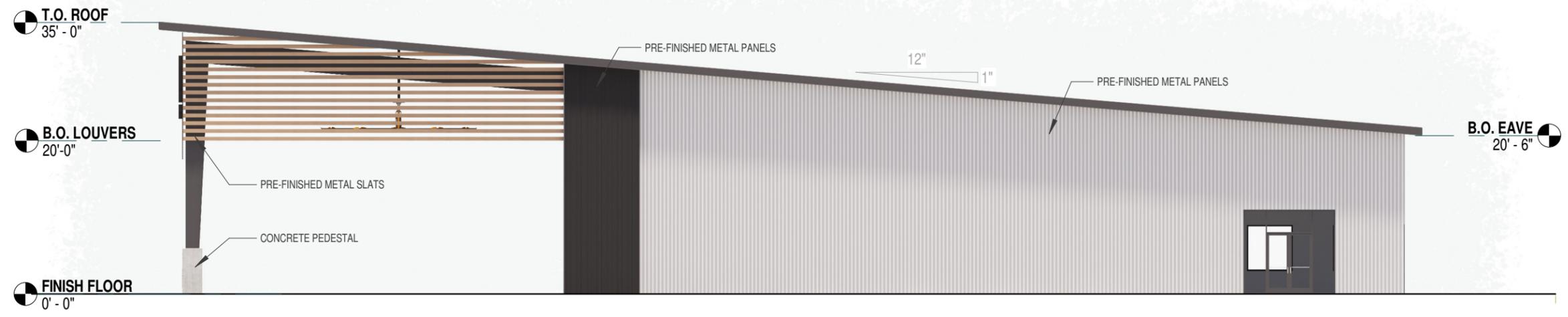
ELEVATIONS

LMC MARINE CENTER

IOWA COLONY, TX

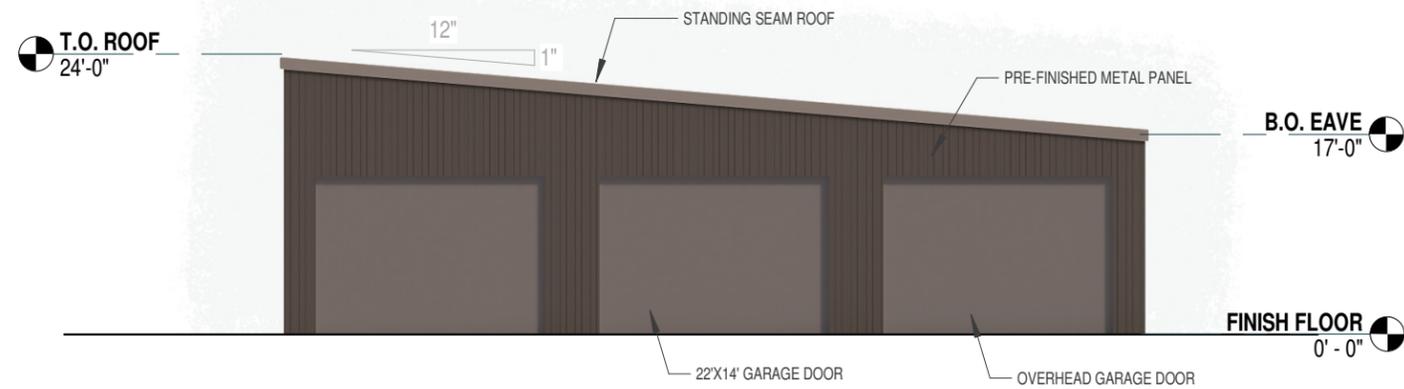


ELEVATION - NORTH SCALE: 1/16" = 1'-0"

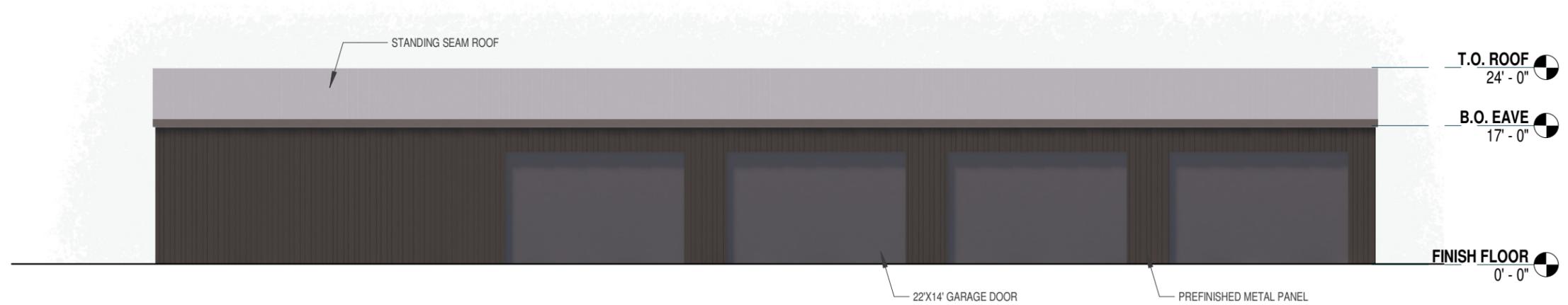


ELEVATION - SOUTH SCALE: 1/16" = 1'-0"

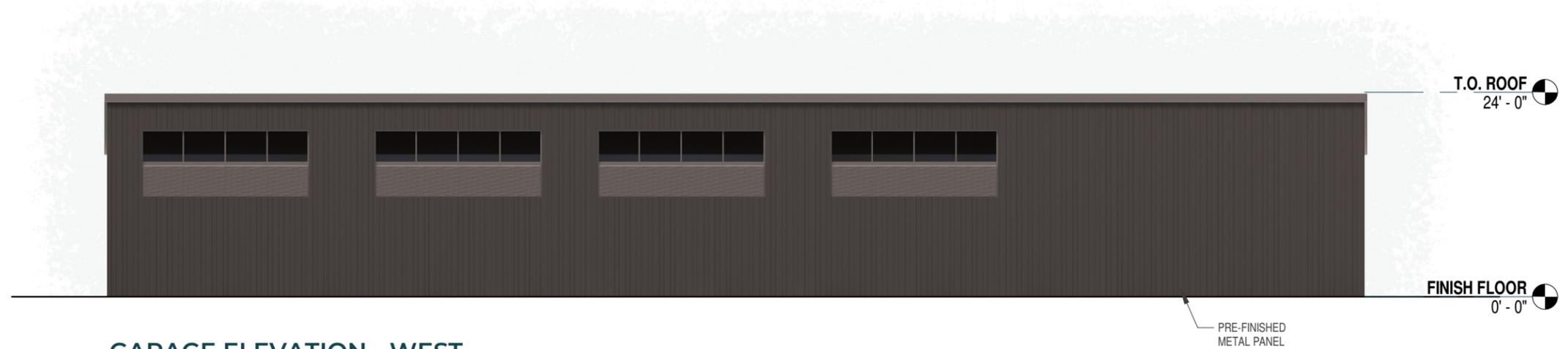




GARAGE ELEVATION - SOUTH SCALE: 1/16" = 1'-0"



GARAGE ELEVATION - EAST SCALE: 1/16" = 1'-0"



GARAGE ELEVATION - WEST SCALE: 1/16" = 1'-0"



ELEVATIONS

LMC MARINE CENTER

IOWA COLONY, TX



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

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS AUTHORIZING CITY REPRESENTATIVES IN MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

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

WHEREAS, it is necessary and in the best interests of the City of Iowa Colony to participate in the Texas Community Development Block Grant Program; and

WHEREAS, the City Council of the City of Iowa Colony is committed to compliance with federal, state, and program rules, including the current TxCDBG Project Implementation Manual; and

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

That the City Council directs and designates the following to act in all matters in connection with any grant application and the City's participation in the Texas Community Development Block Grant Program:

- The Mayor or City Manager shall serve as the City's Chief Executive Officer and Authorized Representative to
 - execute a grant application and any subsequent contractual documents,
 - certify environmental review documents between the Texas Department of Agriculture and the City, and
 - certify the Payment Request form and/or other forms required for requesting funds to reimburse project costs, and
 - be assigned the role of Authorized Official in the TDA-GO grant management system.
- In addition to the above designated officials, should any grant be funded, the City Secretary is authorized to
 - certify the Payment Request form and/or other forms required for requesting funds to reimburse project costs,
 - prepare and submit other financial documentation, and
 - be assigned the role of Project Director or Payment Processor in the TDA-GO grant management system.

Passed and approved this ____ day of March, 2026

 Kayleen Rosser
 City Secretary
 Iowa Colony, Texas

 Wil Kennedy
 Mayor
 Iowa Colony, Texas

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 Council Agenda Item Request Form

Item 22.

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;
 - 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.

(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: 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.

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 _____ DAY OF APRIL 2026.

CITY OF IOWA COLONY, TEXAS

Wil Kennedy, Mayor

ATTEST:

Kayleen Rosser, City Secretary

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.~~

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.

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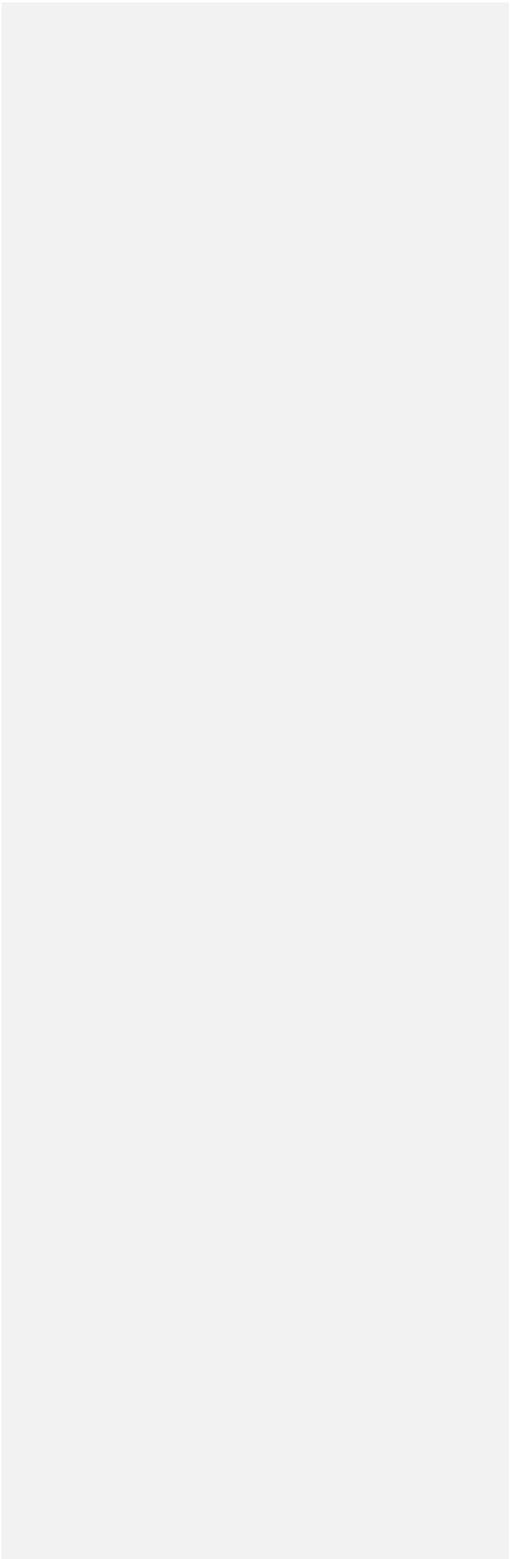
3. Residential lots that are not served by public sewer shall be not less than one hundred twenty (120) feet in width at the building setback line and shall not have an area less than one (1) acre or forty three thousand five hundred sixty (43,560) square feet. Such lots shall be laid out with provision 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 Ordinance 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 Ordinance 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 Council Agenda Item Request Form

Item 23.

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



CITY COUNCIL MEETING MINUTES

Item 26.

Monday, February 23, 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 23rd day of February 2026, the City Council of the City of Iowa Colony, Texas, held a meeting at 6:00 P.M. at the Iowa Colony City Council Chambers, there being present and in attendance the following members to wit:

Mayor Wil Kennedy
Mayor Pro Tem Marquette Greene-Scott
Councilmember Arnetta Murray
Councilmember Nikki Brooks (Arrived at 6:08 P.M.)
Councilmember Tim Varlack
Councilmember Kareem Boyce
Councilmember Sydney Hargroder

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

CALL TO ORDER

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

INVOCATION

Councilmember Varlack prayed aloud.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance and Texas Pledge were recited.

CITIZEN COMMENTS

There were no comments from the public.

EXECUTIVE SESSION- 6:03 P.M.

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

1. Discuss personnel matters and receive a report from outside legal counsel regarding the investigation and findings related to the complaint against Councilmember Position 1.

POST EXECUTIVE SESSION- 6:59 P.M.

ITEMS FOR CONSIDERATION

- 2. Consideration and possible action on Executive Session matters.

Motion made by Councilmember Varlack to direct outside counsel to move forward as discussed in executive session, Seconded by Mayor Pro Tem Greene-Scott.

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

Voting Abstaining: Councilmember Brooks

ADJOURNMENT

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

APPROVED THIS 16th DAY OF MARCH 2026

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor





**CITY OF
IOWA
COLONY**

CITY COUNCIL MEETING MINUTES

Item 27.

**Monday, February 23, 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

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 23rd day of February 2026, the City Council of the City of Iowa Colony, Texas, held a meeting at 7:00 P.M. at the Iowa Colony City Council Chambers, there being present and in attendance the following members to wit:

Mayor Wil Kennedy
Mayor Pro Tem Marquette Greene-Scott
Councilmember Arnetta Murray
Councilmember 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 meeting to order at 7:00 P.M.

INVOCATION

The invocation was provided by Pastor Morris Henry.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance and Texas Pledge were recited.

The City Council recessed at 7:02 p.m. and reconvened in open session at 7:12 p.m.

SPECIAL PRESENTATIONS & ANNOUNCEMENTS

Reserved for formal presentations and proclamations.

1. Proclamation- Black History Month

Mayor Kennedy read the Proclamation aloud proclaiming February as Black History Month.

2. Proclamation- Women's History Month

Mayor Kennedy read the Proclamation aloud proclaiming March as Women's History Month.

CITIZEN COMMENTS

Lindsay Koskiniemi stated that the executive session appears to be an extension of a public censure initiated in November 2025 regarding a Councilmember's use of profanity during an executive session. She expressed that, if profanity is used, executive session is a more appropriate setting than open session. She noted that the matter remains ongoing and unresolved and stated that, given it is an election year, the

situation is beginning to appear political in nature. She suggested it would be in everyone's best interest to drop the matter. She also provided an example of what could possibly constitute a public censure and stated that the matter has gone on too long considering it involves the use of profanity.

John Mock stated that traffic is a problem at the intersection of Cedar Rapids and Pursley Boulevard and asked about possible solutions to address the issue. He noted that vehicles frequently speed along the road and inquired about the possibility of installing speed bumps or other measures to slow traffic.

Rosie Porter stated that there is a significant traffic problem on Cedar Rapids Parkway. She noted the absence of a walking shoulder, as well as damaged mailboxes that have not been repaired, and requested assistance and a resolution to address these issues.

PUBLIC HEARINGS

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

A tract of land containing approximately 0.341-acre tract in the H.T. & B.R.R. Co. Survey, Section 50, Abstract No. 512 in Brazoria County, Texas. Said 0.341-acre tract is in Lot 452 of the Emigration Land Company Subdivision as recorded in Volume 2, Page 113 in the Brazoria County Plat Records and in a 10.00-acre tract of land described in a deed to John Okewunmi and Kim Okewunmi as recorded in Clerk's File No. 2023003799 in the Brazoria County Clerk's Office. Said 0.341-acre tract is the South Half of 60-Foot R.O.W. (Duke Road A.K.A. C.R. 758).

A tract of land containing approximately 0.342-acre tract in the H.T. & B.R.R. Co. Survey, Section 50, Abstract No. 512 in Brazoria County, Texas. Said 0.342-acre tract is in Lot 461 of the Emigration Land Company Subdivision as recorded in Volume 2, Page 113 in the Brazoria County Plat Records and in a 8.737-acre tract of land described in a deed to Jean Meyerson as recorded in Clerk's File No. 93-042361 in the Brazoria County Clerk's Office. Said 0.342-acre tract is the North Half of 60-Foot R.O.W. (Duke Road A.K.A. C.R. 758).

Mayor Kennedy opened the public hearing at 7:24 P.M.

Jean Meyerson provided a description of her property and raised three questions regarding the annexation. She asked why the notice differs from the metes and bounds map and why a portion of her property was omitted from the notice. She inquired whether her property taxes would increase and expressed concern that the construction companies for Ellwood have not respected her private property boundaries.

Dr. John Okawunmi inquired about the amount of right-of-way being annexed, noting that he has seen conflicting information and is unsure of the total area under consideration. He also asked how the acreage was determined, as his own calculations differ. He is concerned about his property with this annexation. He asked what benefits the annexation would provide to the residents.

Dinh Ho clarified the 30ft Right of Way dedication from the center line.

Mayor Kennedy closed the public hearing at 7:37 P.M.

4. Hold a public hearing on a proposed variance to fencing regulations in the City's Unified Development Code and Zoning Ordinance.

Mayor Kennedy opened the public hearing at 7:38 P.M.

Pat Baughman, a resident for 60 years, stated she has no issue with the way the fence was constructed. She explained that, as a farmer and rancher, fencing is critical to her operations and described the amount of land she would need if asked to relocate a fence on her property. She

suggested that rules for rural properties should differ and urged the Council to consider the needs of residents raising cattle. She emphasized that fencing along her property line protects both her animals and the public. She also noted that she is the resident with the longhorn on her property.

Lindsay Koskiniemi stated that the property is located in the rural area of Iowa Colony and noted that the city has had ample time to review plans for other permits, including a replat he submitted. She expressed that granting his variance is appropriate.

Brenda Dillon stated that the fence does not meet the transparency requirement. She asked her brother-in-law, a police officer, whether they would enter a property with this type of fence, and he indicated it is not their preference. She noted that the Police and Fire Departments cannot see what is on the other side of the fence. She also mentioned that Mrs. Bowen has a fence that is not solid and expressed concern that the transparency of the solid fencing poses safety issues for emergency responders.

Mayor Kennedy closed the public hearing at 7:43 P.M.

COUNCIL COMMENTS

Mayor Pro Tem Greene-Scott thanked those in attendance, emphasizing the importance of community engagement and encouraging residents to attend meetings to hear information firsthand. She reminded everyone that early voting is underway and that Election Day is March 3rd, urging residents to research and make a plan to vote.

Councilmember Murray expressed appreciation to attendees and highlighted the City of Iowa Colony's commitment to transparency. She encouraged residents not to rely solely on information found online and to attend meetings to stay informed, and to ask the Council any questions they may have.

Councilmember Brooks thanked attendees and spoke on the meaning of transparency, noting that it is about accessibility rather than withholding information. She acknowledged the media representative recording the meeting and emphasized that City Council decisions directly impact residents' daily lives. She stated that improving accessibility increases public trust and confidence in the Council's work.

Councilmember Hargroder thanked those present and recognized City Secretary Kayleen Rosser for her dedication and hard work, particularly outside normal working hours, to ensure timely communication with the public and election-related information. She expressed appreciation for Kayleen's efforts and commitment to the city.

Councilmember Boyce expressed his appreciation for a full gallery and shared information about the Teen Advisory Committee's 3x3 basketball tournament scheduled for June 13th. He noted an issue with the basketball court, acknowledged the Alphas and Public Works for quickly addressing the problem, and thanked them for their efforts in fixing the issue.

Councilmember Varlack thanked those in attendance and recognized February as Black History Month. He shared examples of the significance and contributions highlighted during Black History Month and encouraged everyone to celebrate. He also noted that the elections are approaching and provided guidance on how to locate election information on the City's website. He encouraged residents seeking factual information about the city to review meeting agendas and packets available online, which contain the information provided to the City Council.

Mayor Kennedy stated that he believes the community is a city of believers. He noted that it is a rare occurrence for Ramadan and Lent to overlap during the same period and encouraged everyone, especially during the election campaign season, to conduct themselves as the best version of themselves in the days ahead. He thanked all the staff for their continued hard work and dedication.

STAFF REPORTS

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

Councilmember Hargroder noted that the TCOLE report showed no discrepancies and stated that, given the city's history, this result is significant and greatly appreciated.

Chief Bell explained that the audit is conducted by TCOLE to ensure proper hiring practices, accurate recordkeeping, and compliance with reporting requirements. He reported that no discrepancies were found and credited Sergeant King for maintaining the records, noting that it involves a substantial amount of work and adherence to numerous laws and regulations.

Councilmember Hargroder asked Dinh Ho about the TXDOT report regarding the AFA agreement and the poles. Mr. Ho stated that TXDOT provided documentation supporting the additional cost of the poles and that the city will be providing the associated costs.

Councilmember Boyce stated that the full report is available online and encouraged residents to review it.

Councilmember Varlack added that the report also reviews racial profiling, and traffic stops and noted that the department received a clean report regarding its operations. He commended the Chief and the department for their work. He asked about the increase in number of major crashes.

ITEMS FOR CONSIDERATION

12. Consideration and possible action on an Ordinance for a variance to the fencing requirements in the City's Unified Development Code and Zoning Ordinance at 4200 County Road 78.

Mr. Ahmed spoke regarding the variance request and explained the hardship related to the fence, noting that he travels frequently and the fence provides security for his home. He stated that where he is from, fences are commonly used to prevent others from seeing inside the property. He added that the fence has been in place for eight years and only recently became an issue. Mr. Ahmed also stated that when he built his house, he obtained the required permit and no concerns were raised about the fence at that time. He expressed confusion because the citations he has received contain differing information, and he is unsure how to proceed.

Albert Cantu stated that he has met with Mr. Ahmed to try to reach a compromise. Since an agreement could not be reached, they were advised to pursue the variance process. He presented a diagram illustrating the different sightlines to the pool and provided options for the fence related to transparency.

Motion made by Councilmember Varlack to approve an Ordinance for a variance to the fencing requirements in the City's Unified Development Code and Zoning Ordinance at 4200 County Road 78, Seconded by Mayor Pro Tem Greene-Scott.

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

Voting Abstaining: Councilmember Brooks

- 13. Consideration and possible action to approve a Resolution regarding a Petition for Release of approximately 2.2 acres located in the City’s Extraterritorial Jurisdiction (ETJ).

Motion made by Mayor Pro Tem Greene-Scott to approve a Resolution regarding a Petition for Release of approximately 2.2 acres located in the City’s Extraterritorial Jurisdiction (ETJ),
 Seconded by Councilmember Murray.

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

- 14. Consideration and possible action to approve a Resolution regarding a Petition for Release of approximately 109.9 acres located in the City’s Extraterritorial Jurisdiction (ETJ).

Motion made by Councilmember Hargroder to approve a Resolution regarding a Petition for Release of approximately 109.9 acres located in the City’s Extraterritorial Jurisdiction (ETJ),
 Seconded by Mayor Pro Tem Greene-Scott.

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

- 15. Consideration and possible action to approve a Resolution regarding a Petition for Release of approximately 167.204 acres located in the City’s Extraterritorial Jurisdiction (ETJ).

Motion made by Mayor Pro Tem Greene-Scott to approve a Resolution regarding a Petition for Release of approximately 167.204 acres located in the City’s Extraterritorial Jurisdiction as it has already been released as a matter of law, Seconded by Councilmember Murray.

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

- 16. Consideration and possible action to provide a recommendation to City Council for the Sierra Vista West Plan of Development Amendment No. 3.

Motion made by Councilmember Murray to approve the Sierra Vista West Plan of Development Amendment No. 3 per staff’s recommendation, Seconded by Mayor Pro Tem Greene-Scott.

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

- 17. Consideration and possible action on an Ordinance establishing a solid waste service rate.

Motion made by Councilmember Varlack to approve an Ordinance on first reading establishing a solid waste service rate, Seconded by Mayor Pro Tem Greene-Scott. The City Secretary read the Ordinance caption aloud.

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

CONSENT ORDINANCES – SECOND READING

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

- 18. Consideration and possible action for an amendment to the sign ordinance to expand the requirements for subdivision monument signage.

Motion made by Councilmember Hargroder to approve an amendment to the sign ordinance to expand the requirements for subdivision monument signage on second and final reading,
 Seconded by Councilmember Murray. The City Secretary read the Ordinance caption aloud.

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

- 19. Consideration and possible action to amend the Unified Development Code Section 3.5.3.1 – Setback, Driveways, Sidewalks, and Parking for Commercial, Retail, Office, and Industrial Use Buildings.

Motion made by Councilmember Hargroder to amend the Unified Development Code Section 3.5.3.1 – Setback, Driveways, Sidewalks, and Parking for Commercial, Retail, Office, and Industrial Use Buildings on second and final reading, Seconded by Councilmember Murray. The City Secretary read the Ordinance caption aloud.

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

- 20. Consideration and possible action on an amendment to the UDC Sec. 3.5.3.12.(b) for non-residential storefront transparency requirements based on building uses.

Motion made by Councilmember Hargroder to approve an amendment to the UDC Sec. 3.5.3.12.(b) for non-residential storefront transparency requirements based on building uses on second and final reading, Seconded by Councilmember Murray. The City Secretary read the Ordinance caption aloud.

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

CONSENT AGENDA

Motion made by Councilmember Varlack to approve all consent items minus item no. 27, Seconded by Councilmember Hargroder.

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

- 21. Consider approval of the January 26, 2026 City Council worksession minutes.
- 22. Consider approval of the January 26, 2026 City Council meeting minutes.
- 23. Consider approval of the Ellwood Section 3B Preliminary Plat.
- 24. Consider approval of the Meridiana Section 34D Preliminary Plat.
- 25. Consider approval of the Ellwood Detention Reserve "D" Preliminary Plat.
- 26. Consider approval of the Ellwood Detention Reserve "E" Phase 2 Preliminary Plat.
- 27. Consider approval of the Coogan Tract General Plan.

Councilmember Varlack asked a question regarding the POA.

Motion made by Councilmember Varlack to approve the Coogan Tract General Plan, Seconded by Councilmember Hargroder.

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

- 28. Consider approval of the Avery Crossing Section 1 Preliminary Plat.
- 29. Consider approval of Meridiana Section 35B Preliminary Plat extension of approval.

- 30. Consider approval of Detention and Grading Phase 3 to serve Caldwell Lakes and Brazoria County Municipal Utility District No. 87 into the One Year Maintenance Period.

EXECUTIVE SESSION

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

There was no executive session.

- 31. Discuss personnel matters and receive an updated supplemental report from outside legal counsel regarding the investigation and findings related to the complaint against Councilmember Position 1.

POST EXECUTIVE SESSION

ITEMS FOR CONSIDERATION

- 32. Consideration and possible action on Executive Session matters.
No action was taken.

ADJOURNMENT

The meeting was adjourned at 9:10 P.M.

APPROVED THIS 16th DAY OF MARCH 2026

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor



Monday, February 23, 2026

Kayla Leal
LJA Engineering
3600 W. Sam Houston Pkwy S, Ste. 600
Houston, TX 77042
kleal@lja.com

Re: Avery Crossing Section 2 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7616
Adico, LLC Project No. 710-26-002-001

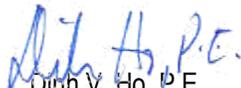
Dear Ms. Leal:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Avery Crossing Section 2 Preliminary Plat, received on or about February 18, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

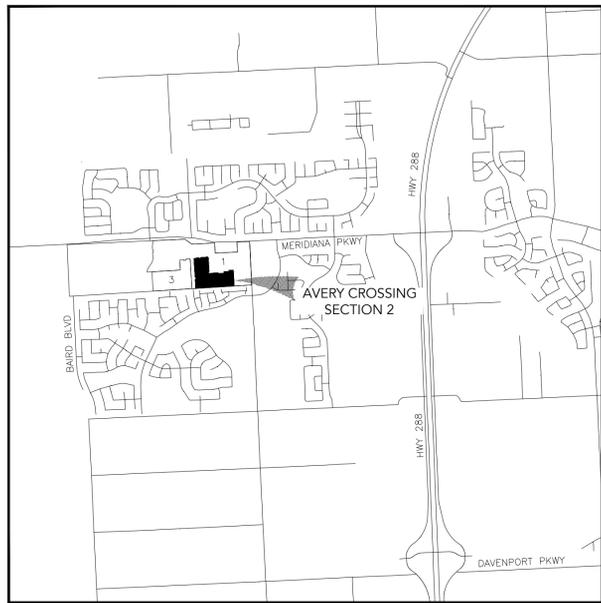
Based on our review, we have no objection to the plat as resubmitted on February 18, 2026. Please provide ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Tuesday, February 24, 2026, for consideration at the March 3, 2026, Planning and Zoning meeting.

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: 710-26-002-001



Vicinity Map
1 inch = 1/2 mile

Avery Crossing Sec 2 Open Space / Park Land Analysis	
Number of Lots	Acres of Open Space / Park Land Required
84	1.6

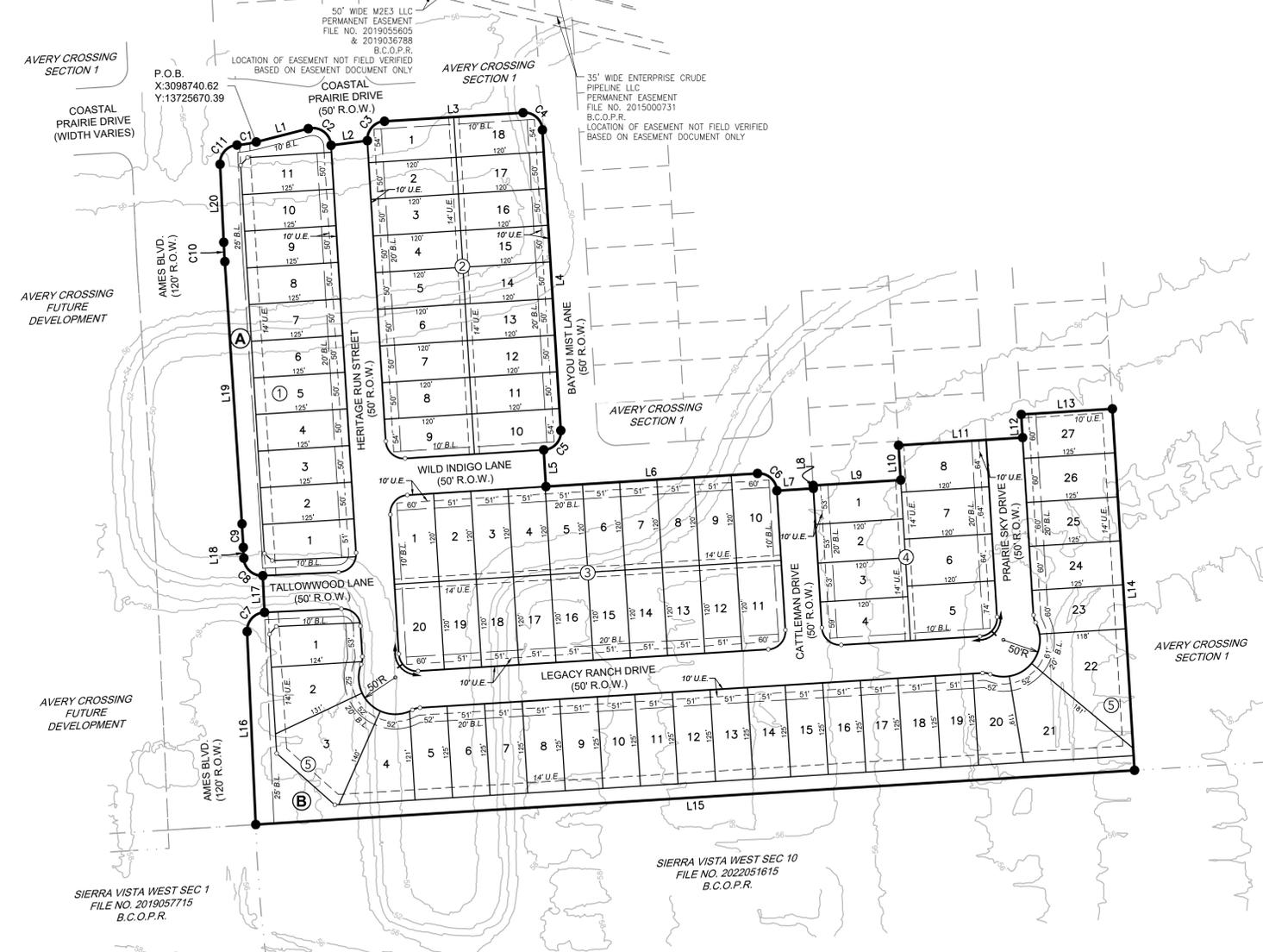
RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.516	22,460	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.867	37,756	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	1.382	60,217	

LINE TABLE		CURVE TABLE						
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
L1	N 75°45'05" E	73.47'	C1	150.00'	10°12'09"	26.71'	N 80°51'09" E	26.67'
L2	N 82°44'53" E	50.11'	C2	25.00'	100°43'46"	43.95'	S 53°53'02" E	38.51'
L3	N 86°28'51" E	190.00'	C3	25.00'	90°00'00"	39.27'	N 41°28'51" E	35.36'
L4	S 03°31'09" E	410.00'	C4	25.00'	90°00'00"	39.27'	S 48°31'09" E	35.36'
L5	S 03°31'09" E	50.00'	C5	25.00'	90°00'00"	39.27'	S 41°28'51" W	35.36'
L6	N 86°28'51" E	290.00'	C6	25.00'	90°00'00"	39.27'	S 48°31'09" E	35.36'
L7	N 86°28'51" E	50.00'	C7	25.00'	90°00'00"	39.27'	N 42°24'39" E	35.36'
L8	N 03°31'09" W	4.00'	C8	25.00'	90°00'00"	39.27'	N 47°35'21" W	35.36'
L9	N 86°28'51" E	120.00'	C9	1,560.00'	1°10'42"	32.09'	N 03°10'42" W	32.09'
L10	N 03°31'09" W	47.50'	C10	1,440.00'	1°02'46"	26.29'	N 03°14'41" W	26.29'
L11	N 86°28'51" E	170.00'	C11	25.00'	88°40'32"	38.69'	N 41°36'58" E	34.94'
L12	N 03°31'09" W	31.55'						
L13	N 86°28'51" E	125.00'						
L14	S 03°31'10" E	493.05'						
L15	S 86°28'51" W	1,204.53'						
L16	N 02°35'21" W	263.07'						
L17	N 02°35'21" W	50.00'						
L18	N 02°35'21" W	14.63'						
L19	N 03°46'04" W	357.99'						
L20	N 02°43'18" W	106.35'						

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 AFORESAID 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.

- 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
 - INDICATES STREETNAME CHANGE



- GENERAL NOTES:
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NOS. 48930C105K & 48930C115K, DECEMBER 31, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
 - 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.
 - 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.
 - PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
 - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
 - THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
 - DRAINAGE PLANS TO BE PROVIDED PRIOR TO FINAL PLAT SUBMITTAL.
 - 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 FOOT RESERVE SHALL HEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
 - 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.
 - ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
 - ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
 - 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.
 - FINAL ACCEPTANCE OF THIS PLAT SUBJECT TO ACCEPTANCE OF AVERY CROSSING, SECTION ONE.

A PRELIMINARY PLAT OF AVERY CROSSING SECTION 2

±17.2 ACRES
84 LOTS (50'/60' x 120' TYP.) AND
2 RESTRICTED RESERVES IN 5 BLOCKS

OUT OF THE
LAVACA NAV CO, A-329
IOWA COLONY ETJ, TEXAS

OWNER:
ALLIED DEVELOPMENT



3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200



Wednesday, February 18, 2026

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

Re: Ellwood Karsten Boulevard Street Dedication Phase 5 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7628
Adico, LLC Project No. 710-26-002-005

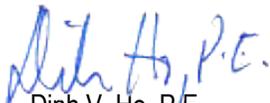
Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the Ellwood Karsten Boulevard Street Dedication Phase 5 Preliminary Plat, received on or about February 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 submitted on February 10, 2026. Please provide at least ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Tuesday, February 24, 2026, for consideration at the March 3, 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: 710-26-002-005

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48157C0475, dated April 2, 2014, the property lies within Zone AE.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.A.E. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.C. indicates Sanitary Sewer Control.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, in the City of Iowa Colony, partially in Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09 and as amended.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- Drainage plans to be provided prior to final plat submittal.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title shall revert to and revert in the dedicatory, his heirs, assigns, or successors.
- No residential, commercial, or industrial structure, other than structures necessary to operate the Facility or Pipeline, shall be erected at or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure distribution system pipeline as defined herein.
- Final plats are subject to the conditions and approval of the General Plan and adjacent plats.

LINE TABLE

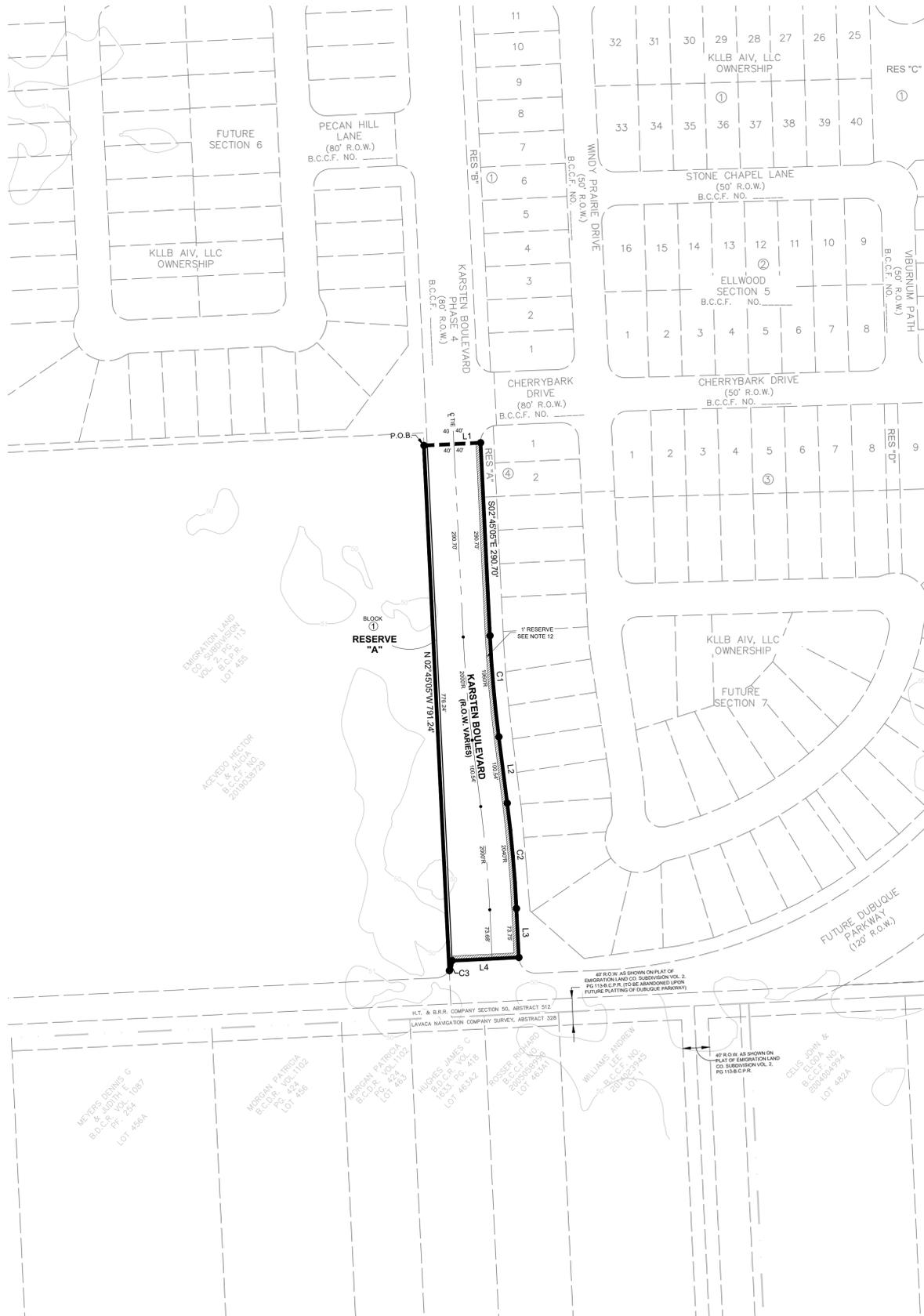
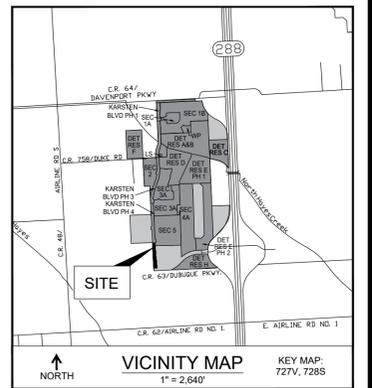
LINE	BEARING	DISTANCE
L1	N87°14'55"E	85.00'
L2	S07°13'16"E	100.54'
L3	S02°45'05"E	73.75'
L4	S87°14'55"W	100.00'

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	1960.00'	S04°59'10"E	152.86'	152.80'
C2	2040.00'	S04°59'10"E	159.10'	159.14'
C3	25.00'	S15°52'10"W	15.66'	15.93'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, ROADWAY/ACCESS & UTILITY PURPOSES	3,932.29	0.09
TOTAL		3,932.29	0.09



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 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 (69 LOTS)	0.46 AC.
ELLWOOD SECTION 5 (75 LOTS)	1.53 AC.
TOTAL	11.20 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 339 LOTS	6.28 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 - 80%	SF - 50%	COMM.	INST.	ARTERIALS & COLLECTORS	PARKING & 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	-	-	-	-	15.20 AC.	-	15.20 AC.
ELLWOOD DETENTION RESERVE 'E' PH 2	-	-	-	-	14.12 AC.	-	14.12 AC.
ELLWOOD DETENTION RESERVE 'F'	-	-	-	-	9.55 AC.	-	9.55 AC.
ELLWOOD DETENTION RESERVE 'H'	-	-	-	-	0.46 AC.	-	0.46 AC.
ELLWOOD DETENTION RESERVE 'I'	-	-	-	-	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	-	-	-	-	2.42 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 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	8.37 AC.	4.53 AC.	-	-	-	8.65 AC.	21.55 AC.
ELLWOOD SECTION 5	-	11.88 AC.	-	-	-	2.02 AC.	13.90 AC.
TOTAL	28.48 AC.	34.30 AC.	9.11 AC.	1.82 AC.	12.41 AC.	18.47 AC.	109.29 AC.
	(13.9%)	(16.8%)	(4.5%)	(0.7%)	(6.1%)	(8.6%)	(100%)

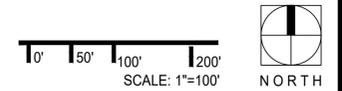
1) THIS TABLE TABULATES THE LAND USES WITHIN EACH PLAT FOR ZONING PURPOSES. NOT THE PERMITTED USES WITHIN EACH LAND USE.

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, 38 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 0.7 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



Ellwood Karsten Boulevard Phase 5 Street Dedication Preliminary Plat

Being a subdivision of 1.65 acres out of the W. H. Dennis Survey, A-512, in the City of Iowa Colony, Brazoria County, Texas.

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

February 5, 2026



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

EHRA JOB NO. 221-022-150
 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.

Monday, February 23, 2026

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

Re: Ellwood Section 4A Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7627
Adico, LLC Project No. 710-26-002-007

Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the Ellwood Section 4A Preliminary Plat, received on or about February 18, 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 February 18, 2026. Please provide ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Tuesday, February 24, 2026, for consideration at the March 3, 2026, Planning and Zoning meeting.

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

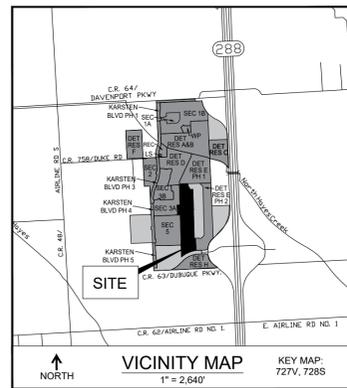
Sincerely,
Adico, LLC


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

Cc: Rachel Patterson
Kayleen Rosser
File: 710-26-002-007

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99987142185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K, dated December 30, 2020, the property lies within Zone AE. Shaded Zone X and Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.R. indicates Brazoria County Deed Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.A.E. indicates Emergency Access Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
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R.O.W. indicates Right-Of-Way.
S.S.C. indicates Sanitary Sewer Control.
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S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09 and as amended.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- Drainage plans to be provided prior to final plat submittal.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ellwood Section 4A 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.
- No residential, commercial, or industrial structure, other than structures necessary to operate the Facility or Pipeline, shall be erected at or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure distribution system pipeline as defined herein.
- Final plats are subject to the conditions and approval of the General Plan and adjacent plats.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and re-vest in the dedicant, his heirs, assigns, or successors.
- This plat must be recorded simultaneously with or following Ellwood Sections 3A and 5.
- Reserve "D" shall provide 0.46 acres of park land.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°45'05" W	180.00'
L2	N 87°14'55" E	91.42'
L3	S 16°03'33" E	130.08'
L4	N 88°29'45" E	3.07'
L5	S 01°30'15" E	50.00'
L6	N 88°29'45" E	105.00'
L7	N 87°08'38" W	36.38'
L8	S 01°30'15" E	60.00'
L9	S 06°33'56" E	25.71'
L10	S 87°14'55" W	3.70'
L11	S 02°45'05" E	130.00'
L12	S 87°14'55" W	67.87'
L13	N 02°45'05" W	130.00'
L14	N 87°14'55" E	1.36'

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	50.00'	S 75°31'45" E	8.83'	8.84'
C2	25.00'	S 80°59'04" E	9.13'	9.18'
C3	860.00'	S 66°19'04" W	506.01'	513.61'
C4	475.00'	S 88°18'47" W	17.65'	17.65'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	75,604.63	1.83
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	881,300.41	2.02
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	46,388.68	1.06
D	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	19,965.10	0.46
TOTAL		234,088.82	5.37

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)
1	1	11,719.80
1	2	9,290.88
1	3	8,149.71
1	4	8,149.71
1	5	8,149.71
1	6	8,149.71
1	7	8,149.71
1	8	8,149.71
1	9	8,149.71
1	10	8,149.71
1	11	8,121.18
1	12	15,398.76
1	13	14,716.52
2	1	8,965.87
2	2	7,800.00
2	3	7,800.00
2	4	7,800.00
2	5	7,800.00
2	6	7,800.00
2	7	7,800.00
2	8	7,800.00
2	9	7,800.00
2	10	7,800.00
2	11	7,800.00
2	12	7,800.00
2	13	7,800.00
2	14	7,800.00
2	15	7,800.00
2	16	7,800.00
2	17	7,800.00
2	18	7,800.00
2	19	8,965.87
3	1	7,777.40
3	2	6,500.00
3	3	6,500.00
3	4	6,500.00
3	5	6,500.00
3	6	6,500.00
3	7	8,333.22
3	8	8,364.25
3	9	8,501.54
3	10	8,641.16
3	11	8,780.78
3	12	8,448.78
3	13	7,336.58
3	14	7,875.89
3	15	6,791.42
3	16	6,791.42
3	17	6,791.42
3	18	6,791.42
3	19	8,120.95
4	1	10,123.98
4	2	8,923.93
4	3	8,923.93
4	4	8,923.93
4	5	8,923.93
4	6	8,923.93
4	7	8,923.93
4	8	6,791.42
4	9	6,791.42
4	10	6,791.42
4	11	6,791.42
4	12	6,791.42
4	13	6,791.42
4	14	6,791.42
4	15	8,143.28
4	16	8,822.72

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 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 (97 LOTS)	0.46 AC.
ELLWOOD SECTION 5 (75 LOTS)	1.53 AC.
ELLWOOD SECTION 6 (54 LOTS)	0.31 AC.
ELLWOOD SECTION 7 (45 LOTS)	1.04 AC.
TOTAL	12.55 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 436 LOTS	8.07 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%	SF - 50%	COMM.	INST.	ARTERIALS & COLLECTORS	PARKS & OPEN SPACE	TOTAL
BCMUD NO. 57 LIFT STATION NO. 3	-	-	-	0.18 AC.	-	-	0.18 AC.
BCMUD NO. 57 WATER PLANT	-	-	-	1.34 AC.	-	-	1.34 AC.
DAVENPORT PKWY. ST. DEDICATION	-	-	-	1.48 AC.	-	-	1.48 AC.
ELLWOOD 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'	-	-	-	-	-	9.55 AC.	10.01 AC.
ELLWOOD DETENTION RESERVE 'H'	-	-	-	-	-	9.33 AC.	9.33 AC.
ELLWOOD KARSTEN BLVD. PH. 1 ST. DEDICATION	-	-	-	-	-	1.59 AC.	1.59 AC.
ELLWOOD KARSTEN BLVD. PH. 2 ST. DEDICATION	-	-	-	-	-	2.12 AC.	2.46 AC.
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	-	2.82 AC.	2.85 AC.
ELLWOOD KARSTEN BLVD. PH. 4 ST. DEDICATION	-	-	-	-	-	2.39 AC.	2.43 AC.
ELLWOOD KARSTEN BLVD. PH. 5 ST. DEDICATION	-	-	-	-	-	1.55 AC.	1.64 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 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	7.96 AC.	4.53 AC.	-	-	-	8.54 AC.	21.05 AC.
ELLWOOD SECTION 5	-	11.88 AC.	-	-	-	2.02 AC.	13.90 AC.
ELLWOOD SECTION 6	-	11.62 AC.	-	-	-	1.75 AC.	13.37 AC.
ELLWOOD SECTION 7	-	8.24 AC.	-	-	-	1.04 AC.	9.28 AC.
TOTAL	28.09 AC. (12.2%)	57.54 AC. (25.0%)	9.11 AC. (4.0%)	1.52 AC. (0.7%)	12.41 AC. (5.4%)	121.15 AC. (52.7%)	229.82 AC. (100%)

1) THIS TABLE TABULATES THE LAND USES WITHIN EACH PLAT FOR ZONING PURPOSES. NOT THE PERMITTED USES WITHIN EACH LAND USE.

2) THIS TABLE INCLUDES ALL PRELIMINARY PLATS SUBMITTED AT THIS TIME.

OWNER CONTACT INFORMATION
 KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY
 6900 E. CAMELBACK ROAD, SUITE 800
 SCOTTSDALE, AZ 85251
 (766)-753-8110

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, 5-17 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) 1981 ADJUSTMENT



Ellwood Section 4A Preliminary Plat

Being a subdivision of 21.05 acres out of the W. H. Dennis Survey, A-512, in the City of Iowa Colony, Brazoria County, Texas.

67 Lots, 5 Blocks and 4 Reserves.

Owner: KLLB AIV, LLC, a Texas Limited Partnership

February 5, 2026

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

EHRA JOB NO. 221-022-04
 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.

Monday, February 9, 2026

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

Re: Ellwood Section 5 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7630
Adico, LLC Project No. 710-26-002-008

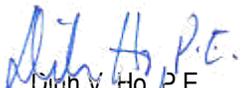
Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of the Ellwood Section 5 Preliminary Plat, received on or about January 5, 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 submitted on January 5, 2026. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, February 25, 2026, for consideration at the March 3, 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: 710-26-002-008

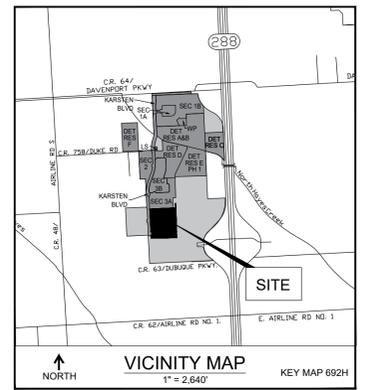
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U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
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- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09 and as amended.
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- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- Drainage plans to be provided prior to final plat submittal.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ellwood Section 3A where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
- Reserve "C" shall provide 1.53 acres of parkland.
- No residential, commercial, or industrial structure, other than structures necessary to operate the Facility or Pipeline, shall be erected at or moved to a location nearer than fifty feet (50') to any Facility or Pipeline other than a low pressure distribution system pipeline as defined herein.
- Final plats are subject to the conditions and approval of the General Plan and adjacent plats.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and revest in the dedicator, his heirs, assigns, or successors.

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 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 (69 LOTS)	0.46 AC.
ELLWOOD SECTION 5 (75 LOTS)	1.53 AC.
TOTAL	6.28 AC.
TOTAL REQUIRED 1/54 AC. PER LOT AT 339 LOTS	11.20 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.



RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,006.87	0.05
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	16,684.45	0.38
C	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	66,556.86	1.53
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,470.00	0.06
TOTAL		87,818.18	2.02

LINE TABLE

LINE	BEARING	DISTANCE
L1	N02°45'05"W	130.00'
L2	N87°14'55"E	3.70'
L3	N02°45'05"E	10.22'
L4	S87°14'55"W	197.00'
L5	N02°45'05"W	82.01'
L6	N02°45'05"W	80.00'

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	475.00'	N88°19'47"E	17.65'	17.65'
C2	25.00'	N42°14'55"E	35.36'	39.27'
C3	25.00'	N47°45'05"W	35.36'	39.27'

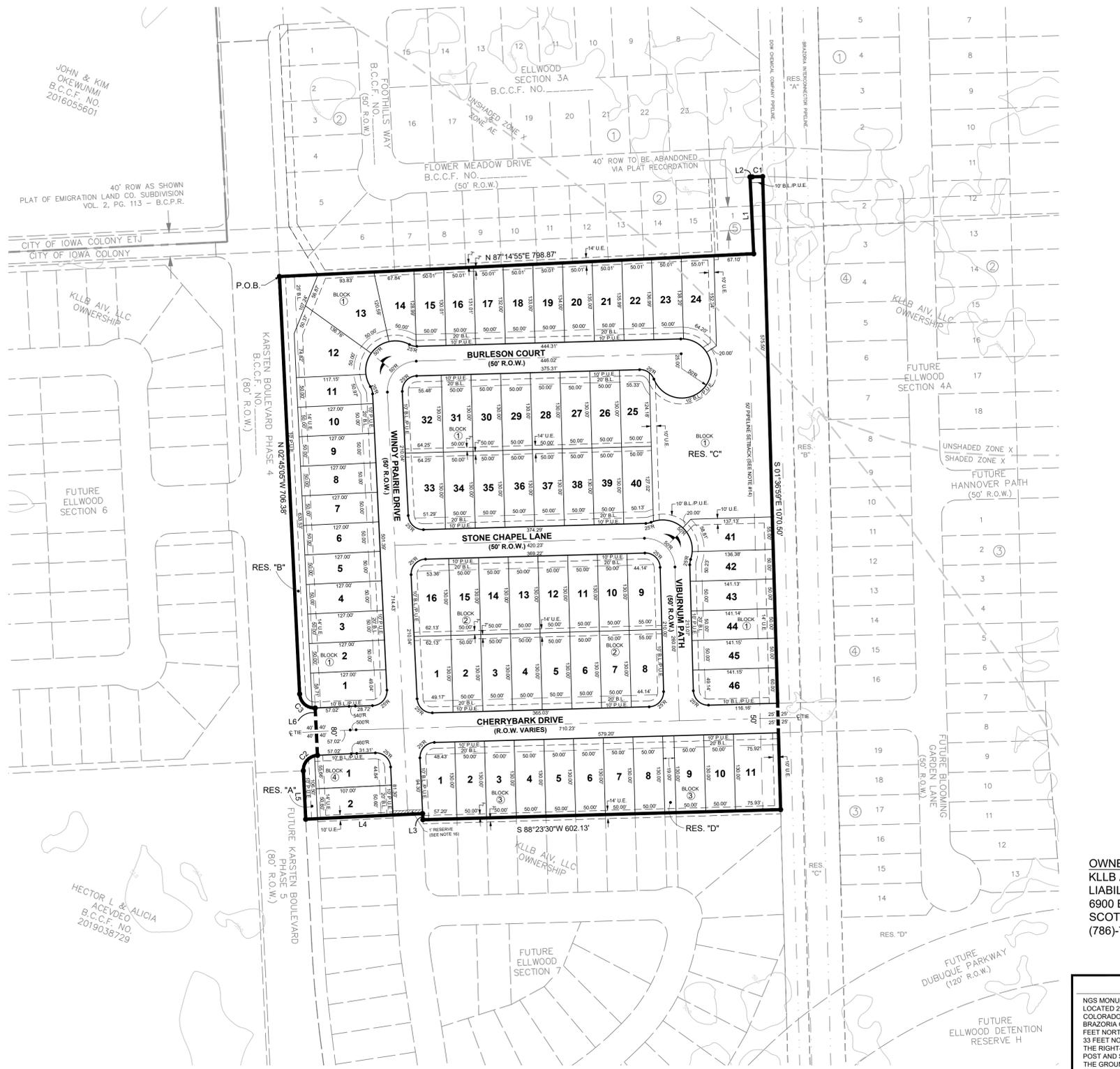
LAND USE TABLE

PLAT	SF - 60%	SF - 50%	COMM.	INST.	MATERIALS & COLLECTORS	PARKING & 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 PARKWAY 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.	-	0.46 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.	2.12 AC.	
ELLWOOD KARSTEN BLVD. PH. 3 ST. DEDICATION	-	-	-	-	-	2.82 AC.	2.82 AC.	
ELLWOOD KARSTEN BLVD. PH. 4 ST. DEDICATION	-	-	-	-	-	2.39 AC.	2.43 AC.	
ELLWOOD KARSTEN BLVD. PH. 5 ST. DEDICATION	-	-	-	-	-	1.55 AC.	1.64 AC.	
ELLWOOD SECTION 1A	0.44 AC.	1.72 AC.	-	-	-	-	3.45 AC.	
ELLWOOD SECTION 1B	3.89 AC.	11.35 AC.	-	-	-	-	7.58 AC.	22.82 AC.
ELLWOOD SECTION 2	-	-	-	-	-	-	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	8.37 AC.	4.53 AC.	-	-	-	-	8.85 AC.	21.55 AC.
ELLWOOD SECTION 5	-	-	11.88 AC.	-	-	-	2.02 AC.	13.90 AC.
TOTAL	28.48 AC. (14.1%)	34.30 AC. (16.9%)	9.11 AC. (4.5%)	1.52 AC. (0.8%)	10.85 AC. (5.4%)	118.38 AC. (58.4%)	202.64 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.

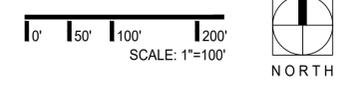
LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)
1	1	7,414.11
1	2	6,349.99
1	3	6,349.99
1	4	6,349.99
1	5	6,349.99
1	6	6,349.99
1	7	6,349.99
1	8	6,349.99
1	9	6,349.99
1	10	6,349.99
1	11	6,179.88
1	12	10,102.87
1	13	12,137.00
1	14	6,882.02
1	15	6,475.43
1	16	6,525.34
1	17	6,470.53
1	18	6,575.23
1	19	6,625.11
1	20	6,674.99
1	21	6,724.87
1	22	6,774.75
1	23	6,824.64
1	24	6,874.52
1	25	8,231.15
1	26	6,470.53
1	27	6,500.00
1	28	6,500.00
1	29	6,500.00
1	30	6,500.00
1	31	6,500.00
1	32	8,380.22
1	33	8,059.49
1	34	6,500.00
1	35	6,500.00
1	36	6,500.00
1	37	6,500.00
1	38	6,500.00
1	39	6,500.00
1	40	6,485.94
1	41	7,767.73
1	42	7,002.99
1	43	7,055.96
1	44	6,500.00
1	45	7,055.96
1	46	8,333.03
2	1	7,780.04
2	2	6,500.00
2	3	6,500.00
2	4	6,500.00
2	5	6,500.00
2	6	6,500.00
2	7	6,500.00
2	8	7,015.87
2	9	7,015.87
2	10	6,500.00
2	11	6,500.00
2	12	6,500.00
2	13	6,500.00
2	14	6,500.00
2	15	6,500.00
2	16	8,104.77
3	1	7,463.70
3	2	6,500.00
3	3	6,500.00
3	4	6,500.00
3	5	6,500.00
3	6	6,500.00
3	7	6,500.00
3	8	6,500.00
3	9	6,500.00
3	10	6,500.00
3	11	9,870.23
3	12	6,998.49
4	1	6,426.19
4	2	6,426.19



OWNER CONTACT INFORMATION
KLLB AIV, LLC, A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251
(786)-753-8110

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 # 30, 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



Ellwood Section 5 Preliminary Plat
Being a subdivision of 17.28 acres out of the W. H. Dennis Survey, A-512, in the City of Iowa Colony, Brazoria County, Texas.
75 Lots, 4 Blocks and 4 Reserves
Owner: KLLB AIV, LLC, a Texas Limited Partnership
February 5, 2026

EHRA
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRATEAM.COM
TBPE No. F-726
TBPLS No. 10092300
ENGINEERING THE FUTURE
SINCE 1936
EHRA JOB NO. 221-022-05
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.

Monday, February 23, 2026

Jacey Neuberger
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
jneuberger@ehra.team

Re: Meridiana Section 34C Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7629
Adico, LLC Project No. 710-26-002-006

Dear Ms. Neuberger:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 34C Preliminary Plat received on or about February 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 plat as resubmitted on February 17, 2026. Please provide ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Tuesday, February 24, 2026, for consideration at the March 3, 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

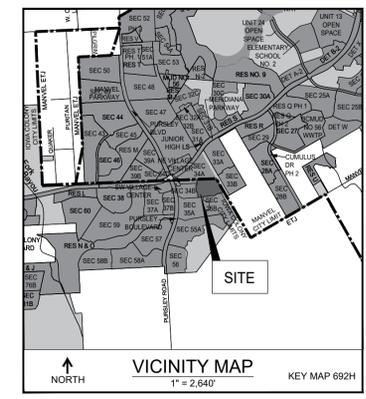
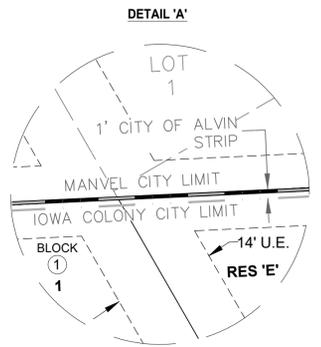
Cc: Kayleen Rosser, COIC
File: 710-26-002-006

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K and No. 48039C0120K, dated December 30, 2020, the property lies within Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or food damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
NO. indicates Number.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, the City of Alvin, BCMUD 55, and Brazoria County Drainage District No. 5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association/Municipal Utility District/Drainage District shall be responsible for maintenance of all reserves.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- Drainage plans to be provided prior to final plat submittal.
- Owners to hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 34C where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
- This plat is subject to the Development Agreement for Meridiana PUD Amendment Number 4.
- 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 _____ of the Brazoria County Clerk's Files.
- All area of this subdivision except the 1 foot Alvin Strip shall be annexed into Brazoria County Municipal Utility District No. 55 prior to final plat approval.

OFF-STREET GUEST PARKING SPACES

NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED WITHIN R.O.W.	NO. OF GUEST SPACES PROVIDED OUTSIDE R.O.W.
66	17	0	17



LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 60°02'52" W	60.00'
L2	S 80°40'54" W	139.87'
L3	S 54°04'41" W	106.61'
L4	S 89°02'39" W	56.00'
L5	N 81°00'09" W	27.74'
L6	S 87°43'07" W	56.06'
L7	S 80°30'26" W	113.30'
L8	S 79°30'32" W	60.26'
L9	S 85°33'45" W	31.15'
L10	N 06°00'02" W	165.42'
L11	S 84°48'01" W	27.25'
L12	N 04°23'56" W	114.61'
L13	S 87°19'17" W	5.91'
L14	N 02°40'43" W	115.00'
L15	N 87°19'17" E	15.36'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	975.00'	27.25'	S 84°48'01" W	27.25'
C2	225.00'	20.35'	N 84°43'49" E	20.34'

RESERVE TABLE

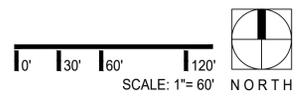
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,632.57	0.06
B	PARKING	943.50	0.02
C	PARKING	573.50	0.01
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,586.63	0.04
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,650.83	0.06
F	PARKING	573.50	0.01
G	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,869.19	0.04
H	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	39,116.40	0.90
I	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,017.94	0.02
J	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,186.75	0.05
K	PARKING	1,128.50	0.03
TOTAL		54,279.31	1.24



OWNER CONTACT INFORMATION
 GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
 1602 AVENUE D, STE. 100
 KATY, TX 77493
 832-916-2162

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



Meridiana Section 34C A subdivision of 8.72 acres out of the H.T. & B. R.R. Co. Survey, Section 54, A-514, City of Iowa Colony and City of Alvin, Brazoria County, Texas.
 66 Lots, 3 Blocks and 11 Reserves
 Owner: GR-M1, LTD., a Texas Limited Partnership

February 6, 2025

EHRA
 ENGINEERING THE FUTURE SINCE 1956
 10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 WWW.EHRATEAM.COM
 TBP# E-NG-F-726
 TBP#LS No. 10072500
 No warranty or representation of intended use, design or construction is made by EHRA. The user of this drawing or plan shall be responsible for obtaining all necessary permits and for obtaining any required approvals. All drawings are subject to change without notice.

EHRA JOB NO. 081-011-34-03

Monday, February 16, 2026

Kaitlin Gile
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
kgile@ehra.team

Re: Meridiana Section 35B Final Plat
Letter of Recommendation to Approve
COIC Project No. 7626
Adico, LLC Project No. 710-26-002-004

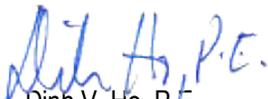
Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 35B Final Plat received on or about February 10, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

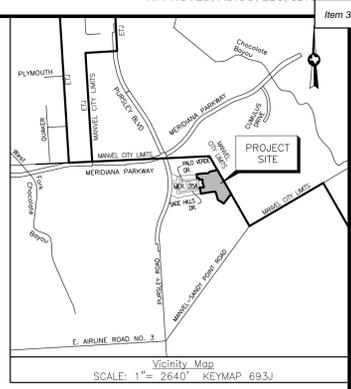
Based on our review, we have no objection to the plat as submitted on February 10, 2026. Please provide at least two (2) sets of mylars and ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Tuesday, February 24, 2026, for consideration at the March 3, 2026, Planning 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, COIC
File: 710-26-002-004



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

STATE OF TEXAS
 COUNTY OF BRAZORIA

METES AND BOUNDS DESCRIPTION
 MERIDIANA SECTION 35B
 BEING 13.23 ACRES OF LAND SITUATED IN
 THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514
 BRAZORIA COUNTY, TEXAS

CITY OF IOWA COLONY APPROVAL

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 35B, 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 or 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 on 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.

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 35B 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.

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, thereto authorized, this ____ day of _____, 20__.

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 _____, 20__.

Notary Public in and for the
 State of _____
 My Notary Commission Expires _____

I, Robert L. Boelsche, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and interior corners of this subdivision were not set at the time this plat was signed by me and that these corners are to be set after construction of the public infrastructure and final lot grading within the subdivision; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum of 5/8- inch diameter iron rod with surveyor's cap.

Robert L. Boelsche, Registered Professional Land Surveyor
 Texas Registration No. 4446

A DESCRIPTION OF A 13.23 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 CLERKS FILE NUMBER (B.C.C.F. NO.) 2006048994; SAID 13.23 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):

COMMENCING at the easterly common corner of the said 120.58 acre tract and that certain 207.892 acre tract recorded under B.C.C.F. No. 2006037042, from which a found 5/8-inch iron rod bears South 28°31' East, a distance of 1.7 feet and a second found 5/8-inch iron rod bears North 88°20' East, a distance of 0.9 feet;

THENCE, South 29°57'08" East, along the common line of said 120.58 acre tract and Lot 1, Block 1, Lulling Stone Section Three recorded under Volume (VOL) 22, Page (PG.) 231-234 of the Brazoria County Plat Records (B.C.P.R.) for a distance of 468.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northeasterly corner and POINT OF BEGINNING of the herein described tract of land;

(1) THENCE, South 29°57'08" East, continuing with the said common line for a distance of 874.60 feet to the southeasterly corner of said 120.58 acre tract being in the northerly line of Lulling Stone Section 2, as per plat recorded in VOL 22, PG. 77-78, B.C.P.R., from which a found 5/8-inch iron rod bears North 49°42' West, a distance of 0.40 feet;

(2) THENCE, South 36°36'16" West, along the common line of said 120.58 acre tract and Lulling Stone Section 2 for a distance of 380.96 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the southeasterly corner of Meridiana Section 55B as per the plat recorded under Brazoria County Plat Record Number (B.C.P.R. No.) 2025023184;

THENCE, with the easterly line of said Meridiana Section 55B the following nine (9) courses and distances:

- (3) THENCE, North 53°23'44" West, for a distance of 100.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- (4) THENCE, North 61°16'59" West, for a distance of 106.88 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- (5) THENCE, North 26°45'41" West, for a distance of 30.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- (6) THENCE, North 13°06'06" West, for a distance of 55.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- (7) THENCE, North 17°14'49" West, for a distance of 65.06 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- (8) THENCE, North 18°48'39" West, for a distance of 122.09 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- (9) THENCE, South 86°55'19" West, for a distance of 92.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- (10) THENCE, South 84°29'56" West, for a distance of 65.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

(11) THENCE, South 80°52'27" West, for a distance of 300.18 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the southeasterly corner of Meridiana Section 35A as per the plat recorded under B.C.P.R. No. 2024025315;

THENCE, with the easterly line of said Meridiana Section 35A the following twelve (12) courses and distances:

- (12) THENCE, North 09°07'33" West, for a distance of 165.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- (13) THENCE, South 80°52'27" West, for a distance of 9.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- (14) THENCE, North 08°09'13" West, for a distance of 29.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- (15) THENCE, North 87°01'39" East, for a distance of 132.19 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- (16) THENCE, North 09°07'33" West, for a distance of 58.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- (17) THENCE, North 25°17'49" West, for a distance of 62.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- (18) THENCE, North 02°58'21" West, for a distance of 124.96 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the arc of a non-tangent curve;
- (19) THENCE, in a westerly direction along the arc of a non-tangent curve to the left having a radius of 475.00 feet, an arc length of 60.31 feet, an angle of 07°16'27", and a chord bearing South 85°39'24" West, for a distance of 60.27 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- (20) THENCE, South 82°01'10" West, for a distance of 36.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- (21) THENCE, North 07°58'50" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- (22) THENCE, South 82°01'10" West, for a distance of 64.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- (23) THENCE, North 07°58'50" West, for a distance of 131.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for northeasterly corner of said Meridiana Section 35A;
- (24) THENCE, North 80°30'26" East, for a distance of 39.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (25) THENCE, North 81°52'58" East, for a distance of 168.61 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (26) THENCE, North 87°43'07" East, for a distance of 56.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (27) THENCE, South 81°10'09" East, for a distance of 27.74 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (28) THENCE, North 89°02'39" East, for a distance of 56.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (29) THENCE, North 54°04'41" East, for a distance of 106.61 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (30) THENCE, North 80°40'54" East, for a distance of 139.87 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (31) THENCE, North 60°02'52" East, for a distance of 80.00 feet to the POINT OF BEGINNING and containing 13.23 acres of land.

CITY COUNCIL APPROVAL

Will 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

Diamond 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 reprint 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

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

BCDD5 ID# 702-25-002-057

**FINAL PLAT
 MERIDIANA SECTION 35B**

BEING A SUBDIVISION OF 13.23 ACRES OUT OF
 THE H.T. AND B. R.R. COMPANY SURVEY,
 SECTION 54 ABSTRACT 514,
 ALVIN AND IOWA COLONY,
 BRAZORIA COUNTY, TEXAS.

84 LOTS 2 BLOCKS 9 RESERVES

OWNER

GR-M1, LTD.
 A TEXAS LIMITED PARTNERSHIP
 1602 AVENUE D, SUITE 100
 KATY, TEXAS 77493
 PH (832) 437-7863

JANUARY, 2026

ENGINEER/SURVEYOR



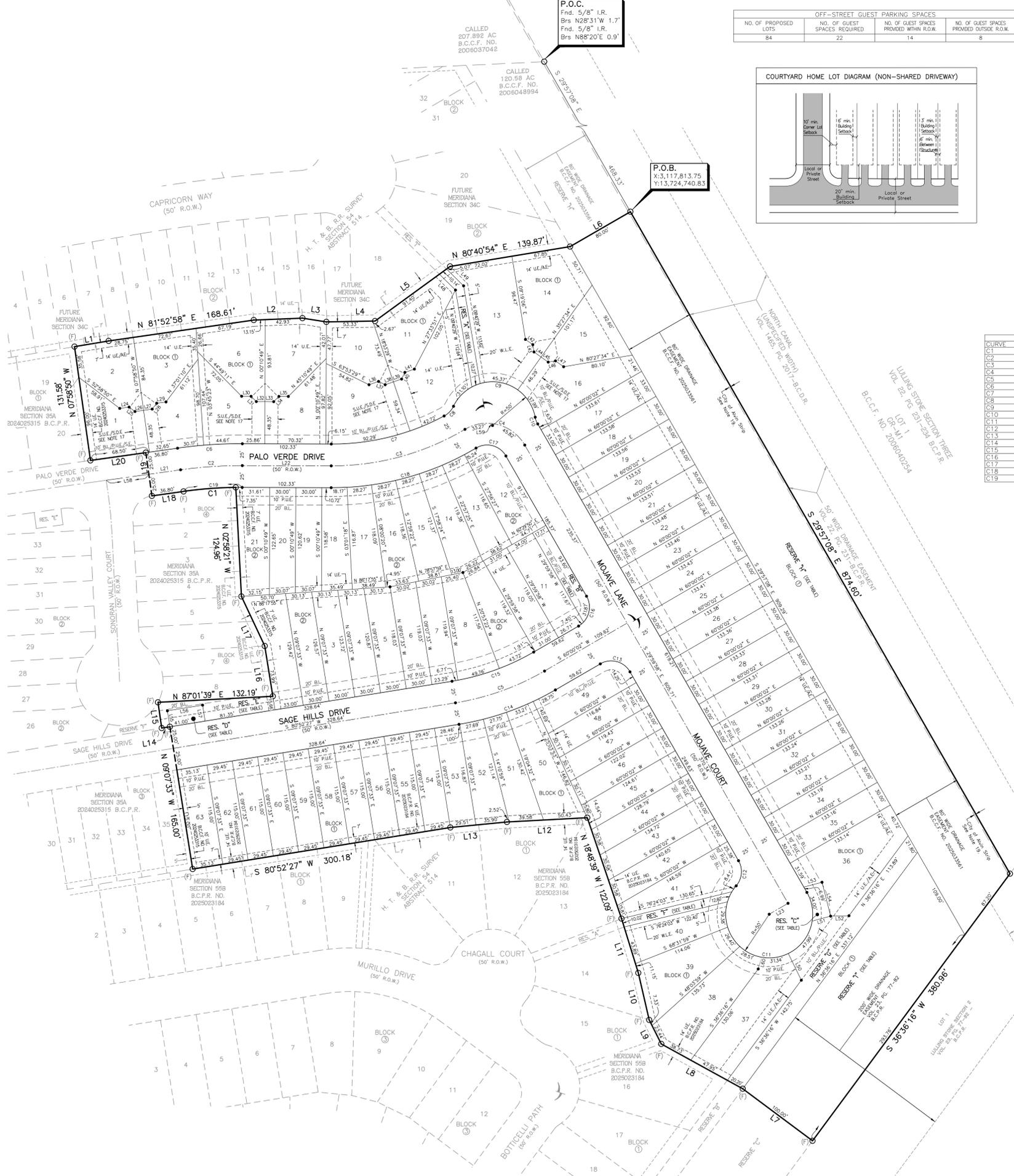
10011 MEADOWGLEN LN
 HOUSTON, TEXAS 77042
 713-784-4500
 WWW.EHRA.TEAM
 TBPE No. F-726
 TBPELS No. 10092300

GENERAL NOTES:

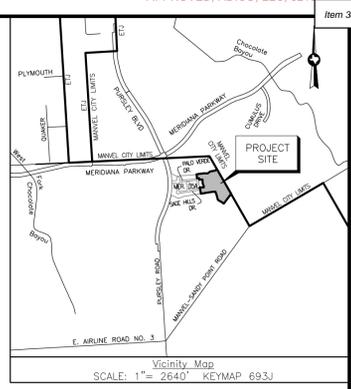
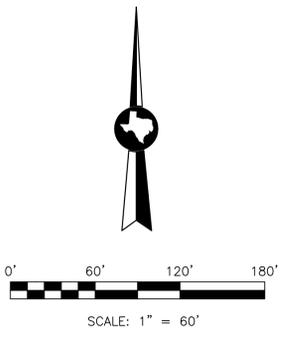
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- All boundary corners for the plat shown herein are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
- 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
Brs indicates Bears
FND, indicates Found
I.R. indicates Iron Rod
PG, indicates Page
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement
RES, indicates Reserve
R.O.W. indicates Right of Way
S.D.E. indicates Shared Driveway Easement
S.E. indicates Sidewalk Easement
S.U.E. indicates Shared Utility Easement
SQ. FT. indicates Square Feet
U.E. indicates Utility Easement
VOL, indicates Volume
W.L.E. indicates Water Line Easement
(S) indicates set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
/ indicates Change of Street Name
- 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).
- The boundary for this plat has a closure in excess of 1:15,000.
- No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
- 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.
- All water and wastewater facilities shall conform to the city's design criteria.
- This plat is subject to the conditions and restrictions of the Meridiana PUD Amendment, No. 4 as approved March 21, 2022.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K and 48039C0120K dated December 30, 2020. The subject property shown herein lies within Unshaded Zone "X" (areas determined to be outside of 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 increase by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHR, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHR.

RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,396 SQ. FT. / 0.0320 ACRES
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,970 SQ. FT. / 0.0452 ACRES
C	PARKING	769 SQ. FT. / 0.0177 ACRES
D	PARKING	758 SQ. FT. / 0.0174 ACRES
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,238 SQ. FT. / 0.0514 ACRES
F	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,262 SQ. FT. / 0.0290 ACRES
G	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	8,829 SQ. FT. / 0.2027 ACRES
H	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	71,335 SQ. FT. / 1.638 ACRES
I	DRAINAGE, OPEN SPACE, DETENTION, LANDSCAPE & UTILITY PURPOSES	31,544 SQ. FT. / 0.7241 ACRES
TOTAL		120,101 SQ. FT. / 2.757 ACRES



OFF-STREET GUEST PARKING SPACES			
NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED WITHIN R.O.W.	NO. OF GUEST SPACES PROVIDED OUTSIDE R.O.W.
84	22	14	8



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

CURVE	RADIUS	ARC LENGTH	CURVE TABLE	CHORD BEARING	CHORD LENGTH
C1	475.00	60.31'	7°16'27"	S 85°39'24" W	60.27'
C2	500.00	71.22'	8°09'39"	N 86°06'00" E	71.16'
C3	300.00	161.31'	33°48'31"	N 74°48'33" E	159.38'
C4	50.00	79.09'	90°32'45"	S 75°18'50" E	71.10'
C5	300.00	109.29'	20°52'24"	S 70°26'15" W	108.69'
C6	525.00	74.78'	8°09'39"	N 86°06'00" E	74.71'
C7	274.00	135.01'	28°07'46"	N 76°06'56" E	133.66'
C8	25.00	15.70'	35°59'14"	N 44°03'28" E	15.45'
C9	50.00	124.73'	142°56'02"	S 82°28'10" E	94.81'
C10	25.00	8.29'	118°59'49"	S 20°30'03" E	8.25'
C11	50.00	218.63'	250°31'44"	N 84°44'06" W	81.65'
C12	25.00	30.77'	70°31'44"	N 05°15'54" E	28.87'
C13	25.00	39.27'	90°00'00"	N 74°59'58" W	35.36'
C14	325.00	118.40'	20°52'24"	S 70°26'15" W	117.75'
C15	275.00	100.19'	20°52'24"	N 70°26'15" E	99.83'
C16	25.00	39.27'	90°00'00"	N 15°00'02" E	35.36'
C17	25.00	39.27'	90°00'00"	N 75°18'50" W	35.36'
C18	325.00	174.76'	30°48'31"	S 74°46'33" W	172.66'
C19	475.00	67.66'	8°09'39"	N 86°06'00" E	67.60'

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCKS & 2	49.5

EXISTING ELEVATION INFORMATION	
BLOCK/RESERVE	ELEVATION
NATURAL GROUND	46.5
1% ANNUAL CHANCE FLOOD	45.8
0.2% ANNUAL CHANCE FLOOD	46.6

S.U.E./S.D.E. DIAGRAM	
LINK	DISTANCE
L1	N 80°30'26" E 39.77'
L2	N 87°43'07" E 56.08'
L3	S 81°10'09" E 27.74'
L4	N 89°02'39" E 56.00'
L5	N 54°04'41" E 106.61'
L6	N 60°02'52" E 80.00'
L7	N 53°23'44" W 100.00'
L8	N 61°16'59" W 106.88'
L9	N 26°45'41" W 30.77'
L10	N 13°06'06" E 8.25'
L11	N 17°14'49" W 65.06'
L12	S 86°55'19" W 92.53'
L13	S 74°29'58" W 35.41'
L14	S 80°55'23" E 9.59'
L15	N 08°09'33" W 29.83'
L16	N 09°07'33" W 58.34'
L17	N 25°11'40" E 62.70'
L18	S 82°01'10" W 36.80'
L19	N 07°58'50" W 50.00'
L20	S 82°01'10" W 64.34'
L21	N 82°01'10" E 36.80'
L22	S 89°49'11" E 102.33'
L23	S 60°00'02" W 25.00'
L24	N 82°01'10" E 10.85'
L25	S 52°58'50" E 8.49'
L26	N 82°01'10" E 10.00'
L27	N 82°01'10" E 10.00'
L28	N 37°01'10" E 8.49'
L29	N 82°01'10" E 10.85'
L30	S 89°49'11" E 10.85'
L31	S 44°49'11" E 10.49'
L32	S 89°49'11" E 10.85'
L33	S 89°49'11" E 10.00'
L34	N 45°10'49" E 8.49'
L35	N 89°49'11" E 10.85'
L36	N 71°06'31" E 11.58'
L37	S 63°53'29" E 8.49'
L38	N 71°06'31" E 10.00'
L39	N 71°06'31" E 10.00'
L40	N 26°06'31" E 8.49'
L41	N 71°06'31" E 11.58'
L42	S 54°32'26" E 10.33'
L43	S 09°32'26" E 8.49'
L44	S 54°32'26" E 10.00'
L45	S 54°32'26" E 10.00'
L46	S 26°02'46" E 34.07'
L47	S 54°32'26" E 11.57'
L48	N 45°32'28" W 25.89'
L49	N 45°32'28" W 22.43'
L50	S 26°02'46" E 34.07'
L51	N 75°18'50" E 21.62'
L52	N 88°41'41" E 21.09'
L53	N 75°18'50" E 21.62'
L54	S 14°21'55" E 40.00'
L55	N 09°07'33" W 18.50'
L56	N 80°52'27" E 41.00'
L57	S 09°07'33" E 18.50'
L58	S 82°01'10" W 49.46'
L59	S 07°29'33" W 2.21'
L60	S 17°08'12" W 14.04'

FINAL PLAT MERIDIANA SECTION 35B

BEING A SUBDIVISION OF 13.23 ACRES OUT OF THE H.T. AND B. R.R. COMPANY SURVEY, SECTION 54 ABSTRACT 514, ALVIN AND IOWA COLONY, BRAZORIA COUNTY, TEXAS.
84 LOTS 2 BLOCKS 9 RESERVES

OWNER
GR-M, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

JANUARY, 2026
ENGINEER/SURVEYOR

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPEs No. 10092300

Wednesday, March 4, 2026

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

Re: Sterling Lakes North Section 1 – Water, Sanitary, Drainage and Paving Facilities
Recommendation for Final Acceptance of Facilities
City of Iowa Colony Project No. 1617 (WSD), 2277 (Paving)
Adico, LLC Project No. 16007-4-408 (WSD), 16007-4-432 (Paving)

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC reviewed the request for final acceptance of Sterling Lakes North Section 1 – Water, Sanitary, Drainage and Paving Facilities.

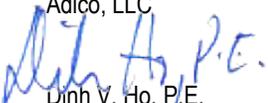
City Council approved the project into the One Year Maintenance Period on May 13, 2024. Adico attended a final reinspection on June 11, 2025, with all outstanding punch list items addressed on February 6, 2026. Therefore, Adico, LLC recommends final acceptance of facilities, effective March 16, 2026, 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 (05/06/2024)
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
Dr. Tarron Richardson
File: 16007-4-408, 432

Monday, May 6, 2024

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

Re: Sterling Lakes North Section 1 – Water and Sanitary Facilities
Recommendation for Approval into One-Year Maintenance Period
City of Iowa Colony Project No. 1617 (WSD), 2277 (Paving)
Adico, LLC Project No. 16007-4-408 (WSD), 16007-4-432 (Paving)

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sterling Lakes North Section 1 – Water and Sanitary Facilities. The final inspection was completed on December 5, 2023, with all outstanding punch list items addressed on January 2, 2024.

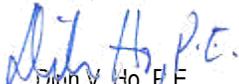
Based on our review of the closeout documents provided, Adico, LLC recommends approval of Sterling Lakes North Section 1 – Water and Sanitary Facilities into the One-Year Maintenance Period. The maintenance period shall be effective May 13, 2024, if approved by City Council.

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


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-408, 432

Monday, May 6, 2024

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

Re: Sterling Lakes North Section 1 – Storm and Paving Facilities
Recommendation for Acceptance into One-Year Maintenance Period
City of Iowa Colony Project No. 2498 (WSD), 2277 (Paving)
Adico, LLC Project No. 16007-4- 408 (WSD), 16007-4-432 (Paving)

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sterling Lakes North Section 1 – Storm and Paving Facilities. The final inspection was completed on December 5, 2023, with all outstanding punch list items addressed on January 2, 2024.

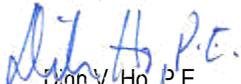
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Sterling Lakes North Section 1 – Storm and Paving Facilities into the One-Year Maintenance Period. The maintenance period shall be effective May 13, 2024, if approved by City Council.

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


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-408, 432

April 3, 2024

Re: Engineer's Certification of Completion
Sterling Lakes North Sec 1

Ladies and Gentlemen:

In accordance with the City of Iowa Colony acceptance process, I, Jordan C. Konesheck, P.E., as Engineer, on behalf of LGI Homes – Texas, LLC (Developer), certify that the project has been constructed as designed, according to the approved plans and specifications and to the standards of the City of Iowa Colony. I further certify that the required improvements are substantially complete and currently functioning (or capable of functioning.)

I have provided (or will provide as noted) the following required items and respectfully request Acceptance of the subject subdivision.

1. Digital Copy (CD) and hard copy of As-Built drawings
2. Engineer's Certification of Completion
3. Fifty Percent (50%) Maintenance

Sincerely,
Pape-Dawson Engineers, Inc.

Jordan C. Konesheck, P.E.
Senior Project Manager



4/3/24

K:\Projects\406\71\10\2-0 Design\2-5 Deliverables\240403 - Acceptance Package to City\Engineer of Record Letter

CITY OF IOWA COLONY
MAINTENANCE BOND

1. The following terms shall have the following meanings in this document:

a. Bond Number: 0842170

b. Principal: LGI Homes - Texas, LLC

c. Surety:

Name: Harco National Insurance Company

State Where Surety is Incorporated: Illinois

d. Obligee(s): _____; 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 _____

Subdivision involved: Sterling Lakes North Sec 1

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water Line, Sanitary Sewer, Drainage, and Paving Improvements

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: \$4,774,594.25 FOUR MILLION SEVEN HUNDRED SEVENTY-SEVEN THOUSAND FIVE HUNDRED NINETY-FOUR & 25/100

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.

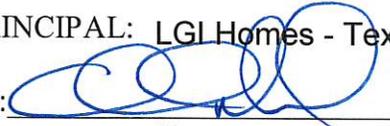
6. If there is more than Obligee under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obligees.

DATED: January 8, 2024

SURETY: Harco National Insurance Company

PRINCIPAL: LGI Homes - Texas, LLC

By: 
Signature

By: 
Signature

Grace J Gray
Print or Type Signer's Name

Charles Merdian Chief Financial Officer
Print or Type Signer's Name

Attorney-In-Fact
Signer's Title

Chief Financial Officer
Signer's Title

ATTACH POWER OF ATTORNEY

**POWER OF ATTORNEY
HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY**

Bond # 0842170

Item 34.

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That HARCO NATIONAL INSURANCE COMPANY, a corporation organized and existing under the laws of the State of Illinois, and INTERNATIONAL FIDELITY INSURANCE COMPANY, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

ERIC P. PRATT, GRACE J. GRAY, KATHLEEN M. O'BRIEN, DONNA M. BISHOP

North Adams, MA

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY and is granted under and by authority of the following resolution adopted by the Board of Directors of INTERNATIONAL FIDELITY INSURANCE COMPANY at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of HARCO NATIONAL INSURANCE COMPANY at a meeting held on the 13th day of December, 2018.

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY have each executed and attested these presents on this 31st day of December, 2023



STATE OF NEW JERSEY
County of Essex

Kenneth Chapman

Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

STATE OF ILLINOIS
County of Cook



On this 31st day of December, 2023, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Shirelle A. Outley a Notary Public of New Jersey
My Commission Expires April 4, 2023

CERTIFICATION

I, the undersigned officer of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, January 08, 2024

Irene Martins, Assistant Secretary

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STERLING LAKES NORTH SEC 1

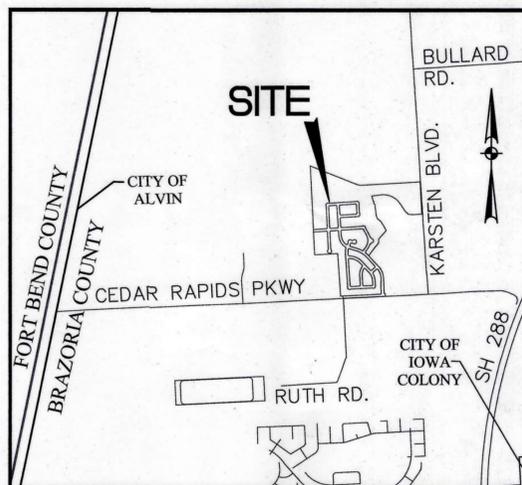
CITY OF IOWA COLONY, TEXAS

WATER, SANITARY SEWER, DRAINAGE, AND PAVING FACILITIES

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5;
CITY OF IOWA COLONY
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31;
BRAZORIA COUNTY, TEXAS

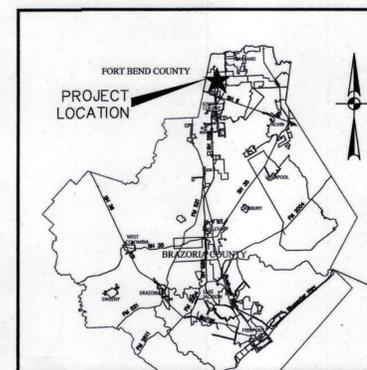
RECORD DRAWINGS

This project is constructed in general conformance with these plans and elevations on these drawings represent what was constructed within engineering tolerances



LOCATION MAP

SCALE: 1" = 2000'
MAP REF: KEY MAP 691H
BCAD MAP: 289
ZIP CODE: 77583



VICINITY MAP

NOT-TO-SCALE

PREPARED FOR:

LGI HOMES - TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
JACK LIPAR - EXECUTIVE VICE PRESIDENT
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998
MAY 2022

FIRM FLOOD INSURANCE RATE MAP
BRAZORIA COUNTY FIRM COMMUNITY
MAP 48039C0105H PANEL 105 OF 850,
DATED JUNE 5, 1989,
BASE FLOOD ELEVATION = 53.00

BENCH MARK REFERENCE

- THESE PLANS AND THE SURVEYS UPON WHICH THEY ARE BASED ARE TIED INTO THE NATIONAL GEODETIC SURVEY BENCHMARKS. THE BENCHMARKS USED FOR THE TIES ARE NOTED ON THE PLANS.
- WHERE NEW CONSTRUCTION WILL DAMAGE, DESTROY, OR ALTER AN EXISTING SURVEY MARKER, CONTRACTOR TO INSTALL A SURVEY MARKER RESURVEYED TO CITY SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.



HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10950 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
T&PE FIRM REGISTRATION #470 | T&PLS FIRM REGISTRATION #10193974

CALL BEFORE YOU DIG!
TEXAS ONE CALL PARTICIPANTS REQUEST
48 HOURS NOTICE BEFORE YOU DIG, DRILL,
OR BLAST - STOP CALL
OR STOP CALL
Texas One Call System
1-800-245-4545

THE STERLING LAKES NORTH DRAINAGE
IMPACT ANALYSIS WAS APPROVED BY
BCDD5 ON OCTOBER 11, 2021.



CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY C/O ADICO, LLC (DINH V. HO, P.E. @ 832-895-1093 OR INSPECTIONS@ADICO-LLC.COM) AND BRAZORIA COUNTY ENGINEER - CONSTRUCTION@BRAZORIA-COUNTY.COM, 48 HOURS BEFORE COMMENCING WORK.

PLAN APPROVAL IS VALID FOR ONE YEAR FROM DATE OF SIGNATURES.

[Signature] 05/26/2022
BRAZORIA COUNTY MUNICIPAL UTILITY
DISTRICT NO. 31 ENGINEER SIGNATURE
VALID FOR ONE (1) YEAR

COMMISSIONER'S SIGNATURE FOR FINAL APPROVAL:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5
BCDD5 REFERENCE ID # B200051

[Signature] 7/11/22
LEE WALDEN, P.E. DATE
PRESIDENT

[Signature] 7/11/22
KERRY T. OSBURN DATE
VICE PRESIDENT

[Signature] 7/11/22
BRANDON MIDDLETON DATE
SECRETARY/TREASURER

[Signature] 7/11/22
JARROD ADEN DATE
DISTRICT ENGINEER

NOTE: PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE HERE SHOWN. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED.

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.

[Signature] 08312022
MICHAEL BYRUM BRATSEN, MAYOR DATE

[Signature] 08312022
DINH HO, P.E., CITY ENGINEER DATE



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

Wednesday, March 4, 2026

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

Re: Brazoria County Municipal Utility District No. 53 Wastewater Treatment Plant Phase II
Recommendation for Acceptance into One Year Maintenance Period
City of Iowa Colony Project No. Iworq 3074
Adico, LLC Project No. 16007-4-465

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of Brazoria County MUD 53 Wastewater Treatment Plant Phase II. The final inspection was held July 11, 2025, with all punch list items completed February 11, 2026.

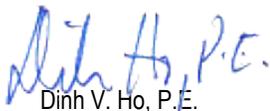
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of the BCMUD 53 Wastewater Treatment Plant Phase II into the One-Year Maintenance Period. The maintenance period shall be effective March 16, 2026, if approved by City Council.

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
Dr. Tarron Richardson
File: 16007-4-420

CERTIFICATION OF INFRASTRUCTURE FOR:

Brazoria County Municipal Utility District No. 53 Wastewater Treatment Plant Ph. II

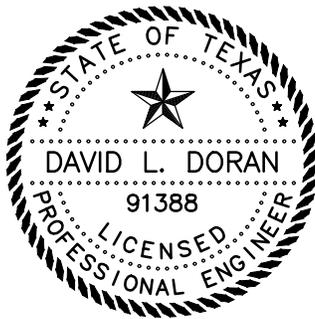
(Project Name)

I, David Leonard Doran

(Name of Licensed Engineer)

a Licensed Professional Engineer in the State of Texas , do hereby certify that all the paving, drainage, sanitary and water infrastructure has been built in compliance with the City of Iowa Colony Engineering Design and Criteria Manual the Engineer of Records Construction Documents. In addition, the infrastructure meets the required specifications based on our field investigation, inspections and evaluation of and approval of testing of infrastructure.

Engineer's Seal



TBPE Firm Registration No. F-22671
February 16, 2026

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: HSHNSU0871767

b. Principal: B-5 Construction Company, Inc.

c. Surety:

Name: Harco National Insurance Company

State Where Surety is Incorporated: IL

d. Obligee(s): Brazoria County Municipal Utility District No. 53; 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. 53

Subdivision involved: Wastewater Treatment Plant Phase II For Sierra Vista West

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Grading, Drainage, Paving, Utilities, and Sanitary Facilities

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$1,309,500.50

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 Oblige, 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 Oblige 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 Oblige under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obliges.

DATED: July 9, 2025 _____

SURETY:
Harco National Insurance Company

By: J. O'Neal
Signature



Jillian O'Neal
Print or Type Signer's Name

Attorney-in-Fact
Signer's Title

PRINCIPAL:
B-5 Construction Company, Inc.

By: Jerry Bull Jr.
Signature

Jerry Bull Jr.
Print or Type Signer's Name

Vice President
Signer's Title

ATTACH POWER OF ATTORNEY

**POWER OF ATTORNEY
HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY**

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

Bond # HSHNSU0871767
Principal B-5 Construction Company, Inc.
Obligee City of Iowa Colony and Brazoria County Municipal Utility District No. 53

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

Jillian O'Neal

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2023



STATE OF NEW JERSEY
County of Essex

STATE OF ILLINOIS
County of Cook



Michael F. Zurcher

Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

On this 31st day of December, 2023, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz a Notary Public of New Jersey
My Commission Expires April 16, 2029

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 9th day of July, 2025

Irene Martins, Assistant Secretary

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact Harco National Insurance Company at:

1-800-333-4167

You may also write to: Harco National Insurance Company c/o IAT Surety at:

**Attn: Claims Department
One Newark Center, 20th Floor
Newark, NJ 07102**

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

1-800-252-3439

You may write the Texas Department of Insurance:

**P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
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 Harco National Insurance Company al:

1-800-333-4167

Usted tambien puede escribir a Harco National Insurance Company c/o IAT Surety at:

**Attn: Claims Department
One Newark Center, 20th Floor
Newark, NJ 07102**

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

**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.

Wednesday, March 4, 2026

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

Re: Davenport Parkway Phase I - Storm and Paving Facilities
Recommendation for Final Acceptance of Facilities
City of Iowa Colony Project No. 1323
Adico, LLC Project No. 16007-4-402

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC reviewed the request for Final Acceptance of Davenport Parkway Phase I – Storm and Paving Facilities.

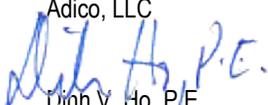
City Council approved the project into the One Year Maintenance Period on September 24, 2024. Adico attended a final reinspection on October 15, 2025, with all outstanding punch list items addressed on February 12, 2026. Therefore, Adico, LLC recommends final acceptance of facilities, effective March 16, 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 (08/07/2024)
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
Dr. Tarron Richardson
File: 16007-4-402

Wednesday, August 7, 2024

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

Re: Davenport Parkway Phase I - Storm and Paving Facilities
Recommendation for Conditional Acceptance into One-Year Maintenance Period
City of Iowa Colony Project No. 1323
Adico, LLC Project No. 16007-4-402

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of Davenport Parkway Phase 1 - Storm and Paving Facilities. The final inspection was completed on May 2, 2023, with all outstanding punch list items addressed on March 29, 2024.

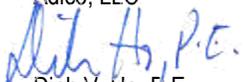
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Davenport Parkway Phase 1 - Storm and Paving Facilities into the One-Year Maintenance Period. The acceptance is subject to project approval by Brazoria County Commissioner's Court. The maintenance period shall be effective the date of Brazoria County Commissioner's Court approval, if approved by City Council. Engineer of Record shall provide approval from commissioner's court.

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, F.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-402

CERTIFICATION OF INFRASTRUCTURE FOR:

Davenport Parkway Phase I

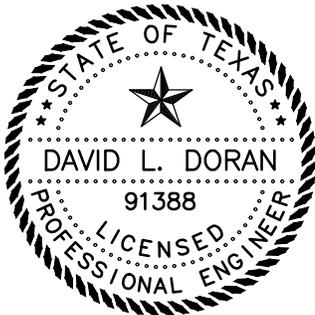
(Project Name)

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



TBPELS Firm Registration No. F-22671
May 10, 2024

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

9709 Lakeside Blvd., Suite 200

Address

The Woodlands, TX 77381

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: 4475003

b. Principal: Principal Services, Ltd.

c. Surety:

Name: SureTec Insurance Company

State Where Surety is Incorporated: Texas

d. Obligee(s): _____; 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. 53

Subdivision involved: Davenport Parkway Phase I

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Drainage and Paving Facilities for Davenport Parkway Phase I

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: \$ 1,649,722.42

g. Maintenance Period:

Starting Date of Maintenance Period: _____

(Fill in date of completion and acceptance of the work performed or required to be performed under the Contract.)

Ending Date of Maintenance Period: one year after the Starting Date

- h. Covered Defect: Any defect in the work or materials provided or required to be provided by Contractor under the Contract, provided that such defect develops during or before the Maintenance Period, and provided that such defect is caused by defective or inferior materials or workmanship.
- 2. Principal has entered into the Contract.
- 3. Principal, as Principal, and Surety, a corporation duly licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Obligee, in the penal sum of the Bond Amount, and we hereby bind ourselves and our heirs, executors, administrators, and assigns, jointly and severally, to the payment of such Bond Amount.
- 4. The condition of this obligation is that if the Principal shall remedy without cost to the Obligee any Covered Defect, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.
- 5. However, any suit under this bond must be commenced no later than one year after the expiration date of the Maintenance Period.
- 6. If there is more than Obligee under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obligees.

DATED: _____

SURETY: SureTec Insurance Compnay

PRINCIPAL: Principal Services, Ltd.

By: *Kelly J. Brooks*
 Signature

By: _____
 Signature

Kelly J. Brooks
 Print or Type Signer's Name

Kevin Burns
 Print or Type Signer's Name

Attorney in Fact
 Signer's Title

COO
 Signer's Title

ATTACH POWER OF ATTORNEY

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

C. A. McClure, Kelly J. Brooks, Kenneth L. Meyer, Michelle Ulery

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Fifty Million and 00/100 Dollars (\$50,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, 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 12th day of March, 2024.

SureTec Insurance Company

By: Michael C. Keimig
Michael C. Keimig, President



Markel Insurance Company

By: Lindey Jennings
Lindey Jennings, Vice President

State of Texas
County of Harris:

On this 12th day of March, 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.



By: Julie E. McClary
Julie E. McClary, Notary Public
My commission expires 3/29/2026

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 _____ day of _____, _____.

SureTec Insurance Company

By: M. Brent Beaty
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: Andrew Marquis
Andrew Marquis, Assistant Secretary

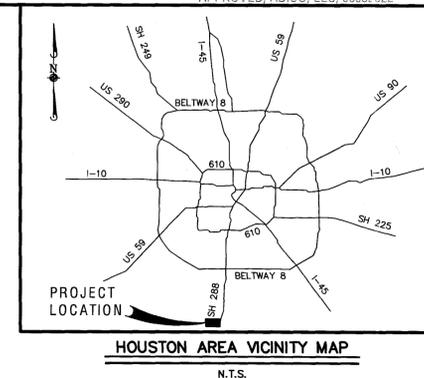
Any Instrument Issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this Power you may call (713)812-0800 on any business day between 8:30 AM and 5:00 PM CST.

DEVELOPER: LAND TEJAS
SIERRA VISTA WEST, L.L.C.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713)783-6702

CONSTRUCTION OF DRAINAGE, AND PAVING FACILITIES FOR

DAVENPORT PARKWAY PHASE 1

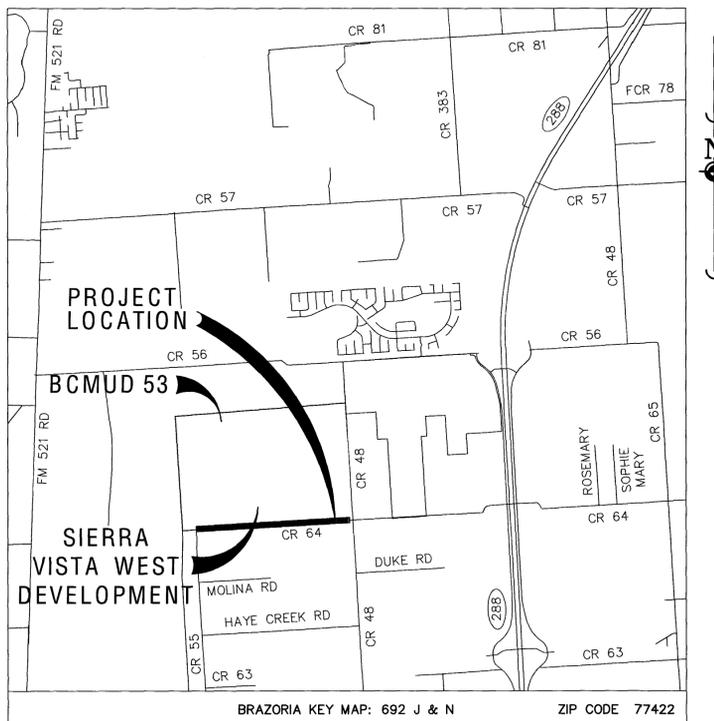
BRAZORIA COUNTY M.U.D. NO. 53
BRAZORIA COUNTY, TX
PROJECT NO. 610.020026.00



INDEX OF SHEETS

SHEET NO. SHEET TITLE

- 1 TITLE SHEET & SHEET INDEX
- 2 GENERAL NOTES
- 3 PROJECT OVERALL
- 4 EXISTING CONDITIONS OVERALL
- 5 DRAINAGE OVERALL
- 6 DRAINAGE CALCULATIONS
- 7 GRADING PLAN
- 8 STORM WATER POLLUTION PREVENTION PLAN
- 9 TRAFFIC SIGNAGE AND PAVEMENT MARKINGS
- 10 PHASING PLAN
- 11 PHASE 2 DETOUR PLAN
- 12 PHASE 3 DETOUR PLAN (SHEET 1 OF 3)
- 13 PHASE 3 DETOUR PLAN (SHEET 2 OF 3)
- 14 PHASE 3 DETOUR PLAN (SHEET 3 OF 3)
- 15 DAVENPORT PKWY (STA 0+00 TO 5+00)
- 16 DAVENPORT PKWY (STA 5+00 TO 10+00)
- 17 DAVENPORT PKWY (STA 10+00 TO 15+00)
- 18 DAVENPORT PKWY (STA 15+00 TO 20+00)
- 19 DAVENPORT PARKWAY & CRYSTAL VIEW DRIVE INTERSECTION
- 20 DAVENPORT PKWY (STA 20+00 TO 25+00)
- 21 DAVENPORT PKWY (STA 25+00 TO 30+00)
- 22 DAVENPORT PKWY (STA 30+00 TO 35+00)
- 23 DAVENPORT PKWY (STA 35+00 TO 40+00)
- 24 DAVENPORT PARKWAY & VISTA VIEW DRIVE INTERSECTION
- 25 DAVENPORT PKWY (STA 40+00 TO 45+00)
- 26 DAVENPORT PKWY (STA 45+00 TO 50+00)
- 27 DAVENPORT PKWY (STA 50+00 TO 55+00)
- 28 DAVENPORT PARKWAY & AMES BOULEVARD INTERSECTION
- 29 OUTFALL 1
- 30 OUTFALL 2
- 31 STORM SEWER DETAILS I
- 32 STORM SEWER DETAILS II
- 33 STORM SEWER DETAILS III
- 34 STORM SEWER DETAILS IV
- 35 TXDOT SINGLE BOX CULVERTS CAST-IN-PLACE-MISCELLANEOUS DETAILS
- 36 STORM WATER POLLUTION PREVENTION PLAN DETAILS I
- 37 STORM WATER POLLUTION PREVENTION PLAN DETAILS II
- 38 PAVING DETAILS I
- 39 PAVING DETAILS II
- 40 PAVING DETAILS III
- 41 PAVING DETAILS IV
- 42 TXDOT SAFETY END TREATMENT DETAILS I
- 43 SAFETY END TREATMENT DETAILS II



LOCATION MAP

1"=1/4 mile

ISSUED FOR CONSTRUCTION
Issue Date - 03/13/2024

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. 48039C0115H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, DATED JUNE 15, 1989, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

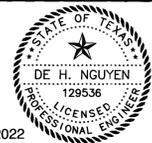
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DATE	REVISION	APP.

BRAZORIA COUNTY ENGINEERING DEPARTMENT
REVIEW FOR CONSTRUCTION:

MATT HARRIS, P.E., COUNTY ENGINEER *6/15/22*
 JORGE REYNA, DEVELOPMENT COORDINATOR *6/15/22*

ENGINEER'S SEAL
DE H. NGUYEN
 2445 TECHNOLOGY FOREST
 BLVD, SUITE 200
 THE WOODLANDS, TX 77381
 (832) 823-2200
 TBPE NO. F-22671 05/09/2022



RECORD DRAWING
04/15/2024
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

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.



APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, P.E. 6/15/22
 President
 Kerry V. Osburn 6/15/22
 Vice President
 Brandon Middletown 6-15-22
 Secretary/Treasurer
 Jarrrod D. Aden, P.E., C.F.M. 6-15-22
 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. # _____

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, Mayor 06082022
 Dinh Ho, P.E., City Engineer 06082022

CITY OF IOWA COLONY

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

FOR APPROVAL
ISSUED FOR CONSTRUCTION - 03/13/2024
ELEVATION LAND SOLUTIONS - DAVENPORT PARKWAY PHASE 1 - PROJECT NO. 610.020026.00