

MEMORANDUM

Date: April 18, 2022
To: Mayor Michael Byrum-Bratsen
City Council Members
From: Dinh V. Ho, P.E.
RE: COIC Council Meeting – April 2022 Engineer's Report
cc: Robert Hemminger, Kayleen Rosser

The following is a status report of various engineering items:

1. TxDOT Overpasses:
 - Construction will be let this summer for the overpass.
 - Temporary traffic signal at SH 288 and Meridiana Parkway: TxDOT has informed the City the project is scheduled for April 2022. Temporary wooden poles has been installed.
2. ROADWAY REPAIRS
 - RR Crossing at ICB south of SH 6 is closed due to damages to the crossing. Brazoria County has completed adjustments to the grades at the crossing. BC has not received confirmation when the rail company will complete the tracks.
 - The City received confirmation from Brazoria County for CDBG-HUD funds. The City allocation this year is \$140,000. Staff has identified CR 382 as the road to be repaired for this funding. We are awaiting confirmation on when they will start construction. Contractor is expected to start in June.
 - Interlocal with BC Agreement for FY 2021-2022 was approved 11/2021. Total estimate from BC: \$278,390.34. Jeremy is awaiting a schedule from Brazoria County on when these improvements will be started.
3. GRANTS UPDATE
 - TWBD- FIF GRANT – Master Drainage Plan
 - i. The next Public Meeting is tentatively scheduled to be held on 5/22.
 - AMES ROAD BRIDGE
 - i. Project has been awarded to Wadecon Construction, LLC.
4. Capital Improvement Projects
 - 2021 Waterline Extension
 - i. Design plans expected to be completed by end of April 2022, subject to pipeline approvals.
5. CONSTRUCTION PROJECT STATUS:
 - A. *MERIDIANA SUBDIVISION – RISE COMMUNITIES*
 - Active construction projects
 - WFCB Detention Basin O and P and Earthwork – 70%
 - Merdiana 68 – 90% complete. Awaiting final walk.
 - Meridiana 57 – 65% complete.
 - Meridiana 58A – 55% complete.
 - Pursley Blvd. – 30% storm complete, water line 60% complete.
 - B. *STERLING LAKES – LAND TEJAS*
 - Active construction projects.

- BCMUD 31 WWTP Expansion Ph IV – 99% complete. Awaiting punchlist items to be addressed. Awaiting final closeout documents.

C. *SIERRA VISTA - LAND TEJAS*

- Active construction projects
 - Meridiana Parkway Phase 5 – 100% complete. On agenda for One Year Maintenance Period
 - Meridiana Parkway Phase 6 – 100% complete. On agenda for One Year Maintenance Period
 - Meridiana Parkway Traffic Signal
 - Centerpoint has completed the power adjustments on the northside of Meridiana. They are expected to be completed with the south side power by 4/20.
 - Karsten signal is expected to be completed and operational 2nd week in May.
 - Signal and Sterling Lake Drive/Sierra Vista Drive is scheduled for final completion at the end of June.

D. *SIERRA VISTA WEST - LAND TEJAS*

- Active construction projects:
 - Sierra Vista West Mass Grading and Detention Phase II – Awaiting final walk.
 - BCMUD 53 WWTP- 95% complete. Awaiting punch list completion.
 - BCMUD 53 Offsite Lift Station – 95% complete. Awaiting punch list completion.
 - BCMUD 53 Lift Station No. 2 – 30% complete.
 - Sierra Vista West Section 8 – 95% complete. Awaiting punch list completion.
 - Sierra Vista West Section 9 – 80% complete.
 - Sierra Vista West Ph II B Excavation and Grading – 35% complete
 - Sierra Vista West Section 10 – Sanitary 80% complete. Water 20% complete. Storm 90% complete.

E. *STERLING LAKES NORTH*

- Active construction projects:
 - Sterling Lakes North Detention Basin – 60% complete.

F. *OTHER CONSTRUCTION PROJECTS*

- AISD H.S. No. 4 – 90% of civil complete internally.
- Davenport/Discovery Drive: 85% complete.
- 3321 MER Pkwy 7 Eleven Store: 75%
- Nichols Mock Elementary School – Construction underway. Utility to commence soon.
- Sierra Vista Plaza – Construction is expected to be start soon.

6. OTHER ITEMS:

- A. Baymark Pipeline/ South Texas NGL Pipeline- We are working on closeout and will have this on the May Council meeting for release of funds.



IOWA COLONY POLICE DEPARTMENT

12003 Iowa Colony Blvd.
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

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

Monthly Report February 2022

Offense	February 2022	March 2022
Burglary	2	1
Theft	6	1
Robbery	0	0
Total Index Crimes Reported	8	2
Reports Taken		
Misdemeanor	11	8
Felony	5	8
Charges Filed/Arrests		
Misdemeanor	0	5
Felony	3	3
Outside Agency Warrant Arrest	1	2
Traffic Enforcement		
Citations	210	234
Warnings	25	38
Crash Investigations		
Minor Crashes	6	7
Major Crashes	0	2
Fatality Crashes	0	0
Calls for Service		
Alarms	19	37
Assist Other Agency	20	23
Disturbance	9	15
Other	83	108
Security Checks	131	132
Suspicious Activity/Persons	11	19

Significant Events

- March 1 – Officer conducted a traffic stop on a vehicle driving the wrong way on SH 288 near Davenport Parkway. The driver of the vehicle was arrested for reckless driving, possession of marijuana, and unlawfully carrying a weapon.
- March 2 – Officer conducted a traffic stop on a vehicle at Sterling Lakes Drive. The driver of the vehicle was found to have an outstanding arrest warrant from Fort Bend County and was arrested.
- March 2 – Officer was dispatched to the area of Opal Gates Drive regarding a suspicious circumstance. A female had flagged down a vehicle in the area and stated she was being held



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against her will. After an investigation, an arrest warrant was issued for an individual for Human Smuggling. The individual later turned himself into the Brazoria County Jail.

- March 9 – Officer was dispatched to the 9900 block of Sunstone Place Drive regarding an assault. An individual, who was a security officer for Sterling Lakes, stated he was hit in the face by some kind of plastic projectile. After an investigation, an arrest warrant was issued for an individual for Assault on a Public Servant. The individual later turned himself into the Brazoria County Jail.
- March 12 – Officer was dispatched to the 8600 block of Iowa Colony Blvd in reference to a Criminal Mischief. The complainant stated a known person had slashed the tires on her vehicle. After an investigation, an arrest warrant was issued for an individual for Criminal Mischief. The individual was later arrested on the warrant and transported to the Brazoria County Jail.
- March 24 – Officer conducted a traffic stop on a vehicle on SH 288 near CR 61. The driver of the vehicle was found to have multiple outstanding warrants from Brazoria County Sheriff's Office. He was arrested and transported to the Brazoria County Jail.

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MONTHLY REPORT- March 2022

April 14, 2022

Mayor and Council,

See March 2022 monthly report for both the Building Department and Fire Marshal's Office below.

Building Department

Inspections Conducted by BBG-

Building Inspections- 270
Plumbing Inspections - 418
Mechanical Inspections- 159
Electrical Inspections- 364

Total- 1211

Inspections Conducted by City Inspector

Building- 121
City Ordinance Violations- 8
Animal Control Violations- 20

Total- 149

March 2021 City Paid out to Contract Inspectors

Inspections \$61,530.00 Plan Review pay out \$18,596.91

Total \$80,126.91

Fees paid for Inspection services to BBG Consulting, Inc.

March 2022, Total Inspections 1211

Inspection Payout \$27,247.50 with credit of \$2,101.88 for double pay on plan review

Total paid to BBG \$25,145.62

Building Department: A total of 80 Plan reviews for construction were conducted.

Fire Marshals Report:

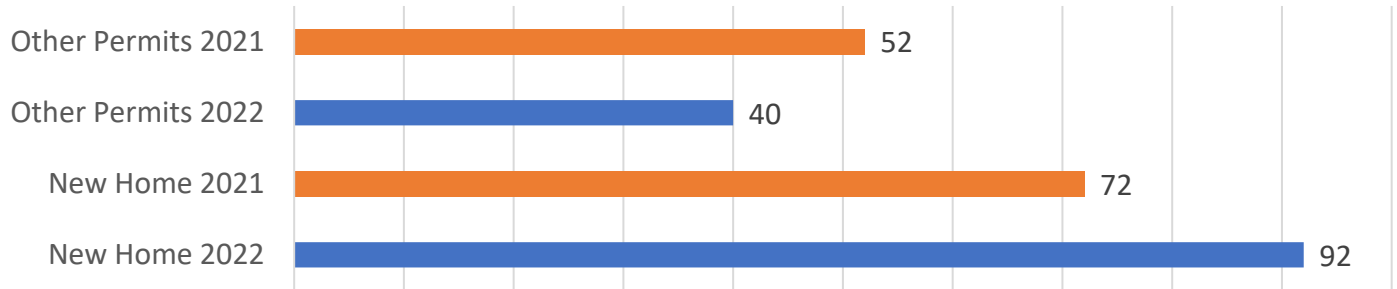
Conducted several final inspections at the new high school. No other calls to report.

Thanks,

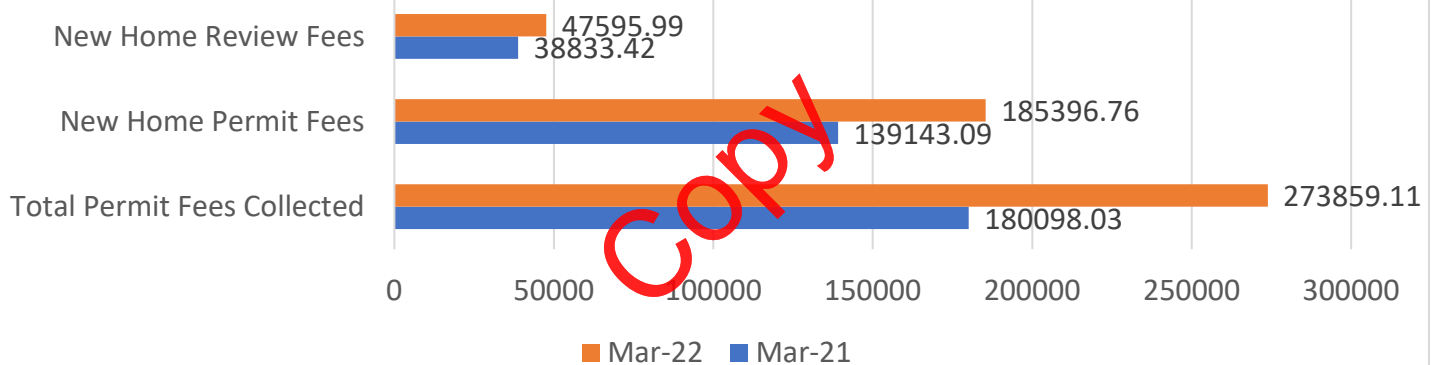
Albert Cantu, Fire Marshal/Building Official

March Community Development Report

Permits Issued - March



March Permit Fees Permits



New Commercial Projects Under Construction

- 3331 Meridiana Pkwy Suite 100 Starbucks
- 3331 Meridiana Pkwy Suite 200 Urgent Care / Med Spa
 - 3331 Meridiana Pkwy Suite Dental Office
- 3331 Meridiana Pkwy Suite 800 Today's Vision
 - 3244 Meridiana Pkwy Suite 900 Pizza Hut
- 10805 Crystal View Dr. Nichols Mock Elementary School

City of Iowa Colony
Balance Sheet
As of March 31, 2022

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Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Assets				
	10-1000	Cash / Due From Consolidated Cash	10,818,003.26	
	10-1003	First State Bank - Manvel	154,458.93	
	10-1004	Petty Cash	300.00	
	10-1005	Texas Advantage - CD	6,269.33	
	10-1006	TexStar CD	108,309.41	
	10-1007	Veritex - CD 5471	99,787.18	
	10-1100	Accounts Receivable	10,277.00	
	10-1111	Sales Tax Receivable	57,743.00	
	10-1112	Allowance for Fines Receivable	(241,997.04)	
	10-1113	Fines Receivable	254,734.00	
	10-1114	Property Taxes Receivable	20,966.00	
	10-1115	Property Tax Receivable - P & I	9,453.00	
	Total Assets		<u>11,298,304.07</u>	<u>11,298,304.07</u>

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City of Iowa Colony
Balance Sheet
As of March 31, 2022

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Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Liabilities				
	10-2000	Due To Consolidated Cash / Accounts Payable	1,459,461.05	
	10-2001	Accounts Payable at Year End	(286,602.03)	
	10-2201	Employee Dental Insurance	1,984.36	
	10-2203	Federal Tax Payable	(4,769.32)	
	10-2204	Social Security/Medicare Payable	(7,241.88)	
	10-2205	TMRS Payable	3,927.16	
	10-2206	Texas Workforce Commission Payable	(2,616.32)	
	10-2207	Health & Life Insurance Payable	31,935.12	
	10-2208	Child Support Payable	(2,309.62)	
	10-2209	457(b) Payable	(400.00)	
	10-2300	State Fees	52,910.65	
	10-2301	Collections	434.70	
	10-2304	Credit Card Fee	4,019.42	
	10-2305	Deferred Revenues - Fines	12,737.00	
	10-2405	Deferred Inflows-Prop taxes	40,696.00	
	10-2410	Bond 1 - Series 2020	1,186,220.00	
	10-2501	Baseball Field Reserve	1,772.50	
	10-2506	Early Plat - Sierra VW Sec 5	0.01	
	10-2511	Meridiana Escrow	3,575.00	
	10-2512	Old Airline Market-Axis Dev	207.50	
	10-2518	Capital Contribution - CR 64	1,731,000.00	
	10-2522	Property Delq Tax - TIF 100%	(0.30)	
	10-2523	Property Tax TIF - 100%	10,148.27	
	10-2524	Meritage Homes of Texas, LLC	12,500.00	
	10-2525	Corona Virus Relief Fund	122,595.00	
	10-2526	Public Safety Building Reserve	500,000.00	
	10-2527	Public Park Reserves	35,000.00	
	10-2528	Early Plat - Sierra VW Sec 7	0.01	
	10-2530	Early Plat - Sierra VW Sec 8	810,563.75	
	10-2531	Early Plat - Sierra VW Sec 9	1,242,359.37	
	10-2602	Due to Retainer Fund	(12,500.00)	
	10-2603	Due to Crime Prevention	(3,623.21)	
	Total Liabilities		<u>6,943,984.19</u>	

City of Iowa Colony
Balance Sheet
As of March 31, 2022

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Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Fund Balance				
	10-3000	Fund Balance	50,287.12	
	Total Fund Balance		50,287.12	
		Total Revenue	4,557,173.38	
		Total Expenses	3,287,997.94	
		Current Year Increase (Decrease)	4,304,032.76	
		Fund Balance Total	50,287.12	
		Current Year Increase (Decrease)	4,304,032.76	
		Total Fund Balance/Equity	4,354,319.88	
	Total Liabilities & Fund Balance			11,298,304.07

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City of Iowa Colony
Balance Sheet
As of March 31, 2022

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Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Assets				
	11-1002	Retainer Account	1,091,006.20	
	11-1301	Due from General Fund	(12,500.00)	
	Total Assets		<u>1,078,506.20</u>	
				<u><u>1,078,506.20</u></u>

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City of Iowa Colony
Balance Sheet
As of March 31, 2022

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Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Liabilities				
	11-2400	Road Damage Deposit	475,000.00	
	11-2502	Baymark Pipeline LLC	182,437.50	
	11-2503	Baymark Pipeline LLC: Baymark P - Engr/Inspctn/Legal	20,393.79	
	11-2504	Cherry Crushed Concrete	23,200.00	
	11-2505	DR Horton/MUD 87	10,638.87	
	11-2509	Formosa/Lav Pipeline-TRC	10,826.04	
	11-2510	M2E3/Enterprise Pipeline	(25,020.74)	
	11-2513	Sierra Vista - Land Tejas	4,933.10	
	11-2514	Sierra Vista West - Land Tejas	36,074.15	
	11-2515	South Texas NGL Pipeline, LLC	183,022.50	
	11-2516	South Texas NGL Pipeline, LLC: South TX NGL-Engr/Inspct/Legal	20,881.31	
	11-2517	Sterling Lakes - Land Tejas	8,894.09	
	11-2521	Meritage/Rise- BCMUD 57	742.60	
	11-2529	Meridiana PUD Amendment	10,000.00	
	Total Liabilities		962,023.21	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	116,482.99	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	116,482.99	
		Total Fund Balance/Equity	116,482.99	
	Total Liabilities & Fund Balance			1,078,506.20

City of Iowa Colony
Balance Sheet
As of March 31, 2022

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Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention				
District Fund				
Assets				
	20-1000	Cash / Due From Consolidated Cash	98,476.80	
	20-1301	Due from General Fund	(3,623.21)	
	Total Assets		94,853.59	
				94,853.59

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City of Iowa Colony
Balance Sheet
As of March 31, 2022

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Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention				
District Fund				
Fund Balance				
	20-3000	Fund Balance	233,635.88	
	Total Fund Balance		233,635.88	
		Total Revenue	123,352.72	
		Total Expenses	5,148.57	
		Current Year Increase (Decrease)	(138,782.29)	
		Fund Balance Total	233,635.88	
		Current Year Increase (Decrease)	(138,782.29)	
		Total Fund Balance/Equity	94,853.59	
	Total Liabilities & Fund Balance			94,853.59

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City of Iowa Colony
Balance Sheet
As of March 31, 2022

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Account Type	Account Number	Description	Balance	Total
30 - Capital Improvements Plan Fund (Debt Service)				
Assets				
	30-1000	Cash / Due From Consolidated Cash	(11,985.00)	
	Total Assets		(11,985.00)	
				(11,985.00)

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City of Iowa Colony
Balance Sheet
As of March 31, 2022

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Account Type	Account Number	Description	Balance	Total
30 - Capital Improvements Plan				
Fund (Debt Service)				
		Total Revenue	0.00	
		Total Expenses	11,985.00	
		Current Year Increase (Decrease)	(11,985.00)	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	(11,985.00)	
		Total Fund Balance/Equity	(11,985.00)	
		Total Liabilities & Fund Balance		(11,985.00)

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Balance Sheet
As of March 31, 2022

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Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Assets				
	40-1000	Cash / Due From Consolidated Cash	3,865.84	
	Total Assets		3,865.84	
				3,865.84

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Balance Sheet
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Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Fund Balance				
	40-3000	Fund Balance	22,258.51	
	Total Fund Balance		22,258.51	
		Total Revenue	3,908.86	
		Total Expenses	119.98	
		Current Year Increase (Decrease)	(18,392.67)	
		Fund Balance Total	22,258.51	
		Current Year Increase (Decrease)	(18,392.67)	
		Total Fund Balance/Equity	3,865.84	
	Total Liabilities & Fund Balance			3,865.84

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City of Iowa Colony
Balance Sheet
As of March 31, 2022

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Account Type	Account Number	Description	Balance	Total
41 - Court Security Fund				
Assets				
	41-1000	Cash / Due From Consolidated Cash	4,849.96	
	Total Assets		4,849.96	
				4,849.96

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City of Iowa Colony
Balance Sheet
As of March 31, 2022

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Account Type	Account Number	Description	Balance	Total
41 - Court Security Fund				
Fund Balance				
	41-3000	Fund Balance	22,844.91	
	Total Fund Balance		22,844.91	
		Total Revenue	4,755.69	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	(17,994.95)	
		Fund Balance Total	22,844.91	
		Current Year Increase (Decrease)	(17,994.95)	
		Total Fund Balance/Equity	4,849.96	
	Total Liabilities & Fund Balance			4,849.96

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City of Iowa Colony
Balance Sheet
As of March 31, 2022

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Account Type	Account Number	Description	Balance	Total
45 - American Rescue Plan Act (ARPA) Fund				
Fund Balance				
	45-3000	Fund Balance	400,545.99	
	Total Fund Balance		400,545.99	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	(400,545.99)	
		Fund Balance Total	400,545.99	
		Current Year Increase (Decrease)	(400,545.99)	
		Total Fund Balance/Equity	0.00	
	Total Liabilities & Fund Balance			0.00

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Balance Sheet
As of March 31, 2022

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Account Type	Account Number	Description	Balance	Total
50 - Vehicle Replacement Fund				
Fund Balance				
	50-3000	Fund Balance	180,000.00	
	Total Fund Balance		180,000.00	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	(180,000.00)	
		Fund Balance Total	180,000.00	
		Current Year Increase (Decrease)	(180,000.00)	
		Total Fund Balance/Equity	0.00	
	Total Liabilities & Fund Balance			0.00

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Balance Sheet
As of March 31, 2022

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Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Assets				
	99-1000	Cash	4,047,096.14	
	99-1210	Due From General Fund	1,459,461.05	
	Total Assets		<u>5,506,557.19</u>	
				<u><u>5,506,557.19</u></u>

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Balance Sheet
As of March 31, 2022

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Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Liabilities				
	99-2000	Accounts Payable	1,459,461.05	
	99-2999	Due To Other Funds	4,047,096.14	
	Total Liabilities		<u>5,506,557.19</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>5,506,557.19</u></u>

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City of Iowa Colony
Financial Statement
As of March 31, 2022

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10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales Tax	40,003.15	30,083.33	9,919.82	284,551.06	361,000.00	78.82%	76,448.94
Property Tax	(929,987.52)	310,916.67	(1,240,904.19)	2,665,704.92	3,731,000.00	71.45%	1,065,295.08
Miscellaneous	25.00	44,854.16	(44,829.16)	4,264.91	538,250.00	0.79%	533,985.09
Fines & Forfeitures	21,955.79	25,000.00	(3,044.21)	126,334.06	300,000.00	42.11%	173,665.94
License & Permits	264,187.32	167,333.33	96,853.99	1,279,621.00	2,008,000.00	63.73%	728,379.00
Not Categorized	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Business & Franchise	0.00	11,666.67	(11,666.67)	196,697.43	140,000.00	140.50%	(56,697.43)
Revenue Totals	<u>(603,816.26)</u>	<u>589,854.16</u>	<u>(1,193,670.42)</u>	<u>4,557,173.38</u>	<u>7,078,250.00</u>	<u>64.38%</u>	<u>2,521,076.62</u>
Expense Summary							
Personnel Services	121,768.93	160,794.39	(39,025.46)	773,826.02	1,929,532.73	40.10%	1,155,706.71
Professional/Contract Services	44,653.10	134,183.33	(89,530.23)	655,340.91	1,610,200.00	40.70%	954,859.09
Materials & Supplies	38,548.44	33,250.05	5,298.39	198,469.84	399,000.00	49.74%	200,530.16
Services	1,193,966.69	205,999.97	987,966.72	1,219,037.03	2,472,000.00	49.31%	1,252,962.97
Capital Outlay	175,429.14	31,666.67	143,762.47	441,324.14	380,000.00	116.14%	(61,324.14)
Expense Totals	<u>1,574,366.30</u>	<u>565,894.41</u>	<u>1,008,471.89</u>	<u>3,287,997.94</u>	<u>6,790,732.73</u>	<u>48.42%</u>	<u>3,502,734.79</u>

City of Iowa Colony
Financial Statement
As of March 31, 2022

4/14/2022 2:08 PM

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	68.05	83.33	(15.28)	495.25	1,000.00	49.53%	504.75
10-4110 City Sales Tax	39,935.10	30,000.00	9,935.10	284,055.81	360,000.00	78.90%	75,944.19
Sales Tax Totals	40,003.15	30,083.33	9,919.82	284,551.06	361,000.00	78.82%	76,448.94
Property Tax							
10-4120 Property Tax	51,537.03	113,333.33	(61,796.30)	2,659,585.77	1,360,000.00	195.56%	(1,299,585.77)
10-4121 Delinquent Property Tax	1,988.27	2,916.67	(928.40)	7,022.61	35,000.00	20.06%	27,977.39
10-4130 Property Tax - TIF - 70%	(983,644.03)	89,250.00	(1,072,894.03)	0.00	1,071,000.00	0.00%	1,071,000.00
10-4131 Delinquent Tax - TIF - 70%	131.21	0.00	131.21	(632.42)	0.00	0.00%	632.42
10-4133 City Property Delinquent TIF 30%	0.00	0.00	0.00	(271.04)	0.00	0.00%	271.04
10-4135 Property Tax MUD 31 - 70%	0.00	105,416.67	(105,416.67)	0.00	1,265,000.00	0.00%	1,265,000.00
Property Tax Totals	(929,987.52)	310,916.67	(1,240,904.19)	2,665,704.92	3,731,000.00	71.45%	1,065,295.08
Miscellaneous							
10-4124 Accident Reports	25.00	0.00	25.00	125.00	0.00	0.00%	(125.00)
10-4126 MUD 31 Pub Safety Contr	0.00	20,833.33	(20,833.33)	0.00	250,000.00	0.00%	250,000.00
10-4127 MUD 32 Pub Saf	0.00	20,833.33	(20,833.33)	0.00	250,000.00	0.00%	250,000.00
10-4134 Intermodel Ship Container	0.00	250.00	(250.00)	0.00	3,000.00	0.00%	3,000.00
10-4805 Park Reserves	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00
10-4910 Interest Income	0.00	20.83	(20.83)	4.92	250.00	1.97%	245.08
10-4911 Other Revenue	0.00	0.00	0.00	4,134.99	0.00	0.00%	(4,134.99)
Miscellaneous Totals	25.00	44,854.16	(44,829.16)	4,264.91	538,250.00	0.79%	533,985.09
Fines & Forfeitures							
10-4125 Arrest Fee	865.00	0.00	865.00	4,910.55	0.00	0.00%	(4,910.55)
10-4701 Citations/Warrants	19,600.35	25,000.00	(5,399.65)	114,219.02	300,000.00	38.07%	185,780.98

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10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Fines & Forfeitures							
10-4703 Municipal Jury Funds	24.71	0.00	24.71	103.51	0.00	0.00%	(103.51)
10-4704 Local Truancy Prevention	845.73	0.00	845.73	4,394.14	0.00	0.00%	(4,394.14)
10-4709 Court Costs	620.00	0.00	620.00	2,706.84	0.00	0.00%	(2,706.84)
Fines & Forfeitures Totals	21,955.79	25,000.00	(3,044.21)	126,334.06	300,000.00	42.11%	173,665.94
License & Permits							
10-4201 Building Construction Permits	235,931.10	114,583.33	121,347.77	797,450.40	1,375,000.00	58.00%	577,549.60
10-4202 Trade Fees	20,268.26	4,166.67	16,101.59	70,337.67	50,000.00	140.68%	(20,337.67)
10-4203 Reinspection Fees	875.00	2,500.00	(1,625.00)	17,275.00	30,000.00	57.58%	12,725.00
10-4204 Signs	100.00	83.33	16.67	550.00	1,000.00	55.00%	450.00
10-4205 PIP - Prop Improv Permit	50.00	166.67	(116.67)	3,198.94	2,000.00	159.95%	(1,198.94)
10-4206 Dirt Work Permits	250.00	41.67	208.33	1,250.00	500.00	250.00%	(750.00)
10-4207 Driveway Permits	0.00	125.00	(125.00)	0.00	1,500.00	0.00%	1,500.00
10-4210 Culvert Permit	0.00	41.67	(41.67)	450.00	500.00	90.00%	50.00
10-4211 Commercial Vehicle Permit	50.00	83.33	(33.33)	2,590.00	1,000.00	259.00%	(1,590.00)
10-4212 Park Use Permit	100.00	83.33	16.67	620.00	1,000.00	62.00%	380.00
10-4213 Mobile Food Unit Permit	0.00	83.33	(83.33)	850.00	1,000.00	85.00%	150.00
10-4301 Preliminary Plat Fees	5,020.00	6,250.00	(1,230.00)	29,330.00	75,000.00	39.11%	45,670.00
10-4302 Final Plat Fees	0.00	2,916.67	(2,916.67)	11,350.00	35,000.00	32.43%	23,650.00
10-4303 Abbreviated Plat Fees	0.00	583.33	(583.33)	19,070.00	7,000.00	272.43%	(12,070.00)
10-4305 Admin Fee - Early Plat Recording	(28,822.12)	12,500.00	(41,322.12)	10,686.50	150,000.00	7.12%	139,313.50
10-4401 Infrastructure Plan Review Fee	0.00	6,250.00	(6,250.00)	65,042.62	75,000.00	86.72%	9,957.38
10-4403 Civil Site Plan Review Fee	30,365.08	16,666.67	13,698.41	249,569.87	200,000.00	124.78%	(49,569.87)
10-4501 Rezoning Fees	0.00	125.00	(125.00)	0.00	1,500.00	0.00%	1,500.00
10-4503 Specific Use Permit	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00

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10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
License & Permits							
License & Permits Totals	264,187.32	167,333.33	96,853.99	1,279,621.00	2,008,000.00	63.73%	728,379.00
Not Categorized							
10-4444 Prior Software Adjustment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Not Categorized Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Business & Franchise							
10-4601 Franchise Tax - Electric	0.00	9,166.67	(9,166.67)	185,071.36	110,000.00	168.25%	(75,071.36)
10-4603 Telecommunication Fee - Sales	0.00	2,500.00	(2,500.00)	11,626.07	30,000.00	38.75%	18,373.93
Business & Franchise Totals	0.00	11,666.67	(11,666.67)	196,697.43	140,000.00	140.50%	(56,697.43)
Revenue Totals	(603,816.26)	589,854.16	(1,193,670.42)	4,557,173.38	7,078,250.00	64.38%	2,521,076.62

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10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	9,885.71	5,208.35	4,677.36	32,556.35	62,500.00	52.09%	29,943.65
Personnel Services	21,203.87	27,212.31	(6,008.44)	152,966.55	326,547.96	46.84%	173,581.41
Professional/Contract Services	8,975.21	19,116.67	(10,141.46)	140,052.69	229,400.00	61.05%	89,347.31
Services	1,953.11	3,499.99	(1,546.88)	14,394.81	42,000.00	34.27%	27,605.19
Administration Totals	<u>42,017.90</u>	<u>55,037.32</u>	<u>(13,019.42)</u>	<u>339,970.40</u>	<u>660,447.96</u>	<u>51.48%</u>	<u>320,477.56</u>

10 - General Fund Finance	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	(1,264.32)	1,766.67	(3,030.99)	28,125.02	21,200.00	132.67%	(6,925.02)
Personnel Services	7,651.39	8,730.33	(1,078.94)	45,942.18	104,763.81	43.85%	58,821.63
Professional/Contract Services	250.00	208.64	41.66	250.00	2,500.00	10.00%	2,250.00
Finance Totals	<u>6,637.07</u>	<u>10,705.34</u>	<u>(4,068.27)</u>	<u>74,317.20</u>	<u>128,463.81</u>	<u>57.85%</u>	<u>54,146.61</u>

10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	6,902.74	6,841.67	61.07	42,752.38	82,100.00	52.07%	39,347.62
Personnel Services	59,637.66	86,929.88	(27,292.22)	368,225.31	1,043,158.60	35.30%	674,933.29
Professional/Contract Services	2,066.81	1,833.33	233.48	15,916.92	22,000.00	72.35%	6,083.08
Services	443.75	5,833.33	(5,389.58)	11,697.39	70,000.00	16.71%	58,302.61
Police Totals	<u>69,050.96</u>	<u>101,438.21</u>	<u>(32,387.25)</u>	<u>438,592.00</u>	<u>1,217,258.60</u>	<u>36.03%</u>	<u>778,666.60</u>

10 - General Fund Animal Control	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	575.50	266.67	308.83	1,438.38	3,200.00	44.95%	1,761.62

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Personnel Services	4,489.45	5,197.00	(707.55)	28,778.29	62,364.06	46.15%	33,585.77
Professional/Contract Services	140.00	358.33	(218.33)	1,509.84	4,300.00	35.11%	2,790.16
Services	0.00	666.66	(666.66)	339.50	8,000.00	4.24%	7,660.50
Animal Control Totals	<u>5,204.95</u>	<u>6,488.66</u>	<u>(1,283.71)</u>	<u>32,066.01</u>	<u>77,864.06</u>	<u>41.18%</u>	<u>45,798.05</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	250.00	(250.00)	0.00	3,000.00	0.00%	3,000.00
Professional/Contract Services	0.00	666.67	(666.67)	0.00	8,000.00	0.00%	8,000.00
Emergency Management Totals	<u>0.00</u>	<u>916.67</u>	<u>(916.67)</u>	<u>0.00</u>	<u>11,000.00</u>	<u>0.00%</u>	<u>11,000.00</u>

10 - General Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	1,091.10	1,025.00	66.09	4,325.26	12,300.00	35.16%	7,974.74
Personnel Services	9,556.59	10,941.64	(1,385.05)	56,974.12	131,299.58	43.39%	74,325.46
Professional/Contract Services	5,888.30	6,041.67	(153.37)	36,959.40	72,500.00	50.98%	35,540.60
Municipal Court Totals	<u>16,535.99</u>	<u>18,008.32</u>	<u>(1,472.33)</u>	<u>98,258.78</u>	<u>216,099.58</u>	<u>45.47%</u>	<u>117,840.80</u>

10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	888.44	6,583.34	(5,694.90)	23,217.85	79,000.00	29.39%	55,782.15
Personnel Services	6,216.95	7,081.23	(864.28)	40,524.33	84,974.90	47.69%	44,450.57
Professional/Contract Services	0.00	32,500.00	(32,500.00)	22,879.86	390,000.00	5.87%	367,120.14
Services	0.00	666.66	(666.66)	339.50	8,000.00	4.24%	7,660.50
Public Works Totals	<u>7,105.39</u>	<u>46,831.23</u>	<u>(39,725.84)</u>	<u>86,961.54</u>	<u>561,974.90</u>	<u>15.47%</u>	<u>475,013.36</u>

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10 - General Fund Parks & Recreation	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	19,960.21	9,083.33	10,876.88	37,598.08	109,000.00	34.49%	71,401.92
Professional/Contract Services	0.00	2,750.00	(2,750.00)	21,400.00	33,000.00	64.85%	11,600.00
Parks & Recreation Totals	<u>19,960.21</u>	<u>11,833.33</u>	<u>8,126.88</u>	<u>58,998.08</u>	<u>142,000.00</u>	<u>41.55%</u>	<u>83,001.92</u>

10 - General Fund Community Development	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	232.55	1,291.67	(1,059.12)	25,423.00	15,500.00	164.02%	(9,923.00)
Personnel Services	4,480.99	5,145.28	(664.29)	26,763.91	61,743.21	43.35%	34,979.30
Professional/Contract Services	0.00	45,041.66	(45,041.66)	249,243.73	540,500.00	46.11%	291,256.27
Services	<u>1,191,569.83</u>	<u>194,666.67</u>	<u>996,903.16</u>	<u>1,191,569.83</u>	<u>2,336,000.00</u>	<u>51.01%</u>	<u>1,144,430.17</u>
Community Development Totals	<u>1,196,283.37</u>	<u>246,145.28</u>	<u>950,138.09</u>	<u>1,493,000.47</u>	<u>2,953,743.21</u>	<u>50.55%</u>	<u>1,460,742.74</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	276.51	933.34	(656.83)	3,033.52	11,200.00	27.09%	8,166.48
Personnel Services	8,532.03	9,556.72	(1,024.69)	53,651.33	114,680.61	46.78%	61,029.28
Professional/Contract Services	27,332.78	25,666.66	1,666.12	167,128.47	308,000.00	54.26%	140,871.53
Services	<u>0.00</u>	<u>666.66</u>	<u>(666.66)</u>	<u>696.00</u>	<u>8,000.00</u>	<u>8.70%</u>	<u>7,304.00</u>
Fire Marshal/Building Official Totals	<u>36,141.32</u>	<u>36,823.38</u>	<u>(682.06)</u>	<u>224,509.32</u>	<u>441,880.61</u>	<u>50.81%</u>	<u>217,371.29</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	175,429.14	31,666.67	143,762.47	441,324.14	380,000.00	116.14%	(61,324.14)

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Capital and Planning Projects Totals	<u>175,429.14</u>	<u>31,666.67</u>	<u>143,762.47</u>	<u>441,324.14</u>	<u>380,000.00</u>	<u>116.14%</u>	<u>(61,324.14)</u>
Expense Total	<u><u>1,574,366.30</u></u>	<u><u>565,894.41</u></u>	<u><u>1,008,471.89</u></u>	<u><u>3,287,997.94</u></u>	<u><u>6,790,732.73</u></u>	<u><u>48.42%</u></u>	<u><u>3,502,734.79</u></u>

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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	16,130.46	17,824.16	(1,693.70)	96,782.78	213,889.92	45.25%	117,107.14
10-10-5102 Salaries - Part Time	0.00	2,083.33	(2,083.33)	0.00	25,000.00	0.00%	25,000.00
10-10-5103 Salaries - Temp	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
10-10-5106 Social Security/Medicare	1,264.62	1,363.55	(98.93)	7,575.45	16,362.58	46.30%	8,787.13
10-10-5107 TMRS	1,573.58	1,604.17	(30.59)	10,922.30	19,250.09	56.74%	8,327.79
10-10-5108 Health & Life Insurance	881.37	1,233.33	(351.96)	19,781.88	14,800.00	133.66%	(4,981.88)
10-10-5109 Worker's Comp	0.00	633.11	(633.11)	9,871.00	7,597.37	129.93%	(2,273.63)
10-10-5110 Texas Workforce Commission	0.00	42.00	(42.00)	0.00	504.00	0.00%	504.00
10-10-5111 Vehicle Allowance	553.84	600.00	(46.16)	3,323.04	7,200.00	46.15%	3,876.96
10-10-5112 457(b) Reimbursement	800.00	875.00	(75.00)	4,400.00	10,500.00	41.90%	6,100.00
10-10-5114 Benefits Admin Fees	0.00	12.00	(12.00)	0.00	144.00	0.00%	144.00
10-10-5115 Longevity Pay	0.00	25.00	(25.00)	240.00	300.00	80.00%	60.00
10-10-5121 Payroll Expense/Direct	0.00	83.33	(83.33)	70.10	1,000.00	7.01%	929.90
10-10-5201 Legal Services	0.00	7,916.67	(7,916.67)	52,983.17	95,000.00	55.77%	42,016.83
10-10-5202 Audit Services	0.00	2,500.00	(2,500.00)	31,000.00	30,000.00	103.33%	(1,000.00)
10-10-5206 Professional Services	1,899.30	2,166.67	(267.37)	14,574.20	26,000.00	56.05%	11,425.80
10-10-5210 Election Expenses	0.00	666.67	(666.67)	1,500.00	8,000.00	18.75%	6,500.00
10-10-5211 Bank Fees	0.00	8.33	(8.33)	50.00	100.00	50.00%	50.00
10-10-5212 Credit Card Processing Fees	0.00	208.33	(208.33)	8,056.43	2,500.00	322.26%	(5,556.43)
10-10-5213 Legal Notices Expense	0.00	583.33	(583.33)	4,018.30	7,000.00	57.40%	2,981.70
10-10-5214 Advertising/Printing Expense	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5215 BCAD Fee	5,839.75	1,791.67	4,048.08	13,138.35	21,500.00	61.11%	8,361.65
10-10-5217 Professional Cleaning Services	0.00	1,416.67	(1,416.67)	3,930.00	17,000.00	23.12%	13,070.00
10-10-5221 Website Administration	0.00	458.33	(458.33)	3,792.99	5,500.00	68.96%	1,707.01
10-10-5223 Training & Travel	1,186.16	750.00	436.16	4,688.49	9,000.00	52.09%	4,311.51
10-10-5224 Dues & Subscriptions	0.00	225.00	(225.00)	1,925.76	2,700.00	71.32%	774.24

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10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5225 Seminars/BCCA	50.00	250.00	(200.00)	395.00	3,000.00	13.17%	2,605.00
10-10-5227 Legislative Affairs	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
10-10-5228 Tax Appraisal & Collection	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
10-10-5301 Office Supplies	378.76	1,166.67	(787.91)	2,843.33	14,000.00	20.31%	11,156.67
10-10-5303 Public Education & Training	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5309 Uniforms	0.00	166.67	(166.67)	181.88	2,000.00	9.09%	1,818.12
10-10-5310 Postage	(652.76)	41.67	(694.43)	521.55	500.00	104.31%	(21.55)
10-10-5311 Building Repairs &	4,282.50	1,000.00	3,282.50	15,095.73	12,000.00	125.80%	(3,095.73)
10-10-5312 Staff Recognition	0.00	166.67	(166.67)	(190.35)	2,000.00	(9.52%)	2,190.35
10-10-5314 Computer & Technology	475.00	1,250.00	(775.00)	475.00	15,000.00	3.17%	14,525.00
10-10-5315 Computer Software/License	4,988.99	666.67	4,322.32	11,057.28	8,000.00	138.22%	(3,057.28)
10-10-5317 Equipment & Other Rentals	278.01	541.67	(263.66)	1,681.30	6,500.00	25.87%	4,818.70
10-10-5329 Mayor's Special Expense	0.00	125.00	(125.00)	0.00	1,500.00	0.00%	1,500.00
10-10-5330 Miscellaneous	135.21	83.33	51.88	890.63	1,000.00	89.06%	109.37
10-10-5401 Utilities - Electricity	645.32	583.33	61.99	3,847.57	7,000.00	54.97%	3,152.43
10-10-5403 Utilities - Telephone	1,307.79	1,333.33	(25.54)	7,823.57	16,000.00	48.90%	8,176.43
10-10-5405 Insurance - Liability & Prop	0.00	666.67	(666.67)	2,723.67	8,000.00	34.05%	5,276.33
10-10-5406 Insurance - Windstorm	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
10-10-5407 Insurance - Vehicles	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
Administration Totals	42,017.90	55,037.32	(13,019.42)	339,970.40	660,447.96	51.48%	320,477.56

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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	6,080.00	6,718.40	(638.40)	36,480.00	80,620.80	45.25%	44,140.80
10-15-5106 Social Security/Medicare	460.62	513.96	(53.34)	2,768.31	6,167.49	44.89%	3,399.18
10-15-5107 TMRS	547.20	604.66	(57.46)	3,816.02	7,255.87	52.59%	3,439.85
10-15-5108 Health & Life Insurance	563.57	616.67	(53.10)	2,817.85	7,400.00	38.08%	4,582.15
10-15-5109 Worker's Comp	0.00	238.64	(238.64)	0.00	2,863.65	0.00%	2,863.65
10-15-5110 Texas Workforce Commission	0.00	21.00	(21.00)	0.00	252.00	0.00%	252.00
10-15-5114 Benefits Admin Fees	0.00	12.00	(12.00)	0.00	144.00	0.00%	144.00
10-15-5115 Longevity Pay	0.00	5.00	(5.00)	60.00	60.00	100.00%	0.00
10-15-5223 Training & Travel	250.00	166.67	83.33	250.00	2,000.00	12.50%	1,750.00
10-15-5224 Dues & Subscriptions	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
10-15-5301 Office Supplies	235.68	83.33	152.35	584.65	1,000.00	58.47%	415.35
10-15-5310 Postage	0.00	16.67	(16.67)	290.37	200.00	145.19%	(90.37)
10-15-5314 Computer & Technology	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-15-5315 Computer Software/License	(1,500.00)	1,666.67	(3,166.67)	27,250.00	20,000.00	136.25%	(7,250.00)
Finance Totals	6,637.07	10,705.34	(4,068.27)	74,317.20	128,463.81	57.85%	54,146.61

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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	44,861.95	62,577.08	(17,715.13)	259,733.09	750,925.02	34.59%	491,191.93
10-20-5104 Salaries - Overtime	(16.41)	1,041.67	(1,058.08)	13,751.64	12,500.00	110.01%	(1,251.64)
10-20-5106 Social Security/Medicare	3,557.64	4,787.15	(1,229.51)	21,196.60	57,445.76	36.90%	36,249.16
10-20-5107 TMRS	4,275.57	5,631.94	(1,356.37)	29,336.05	67,583.25	43.41%	38,247.20
10-20-5108 Health & Life Insurance	5,249.08	8,325.00	(3,075.92)	26,139.32	99,900.00	26.17%	73,760.68
10-20-5109 Worker's Comp	0.00	2,778.42	(2,778.42)	8,079.00	33,341.07	24.23%	25,262.07
10-20-5110 Texas Workforce Commission	2.13	294.00	(291.87)	350.36	3,528.00	9.93%	3,177.64
10-20-5114 Benefits Admin Fees	0.00	84.00	(84.00)	0.00	1,008.00	0.00%	1,008.00
10-20-5115 Longevity Pay	0.00	70.00	(70.00)	720.00	840.00	85.71%	120.00
10-20-5117 Certificate Pay	1,707.70	1,340.62	367.08	8,919.25	16,087.50	55.44%	7,168.25
10-20-5206 Professional Services	348.25	583.33	(235.08)	6,480.63	7,000.00	92.58%	519.37
10-20-5222 Investigations	220.00	250.00	(30.00)	627.00	3,000.00	20.90%	2,373.00
10-20-5223 Training & Travel	698.56	416.67	281.89	2,321.85	5,000.00	46.44%	2,678.15
10-20-5224 Dues & Subscriptions	460.00	125.00	335.00	525.00	1,500.00	35.00%	975.00
10-20-5230 Radio Service	0.00	333.33	(333.33)	5,147.44	4,000.00	128.69%	(1,147.44)
10-20-5231 Recruiting & Hiring Expense	340.00	125.00	215.00	815.00	1,500.00	54.33%	685.00
10-20-5301 Office Supplies	502.29	250.00	252.29	1,468.41	3,000.00	48.95%	1,531.59
10-20-5309 Uniforms	128.44	666.67	(538.23)	2,678.40	8,000.00	33.48%	5,321.60
10-20-5310 Postage	7.33	8.33	(1.00)	7.33	100.00	7.33%	92.67
10-20-5311 Building Repairs &	0.00	166.67	(166.67)	277.72	2,000.00	13.89%	1,722.28
10-20-5313 Fuel Expense	3,971.96	2,500.00	1,471.96	18,131.65	30,000.00	60.44%	11,868.35
10-20-5314 Computer & Technology	1,179.19	1,666.67	(487.48)	8,272.21	20,000.00	41.36%	11,727.79
10-20-5319 Vehicle Repairs & Maintenance	0.00	833.33	(833.33)	8,883.85	10,000.00	88.84%	1,116.15
10-20-5328 Small Tools & Minor	1,078.53	583.33	495.20	2,487.59	7,000.00	35.54%	4,512.41
10-20-5330 Miscellaneous	35.00	166.67	(131.67)	545.22	2,000.00	27.26%	1,454.78
10-20-5404 Mobile Technology Expense	443.75	500.00	(56.25)	3,204.89	6,000.00	53.41%	2,795.11

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10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-20-5405 Insurance - Liability & Prop	0.00	666.67	(666.67)	3,856.50	8,000.00	48.21%	4,143.50
10-20-5407 Insurance - Vehicles	0.00	583.33	(583.33)	4,636.00	7,000.00	66.23%	2,364.00
10-20-5410 Vehicle Replacement Fund	0.00	4,083.33	(4,083.33)	0.00	49,000.00	0.00%	49,000.00
Police Totals	69,050.96	101,438.21	(32,387.25)	438,592.00	1,217,258.60	36.03%	778,666.60

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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	3,361.60	3,714.58	(352.98)	20,169.60	44,575.02	45.25%	24,405.42
10-21-5104 Salaries - Overtime	0.00	83.33	(83.33)	441.28	1,000.00	44.13%	558.72
10-21-5106 Social Security/Medicare	250.16	284.17	(34.01)	1,539.29	3,409.99	45.14%	1,870.70
10-21-5107 TMRS	302.54	334.31	(31.77)	2,170.77	4,011.75	54.11%	1,840.98
10-21-5108 Health & Life Insurance	574.55	616.67	(42.12)	2,872.75	7,400.00	38.82%	4,527.25
10-21-5109 Worker's Comp	0.00	131.94	(131.94)	1,524.00	1,583.30	96.25%	59.30
10-21-5110 Texas Workforce Commission	0.60	21.00	(20.40)	0.60	252.00	0.24%	251.40
10-21-5114 Benefits Admin Fees	0.00	6.00	(6.00)	0.00	72.00	0.00%	72.00
10-21-5115 Longevity Pay	0.00	5.00	(5.00)	60.00	60.00	100.00%	0.00
10-21-5223 Training & Travel	0.00	125.00	(125.00)	882.89	1,500.00	58.86%	617.11
10-21-5224 Dues & Subscriptions	0.00	25.00	(25.00)	91.95	300.00	30.65%	208.05
10-21-5229 Contractual Services	140.00	208.33	(68.33)	535.00	2,500.00	21.40%	1,965.00
10-21-5301 Office Supplies	151.64	16.67	134.97	151.64	200.00	75.82%	48.36
10-21-5309 Uniforms	0.00	41.67	(41.67)	323.44	500.00	64.69%	176.56
10-21-5310 Postage	19.61	16.67	2.94	19.61	200.00	9.81%	180.39
10-21-5313 Fuel Expense	404.25	83.33	320.92	808.50	1,000.00	80.85%	191.50
10-21-5319 Vehicle Repairs & Maintenance	0.00	83.33	(83.33)	36.08	1,000.00	3.61%	963.92
10-21-5328 Small Tools & Minor	0.00	25.00	(25.00)	99.11	300.00	33.04%	200.89
10-21-5407 Insurance - Vehicles	0.00	83.33	(83.33)	339.50	1,000.00	33.95%	660.50
10-21-5410 Vehicle Replacement Fund	0.00	583.33	(583.33)	0.00	7,000.00	0.00%	7,000.00
Animal Control Totals	5,204.95	6,488.66	(1,283.71)	32,066.01	77,864.06	41.18%	45,798.05

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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
10-22-5214 Advertising/Printing Expense	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
10-22-5223 Training & Travel	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
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	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
Emergency Management Totals	0.00	916.67	(916.67)	0.00	11,000.00	0.00%	11,000.00

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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	7,129.60	7,805.72	(676.12)	42,617.74	93,668.64	45.50%	51,050.90
10-25-5104 Salaries - Overtime	0.00	166.67	(166.67)	233.01	2,000.00	11.65%	1,766.99
10-25-5106 Social Security/Medicare	539.68	597.14	(57.46)	3,248.26	7,165.65	45.33%	3,917.39
10-25-5107 TMRS	649.96	702.52	(52.56)	4,541.34	8,430.18	53.87%	3,888.84
10-25-5108 Health & Life Insurance	1,143.73	1,233.33	(89.60)	5,718.65	14,800.00	38.64%	9,081.35
10-25-5109 Worker's Comp	0.00	277.26	(277.26)	0.00	3,327.11	0.00%	3,327.11
10-25-5110 Texas Workforce Commission	1.32	42.00	(40.68)	1.32	504.00	0.26%	502.68
10-25-5114 Benefits Admin Fees	0.00	12.00	(12.00)	0.00	144.00	0.00%	144.00
10-25-5115 Longevity Pay	0.00	5.00	(5.00)	60.00	60.00	100.00%	0.00
10-25-5117 Certificate Pay	92.30	100.00	(7.70)	553.80	1,200.00	46.15%	646.20
10-25-5203 Attorney/Prosecutor Fees	3,412.50	4,166.67	(754.17)	26,587.50	50,000.00	53.18%	23,412.50
10-25-5209 Judge Fees	2,450.00	1,666.67	783.33	9,800.00	20,000.00	49.00%	10,200.00
10-25-5220 Interpreter Services	25.80	125.00	(99.20)	266.90	1,500.00	17.79%	1,233.10
10-25-5223 Training & Travel	0.00	83.33	(83.33)	305.00	1,000.00	30.50%	695.00
10-25-5301 Office Supplies	405.28	250.00	155.28	863.44	3,000.00	28.78%	2,136.56
10-25-5308 Jury Trial Expense	685.82	125.00	560.82	685.82	1,500.00	45.72%	814.18
10-25-5309 Uniforms	0.00	41.67	(41.67)	32.00	500.00	6.40%	468.00
10-25-5310 Postage	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
10-25-5315 Computer Software/License	0.00	566.67	(566.67)	2,744.00	6,800.00	40.35%	4,056.00
Municipal Court Totals	16,535.99	18,008.32	(1,472.33)	98,258.78	216,099.58	45.47%	117,840.80

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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	4,678.10	5,074.16	(396.06)	27,752.90	60,889.92	45.58%	33,137.02
10-30-5104 Salaries - Overtime	172.20	333.33	(161.13)	1,829.64	4,000.00	45.74%	2,170.36
10-30-5106 Social Security/Medicare	366.55	388.17	(21.62)	2,240.66	4,658.08	48.10%	2,417.42
10-30-5107 TMRS	436.53	456.67	(20.14)	3,112.28	5,480.09	56.79%	2,367.81
10-30-5108 Health & Life Insurance	563.57	616.67	(53.10)	2,817.85	7,400.00	38.08%	4,582.15
10-30-5109 Worker's Comp	0.00	180.23	(180.23)	2,711.00	2,162.81	125.35%	(548.19)
10-30-5110 Texas Workforce Commission	0.00	21.00	(21.00)	0.00	252.00	0.00%	252.00
10-30-5114 Benefits Admin Fees	0.00	6.00	(6.00)	0.00	72.00	0.00%	72.00
10-30-5115 Longevity Pay	0.00	5.00	(5.00)	60.00	60.00	100.00%	0.00
10-30-5219 Roads, Bridges & Drainage	0.00	27,083.33	(27,083.33)	0.00	325,000.00	0.00%	325,000.00
10-30-5229 Contractual Services	0.00	5,416.67	(5,416.67)	22,879.86	65,000.00	35.20%	42,120.14
10-30-5301 Office Supplies	28.96	416.67	(387.71)	1,394.27	5,000.00	27.89%	3,605.73
10-30-5306 Building Materials & Supplies	440.00	0.00	440.00	440.00	0.00	0.00%	(440.00)
10-30-5309 Uniforms	120.00	83.33	36.67	593.18	1,000.00	59.32%	406.82
10-30-5313 Fuel Expense	283.48	333.33	(49.85)	1,953.69	4,000.00	48.84%	2,046.31
10-30-5317 Equipment & Other Rentals	0.00	1,250.00	(1,250.00)	0.00	15,000.00	0.00%	15,000.00
10-30-5319 Vehicle Repairs & Maintenance	16.00	250.00	(234.00)	204.64	3,000.00	6.82%	2,795.36
10-30-5321 Public Works Maintenance	0.00	1,666.67	(1,666.67)	8,024.40	20,000.00	40.12%	11,975.60
10-30-5322 Special Road Work	0.00	1,250.00	(1,250.00)	9,305.50	15,000.00	62.04%	5,694.50
10-30-5328 Small Tools & Minor	0.00	666.67	(666.67)	0.00	8,000.00	0.00%	8,000.00
10-30-5331 Signs & Postings	0.00	666.67	(666.67)	1,302.17	8,000.00	16.28%	6,697.83
10-30-5407 Insurance - Vehicles	0.00	83.33	(83.33)	339.50	1,000.00	33.95%	660.50
10-30-5410 Vehicle Replacement Fund	0.00	583.33	(583.33)	0.00	7,000.00	0.00%	7,000.00
Public Works Totals	7,105.39	46,831.23	(39,725.84)	86,961.54	561,974.90	15.47%	475,013.36

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10 - General Fund Parks & Recreation	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-32-5229 Contractual Services	0.00	2,750.00	(2,750.00)	21,400.00	33,000.00	64.85%	11,600.00
10-32-5301 Office Supplies	0.00	208.33	(208.33)	0.00	2,500.00	0.00%	2,500.00
10-32-5309 Uniforms	0.00	83.33	(83.33)	148.00	1,000.00	14.80%	852.00
10-32-5323 Park Improvements	0.00	2,916.67	(2,916.67)	1,799.00	35,000.00	5.14%	33,201.00
10-32-5324 Park Maintenance	19,960.21	5,833.33	14,126.88	35,651.08	70,000.00	50.93%	34,348.92
10-32-5331 Signs & Postings	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
Parks & Recreation Totals	19,960.21	11,833.33	8,126.88	58,998.08	142,000.00	41.55%	83,001.92

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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	3,361.60	3,624.40	(262.80)	19,924.80	43,492.80	45.81%	23,568.00
10-35-5104 Salaries - Overtime	0.00	125.00	(125.00)	195.27	1,500.00	13.02%	1,304.73
10-35-5106 Social Security/Medicare	252.68	277.27	(24.59)	1,526.02	3,327.20	45.86%	1,801.18
10-35-5107 TMRS	302.54	326.20	(23.66)	2,119.37	3,914.35	54.14%	1,794.98
10-35-5108 Health & Life Insurance	563.57	616.67	(53.10)	2,817.85	7,400.00	38.08%	4,582.15
10-35-5109 Worker's Comp	0.00	128.74	(128.74)	0.00	1,544.86	0.00%	1,544.86
10-35-5110 Texas Workforce Commission	0.60	21.00	(20.40)	0.60	252.00	0.24%	251.40
10-35-5114 Benefits Admin Fees	0.00	6.00	(6.00)	0.00	72.00	0.00%	72.00
10-35-5115 Longevity Pay	0.00	20.00	(20.00)	180.00	240.00	75.00%	60.00
10-35-5206 Professional Services	0.00	4,208.33	(4,208.33)	0.00	50,500.00	0.00%	50,500.00
10-35-5208 Engineering Services	0.00	40,833.33	(40,833.33)	249,243.73	490,000.00	50.87%	240,756.27
10-35-5301 Office Supplies	232.55	83.13	149.22	383.00	1,000.00	38.30%	617.00
10-35-5309 Uniforms	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
10-35-5315 Computer Software/License	0.00	1,166.67	(1,166.67)	25,040.00	14,000.00	178.86%	(11,040.00)
10-35-5411 TIF Fund/MUD 31 Payable	1,191,569.83	194,666.67	996,903.16	1,191,569.83	2,336,000.00	51.01%	1,144,430.17
Community Development Totals	<u>1,196,283.37</u>	<u>246,145.28</u>	<u>950,138.09</u>	<u>1,493,000.47</u>	<u>2,953,743.21</u>	<u>50.55%</u>	<u>1,460,742.74</u>

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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	6,710.46	7,415.06	(704.60)	40,262.78	88,980.72	45.25%	48,717.94
10-36-5106 Social Security/Medicare	471.44	567.25	(95.81)	2,860.88	6,807.03	42.03%	3,946.15
10-36-5107 TMRS	603.94	667.36	(63.42)	4,211.06	8,008.26	52.58%	3,797.20
10-36-5108 Health & Life Insurance	746.19	616.67	129.52	3,651.61	7,400.00	49.35%	3,748.39
10-36-5109 Worker's Comp	0.00	263.38	(263.38)	2,605.00	3,160.60	82.42%	555.60
10-36-5110 Texas Workforce Commission	0.00	21.00	(21.00)	0.00	252.00	0.00%	252.00
10-36-5114 Benefits Admin Fees	0.00	6.00	(6.00)	0.00	72.00	0.00%	72.00
10-36-5115 Longevity Pay	0.00	0.00	0.00	60.00	0.00	0.00%	(60.00)
10-36-5207 Building Inspector	25,145.62	25,000.00	145.62	163,720.00	300,000.00	54.57%	136,280.00
10-36-5223 Training & Travel	841.66	333.33	508.33	1,687.65	4,000.00	42.19%	2,312.35
10-36-5224 Dues & Subscriptions	1,345.50	333.33	1,012.17	1,720.82	4,000.00	43.02%	2,279.18
10-36-5301 Office Supplies	0.00	41.67	(41.67)	889.05	500.00	177.81%	(389.05)
10-36-5303 Public Education & Training	0.00	250.00	(250.00)	0.00	3,000.00	0.00%	3,000.00
10-36-5307 Investigation Supplies	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-36-5309 Uniforms	0.00	83.33	(83.33)	75.00	1,000.00	7.50%	925.00
10-36-5310 Postage	0.00	16.67	(16.67)	0.00	200.00	0.00%	200.00
10-36-5313 Fuel Expense	276.51	166.67	109.84	1,517.41	2,000.00	75.87%	482.59
10-36-5319 Vehicle Repairs & Maintenance	0.00	125.00	(125.00)	0.00	1,500.00	0.00%	1,500.00
10-36-5328 Small Tools & Minor	0.00	166.67	(166.67)	552.06	2,000.00	27.60%	1,447.94
10-36-5407 Insurance - Vehicles	0.00	83.33	(83.33)	696.00	1,000.00	69.60%	304.00
10-36-5410 Vehicle Replacement Fund	0.00	583.33	(583.33)	0.00	7,000.00	0.00%	7,000.00
Fire Marshal/Building Official Totals	36,141.32	36,823.38	(682.06)	224,509.32	441,880.61	50.81%	217,371.29

City of Iowa Colony
Financial Statement
As of March 31, 2022

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10 - General Fund Capital and Planning Projects	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-90-5620 Building Purchase,	175,429.14	31,666.67	143,762.47	441,324.14	380,000.00	116.14%	(61,324.14)
Capital and Planning Projects Totals	175,429.14	31,666.67	143,762.47	441,324.14	380,000.00	116.14%	(61,324.14)
Expense Totals	1,574,366.30	565,894.41	1,008,471.89	3,287,997.94	6,790,732.73	48.42%	3,502,734.79

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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	16,296.72	0.00	16,296.72	123,352.72	0.00	0.00%	(123,352.72)
Revenue Totals	16,296.72	0.00	16,296.72	123,352.72	0.00	0.00%	(123,352.72)
Expense Summary							
Personnel Services	953.16	416.67	536.49	953.16	5,000.00	19.06%	4,046.84
Professional/Contract Services	0.00	1,250.00	(1,250.00)	0.00	15,000.00	0.00%	15,000.00
Materials & Supplies	0.00	1,666.67	(1,666.67)	4,195.41	20,000.00	20.98%	15,804.59
Capital Outlay	0.00	11,666.67	(11,666.67)	0.00	140,000.00	0.00%	140,000.00
Expense Totals	953.16	15,000.01	(14,046.85)	5,148.57	180,000.00	2.86%	174,851.43

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As of March 31, 2022

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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	16,296.72	0.00	16,296.72	123,352.72	0.00	0.00%	(123,352.72)
Sales Tax Totals	16,296.72	0.00	16,296.72	123,352.72	0.00	0.00%	(123,352.72)
Revenue Totals	16,296.72	0.00	16,296.72	123,352.72	0.00	0.00%	(123,352.72)

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As of March 31, 2022

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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
Capital Outlay	0.00	11,666.67	(11,666.67)	0.00	140,000.00	0.00%	140,000.00
Materials & Supplies	0.00	1,666.67	(1,666.67)	4,195.41	20,000.00	20.98%	15,804.59
Personnel Services	953.16	416.67	536.49	953.16	5,000.00	19.06%	4,046.84
Professional/Contract Services	0.00	1,250.00	(1,250.00)	0.00	15,000.00	0.00%	15,000.00
Police Totals	<u>953.16</u>	<u>15,000.01</u>	<u>(14,046.85)</u>	<u>5,148.57</u>	<u>180,000.00</u>	<u>2.86%</u>	<u>174,851.43</u>
Expense Total	<u>953.16</u>	<u>15,000.01</u>	<u>(14,046.85)</u>	<u>5,148.57</u>	<u>180,000.00</u>	<u>2.86%</u>	<u>174,851.43</u>

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City of Iowa Colony
Financial Statement
As of March 31, 2022

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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
20-20-5104 Salaries - Overtime	953.16	416.67	536.49	953.16	5,000.00	19.06%	4,046.84
20-20-5222 Investigations	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
20-20-5223 Training & Travel	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
20-20-5301 Office Supplies	0.00	500.00	(500.00)	2,670.05	6,000.00	44.50%	3,329.95
20-20-5314 Computer & Technology	0.00	416.67	(416.67)	982.00	5,000.00	19.64%	4,018.00
20-20-5317 Equipment & Other Rentals	0.00	333.33	(333.33)	0.00	4,000.00	0.00%	4,000.00
20-20-5330 Miscellaneous	0.00	416.67	(416.67)	543.36	5,000.00	10.87%	4,456.64
20-20-5650 Vehicles & Machinery	0.00	11,666.67	(11,666.67)	0.00	140,000.00	0.00%	140,000.00
Police Totals	953.16	15,000.01	(14,046.85)	5,148.57	180,000.00	2.86%	174,851.43
Expense Totals	953.16	15,000.01	(14,046.85)	5,148.57	180,000.00	2.86%	174,851.43

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30 - Capital Improvements Plan Fund (Debt Service)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Expense Summary							
Debt Service	0.00	8,250.00	(8,250.00)	11,985.00	99,000.00	12.11%	87,015.00
Expense Totals	0.00	8,250.00	(8,250.00)	11,985.00	99,000.00	12.11%	87,015.00

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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
Debt Service	0.00	8,250.00	(8,250.00)	11,985.00	99,000.00	12.11%	87,015.00
Administration Totals	0.00	8,250.00	(8,250.00)	11,985.00	99,000.00	12.11%	87,015.00
Expense Total	0.00	8,250.00	(8,250.00)	11,985.00	99,000.00	12.11%	87,015.00

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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	6,250.00	(6,250.00)	0.00	75,000.00	0.00%	75,000.00
30-10-5511 Interest on Bonds	0.00	0.00	0.00	11,985.00	0.00	0.00%	(11,985.00)
30-10-5513 Interest on Debt	0.00	2,000.00	(2,000.00)	0.00	24,000.00	0.00%	24,000.00
Administration Totals	0.00	8,250.00	(8,250.00)	11,985.00	99,000.00	12.11%	87,015.00
Expense Totals	0.00	8,250.00	(8,250.00)	11,985.00	99,000.00	12.11%	87,015.00

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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
Expense Summary							
Capital Outlay	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00
Expense Totals	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00

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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
Capital Outlay	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00
Administration Totals	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00
Expense Total	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00

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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
35-10-5660 Contingency/Reserves	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00
Administration Totals	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00
Expense Totals	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00

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40 - Court Technology Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	684.59	208.33	476.26	3,908.86	2,500.00	156.35%	(1,408.86)
Revenue Totals	684.59	208.33	476.26	3,908.86	2,500.00	156.35%	(1,408.86)
Expense Summary							
Materials & Supplies	0.00	0.00	0.00	119.98	0.00	0.00%	(119.98)
Expense Totals	0.00	0.00	0.00	119.98	0.00	0.00%	(119.98)

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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	684.59	208.33	476.26	3,908.86	2,500.00	156.35%	(1,408.86)
Fines & Forfeitures Totals	684.59	208.33	476.26	3,908.86	2,500.00	156.35%	(1,408.86)
Revenue Totals	684.59	208.33	476.26	3,908.86	2,500.00	156.35%	(1,408.86)

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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
Materials & Supplies	0.00	0.00	0.00	119.98	0.00	0.00%	(119.98)
Municipal Court Totals	0.00	0.00	0.00	119.98	0.00	0.00%	(119.98)
Expense Total	0.00	0.00	0.00	119.98	0.00	0.00%	(119.98)

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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	0.00	0.00	119.98	0.00	0.00%	(119.98)
Municipal Court Totals	0.00	0.00	0.00	119.98	0.00	0.00%	(119.98)
Expense Totals	0.00	0.00	0.00	119.98	0.00	0.00%	(119.98)

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41 - Court Security Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	840.81	208.33	632.48	4,755.69	2,500.00	190.23%	(2,255.69)
Revenue Totals	840.81	208.33	632.48	4,755.69	2,500.00	190.23%	(2,255.69)

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As of March 31, 2022

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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	840.81	208.33	632.48	4,755.69	2,500.00	190.23%	(2,255.69)
Fines & Forfeitures Totals	840.81	208.33	632.48	4,755.69	2,500.00	190.23%	(2,255.69)
Revenue Totals	840.81	208.33	632.48	4,755.69	2,500.00	190.23%	(2,255.69)

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[illegible]

B.	DEBRIS REMOVAL	
1	Discovery Dr.	Trash
2	Davenport	Trash
3		
4		
C.	MOWING/TREE TRIMMING	
1		
2		
3		
4		
5		
6		
D.	STREET REPAIRS	
1	Cedar Rapids	Potholes
2		
3		
4		

E.	POWER LINES MAINTENANCE	
1		
2		
	Ditch Drainage issue	
1	9201 Ruth Rd	Set Culverts
2		
3		
	Parks	
	Parks	Cut Grass
	Parks	Ant bed
	Parks	trash
	Parks	Basketball goal
	Parks	Doggie station
	Miscellaneous Works	
1	City Hall	removed lights
2	City Hall	Removed Road Close signs
3	City Hall	Added Cabinet handles
4		
5		

[illegible]

[illegible]

[illegible]

NO.	LOCATION	DESCRIPTION
A	SIGNAGE	
1	Davenport pkwy@Pursely dr	sign down
2	Iowa Colony pkwy @ Davenport pkwy (N)	Leaning Sign
3	Iowa Colony pkwy @ Davenport pkwy (N)	Leaning sign
4	Iowa Colony pkwy @ Davenport pkwy (N)	Leaning sign
5	Canyon Dr.@Terra st	Stop Sign
6	Iowa Colony pkwy @ Davenport pkwy	Stop Sign
7	Lake ct @ Spring ct	sign down
8	Discovery Dr. @Iowa Colony pkwy	Leaning sign
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		

Copy

B. DEBRIS REMOVAL

- | | |
|-------------|-------------------|
| 1 Meridiana | Paint in the road |
| 2 Meridiana | Paint in the road |
| 3 | |
| 4 | |

C. MOWING/TREE TRIMMING

- 1
- 2
- 3
- 4
- 5
- 6

D. STREET REPAIRS

- | | |
|---------------------------------|----------|
| 1 Iowa Colony pkwy @ Bullard rd | Pot hole |
| 2 Cedar Rapids | Pot hole |
| 3 CR 79 @ Cedar Rapids | Pot hole |
| 4 | |

E. POWER LINES MAINTENANCE

- 1
- 2

Ditch Drainage issue

- | | | |
|---|-------------------|----------------|
| 1 | 11720 Iowa Colony | Culverts added |
| 2 | | |
| 3 | | |

Parks

- | | |
|------|-----------------|
| Park | baseball fields |
| park | baseball fields |

Miscellaneous Works

- | | |
|-------------|--------------------------|
| 1 City Hall | romoved lights |
| 2 City Hall | Removed Road Close signs |
| 3 City Hall | Added Cabinet handles |
| 4 City Hall | |
| 5 | |

NOTES	STATUS	DATE COMPLET
Welcome to Iowa colony	Done	2/1/2022
Walker ahead	Done	2/1/2022
Yield to here	Done	2/1/2022
Walker ahead	Done	2/1/2022
Turned the wrong way	Done	2/1/2022
stop sign off the post	Done	2/7/2022
post down	Done	2/21/2022
Stop ahead	Done	2/22/2022

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Done 2/22/2022

Done 2/22/2022

Copy

Fill pot holes Done 2/7/2022

Fill pot holes Done 2/7/2022

Fill pot holes Done 2/14/2022

Done 2/16/2022

Change locks Done 2/11/2022
added signs to the fields Done 2/11/2022

Done 44201
Done 44206
Done 44572

NO.	LOCATION	DESCRIPTION
A	SIGNAGE	
1	Iowa Colony blvd.	Flashing school zone light
2	CR 48 @ Davenport	Weight Limit Axle or tandem
3	CR 48 @ Hayes Creek	Weight Limit Axle or tandem
4	CR 48 @ Hayes Creek	Weight Limit Axle or tandem
5	CR 48 @ CR 62	Weight Limit Axle or tandem
6	CR 48@ CR62	Added post
7	CR 48 @ CR 62	Added Load zoned bridge
8	CR 48 @ Davenport	Added Load zoned bridge
9	CR 48 @ Davenport	Added Post
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		

Copy

B. DEBRIS REMOVAL

- | | |
|----------------|---------------|
| 1 Cedar Ripids | Trash pick up |
| 2 | |
| 3 | |
| 4 | |

C. MOWING/TREE TRIMMING

- | | |
|-------------|---------------|
| 1 FCR 380 | Trees Removed |
| 2 FCR 380 | Trees Removed |
| 3 City Hall | Cut Grass |
| 4 City Hall | weed killer |
| 5 | |
| 6 | |

D. STREET REPAIRS

- | |
|---|
| 1 |
| 2 |
| 3 |
| 4 |

E. POWER LINES MAINTENANCE

- 1
- 2

Ditch Drainage issue

- 1
- 2
- 3

Parks

Parks

Parks

Parks

Parks

Weed killer on the fields

Weed killer on the fields

Weed killer on the fields

Weed killer on the fields

Miscellaneous Works

- 1
- 2
- 3
- 4
- 5

NOTES	STATUS	DATE COMPLET
turned around the wrong way	Done	3/3/2022
Change sign to 12500 weight	Done	3/8/2022
Change sign to 12500 weight	Done	3/8/2022
Change sign to 12500 weight	Done	3/8/2022
Change sign to 12500 weight	Done	3/8/2022
	Done	3/8/2022
	Done	3/8/2022
	Done	3/8/2022
	Done	3/8/2022

Copy

Done

3/15/2022

Done

3/9/2022

Done

3/10/2022

Done

3/9/2022

Done

3/9/2022



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Done	3/1/2022
Done	3/1/2022
Done	3/2/2022
Done	3/2/2022



NO.	LOCATION	DESCRIPTION
A	SIGNAGE	
1	Cr 79	Stop
2	.Meridiana	. Pedestrian crossing sign
3	Pursley dr.@ Blister	Leaning sign
4		
5		
6		
7		
8		
9		
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20		
21		
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24		
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26		

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B. DEBRIS REMOVAL

- | | |
|--|----------------------|
| 1 Meriadana | Pick up bed |
| 2 Meriadana@Karsten | Debris over the road |
| 3 | |
| 4 | |

C. MOWING/TREE TRIMMING

- | | |
|-------------|-----------|
| 1 City Hall | Cut grass |
| 2 City Hall | Cut Grass |
| 3 Park | Cut grass |
| 4 | |
| 5 | |
| 6 | |

D. STREET REPAIRS

- 1
- 2
- 3
- 4

E. POWER LINES MAINTENANCE

- 1
- 2

Ditch Drainage issue

- | | |
|--------------|--------------|
| 1 4055 CR 63 | Ditch repair |
| 2 | |
| 3 | |

Parks

- | | |
|------------------|---------------------------|
| Basketball Court | change nets |
| Trash | pick up trash in restroom |

Miscellaneous Works

- | | |
|-------------|-------------|
| 1 City Hall | Snake a way |
| 2 City Hall | Rat a way |
| 3 | |
| 4 | |

Copy

NOTES	STATUS	DATE COMPLET
	Done	3/30/2022
	Done	3/31/2022
	Done	4/5/2022

Copy



Done	3/30/2022
Done	4/5/2022



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Done	4/4/2022
Done	4/12/2022
Done	4/12/2022



Done 4/5/2022

Done 3/31/2022
Done 4/11/2022

around the building Done 4/5/2022
around the building Done 4/13/2022

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS GRANTING A
WAIVER AND VARIANCE TO CERTAIN SETBACK AND LANDSCAPE
BARRIER REQUIREMENTS AT KARSTEN BOULEVARD AT
MERIDIANA PARKWAY NW; WITH RELATED PROVISIONS.**

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

1. Findings of Fact

- a.** The Planning and Zoning Commission has made a written report to the City Council concerning this variance.
- b.** The City Council has determined that a waiver or variance should be granted as herein provided, because the criteria in Section 1.3.4.3 of the Unified Development Code have been satisfied.
- c.** All requirements of law concerning this ordinance and the waiver and variance herein granted have been satisfied.

2. Legal Requirements

- a.** **Section 3.5.3.1(a)(4)** of the Iowa Colony Unified Development Code governs certain setbacks, as discussed in the attached Staff Memo.
- b.** **Sections 3.3.1.1(a)(2) a.2, 3** of the Iowa Colony Unified Development Code govern certain landscape barriers, as discussed in the attached Staff Memo.

3. Background

The City has received an application for a variance from the above provisions for a structure to be located at the northwest corner of Karsten Boulevard at Meridiana Parkway ("the Location"). The background is more fully stated in the Staff Report attached hereto and incorporated herein in full.

4. Grant of Waiver and Variance

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

- a.** only to the extent shown in the **attached drawing(s)**;
- b.** but only to the extent stated in the **Staff Report attached hereto**;

- c. in reliance upon the statements of fact in the **attached Application for Variance Request or Appeal** filed in this matter;
- d. subject to any conditions or limitations stated in the Staff Report; and
- e. subject to the conditions and restrictions in the **attached recommendation by the Planning and Zoning Commission.**

5. Savings Clause

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

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.

7. Effective Date

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

PASSED AND APPROVED ON APRIL 18, 2022.

CITY OF IOWA COLONY

By: _____
MICHAEL BYRUM-BRATSEN,
MAYOR

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY

Iowa Colony/Ordinances/Variations/Karsten at Meridiana Parkway

ATTACHMENTS TO ORDINANCE GRANTING
VARIANCE TO CERTAIN PROVISIONS OF
UNIFIED DEVELOPMENT CODE FOR
THE NORTHWEST CORNER OF KARSTEN BOULEVARD
AT MERIDIANA PARKWAY:

APPLICATION, DRAWINGS,
STAFF REPORT AND
RECOMMENDATION FROM PLANNING AND ZONING
COMMISSION

x



WASIM@USGLOBAL

NORTH WEST CORNER OF MERIDI /
A0289 HT & B H
2.241 ACRE IN SEC 57, H.T.B & RI
8 / 14 / BRAZORIA COU
69

50 FEET SETBACK FROM

Requesting variance to the 50 feet building set
back is 40 feet away from center of the prop
erty and the overall functional layout of

SITE, LANDSCAPE

03.01

02.1

MEMORANDUM

Date: April 11, 2022
To: City Council Members
From: Dinh V. Ho, P.E.
RE: Pipeline Setback Variance: C-Store @ NWC Meridiana Parkway and Karsten Blvd.
Staff's Summary and Recommendations
CC: Mayor Michael Byrum-Bratsen, Robert Hemminger Kayleen Rosser, Albert Cantu

Staff received a pipeline ordinance variance request from the from Rambo Enterprise for development of a C-Store, with gas pumps, and restaurants located at the northwest corner of Meridiana Parkway and Karsten Blvd.

1. Pipeline Ordinance No. 2011-4, Section 3(a)(1) – Proximity of Structures to Pipelines and Mineral Wells

Requests and Reasons: Request variance from 50' building setback from centerline of the pipeline. The south-west corner of the building is 40 feet away from the center of the pipeline setback. To achieve the desired size and orientation of the building and the overall functional layout of the site, developer is requesting City Council to grant this setback.

Staff Recommendations:

The proposed structure is a C-Store with 6-gas pumps, drive thru Donut shop and Subway deli. Total acreage of the tract is 2.251 acres, inclusive of the pipeline easements.

Pipeline Ordinance No. 2011-4, Section 3(a)(1) requires all commercial structures to be placed 50' from any existing pipelines or facility. Based on the pipeline markers on the survey, the structure would be located approximately 30' from the pipeline. (see attached).

Due to the irregular shape of the tract and the constraint of the pipelines along the western boundary and Karsten Blvd. to the east of the tract, staff is recommending approval to allow for a 30' setback from the pipeline in lieu of the 50' setback requirement. This is hardship due to the City adoption of the MTP in 2015, creating Karsten Blvd., bisecting the tract and reducing the development opportunities for this tract.

2.13 “Person” shall mean an individual, corporation, association, partnership, joint venture, firm, limited liability partnership, joint stock company, association, governmental entity other than City, or any other public or private entity.

2.14 “Pipeline” shall mean a line of pipe and any affiliated pumps, valves, control devices, and other facilities for conveying a commodity or commodities.

2.15 “Public Rights-of-Way” or “Public Right-of-Way” shall mean the surface, air space above the surface, and the area below the surface of any public street, highway, lane, path, alley, sidewalk, boulevard, drive, bridge, tunnel, easement, or similar property within the corporation limits of the City, and in which the City holds a property interest (fee title, easement or otherwise), or over which the City holds and exercises a right of management or control, and which, consistent with the purposes for which it was acquired or dedicated, may be used for the installation and maintenance of Facilities.

2.16 “Shut Off Valve” shall mean any device installed in a pipeline and used to stop the conveyance of a commodity or commodities through a pipeline.

2.17 “User” shall mean a Person having, owning, leasing, using, or operating Facilities within a Public Right-of-Way.

Section 3. Proximity of Structures to Pipelines and Mineral Wells.

(a) Restriction of Structures

(1) 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.

(2) No residential, commercial, or industrial structure shall be erected nearer than one hundred fifty feet (150’) to any Mineral Well or related facility other than structures necessary to operate the Mineral Well or facility.

(3) This subsection (a) shall not apply to any structures existing before this ordinance is passed.

(b) Restriction of Pipelines and Facilities

(1) No Facility or Pipeline, other than a low pressure distribution system pipeline as defined herein, shall

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS GRANTING A WAIVER AND VARIANCE TO CERTAIN PIPELINE SETBACK REQUIREMENTS AT KARSTEN BOULEVARD AT MERIDIANA PARKWAY NW; WITH RELATED PROVISIONS.

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

1. Findings of Fact

- a.** The City Council has determined that a waiver or variance should be granted as herein provided, because the criteria in **Section 22** of the Pipeline Ordinance have been satisfied.
- b.** All requirements of law concerning this ordinance and the waiver and variance herein granted have been satisfied.

2. Legal Requirements

Section 3(a)(1) of the Iowa Colony Pipeline Ordinance governs certain setbacks, as discussed in the attached Memorandum from the City Engineer.

3. Background

The City has received an application for a variance from the above provisions for a structure to be located at the northwest corner of Karsten Boulevard at Meridiana Parkway (“the Location”). The background is more fully stated in the Memorandum from the City Engineer attached hereto and incorporated herein in full.

4. Grant of Waiver and Variance

Accordingly, the City Council hereby grants a waiver and variance to the requirements of the above-cited section(s) of the Pipeline Ordinance concerning setbacks for the proposed structure at the Location; provided, however, that this variance is granted:

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

- e. subject to the conditions and restrictions in the **attached recommendation by the Planning and Zoning Commission.**

5. Savings Clause

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

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.

7. Effective Date

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

PASSED AND APPROVED ON THE FIRST READING ON APRIL 18, 2022.

PASSED, APPROVED, AND ADOPTED ON THE SECOND AND FINAL READING ON _____, 2021.

CITY OF IOWA COLONY

By: _____
MICHAEL BYRUM-BRATSEN,
MAYOR

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY

ATTACHMENTS TO ORDINANCE GRANTING
VARIANCE TO CERTAIN PROVISIONS OF
PIPELINE ORDINANCE FOR
THE NORTHWEST CORNER OF KARSTEN BOULEVARD
AT MERIDIANA PARKWAY:

APPLICATION, DRAWINGS,
MEMORANDUM, AND
RECOMMENDATION FROM PLANNING AND ZONING
COMMISSION

Copy

1. DO NOT SCALE DRAWINGS. CONTACT DESIGNER TO VERIFY ANY UNKNOWN DIMENSIONS.
2. CONTRACTOR TO VERIFY WITH DIMENSIONS BEFORE COMMENCING ANY WORK. CONTRACTOR TO INFORM DESIGNER OF ANY DISCREPANCIES.
3. ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THIS DOCUMENTS SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
4. CONTRACTOR TO OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES(FEDERAL, STATE OR LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.
5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTION AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER BEFORE PROCEEDING.
6. ALL SIDEWALKS AND PATIO AREAS SURROUNDING THE BUILDING TO MAINTAIN A MAXIMUM 2% SLOPE.
7. CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR BIDDING.
8. CONTRACTOR SHALL PROVIDE ANY TEMPORARY ROADS OR CROSSINGS AS REQUIRED FOR EXECUTION OF THE CONTRACT. ALL TEMPORARY CONSTRUCTION SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.
9. PROVIDE CONCRETE WALKS WITH CONTROL AND EXPANSION JOINT.
10. RELOCATION OF ALL UTILITY POLES, LINES AND OTHER EXISTING SERVICES(IF REQUIRED) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE VERIFIED AND COORDINATED WITH APPROPRIATE AGENCIES.
11. GRADE ALL LANDSCAPE ISLANDS TO AVOID WATER PONDING INSIDE CURBS-TYPICAL.
12. ALL PAVING TO BE CONCRETE UNLESS NOTED OTHERWISE.
13. SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
14. REFER TO CIVIL DRAWING FOR SITE WORK.
15. GENERAL CONTRACTOR TO PROTECT ALL TREES AND SHRUBS(IF ANY) IN AREA OF NEW CONSTRUCTION.
16. CONTRACTOR TO STAKE OUT ALL CORNERS OF BUILDINGS, ALL MAJOR SITE AND BUILDING COMPONENTS, ALL COLUMN LOCATIONS AND WATER EASEMENT PRIOR TO COMMENCEMENT OF ANY OTHER WORK.
17. ALL RESERVED SYMBOLS ARE TO BE PAINTED "INTERNATIONAL RESERVED BLUE", ALL OTHER STRIPING AND ADJACENT ACCESS AISLES IS TO BE PAINTED WHITE.
18. FLOOR OR LANDING ON EACH SIDE OF DOORS ARE AT THE SAME ELEVATION ON EACH SIDE OF THE DOORS. LANDING SHALL BE LEVEL EXCEPT THAT EXTERIOR LANDINGS MAY HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) AS PER SECTION 1008.1.4.
19. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP RESISTANT AND SHALL COMPLY WITH TAS 4.5.

01	HANDICAP SYMBOL.
02	HANDICAP SIGN.
03	ADA/ TAS STRIPPED AISLE.
04	ADA/ TAS COMPLIANT RAMP @ 1:12 SLOPE WITH TRUNCATED DOME SURFACE (TYPICAL). PROVIDE HANDRAIL IF RAMP RISE GREATER THAN 0'-6".
05	6" CONCRETE WHEEL STOP.
06	20' LIGHT POLE. LIGHT FIXTURE WITH CUT OFF SHIELD.
07	7' HIGH PROPOSED C.M.U. DUMPSTER ENCLOSURE.
08	6" REINFORCED CONCRETE CURB (TYP.). RE: CIVIL.
09	GC TO INSTALL PROTECTIVE BOLLARD.
10	TYP. PAVING. RE: CIVIL.
11	LANDSCAPING ISLAND.
12	AIR AND WATER UNIT.
13	25'-0" HIGH RISE I.D. SIGN.
14	CANOPY OVER FUEL DISPENSER BY OTHERS.
15	PROPOSED UNDERGROUND FUEL TANK. FUEL TANK BY OTHERS. SIZE & LOCATION MAY VARY. G.C. TO VERIFY WITH OWNER.
16	BICYCLE RACK.
17	4" WIDE PAINT STRIPPING AT PARKING SPACES (TYP.).
18	OBSTRUCTION: CONTRACTOR WILL REMOVE/ RELOCATE ALL THE OBSTRUCTIONS OR WET & DRY UTILITIES ON THE PROPOSED SIDEWALK, RAMP AND DRIVEWAYS.
19	EXISTING DRIVEWAY NOT PROVIDING ACCESS TO THE PROPERTY MUST BE REMOVED & REPLACED WITH NEW CURB & GUTTER OR REGRADE THE OPEN DITCH WITH SOD/ GRASS FOR POSITIVE DRAINAGE FLOW.

SCALE: 1" = 30'

LEGEND:
ACRES
A/C - AIR CONDITION
A.E. - AERIAL EASEMENT
B.L. - BUILDING LINE
BLDG. - BUILDING
BO. - BOLLARD
CB - CATCH BASIN
CONC. - CONCRETE
COVD. - COVERED
CP - CRIMPED PIPE
DA - DUMPSTER AREA
ELEC. - ELECTRIC
ESMT. - EASEMENT
FC - FIRM CODE
FH - FIRE HYDRANT
FND. - FOUND
GM - GAS METER
BCCF - BRAZORIA COUNTY CLERK'S FILE
BCDR - BRAZORIA COUNTY DEED RECORDS
BCMR - BRAZORIA COUNTY MAP RECORDS
HCPS - HANDICAP PARKING SPACE
HLAP - HOUSTON LIGHTING & POWER
I.P. - IRON PIPE
I.R. - IRON ROD
L.P. - LIGHT POST
MH - MANHOLE
MW - MONITORING WELL
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
PP - POWER POLE
PS - PARKING SPACES
PTP - FINCHED TOP PIPE
R.O.W. - RIGHT OF WAY
RR - RAILROAD
SAN. - SANITARY
SP - SERVICE POLE
SQ. FT. - SQUARE FEET
S.S.E. - SANITARY SEWER EASEMENT
STM. - STORM
STM.S.E. - STORM SEWER EASEMENT
SWBT - SOUTHWESTERN BELL TELEPHONE
TEL. - TELEPHONE
TLP - TRAFFIC LIGHT POLE
TSB - TRAFFIC LIGHT BOX
U.E. - UTILITY EASEMENT
WM - WATER METER
WV - WATER VALVE
WVF - BARBED WIRE FENCE
CL - CHAIN LINK FENCE
CONC. - CONCRETE
COVERED CONCRETE
ASPHALT
OHP/L - OVERHEAD POWER LINES
WOOD FENCE
WROUGHT IRON FENCE

STERLING LAKES DRIVE

LOT 4

LOT 5

LOT 6

STERLING LAKES AT
IOWA COLONY SEC 19
PLAT NO. 2014006560
F.B.C.P.R.

LOT 1

LOT 2

STERLING LAKES AT
IOWA COLONY SEC 6
PLAT NO. 2006074174
F.B.C.P.R.

2.241 ACRES (GROSS)
1.055 ACRES (PIPELINE EASEMENT)
1.186 ACRES (NET)

BENCHMARK:

BENCHMARK NO. CB2 IS A BRASS CAP STAMPED 'CB-2' SET IN THE NORTH SIDE OF COUNTY ROAD 81 BRIDGE OVER WEST FORK CHOCOLATE BAYOU, AT STREAM CENTERLINE, IN KEY MAP 652X, NEAR UNIT CB100-00-00 ELEV. 56.51' NAVD 88, 2001 ADJUSTMENT

TBM:1

CUT " " ON TOP OF CONC. OF THE STM "C" INLET MANHOLE
ELEV.= 52.26'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	350.00"	281.74'	46°07'16"	S20°20'02"W	274.19'

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND CONTAINING 2.313 ACRES, MORE OR LESS, SITUATED IN SECTION 57 OF THE H. T. & B. RR. CO. SURVEY, ABSTRACT NO. 289, BRAZORIA COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 274.2 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO STERLING LAKES IOWA ASSOCIATES RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2005064607, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 2.313 ACRE TRACT IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS: THE BEARINGS HEREIN WERE DERIVED FROM REDUNDANT RTK GPS OBSERVATIONS AND ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 CORRS ADJUSTMENT. THE DISTANCES HEREIN ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.99986213

BEGINNING AT A 5/8-INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF MERIDIANA PARKWAY (C.R. 56 - WIDTH VARIES) AS DEDICATED BY THE PLAT RECORDED IN DOCUMENT NO. 2017058165, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD BEING THE SOUTHEAST CORNER OF STERLING LAKES AT IOWA COLONY SEC 21, A SUBDIVISION RECORDED IN DOCUMENT NO. 2018000064, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, FROM SAID CAPPED IRON ROD BEARS SOUTH 87 DEGREES 15 MINUTES 19 SECONDS WEST, 133.07 FEET;

THENCE, NORTH 03 DEGREES 45 MINUTES 38 SECONDS WEST, ALONG THE EAST LINE OF SAID STERLING LAKES AT IOWA COLONY SEC 21, 234.45 FEET TO A FOUND 5/8-INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 16 DEGREES 47 MINUTES 48 SECONDS WEST, ALONG THE EAST LINE OF SAID STERLING LAKES AT IOWA COLONY SEC 21, AT 22.41 FEET PASSING A POINT FOR THE NORTHEAST CORNER OF SAID STERLING LAKES AT IOWA COLONY SEC 21 AND THE MOST EASTERLY SOUTHEAST CORNER OF STERLING LAKES AT IOWA COLONY SEC 19, A SUBDIVISION RECORDED IN DOCUMENT NO. 2014006560, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, FROM WHICH, A FOUND 5/8-INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID STERLING LAKES AT IOWA COLONY SEC 19, IN ALL, A TOTAL DISTANCE OF 418.83 FEET;

THENCE, NORTH 81 DEGREES 55 MINUTES 40 SECONDS EAST, AT 50.59 FEET PASSING A 5/8-INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF STERLING LAKES AT IOWA COLONY SEC. 6, A SUBDIVISION RECORDED IN DOCUMENT NO. 2006074174, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, FROM WHICH, A 5/8-INCH "PATE" PLASTIC CAPPED IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID STERLING LAKES AT IOWA COLONY SEC. 6, IN ALL, A TOTAL DISTANCE OF 418.83 FEET; CONTINUING ALONG THE SOUTH LINE OF SAID STERLING LAKES AT IOWA COLONY SEC. 6, IN ALL, A TOTAL DISTANCE OF 418.83 FEET TO A 5/8-INCH "PATE" PLASTIC CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID STERLING LAKES AT IOWA COLONY SEC. 6; THENCE, SOUTH 54 DEGREES 57 MINUTES 27 SECONDS EAST, 10.11 FEET TO A 5/8-INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PROPOSED KARSTEN BOULEVARD (C.R. 383 - WIDTH VARIES);

THENCE, SOUTH 43 DEGREES 23 MINUTES 40 SECONDS WEST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PROPOSED KARSTEN BOULEVARD, 129.94 FEET TO A 5/8-INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 350.00 FEET;

THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PROPOSED KARSTEN BOULEVARD, AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46 DEGREES 07 MINUTES 16 SECONDS, 281.74 FEET TO A SET 5/8-INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

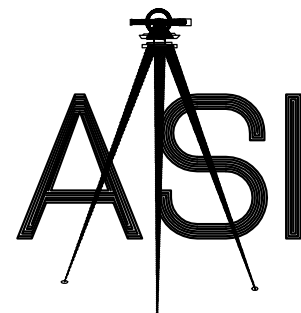
THENCE, SOUTH 02 DEGREES 43 MINUTES 36 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF PROPOSED KARSTEN BOULEVARD, 72.61 FEET TO A 5/8-INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 25.00 FEET;

THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG THE WEST RIGHT-OF-WAY LINE OF PROPOSED KARSTEN BOULEVARD, AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 58 MINUTES 55 SECONDS, 39.26 FEET TO A 5/8-INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF SAID MERIDIANA PARKWAY, FROM WHICH A 5/8-INCH "COTTON SURVEYING" PLASTIC CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF THAT CERTAIN 0.6176 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BRAZORIA COUNTY RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2015043801, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BEARS NORTH 87 DEGREES 15 MINUTES 19 SECONDS EAST, 88.91 FEET;

THENCE, SOUTH 87 DEGREES 15 MINUTES 19 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MERIDIANA PARKWAY, 151.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.313 ACRES OF LAND, MORE OR LESS. NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

SURVEY OF 0F 2.241 ACRES OF LAND SITUATED INSECTION 57 OF THE H.T.&B RR. CO. SURVEY, ABSTRACT NO. 289, BRAZORIA COUNTY A PART OF THAT CERTAIN 274.2 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO STERLING LAKES IOWA ASSOCIATES RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO 2005064607, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS, SAID 2.241 ACRES TRACT DESCRIBED BY METES AND BOUDS

• ABSTRACTING BY TITLE COMPANY.
• ALL BEARINGS ARE BASED ON RECORDED PLAT OF SAID SUBDIVISION.
• COPYRIGHT 2018, Advance Surveying, Inc.(Email: advance-survey@as23.com)



PHONE: 281 530-2939
FAX: 281 530-5464

PURCHASER: US GLOBAL FUELS	SCALE: 1" = 30'
ADDRESS: 0 MERIDIANA PARKWAY & KARSTEN BOULEVARD ROSHARON TEXAS, 77883	FIELD WORK: 04-22-21/DB DRAFTING: 05-01-21/RP
LENDER: -	FINAL CHECK: 05-03-21/AT
TITLE CO.: FIDELITY NATIONAL TITLE INSURANCE COMPANY	REVISIONS:
JOB NO.: 0411423-21-01	
G.F. NO.: 1076601900065	
KEY MAP: 692J	

ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 • HOUSTON, TEXAS 77099 • TBPLS FIRM NO. 10099200

SCHEDULE B

100. AN UNOBSTRUCTED AERIAL EASEMENT TEN (10) FEET IN WIDTH EXTENDING UPWARD FROM A PLANE SIXTEEN (16) FEET ABOVE GROUND LEVEL, NORTHERLY OF AND ADJOINING THE TEN-FOOT WIDE GROUND EASEMENT ALONG THE SOUTH PROPERTY LINE, GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, AND CENTERPOINT ENERGY RESOURCES CORP. D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS, AS SET OUT BY INSTRUMENT DATED JANUARY 27, 2016, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2016014992 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND AS REFLECTED (AS EASEMENT "Y") ON THE MERIDIANA PARKWAY PHASE IV STREET DEDICATION RECORDED UNDER DOCUMENT NUMBER 2017058165 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (AS SHOWN)

10E. SANITARY SEWER EASEMENT TWENTY FOOT BY TWENTY FOOT (20' X 20') ALONG THE SOUTH PROPERTY LINE, GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED FEBRUARY 27, 2017, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2017010314 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND AS REFLECTED ON THE MERIDIANA PARKWAY PHASE IV STREET DEDICATION RECORDED UNDER DOCUMENT NUMBER 2017058165 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (AS SHOWN)

10F. FORCE MAIN EASEMENT TWENTY (20) FEET IN WIDTH CENTERED ALONG THE EASTERLY PROPERTY LINE, GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED DECEMBER 5, 2017, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2017062547 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (AS SHOWN)

10G. PIPE LINE EASEMENT (UNDEFINED LOCATION) GRANTED TO THE DOW CHEMICAL COMPANY, AS SET OUT BY INSTRUMENT DATED FEBRUARY 2, 1945, RECORDED IN VOLUME 271, PAGE 121 (DOCUMENT DOES NOT APPEAR OF RECORD) AND IN VOLUME 397, PAGE 271 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND AS REFLECTED ON THE MERIDIANA PARKWAY PHASE IV STREET DEDICATION RECORDED UNDER DOCUMENT NUMBER 2017058165 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND ALSO ON THE FINAL PLAT OF STERLING LAKES AT IOWA COLONY SEC 19, RECORDED UNDER DOCUMENT NUMBER 2014006560 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (AS SHOWN)

10H. PERMANENT PIPE LINE EASEMENT SIXTY (60) FEET IN WIDTH EASTERLY OF AND ADJOINING THE AFOREMENTIONED EASEMENT GRANTED TO THE DOW CHEMICAL COMPANY, ALONG WITH A TEMPORARY WORKSPACE EASEMENT AREA ADJOINING THERETO, AWARDED OT BRAZORIA INTERCONNECTOR GAS PIPELINE LLC, AS SET OUT BY INSTRUMENT DATED JULY 24, 2007, FILED FOR RECORD UNDER CLERK'S NUMBER 2007042367 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND AS REFLECTED ON THE MERIDIANA PARKWAY PHASE IV STREET DEDICATION RECORDED UNDER DOCUMENT NUMBER 2017058165 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; AND ALSO ON THE FINAL PLAT OF STERLING LAKES AT IOWA COLONY SEC 19, RECORDED UNDER DOCUMENT NUMBER 2014006560 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (AS SHOWN)

10I. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED FROM IOWA COLONY STERLING LAKES, LTD., DATED NOVEMBER 8, 2005, FILED FOR RECORD ON NOVEMBER 14, 2005, UNDER CLERK'S FILE NO. 2005064607 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND AS REFLECTED ON THE MERIDIANA PARKWAY PHASE IV STREET DEDICATION RECORDED UNDER DOCUMENT NUMBER 2017058165 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS, NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).

10J. SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31.

10K. WAIVER OF SPECIAL APPRAISAL FOR THE BENEFIT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31, FILED FOR RECORD ON NOVEMBER 2, 2007, UNDER CLERK'S FILE NUMBER 2007061916 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

10L. SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5.

10M. THE LAND HAS FRONTAGE OR ABUTS MERIDIANA PARKWAY, COUNTY ROAD 56, A CONTROLLED ACCESS HIGHWAY(S). THIS POLICY DOES NOT INSURE AGAINST THE EXERCISE OF POWER BY COMPETENT GOVERNMENTAL AUTHORITY TO LIMIT, CONTROL OR DENY ACCESS, INGRESS OR EGRESS TO THE LAND FROM SAID HIGHWAY OR SERVICE ROAD WHICH THE LAND ABUTS, NOR DOES IT INSURE THAT THE INSURED HAS OR SHALL CONTINUE TO HAVE ACCESS, INGRESS OR EGRESS FROM SUCH PROPERTY TO AND FROM SAID HIGHWAY AND SERVICE ROAD.

10N. WAIVER OF INVENTORY VALUATION FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2019050927 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

100. EASEMENT GRANTED TO M2E3 LLC, BY ORDER GRANTING POSSESSION BY EMINENT DOMAIN PROCEEDING, DATED JANUARY 14, 2020, UNDER CAUSE NO. 0-40496 OF THE COUNTY COURT AT LAW NO. 4 OF BRAZORIA COUNTY, TEXAS, A CERTIFIED COPY AS FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2020- OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

FLOOD NOTE:

SUBJECT PROPERTY X LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE NOT
MAP # 48038C, PANEL 0110K, DATED 12/30/2020. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

TO: LENDER, PURCHASER, TITLE COMPANY

I, hereby certify that this survey was made on the ground and completed on this ____ day of _____, and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GP 1076601900065 of FIDELITY NATIONAL TITLE INSURANCE COMPANY

HENRY M. SANTOS, Registered Professional Land Surveyor No. 5450



x



WASIM@USGLOBAL

NORTH WEST CORNER OF MERIDI /

A0289 HT & B R H

2.241 ACRE IN SEC 37, H.T.B & RI

8 / 14 /

BRAZORIA COU

69

UDC SECTION 3

Requesting variance to the 15' landscaping setback.
The drive-thru has been pushed to the farthest
Also this layout helps to achieve desired number
the c-store and restaurant traffic well separated

UDC SECTION

Requesting variance for setback from Karstel Blvd.
bordered by two major arterial roads on east and
achieve the building's desired size and orientation

SITE, LANDSCAPE

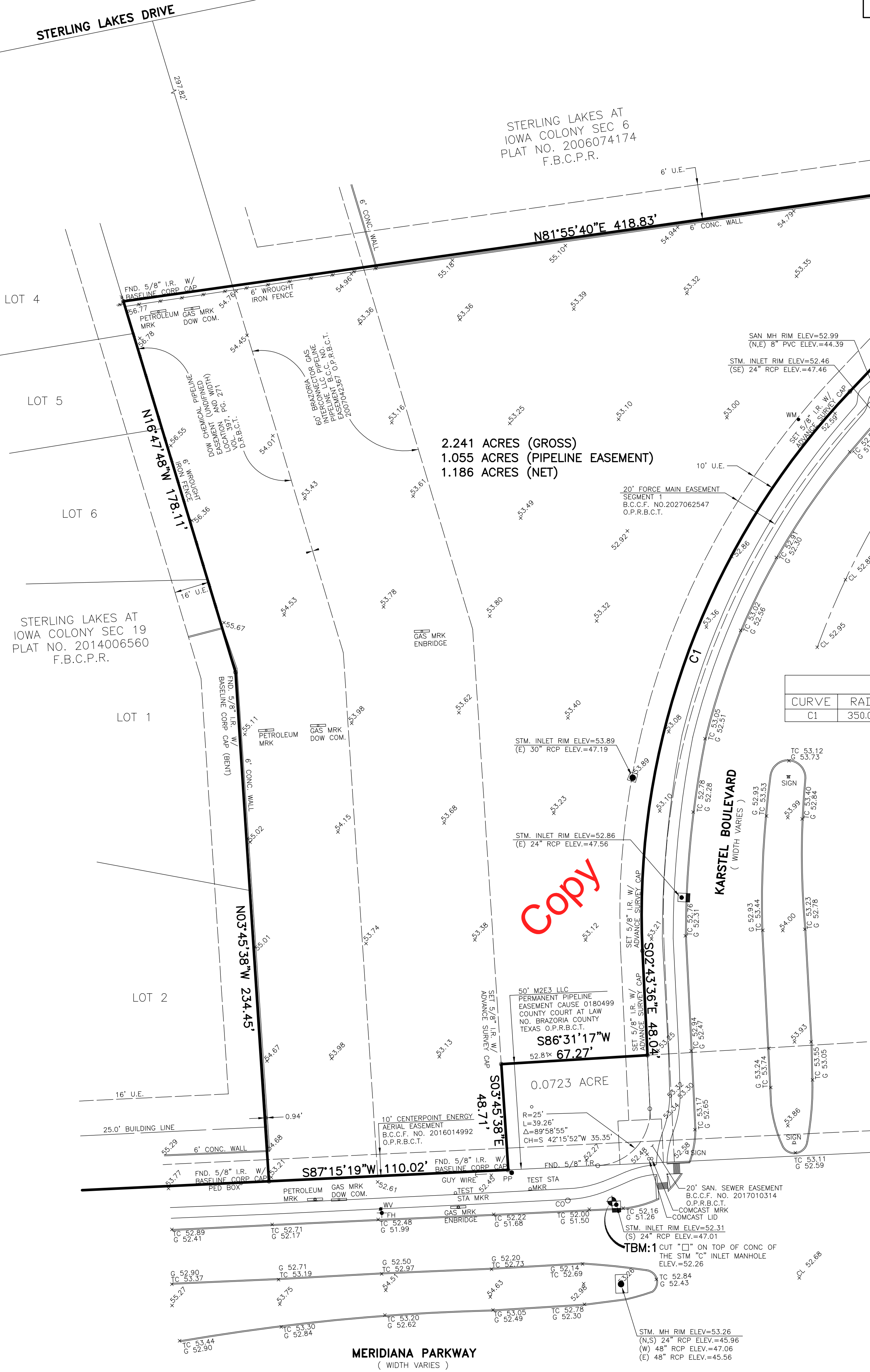
03.01

02.1



SCALE: 1" = 30'

- LEGEND:
- ACRES
 - A/C - AIR CONDITION
 - A.E. - AERIAL EASEMENT
 - B.L.D.G. - BUILDING
 - B.O. - BOLLARD
 - CB - CATCH BASIN
 - CONC. - CONCRETE
 - COVD. - COVERED
 - CP - CRIMPED PIPE
 - DA - DUMPSTER AREA
 - ELEC. - ELECTRIC
 - ESMT. - EASEMENT
 - FC - FIRM CODE
 - FH - FIRE HYDRANT
 - FND. - FOUND
 - GM - GAS METER
 - BCCF - BRAZORIA COUNTY CLERK'S FILE
 - BCDR - BRAZORIA COUNTY DEED RECORDS
 - BCMR - BRAZORIA COUNTY MAP RECORDS
 - HCPS - HANDICAP PARKING SPACE
 - HLAP - HOUSTON LIGHTING & POWER
 - I.P. - IRON PIPE
 - IR - IRON ROD
 - LP - LIGHT POST
 - MH - MANHOLE
 - MW - MONITORING WELL
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - PP - POWER POLE
 - PS - PARKING SPACES
 - PTP - FINCHED TOP PIPE
 - R.O.W. - RIGHT OF WAY
 - RR - RAILROAD
 - SAN. - SANITARY
 - SP - SERVICE POLE
 - SO. FT. - SQUARE FEET
 - S.S.E. - SANITARY SEWER EASEMENT
 - STM. - STORM
 - STM.S.E. - STORM SEWER EASEMENT
 - SWBT - SOUTHWESTERN BELL TELEPHONE
 - TEL. - TELEPHONE
 - TLP - TRAFFIC LIGHT POLE
 - T.S.B. - TRAFFIC SIGNAL BOX
 - U.E. - UTILITY EASEMENT
 - WM - WATER METER
 - WV - WATER VALVE
 - WB - BARBED WIRE FENCE
 - CL - CHAIN LINK FENCE
 - CONC. - CONCRETE
 - COVERED CONCRETE
 - ASPHALT
 - CHPL - OVERHEAD POWER LINES
 - WOOD FENCE
 - WROUGHT IRON FENCE



BENCHMARK:

BENCHMARK NO. CB2 IS A BRASS CAP STAMPED 'CB-2' SET IN THE NORTH SIDE OF COUNTY ROAD 81 BRIDGE OVER WEST FORK CHOCOLATE BAYOU, AT STREAM CENTERLINE, IN KEY MAP 652X, NEAR UNIT CB100-00-00 ELEV. 56.51' NAVD 88, 2001 ADJUSTMENT

TBM:1

CUT " " ON TOP OF CONC. OF THE STM "C" INLET MANHOLE
ELEV.= 52.26'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	350.00"	281.74'	46°07'16"	S20°20'02"W	274.19'

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND CONTAINING 2.313 ACRES, MORE OR LESS, SITUATED IN SECTION 57 OF THE H. T. & B. RR. CO. SURVEY, ABSTRACT NO. 289, BRAZORIA COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 274.2 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO STERLING LAKES IOWA ASSOCIATES RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2005064607, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 2.313 ACRE TRACT IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS: THE BEARINGS HEREIN WERE DERIVED FROM REDUNDANT RTK GPS OBSERVATIONS AND ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 CORRS ADJUSTMENT. THE DISTANCES HEREIN ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.99986213 BEGINNING AT A 5/8-INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF MERIDIANA PARKWAY (C.R. 56 - WIDTH VARIES) AS DEDICATED BY THE PLAT RECORDED IN DOCUMENT NO. 2017058165, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD BEING THE SOUTHEAST CORNER OF STERLING LAKES AT IOWA COLONY SEC 21, A SUBDIVISION RECORDED IN DOCUMENT NO. 2018000064, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, FROM SAID CAPPED IRON ROD BEARS NORTH 16 DEGREES 47 MINUTES 48 SECONDS WEST, 297.82 FEET CONTINUING ALONG THE SOUTH LINE OF SAID STERLING LAKES AT IOWA COLONY SEC. 6, IN ALL, A TOTAL DISTANCE OF 418.83 FEET TO A FOUND 5/8-INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD; THENCE, NORTH 03 DEGREES 45 MINUTES 38 SECONDS WEST, ALONG THE EAST LINE OF SAID STERLING LAKES AT IOWA COLONY SEC 21, 234.45 FEET TO A FOUND 5/8-INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD; THENCE, NORTH 16 DEGREES 47 MINUTES 48 SECONDS WEST, ALONG THE EAST LINE OF SAID STERLING LAKES AT IOWA COLONY SEC 21, AT 22.41 FEET PASSING A POINT FOR THE NORTHEAST CORNER OF SAID STERLING LAKES AT IOWA COLONY SEC 21 AND THE MOST EASTERLY SOUTHEAST CORNER OF STERLING LAKES AT IOWA COLONY SEC 19, A SUBDIVISION RECORDED IN DOCUMENT NO. 2014006560, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, FROM WHICH, A FOUND 5/8-INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD BEARS NORTH 40 DEGREES WEST, 0.4 FEET, CONTINUING ALONG AN EAST LINE OF SAID STERLING LAKES AT IOWA COLONY SEC 19, IN ALL, A TOTAL DISTANCE OF 178.11 FEET TO A SET 5/8-INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD; THENCE, NORTH 81 DEGREES 55 MINUTES 40 SECONDS EAST, AT 50.59 FEET PASSING A 5/8-INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF STERLING LAKES AT IOWA COLONY SEC. 6, A SUBDIVISION RECORDED IN DOCUMENT NO. 2006074174, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, FROM WHICH, A 5/8-INCH "PATE" PLASTIC CAPPED IRON ROD FOUND ON THE SOUTHEAST RIGHT-OF-WAY LINE OF STERLING LAKES DRIVE AS DEDICATED BY THE PLAT RECORDED IN DOCUMENT NO. 2007014707, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, BEARS NORTH 16 DEGREES 47 MINUTES 48 SECONDS WEST, 297.82 FEET CONTINUING ALONG THE SOUTH LINE OF SAID STERLING LAKES AT IOWA COLONY SEC. 6, IN ALL, A TOTAL DISTANCE OF 418.83 FEET TO A 5/8-INCH "PATE" PLASTIC CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID STERLING LAKES AT IOWA COLONY SEC. 6; THENCE, SOUTH 54 DEGREES 57 MINUTES 27 SECONDS EAST, 10.11 FEET TO A 5/8-INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PROPOSED KARSTEL BOULEVARD (C.R. 383 - WIDTH VARIES); THENCE, SOUTH 43 DEGREES 23 MINUTES 40 SECONDS WEST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PROPOSED KARSTEL BOULEVARD, 129.94 FEET TO A 5/8-INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 350.00 FEET; THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PROPOSED KARSTEL BOULEVARD, AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46 DEGREES 07 MINUTES 16 SECONDS, 281.74 FEET TO A SET 5/8-INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD; THENCE, SOUTH 02 DEGREES 43 MINUTES 36 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF PROPOSED KARSTEL BOULEVARD, 72.61 FEET TO A 5/8-INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 25.00 FEET; THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG THE WEST RIGHT-OF-WAY LINE OF PROPOSED KARSTEL BOULEVARD, AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 58 MINUTES 55 SECONDS, 39.26 FEET TO A 5/8-INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET ON THE NORTH RIGHT-OF-WAY LINE OF SAID MERIDIANA PARKWAY, FROM WHICH A 5/8-INCH "COTTON SURVEYING" PLASTIC CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF THAT CERTAIN 0.6176 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BRAZORIA COUNTY RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2015043801, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BEARS NORTH 87 DEGREES 15 MINUTES 19 SECONDS EAST, 88.91 FEET; THENCE, SOUTH 87 DEGREES 15 MINUTES 19 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MERIDIANA PARKWAY, 151.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.313 ACRES OF LAND, MORE OR LESS. NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

SURVEY OF 2.241 ACRES OF LAND SITUATED IN SECTION 57 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 289, BRAZORIA COUNTY A PART OF THAT CERTAIN 274.2 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO STERLING LAKES IOWA ASSOCIATES RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2005064607, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS, SAID 2.241 ACRES TRACT DESCRIBED BY METES AND BOUNDS

SCHEDULE B

100. AN UNOBSTRUCTED AERIAL EASEMENT TEN (10) FEET IN WIDTH EXTENDING UPWARD FROM A PLANE SIXTEEN (16) FEET ABOVE GROUND LEVEL, NORTHERLY OF AND ADJOINING THE TEN-FOOT WIDE GROUND EASEMENT ALONG THE SOUTH PROPERTY LINE, GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, AND CENTERPOINT ENERGY RESOURCES CORP. D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS, AS SET OUT BY INSTRUMENT DATED JANUARY 27, 2016, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2016014992 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND AS REFLECTED (AS EASEMENT "Y") ON THE MERIDIANA PARKWAY PHASE IV STREET DEDICATION RECORDED UNDER DOCUMENT NUMBER 2017058165 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (AS SHOWN)
- 10E. SANITARY SEWER EASEMENT TWENTY FOOT BY TWENTY FOOT (20' X 20') ALONG THE SOUTH PROPERTY LINE, GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED FEBRUARY 27, 2017, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2017010314 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND AS REFLECTED ON THE MERIDIANA PARKWAY PHASE IV STREET DEDICATION RECORDED UNDER DOCUMENT NUMBER 2017058165 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (AS SHOWN)
- 10F. FORCE MAIN EASEMENT TWENTY (20) FEET IN WIDTH CENTERED ALONG THE EASTERLY PROPERTY LINE, GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED DECEMBER 5, 2017, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2017062547 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (AS SHOWN)
- 10G. PIPE LINE EASEMENT (UNDEFINED LOCATION) GRANTED TO THE DOW CHEMICAL COMPANY, AS SET OUT BY INSTRUMENT DATED FEBRUARY 2, 1945, RECORDED IN VOLUME 271, PAGE 121 (DOCUMENT DOES NOT APPEAR OF RECORD) AND IN VOLUME 397, PAGE 271 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND AS REFLECTED ON THE MERIDIANA PARKWAY PHASE IV STREET DEDICATION RECORDED UNDER DOCUMENT NUMBER 2017058165 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND ALSO ON THE FINAL PLAT OF STERLING LAKES AT IOWA COLONY SEC 19, RECORDED UNDER DOCUMENT NUMBER 2014006560 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (AS SHOWN)
- 10H. PERMANENT PIPE LINE EASEMENT SIXTY (60) FEET IN WIDTH EASTERLY OF AND ADJOINING THE AFOREMENTIONED EASEMENT GRANTED TO THE DOW CHEMICAL COMPANY, ALONG WITH A TEMPORARY WORKSPACE EASEMENT AREA ADJOINING THERETO, AWARDED OT BRAZORIA INTERCONNECTOR GAS PIPELINE LLC, AS SET OUT BY INSTRUMENT DATED JULY 24, 2007, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2007042367 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND AS REFLECTED ON THE MERIDIANA PARKWAY PHASE IV STREET DEDICATION RECORDED UNDER DOCUMENT NUMBER 2017058165 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; AND ALSO ON THE FINAL PLAT OF STERLING LAKES AT IOWA COLONY SEC 19, RECORDED UNDER DOCUMENT NUMBER 2014006560 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (AS SHOWN)
- 10I. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED FROM IOWA COLONY STERLING LAKES, LTD., DATED NOVEMBER 8, 2005, FILED FOR RECORD ON NOVEMBER 14, 2005, UNDER CLERK'S FILE NO. 2005064607 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND AS REFLECTED ON THE MERIDIANA PARKWAY PHASE IV STREET DEDICATION RECORDED UNDER CLERK'S FILE NO. 2007031208 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS, NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).
- 10J. SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31.
- 10K. WAIVER OF SPECIAL APPRAISAL FOR THE BENEFIT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31, FILED FOR RECORD ON NOVEMBER 2, 2007, UNDER CLERK'S FILE NUMBER 2007061916 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.
- 10L. SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5.
- 10M. THE LAND HAS FRONTAGE OR ABUTS MERIDIANA PARKWAY, COUNTY ROAD 56, A CONTROLLED ACCESS HIGHWAY(S). THIS POLICY DOES NOT INSURE AGAINST THE EXERCISE OF POWER BY COMPETENT GOVERNMENTAL AUTHORITY TO LIMIT, CONTROL OR DENY ACCESS, INGRESS OR EGRESS TO THE LAND FROM SAID HIGHWAY OR SERVICE ROAD WHICH THE LAND ABUTS, NOR DOES IT INSURE THAT THE INSURED HAS OR SHALL CONTINUE TO HAVE ACCESS, INGRESS OR EGRESS FROM SUCH PROPERTY TO AND FROM SAID HIGHWAY AND SERVICE ROAD.
- 10N. WAIVER OF INVENTORY VALUATION FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2019050927 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.
100. EASEMENT GRANTED TO M2E3 LLC, BY ORDER GRANTING POSSESSION BY EMINENT DOMAIN PROCEEDING, DATED JANUARY 14, 2020, UNDER CAUSE NO. 0140496 OF THE COUNTY COURT AT LAW NO. 4 OF BRAZORIA COUNTY, TEXAS, A CERTIFIED COPY AS FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2020_____ OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

TO: LENDER, PURCHASER, TITLE COMPANY

I, hereby certify that this survey was made on the ground and completed on this ____ day of _____, and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GP 1076601900065 of FIDELITY NATIONAL TITLE INSURANCE COMPANY

HENRY M. SANTOS, Registered Professional Land Surveyor No. 5450

- ABSTRACTING BY TITLE COMPANY.
- ALL BEARINGS ARE BASED ON RECORDED PLAT OF SAID SUBDIVISION.
- COPYRIGHT 2018, Advance Surveying, Inc.(Email: advance-survey@as23.com)



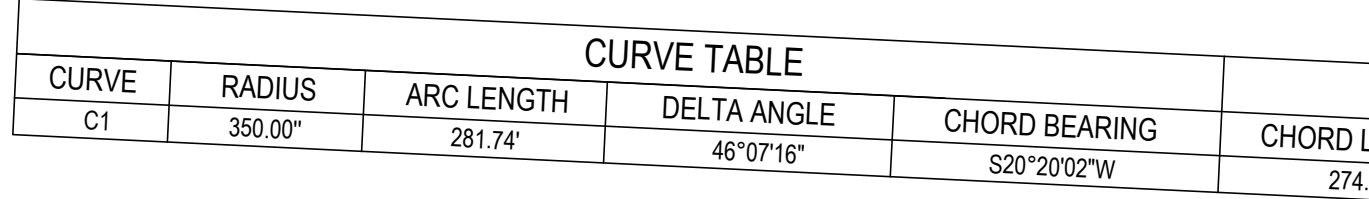
PHONE: 281 530-2939
FAX: 281 530-5464

PURCHASER: US GLOBAL FUELS	SCALE: 1" = 30'
ADDRESS: 0 MERIDIANA PARKWAY & KARSTEN BOULEVARD ROSHARON TEXAS, 77883	FIELD WORK: 04-22-21/DB DRAFTING: 05-01-21/RP
LENDER: -	FINAL CHECK: 05-03-21/AT
TITLE CO.: FIDELITY NATIONAL TITLE INSURANCE COMPANY	REVISIONS:
JOB NO.: 0411423-21-01	
G.F. NO.: 1076601900065	
KEY MAP: 692J	

ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 • HOUSTON, TEXAS 77099 • TBPLS FIRM NO. 10099200

1. DO NOT SCALE DRAWINGS. CONTACT DESIGNER TO VERIFY ANY UNKNOWN DIMENSIONS.
2. CONTRACTOR TO VERIFY WITH DIMENSIONS BEFORE COMMENCING ANY WORK. CONTRACTOR TO INFORM DESIGNER OF ANY DISCREPANCIES.
3. ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THIS DOCUMENTS SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
4. CONTRACTOR TO OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES(FEDERAL, STATE OR LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.
5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTION AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER BEFORE PROCEEDING.
6. ALL SIDEWALKS AND PATIO AREAS SURROUNDING THE BUILDING TO MAINTAIN A MAXIMUM 2% SLOPE.
7. CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR BIDDING.
8. CONTRACTOR SHALL PROVIDE ANY TEMPORARY ROADS OR CROSSINGS AS REQUIRED FOR EXECUTION OF THE CONTRACT. ALL TEMPORARY CONSTRUCTION SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.
9. PROVIDE CONCRETE WALKS WITH CONTROL AND EXPANSION JOINT.
10. RELOCATION OF ALL UTILITY POLES, LINES AND OTHER EXISTING SERVICES(IF REQUIRED) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE VERIFIED AND COORDINATED WITH APPROPRIATE AGENCIES.
11. GRADE ALL LANDSCAPE ISLANDS TO AVOID WATER PONDING INSIDE CURBS-TYPICAL.
12. ALL PAVING TO BE CONCRETE UNLESS NOTED OTHERWISE.
13. SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
14. REFER TO CIVIL DRAWING FOR SITE WORK.
15. GENERAL CONTRACTOR TO PROTECT ALL TREES AND SHRUBS(IF ANY) IN AREA OF NEW CONSTRUCTION.
16. CONTRACTOR TO STAKE OUT ALL CORNERS OF BUILDINGS, ALL MAJOR SITE AND BUILDING COMPONENTS, ALL COLUMN LOCATIONS AND WATER EASEMENT PRIOR TO COMMENCEMENT OF ANY OTHER WORK.
17. ALL RESERVED SYMBOLS ARE TO BE PAINTED "INTERNATIONAL RESERVED BLUE", ALL OTHER STRIPING AND ADJACENT ACCESS AISLES IS TO BE PAINTED WHITE.
18. FLOOR OR LANDING ON EACH SIDE OF DOORS ARE AT THE SAME ELEVATION ON EACH SIDE OF THE DOORS. LANDING SHALL BE LEVEL EXCEPT THAT EXTERIOR LANDINGS MAY HAVE A SLOPE NO TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) AS PER SECTION 1008.1.4.
19. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP RESISTANT AND SHALL COMPLY WITH TAS 4.5.

01	HANDICAP SYMBOL.
02	HANDICAP SIGN.
03	ADA/ TAS STRIPPED AISLE.
04	ADA/ TAS COMPLIANT RAMP @ 1:12 SLOPE WITH TRUNCATED DOME SURFACE (TYPICAL). PROVIDE HANDRAIL IF RAMP RISE GREATER THAN 0'-6".
05	6" CONCRETE WHEEL STOP.
06	20' LIGHT POLE. LIGHT FIXTURE WITH CUT OFF SHIELD.
07	7' HIGH PROPOSED C.M.U. DUMPSTER ENCLOSURE.
08	6" REINFORCED CONCRETE CURB (TYP.). RE: CIVIL.
09	GC TO INSTALL PROTECTIVE BOLLARD.
10	TYP. PAVING. RE: CIVIL.
11	LANDSCAPING ISLAND.
12	AIR AND WATER UNIT.
13	25'-0" HIGH RISE I.D. SIGN.
14	CANOPY OVER FUEL DISPENSER BY OTHERS.
15	PROPOSED UNDERGROUND FUEL TANK. FUEL TANK BY OTHERS. SIZE & LOCATION MAY VARY. G.C. TO VERIFY WITH OWNER.
16	BICYCLE RACK.
17	4" WIDE PAINT STRIPPING AT PARKING SPACES (TYP.).
18	OBSTRUCTION: CONTRACTOR WILL REMOVE/ RELOCATE ALL THE OBSTRUCTIONS OR WET & DRY UTILITIES ON THE PROPOSED SIDEWALK, RAMP AND DRIVEWAYS.
19	EXISTING DRIVEWAY NOT PROVIDING ACCESS TO THE PROPERTY MUST BE REMOVED & REPLACED WITH NEW CURB & GUTTER OR REGRADE THE OPEN DITCH WITH SOD/ GRASS FOR POSITIVE DRAINAGE FLOW.



PARKING REQUIRED			
	AREA	REQUIRED	
CONVENIENCE STORE	5,265	5/1000	27
SHIPLEY'S DONUT	2,003	4/1000	09
SUBWAY	995	4/1000	04
TOTAL REQUIRED			40

PARKING PROVIDED	37
HANDICAP STALLS	02
PARKING CREDIT FROM MPD	12
TOTAL PROVIDED	51



A0.01

- COORDINATE PLACEMENT OF PLANTS WITH UTILITY LOCATIONS. MAKE ADJUSTMENTS AS REQUIRED TO AVOID PLANTING OVER THE UTILITIES.
- ALL AREAS THAT REQUIRE SEEDING SHALL RECEIVE 4" MIN. TOP SOIL, U.N.O.
- SEED ALL AREAS INDICATED ON THE LANDSCAPE PLAN, THE SOIL EROSION CONTROL PLAN AND ALL DISTURBED AREA. REVIEW AREAS OF SEEDING WITH CONSTRUCTION MANAGER PRIOR TO ANY SEEDING. ANY AREAS DISTURBED BY THE CONTRACTOR WHICH ARE BEYOND THE LIMITS OF GRADING AND EARTHWORK SHALL BE SEEDDED AT NO ADDITIONAL COST TO OWNER.
- REPAIR AND RESTORE ANY DAMAGE OUTSIDE OF LIMIT OF WORK LINE TO ORIGINAL CONDITION.
- PROTECT ALL TREES AND EXISTING FEATURES TO REMAIN AS SPECIFIED.
- ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH WELL DEVELOPED BRANCH SYSTEMS AND VIGOROUS HEALTHY ROOT SYSTEMS. ALL STOCK SHALL BE WELL FORMED AND THE TRUNKS OF TREES SHALL BE UNIFORM AND STRAIGHT.
- UNLESS OTHERWISE SPECIFIED, ALL PERENNIALS, GRASSES AND GROUND COVER SHALL BE GROWN IN THEIR CONTAINER FOR ONE YEAR PRIOR TO INSTALLATION.

SHADE TREES: PROPOSED LIVE OAK 4" CAL. -----

ORNAMENTAL TREES: CREPEMYRTLES 2 1/2" CAL.-----

SHRUBS FOR SCREENING & BUFFER: 5 GAL. PLANTED 36" O.C.---⊙

TREE SHADE	COMMON NAME	BOTANICAL NAME	AMOUNT PROPOSED
	LIVE OAK	QUERCUS VIRGINIANA	22
ORNAMENTAL	CRAPE MYRTLES	LAGERSTROEMIA INDICA	02
SHRUBS	A. JUNIPER	JUNIPER	200
	B. WAXLEAF LIGUSTRUM	PROCUMBENS LIGUSTRUM JAPONICUM	

A. STREET TREES :

LENGTH OF PROPERTY LINE IN LINEAR FEET AS MEASURED
ALONG ALL SIDES OF THE PROPERTY FRONTING ON A PUBLIC
STREET(S).

STREET FRONTAGE ON

1. KARSTEL BULEVARD : $\frac{489.72.75 \text{ LINEAR FEET}}{30} = 16 \text{ STREET}$
TREES REQUIRED.

2. MERIDIANA PARKWAY : $\frac{110.02 \text{ LINEAR FEET}}{30} = 04 \text{ STREET}$
TREES REQUIRED.

TOTAL 20 STREET TREES REQUIRED

PARKING LOT TREES :

NUMBER OF NEW PARKING STALLS TO BE CONSTRUCTED 39/10
= 04 PARKING LOT TREES REQUIRED.

C. TOTAL PLANTING REQUIREMENT :

A+B = 24 TOTAL REQUIRED NUMBER OF STREET AND PARKING LOT TREES TO BE PLANTED.

D. SHRUBS :

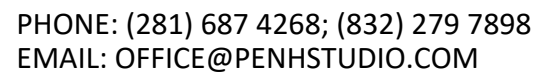
TOTAL NUMBER OF STREET TREES REQUIRED,
FROM A ABOVE X 10 = 20 X 10 = 200 SHRUBS.

E. LANDSCAPE BUFFER :

6' HIGH SCREENING FENCE, OR 15' WIDE EVERGREEN PLANTING STRIP. TOTAL LENGTH OF PROPERTY LINE ADJACENT TO EXISTING SINGLE-FAMILY RESIDENTIAL, OR LIMIT OF EXPANSION ADJACENT TO EXISTING SINGLE-FAMILY RESIDENTIAL.



DEVELOPMENT SITE PLAN | 01 | SCALE: 1:30=1'-0"



COPYRIGHT 2020: PENH STUDIO, LLC RETAINS COPYRIGHT TO THIS DESIGN, IDEA AND DRAWINGS. NO PART OF THESE DRAWINGS SHALL BE USED, COPIED OR DISTRIBUTED WITHOUT THE PRIOR WRITTEN PERMISSION OF PENH STUDIO LLC. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING THE DIMENSIONS AT THE JOB SITE. PENH STUDIO LLC WILL NOT BE RESPONSIBLE FOR CONSTRUCTION TECHNIQUES AND PROCEDURE OR SAFETY AT THE JOB SITE.

PROFESSIONAL SEAL

SCOPE OF THE WORK: THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INFORMATION AND DESCRIPTION, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS DATED AND NOTED AS 'ISSUED FOR CONSTRUCTION WORK'.

PROJECT NAME

PROJECT ADDRESS

MERIDIANA PKWY AND KARSTEL BLVD

PROJECT SCHEDULE:

[illegible]

REVISION

NO	DESCRIPTION	DATE

DRAWN BY: PE / NH

CHECKED BY

SCALE

AS NOTED

PENH STUDIO PROJECT NO.

21-108

DRAWING TITLE

OVERALL DEVELOPMENT SITE PLAN

DRAWING NUMBER

A0.03

MEMORANDUM

Date: March 30, 2022
To: Planning and Zoning Members
City Council Members
From: Dinh V. Ho, P.E.
RE: C-Store @ NWC Meridiana Parkway and Karsten Blvd.
Staff's Summary and Recommendations
CC: Mayor Michael Byrum-Bratsen, Robert Hemminger Kayleen Rosser, Albert Cantu

Staff received a variance request from the UDC from Rambo Enterprise for development of a C-Store, with gas pumps, and restaurants located at the northwest corner of Meridiana Parkway and Karsten Blvd.

1. Unified Development Code: Section 3.5.3.1(a) (4) – 71ft and 53ft Build to Line setback

Requests and Reason: Request variance for setback from Karsten Blvd. Because of the irregular shape and the fact that it is bordered by two major arterial roads on the east and south sides, implementing the 71' setbacks would pose difficulty to achieve the buildings desired size and orientation, which in terms will make the development economically impractical.

Staff Recommendations:

The proposed structure is a C-Store with 6-gas pumps, drive thru Donut shop and Subway deli. Total acreage of the tract is 2.251 acres, inclusive of the pipeline easements. The purpose of UDC Section 3.5.3.1(a) is to encourage both pedestrian and vehicular building access; the front wall of the building shall be located at along build to line.

Since the tract is greater than 2.0 acres, the 71' build to line is required under Section 3.5.3.4 (a)(4).

Staff recommends the variance to be approved. Due to the irregular shape of the tract and the constraint of the pipelines along the western boundary, staff is recommending approval to allow for a 25' setback for the structure along Karsten.

2. Unified Development Code: Section 3.3.1.1 (a)(2)a.2. – Landscape Setback Variance

Requests and Reason: Requesting variance to the 15' landscape setback to accommodate drive thru lane for Shipley Do-Nuts. The Drive thru has been pushed back to the farthest back away from the major intersection for traffic safety reasons. Also this layout helps to achieve the desired number of fuel pumps to make the project economically viable. Keeps the C-store and restaurant traffic well separate to reduce any traffic conflicts within the site.

Staff Recommendations:

The north boundary of this tract is adjacent to the existing single-family residential. The current fencing is a 6' masonry wall. There are two Sections of the UDC that applies to this variance.

Section 3.3.1.1. (a)(2)a.2. *In addition to an opaque screening wall, there shall be a minimum 25-foot wide landscape buffer between nonresidential or multifamily and all single-family uses. The buffer, located on the nonresidential or multi-family property, shall also include Large Trees (from the Large Tree Plant list in UDC Section 3.1.3.31) with a minimum two-inch (2") caliper measured at twelve inches (12") above the root ball shall be provided, with the total caliper inches equal to at least one inch (1") for each ten feet (10') of lot depth.*

Section 3.3.1.1.(a)(2)a.3. *In situations where a fence already exists along the property line between the nonresidential or multiple-family use and the residential use, the screening required by this section shall be in addition to the existing fence unless the nonresidential or multifamily use obtains permission from the owner(s) of the existing fence to replace said fence with the opaque screening wall and twenty-five feet (25') buffer described above*

Staff recommend rejecting the variance to eliminate the 25' landscape buffer and associated tree requirements. It is our opinion this is not considered a hardship and the screening would provide a noise buffer for the existing residents. Staff also recommend keeping the existing 6' masonry fence in place, in lieu of replacing with a 8' opaque fence.

Copy

ALLEN BOONE HUMPHRIES ROBINSON LLP

ATTORNEYS AT LAW

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HOUSTON, TEXAS 77027
TEL (713) 860-6400
FAX (713) 860-6401
abhr.com

Direct Line: (713) 860-6412
Direct Fax: (713) 860-6612

taustin@abhr.com

Timothy Austin
Partner

December 17, 2021

Honorable Mayor and City Council
City of Iowa Colony
12003 County Road 65
Iowa Colony, Texas 77583
Attention: Geri Frank, City Secretary

Re: Brazoria County Municipal Utility District No. 32

Dear Mayor and Council:

Please accept the attached petition for consent to annex 60.01 acres into MUD 32 from the Board of Directors of MUD 32 and the owner of the land to be annexed into the District. A description of the land is attached as Exhibit A, and the City current consent conditions as we understand them to be are attached as Exhibit B. A map of the area to be added is also attached for your reference. As we have discussed earlier, please note that the land is on the north side of MUD 31, but is outside the City boundaries; as a result, the addition of the land to MUD 32 will not require any additional rebate which would be necessary if the land were added to MUD 31.

The District wanted to get the actual petition to you under the provisions of Section 54.016, Texas Water Code. If you have any questions or comments, please let me know. Thanks very much.

Sincerely,



Timothy Austin
Attorney for the District

Enclosures

cc: Larry Boyd, City Attorney
Ron Cox

PETITION FOR CONSENT TO ANNEX LAND INTO
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF IOWA
COLONY, TEXAS:

The undersigned, BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32 (the "District"), and McALISTER OPPORTUNITY FUND 2014, L.P., a Delaware limited partnership and McALISTER OPPORTUNITY FUND III, L.P., a Delaware limited partnership (collectively, the "Petitioners"), acting pursuant to the provisions of Chapter 49, Texas Water Code, particularly Section 49.301 of that Code, together with all amendments and additions thereto, respectfully petition the City Council of the CITY OF IOWA COLONY, TEXAS (the "City"), for its written consent to the annexation by the District of the 60.01 acres of land described by metes and bounds in **Exhibit A** (the "Land"), which is attached hereto and incorporated herein for all purposes. In support of this petition, the undersigned would show the following:

I.

The District is a municipal utility district duly created under the laws of the State of Texas. The District was created and organized under the terms and provisions of Article XVI, Section 59, of the Constitution of Texas, and is governed by the provisions of Chapters 49 and 54, Texas Water Code.

II.

The Petitioners hold fee simple title to the Land, as indicated by the certificates of ownership provided by the Brazoria County Appraisal District.

III.

The Land is situated wholly within Brazoria County, Texas. No part of the Land is within the limits of any incorporated city, town or village, and no part of the Land is within the extraterritorial jurisdiction (as such term is defined in Local Government Code Section 42.001 et seq., as amended) of any city, town or village except the City. All of the Land may properly be annexed into the District.

IV.

The general nature of the work to be done within the Land is the construction, acquisition, maintenance and operation of a waterworks and sanitary sewer system, a drainage and storm sewer system, road facilities, and parks and recreational facilities.

V.

There is, for the following reasons, a necessity for the above-described work. The Land, which will be developed for commercial and/or residential purposes, is urban in nature, is within the growing environs of the City, is in close proximity to populous and developed sections of Brazoria County, and within the immediate future will experience a substantial and sustained residential and commercial growth. There is not now available within the Land an adequate waterworks and sanitary sewer system, an adequate drainage system, road facilities, nor parks or recreational facilities, and it is not presently economically feasible for the Land to provide for such systems and facilities itself. Because the health and welfare of the present and future inhabitants of the Land and of lands adjacent thereto require the construction, acquisition, maintenance and operation of an adequate waterworks and sanitary sewer system, a drainage and storm sewer system, road facilities, and parks and recreational facilities, a public necessity exists for the annexation of the Land into the District, to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks and sanitary sewer system, such drainage and storm sewer system, such road facilities, and such parks and recreational facilities, so as to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VI.

The undersigned estimate, from such information as they have at this time, that the cost of extending the District's facilities, not including internal lines and facilities, to serve the Land is under \$500,000.

VII.

The Petitioners and the District agree and hereby covenant that if the requested consent to the annexation of the Land to the District is given, the Petitioners and the District will adopt and abide by the conditions set forth in **Exhibit B**, attached hereto and incorporated herein for all purposes.

WHEREFORE, the undersigned respectfully pray that this petition be heard and granted in all respects and that the City give its written consent to the annexation of the Land into the District.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY SUBMITTED on this ____ day of _____, 2021.

**BRAZORIA COUNTY MUNICIPAL
UTILITY DISTRICT NO. 32**

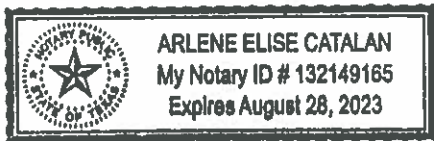
By: Mary Tyson
Name: Mary Tyson
Title: President

THE STATE OF TEXAS

COUNTY OF Harris

§
§
§

This instrument was acknowledged before me on this 17th day of December, 2021, by Mary Tyson, as President of the Board of Directors of BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, a political subdivision of the State of Texas, on behalf of said political subdivision.

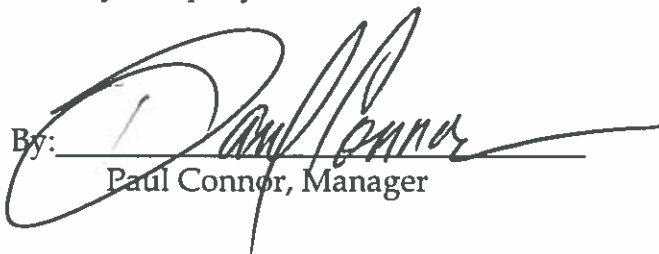


(NOTARY SEAL)

Arlene Elise Catalan
Notary Public, State of Texas

**McALISTER OPPORTUNITY FUND 2014, L.P., a
Delaware limited partnership**

By: MOF 2014 GP, LLC, a Delaware limited
liability company, its General Partner

By: 
Paul Connor, Manager

STATE OF TEXAS

§

§

COUNTY OF Harris

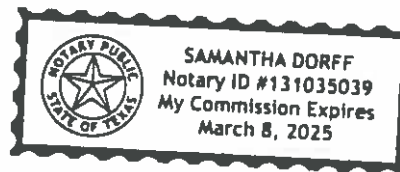
§

This instrument was acknowledged before me on November 9, 2021, by Paul Connor, Manager of MOF 2014 GP, LLC, a Delaware limited liability company, General Partner of MCALISTER OPPORTUNITY FUND 2014, L.P., a Delaware limited partnership, on behalf of said limited partnership and said limited liability company.

Copy


Notary Public, State of Texas

(NOTARY SEAL)



**MCALISTER OPPORTUNITY FUND III, L.P., a
Delaware limited partnership**

By: MREEF 2017 GP, LLC, a Delaware
limited liability company, its General
Partner

By: 
Paul Connor, Manager

STATE OF TEXAS

§
§
§

COUNTY OF Harris

This instrument was acknowledged before me on November 9, 2021, by Paul Connor, Manager of MREEF 2017 GP, LLC, a Delaware limited liability company, General Partner of MCALISTER OPPORTUNITY FUND III, L.P., a Delaware limited partnership, on behalf of said limited partnership and said limited liability company.

COPY


Notary Public, State of Texas

(NOTARY SEAL)

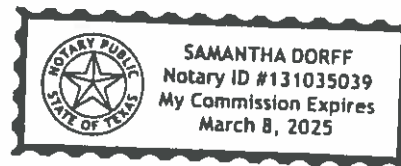


Exhibit A
The Annexed Land

METES AND BOUNDS DESCRIPTION
60.01 ACRES OF LAND IN SECTION 68 OF THE
H.T. & B. RR. Co. SURVEY, ABSTRACT No. 561,
BRAZORIA COUNTY, TEXAS

BEING 60.01 acres of land situated in Section 68 of the H.T. & B. RR. Co. Survey, Abstract No. 561, Brazoria County, Texas; being the south 1/2 of the northwest 1/4 of the southeast 1/4 and the southwest 1/4 of the southeast 1/4 of said Section 68, said tract being described as 60 acres in the deed to Iowa Colony Sterling Lakes, LTD, recorded in Brazoria County Clerks File No. 2003075437, Official Public Records of Brazoria County, Texas and being part of a 1,101.117 acre tract (Tract I) in the deed to Iowa Colony Sterling Lakes, LTD., recorded in Brazoria County Clerks File No. 2003075438, Official Public Records of Brazoria County, Texas, said 60.01 acre tract is described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod for the southeast corner of said 60 acre tract on the south line of said Section 68 and the north line of Section 58 of the H.T. & B. RR. Co. Survey, Abstract No. 516, Brazoria County, Texas, said corner being the southwest corner of a 10.021 acre tract (described as Tract 4) in the Tigdig partition deed recorded in Volume 997, Page 187, Deed Records Brazoria County, Texas, said corner being a re-entrant corner of said 1,101.117 acre tract;

THENCE, South 86 degrees 48 minutes 55 seconds West, with the common line of said Section 68 and Section 58, crossing said 1,101.117 acre tract, 1,320.10 feet to a found 5/8 inch "Pate Surveying" plastic capped iron rod on the west line of said 1,101.117 acre tract, for the southwest corner of said 60 acre tract, the southeast corner of a 40 acre tract described in the deed to E.R.M. Holdings, Inc., recorded in Brazoria County Clerks File No. 2015023061, Official Public Records of Brazoria County, Texas and for the northeast corner of a 29.88 acre tract described in the deed to Dominic & Tanya Magnbosco recorded in Brazoria County Clerks File No. 2014025894, Official Public Records of Brazoria County, Texas;

THENCE, North 02 degrees 54 minutes 29 seconds West, with the west line of said 60 acre tract, the east line of said 40 acre tract and partially with the east line of a 200 acre tract being a portion of AA Sharp Investments, LTD. tracts, as recorded in Brazoria County Clerks File No. 2007068904, Official Public Records of Brazoria County, Texas (said 200 acre tract described as Tract 9 in Volume 1004, Page 766, Deed Records Brazoria County, Texas), 1,979.67 feet to a found 3/4 inch iron pipe for the northwest corner of said 60 acre tract, a southeast corner of said 200 acre tract and the southwest corner of a 60 acre tract described in a deed to George Saji recorded in Brazoria County Clerks File No. 2015023061, Official Public Records of Brazoria County, Texas;

THENCE, North 86 degrees 44 minutes 51 seconds East, with the north line of said 60 acre tract and a south line of said Saji 60 acre tract, 1,320.00 feet to a point for the northeast corner of said 60 acre tract and a re-entrant corner of said Saji 60 acre tract, from said point a found 3/4 inch iron pipe bears North 86 degrees 44 minutes 51 seconds East, 0.44 feet;

THENCE, South 02 degrees 54 minutes 40 seconds East, with a west line of said Saji 60 acre tract and with the west line of said Tigtig Partition tracts, 1,981.23 feet to the **POINT OF BEGINNING** and containing 60.01 acres of land.

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

This description was prepared in conjunction with surveys made on the ground in March of 2017.

Copy

Exhibit B
Consent Conditions

(a) The District may issue bonds, including refunding bonds, only for the purpose of purchasing, refinancing, designing and constructing, or otherwise acquiring waterworks systems, sanitary sewer systems, storm sewer systems, drainage facilities, and fire, parks and recreational facilities, and streets and thoroughfares, or parts of such systems or facilities, and to make any and all necessary purchases, constructions, improvements, extensions, additions, and repairs thereto, and to purchase or acquire all necessary land, right-of-way, easements, sites, equipment, buildings, plants, structures, and facilities therefor, and to operate and maintain same, and to sell water, sanitary sewer, and other services within or without the boundaries of the District. No bonds will be issued with a final maturity date more than 25 years from the date of issuance, and the first principal maturity must occur within five years of the date of issuance. The Bonds shall have level debt service requirements. Level debt service shall mean that during the period beginning with the calendar year of the first principal payment on a bond issue and ending in the calendar year of the final scheduled maturity of said issue, the spread from the greatest debt service in a calendar year during said period to the least debt service in a calendar year during said period shall not be more than \$20,000. Compliance with this requirement may be satisfied by submitting a proposed Preliminary Official Statement and estimated bid with a pro-forma debt service schedule for the purpose of bonds showing the proposed maturity pattern that shows coupons, interest and total debt service requirements that meets the required standard above to the City for prior approval. Having shown intent to comply by getting approval of the structure by the City in advance of advertising for sale will be sufficient in the event the actual results of a competitive sale return debt service payments that otherwise would not meet the standard of \$15,000 difference between maximum and minimum annual debt service payments. Such bonds must provide that the District reserves the right to redeem said bonds on any date subsequent to the 10th anniversary of the date of issuance (or any earlier date at the discretion of the District) without premium, and none of such bonds, other than refunding bonds, will be sold for less than 97 percent of par; provided that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, will not exceed two percent above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the date of the advertisement for the sale of such bonds. No bonds of the District may be issued without specific City consent if the City has given notice to the District that it intends to dissolve the District in accordance with applicable law within 120 or fewer days after such notice.

(b) Any refunding bonds of the District must provide for level debt service savings (annual savings must be approximately equal for each year with no more than

\$7,500 between the maximum and minimum savings per year except for the first partial year and the first full calendar year), a minimum of three percent present value savings, and no maturity beyond the latest maturity of the refunded bonds, unless approved by the City in writing prior to the sale thereof.

(c) Before the commencement of any construction within the District, its directors, officers, or developers and landowners will submit to the City, or to its designated representative, all plans and specifications for the construction of water, sanitary sewer, drainage facilities and roadways and thoroughfares to serve the District and obtain the approval of such plans and specifications. All water wells, water meters, flushing valves, valves, pipes, and appurtenances thereto, installed or used within the District, will conform to the standard specifications of the City. All water service lines and sewer service lines, lift stations, and appurtenances thereto, installed or used within the District will comply with the City's standard plans and specifications as amended from time to time. The construction of the District's water, sanitary sewer, and drainage facilities will be in accordance with the approved plans and specifications and with applicable standards and specifications of the City; and during the progress of the construction and installation of such facilities, the City may make periodic on-the-ground inspections. All roads and thoroughfares within the District will comply with the City's standard plans and specifications as amended from time to time.

(d) Before the expenditure by the District of bond proceeds for the acquisition construction or development of recreational facilities, the District shall obtain and maintain on file, from a registered landscape architect, registered professional engineer or a design professional allowed by law to engage in architecture, a certification that the recreational facilities, as constructed, conform to the applicable recreational facilities design standards and specifications of the City of Iowa Colony and shall submit a copy of the certification and the "as built" plans and specifications for such recreational facilities to the City of Iowa Colony.

(e) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of facilities for fire-fighting services, the District shall obtain and maintain on file, from a registered architect, registered professional engineer or a design professional allowed by law to engage in facility design and construction, a certification that the facilities for fire-fighting services, as constructed, conform to the applicable fire-fighting facilities design standards and specifications of the City of Iowa Colony and shall submit a copy of the certification and the "as built" plans and specifications for such facilities for fire-fighting services to the City of Iowa Colony.

(f) The District will agree to engage a sewage plant operator holding a valid certificate of competency issued under the direction of the Texas Commission on

Environmental Quality, or such successor agency as the legislature may establish ("TCEQ"), as required by Section 26.0301, Texas Water Code, as may be amended from time to time. The District will agree to make periodic analyses of its discharge pursuant to the provisions of Order No. 69-1219-1 of the Texas Water Quality Board (predecessor agency to the TCEQ) and further to send copies of all such effluent data to the City of Iowa Colony as well as to the TCEQ. The District will agree that representatives of the City of Iowa Colony may supervise the continued operations of the sewage treatment facility by making periodic inspections thereof.

(g) The District, its board of directors, officers, developers, and/ or landowners will not permit the construction, or commit to any development within, the District that will result in a wastewater flow to the serving treatment facility which exceeds that facility's legally permitted average daily flow limitations or the District's allocated capacity therein.

(h) Prior to the sale of any lot or parcel of land, the owner or the developer of the land included within the limits of the District will obtain the approval of the City of Iowa Colony of a plat which will be duly recorded in the Real Property Records of Brazoria County, Texas, or otherwise comply with the rules and regulations of the City of Iowa Colony.

Exhibit B

(i) The District may issue bonds, including refunding bonds, only for the purpose of purchasing, refinancing, designing and constructing, or otherwise acquiring waterworks systems, sanitary sewer systems, storm sewer systems, drainage facilities, and fire, parks and recreational facilities, and streets and thoroughfares, or parts of such systems or facilities, and to make any and all necessary purchases, constructions, improvements, extensions, additions, and repairs thereto, and to purchase or acquire all necessary land, right-of-way, easements, sites, equipment, buildings, plants, structures, and facilities therefor, and to operate and maintain same, and to sell water, sanitary sewer, and other services within or without the boundaries of the District. No bonds will be issued with a final maturity date more than 25 years from the date of issuance, and the first principal maturity must occur within three years of the date of issuance. The Bonds shall have level debt service requirements. Level debt service shall mean that during the period beginning with the calendar year of the first principal payment on a bond issue and ending in the calendar year of the final scheduled maturity of said issue, the spread from the greatest debt service in a calendar year during said period to the least debt service in a calendar year during said period shall not be more than \$15,000. The intent may be demonstrated by submitting a proposed Notice of Sale and estimated bid using the proposed maturity pattern that shows coupons, interest and total debt

service requirements that meets the required standard above to the City for prior approval. Having shown intent to comply by getting approval of the structure by the City in advance of advertising for sale will be sufficient in the event the actual results of a competitive sale return debt service payments that otherwise would not meet the standard of \$15,000 difference between maximum and minimum annual debt service payments. Such bonds must provide that the District reserves the right to redeem said bonds on any date subsequent to the 10th anniversary of the date of issuance (or any earlier date at the discretion of the District) without premium, and none of such bonds, other than refunding bonds, will be sold for less than 97 percent of par; provided that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, will not exceed two percent above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the date of the sale of such bonds. No bonds of the District may be issued without specific City consent if the City has given notice to the District that it intends to dissolve the District in accordance with applicable law within 120 or fewer days after such notice

(j) Any refunding bonds of the District must provide for level debt service savings (annual savings must be approximately equal for each year with no more than \$7,500 between the maximum and minimum savings per year), a minimum of three percent present value savings, and no maturity beyond the latest maturity of the refunded bonds, unless approved by the City in writing prior to the sale thereof.

(k) Before the commencement of any construction within the District, its directors, officers, or developers and landowners will submit to the City, or to its designated representative, all plans and specifications for the construction of water, sanitary sewer, drainage facilities and thoroughfares to serve the District and obtain the approval of such plans and specifications. All water wells, water meters, flushing valves, valves, pipes, and appurtenances thereto, installed or used within the District, will conform to the standard specifications of the City. All water service lines and sewer service lines, lift stations, and appurtenances thereto, installed or used within the District will comply with the City's standard plans and specifications as amended from time to time. The construction of the District's water, sanitary sewer, and drainage facilities will be in accordance with the approved plans and specifications and with applicable standards and specifications of the City; and during the progress of the construction and installation of such facilities, the City may make periodic on-the-ground inspections. All roads and thoroughfares within the District will comply with the City's standard plans and specifications as amended from time to time.

(l) Before the expenditure by the District of bond proceeds for the acquisition construction or development of recreational facilities, the District shall obtain and maintain on file, from a registered landscape architect, registered professional engineer or a design professional allowed by law to engage in architecture, a certification that the recreational facilities, as constructed, conform to the applicable recreational facilities

design standards and specifications of the City of Iowa Colony and shall submit a copy of the certification and the "as built" plans and specifications for such recreational facilities to the City of Iowa Colony.

(m) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of facilities for fire-fighting services, the District shall obtain and maintain on file, from a registered architect, registered professional engineer or a design professional allowed by law to engage in facility - design and construction, a certification that the facilities for fire-fighting services, as constructed, conform to the applicable fire-fighting facilities design standards and specifications of the City of Iowa Colony and shall submit a copy of the certification and the "as built" plans and specifications for such facilities for fire-fighting services to the City of Iowa Colony.

(n) The District will agree to engage a sewage plant operator holding a valid certificate of competency issued under the direction of the Texas Commission on Environmental Quality, or such successor agency as the legislature may establish ("TCEQ"), as required by Section 26.0301, Texas Water Code, as may be amended from time to time. The District will agree to make periodic analyses of its discharge pursuant to the provisions of Order No. 69-1219-1 of the Texas Water Quality Board (predecessor agency to the TCEQ) and further to send copies of all such effluent data to the City of Iowa Colony as well as to the TCEQ. The District will agree that representatives of the City of Iowa Colony may supervise the continued operations of the sewage treatment facility by making periodic inspections thereof.

(o) The District, its board of directors, officers, developers, and/ or landowners will not permit the construction, or commit to any development within, the District that will result in a wastewater flow to the serving treatment facility which exceeds that facility's legally permitted average daily flow limitations or the District's allocated capacity therein.

(p) Prior to the sale of any lot or parcel of land, the owner or the developer of the land included within the limits of the District will obtain the approval of the City of Iowa Colony of a plat which will be duly recorded in the Real Property Records of Brazoria County, Texas, and otherwise comply with the rules and regulations of the City of Iowa Colony.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF IOWA COLONY
COMMITTING ADDITIONAL LOCAL FUNDS FOR THE COMMUNITY
DEVELOPMENT BLOCK GRANT DISASTER RECOVERY (CDBG-DR)
PROJECT WITH THE GENERAL LAND OFFICE (GLO), STATE
CONTRACT NO. 20-065-008-C011

WHEREAS, the City Council 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, certain conditions exist related to the damages to the City's drainage system that occurred during Hurricane Harvey, which represents a threat to public health and safety; and

WHEREAS, it is necessary to include additional local funds in order to complete the scope of work for the Ames Boulevard Crossing of Hayes Creek.

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

1. That the City commits up to \$156,275 from its General Fund towards the construction cost of the Ames Boulevard Crossing of Hayes Creek for the CDBG-DR Contract No. 19-076-015-B364
2. That the local funds committed to the CDBG-DR grant will be used in accordance with all applicable federal, state, local and programmatic requirements, including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.

PASSED AND APPROVED ON THE 18 DAY APRIL OF, 2022.

ATTEST:

Mayor

City Secretary



12003 Iowa Colony Blvd.
Iowa Colony Tx. 77583
Phone: 281-369-7471
Fax: 281-369-0005
www.iowacolonytx.gov

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 21st day of March, 2022, the City Council of the City of Iowa Colony, Texas, held a Worksession at 6:00 P.M. and a Public Meeting at 7:00 P.M. at Iowa Colony City Hall, there being present and in attendance the following members to wit:

Councilwoman Sydney Hargroder
Councilwoman Arnetta Murray
Councilwoman Marquette Greene-Young
Councilman Wil Kennedy
Mayor Pro-Tem/ Councilman Chad Wilsey

And Mayor Michael Byrum-Bratsen being absent, constituting a quorum at which time the following business was transacted.

WORKSESSION- 6:00 P.M.

1. Mayor Pro-Tem Wilsey called the worksession to order at 6:04 P.M.
2. Discussion of Budget process. City Manager, Robert Hemminger presented the budget schedule to the City Council.
3. Discussion on ICDA/TIRZ participation in Public Safety Building. It was requested by Staff that this item be the last item discussed during the worksession. Mr. Matt Lawson, with Rise Communities was in attendance. City Manager, Robert Hemminger commended Mr. Lawson and the ICDA/TIRZ for partaking in the future Public Safety Building as without them it would be very difficult for the city to finance the project. He recognizes the need of this service for the community and contributing to this police station as it is the right thing to do and will service the full community.
4. Discussion on annexation of additional property into MUD 53. Robert discussed the plan of the additional 190 acres into MUD 53. Councilmembers asked questions regarding lot size and proposed building start date. If this property is annexed the developer has agreed to go ahead and build both Crystal Lagoons sites. One located in Sierra Vista West for private access of neighborhood residents and the other along SH 288 allows public access. Council also had questions regarding impact fees and entry points into the development. They asked about the impact this annexation would have on current residents within this MUD. The Attorney for the

MUD, Mr. Tim Austin, stated that the residents would be annexed into the city limits and pay city taxes earlier than anticipated.

5. Discussion on the Ames Blvd. bridge. City Engineer, Dinh Ho presented the timeline of events and notified the Council of the ongoing GLO project. The city submitted a grant application to the GLO in 2017 regarding the Ames Blvd. bridge. The bids submitted in February were twice as much than what the city anticipated. We are requesting a budget amendment to offset the cost. The contract prices are held for sixty days. Robert Hemminger mentioned that in this year's adopted budget, we have \$200,000 capital project reserves intentionally set up for things like this that are not planned or on our radar but we have the funds available if needed. The staff recommends that we move forward with the project.

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

REGULAR MEETING – 7:00 P.M.

1. Mayor Pro-Tem Wilsey called the meeting to order at 7:13 P.M.

2. Pledge of Allegiance and Texas Pledge were recited.

3. PUBLIC HEARING

- Hold a public hearing to consider amending the Meridiana Planned Use Development concerning the layout, dimensions, and other regulations of the courtyard homes in the Village Center land use area generally located at or near the intersection of Pursley Boulevard and Meridiana Parkway. Mayor Pro-Tem opened the public hearing at 7:14 P.M. Brad Sweitzer with EHRA gave a quick overview of the amendment and presented pictures of the proposed product of courtyard homes they are proposing in Meridiana. Tim Varlack, 9942 Clear Diamond, Planning and Zoning Commission Member, stated that the concern of the Planning and Zoning Commission was that Council be aware of how the public is perceiving that the density increase is being placed on one side of SH 288 versus the other being decreased. Mayor Pro-Tem Wilsey closed the public hearing.

4. Citizens Comments and Presentations. There were no comments from the public.

"An opportunity for the public to address City Council on agenda items or concerns not on the agenda. To comply with the 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."

5. Mayor's comments or reports. Mayor Pro-Tem Wilsey read the Fair Housing Month Proclamation aloud.

- Proclamation for Fair Housing Month

6. Council comments or reports.

- Councilman Kennedy thanked the citizens for attending the meeting. He appreciates Mr. Varlack's comments and they will be mindful moving forward and try to avoid any certain appearance. We need to be mindful as we plan and develop our city. He prayed the following prayer "Father, God Almighty I ask that you lead us in our deliberations and cause us to have conscious in our actions as we look to the development of our city. In your mighty son Jesus's name, Amen."
- Councilwoman Greene-Young thanked everyone for their attendance at the meeting. She stated that Council needs to be held accountable by showing up so the residents know what they are doing. She wants to make sure that Iowa Colony grows smartly.
- Councilwoman Murray also thanked everyone for their attendance and asked that amongst everything else happening not to forget about all that is going on in Ukraine. She

is grateful to have the opportunity to serve on Council. COVID is still present at this time and we need to be aware of that.

- Councilwoman Hargroder had the privilege of attending the University of Houston Masters of Public Administration event this year where they nominate 5 officials. Brazoria County ESD No. 3 was one of the honorees. Chief Welsh was born and raised in this area and we are blessed to have him as he has taken the EMS service in this area to a new level. If you ever have the privilege to meet him, please make sure that you thank him. Happy National Down Syndrome Day.

7. Staff Reports.

- A. City Manager- Discussed the flyer regarding the Town Hall meeting with TXDOT on Thursday, March 31st. Freedom Field will be the venue for the 4th of July event.
- B. City Engineer- The school district is closing the intersection of SH 288 and Davenport Parkway
- C. Police Department
- D. Building Official/Fire Marshal- The last permit for the strip center at 3331 Meridiana Parkway was pulled last week.
- E. City Secretary
- F. Senior Accountant
- G. Public Works- He will check on the road closing at the railroad tracks on CR 48.

8. Consideration and possible action on an ordinance approving Meridiana PUD Amendment No. 4. Councilwoman Hargroder made a motion to approve an ordinance approving Meridiana PUD Amendment No. 4 on first and final reading. Seconded by Councilwoman Murray. The City Secretary read the caption of the ordinance aloud. Motion passed with four ayes and one no. Councilwoman Greene-Young voted against the motion.

9. Consideration and possible action on Amendment No.1 to the Amended and Restated Tri-Party Agreement by and between the City of Iowa Colony, Reinvestment Zone Number Two of Iowa Colony, Texas, and the Iowa Colony Development Authority. Councilwoman Hargroder made a motion to approve Amendment No.1 to the Amended and Restated Tri-Party Agreement by and between the City of Iowa Colony, Reinvestment Zone Number Two of Iowa Colony, Texas, and the Iowa Colony Development Authority, pending approval by the other parties and conditioned upon a corresponding amendment to the Development Financing Agreement with GR-M1 dated February 15, 2011. Seconded by Councilman Kennedy. Approved unanimously with five ayes.

10. Consideration and possible action to approve a contract with McLemore Luong for Architectural Design of the Municipal Government Center. Councilman Kennedy made a motion to approve the contract with McLemore Luong for architectural services related to the Iowa Colony Municipal Government Center and authorizing staff to proceed with Phase 1 of the project as budgeted. Seconded by Councilwoman Greene-Young. Approved unanimously.

11. Consideration and possible action on a resolution granting a petition for annexation for property into MUD 53. Councilman Kennedy made a motion to approve a resolution granting a petition for annexation of land into Brazoria County MUD No. 53, subject to the outlined

consent conditions, amendment of the Strategic Partnership Agreement, and ownership conveyance thereof. Seconded by Councilwoman Hargroder. Approved unanimously.

12. Consideration and possible action to schedule public hearings and procedures on the first amendment to the Strategic Partnership Agreement with Brazoria County MUD No. 53. Councilwoman Murray made a motion to hold a public hearing at 6:00 P.M. on Monday, May 2, 2022 and a public hearing and meeting to pass the ordinance on the regular meeting date of Monday, May 16, 2022 at 7:00 P.M. and authorizing the City Manager to revise schedule if necessary. Seconded by Councilwoman Greene-Young. Approved unanimously.

13. Consideration and possible action setting a public hearing date and authorizing staff to begin the process of advertisement and necessary preparations for voluntary annexation of the DR Horton tract into the city limits. Councilman Kennedy made a motion to set the public hearings for 6:00 P.M. on Monday, April 25, 2022 and Monday, May 2, 2022 in the Iowa Colony City Council Chambers at City Hall and a special meeting to consider the annexation ordinance on Monday, May 23, 2022 at 6:00 P.M. in the Iowa Colony City Council Chambers at City Hall and allowing City Manager to revise schedule if necessary and authorizing the staff to advertise according and begin other necessary preparations for the voluntary annexation of land owned by DR Horton and to be located in Brazoria County MUD No. 87. Seconded by Councilwoman Murray. Approved unanimously.

Consent Agenda- Consideration and possible action to approve the following consent agenda items. Councilwoman Hargroder made a motion to approve all consent agenda items as presented. Seconded by Councilwoman Greene-Young. Approved unanimously.

A. Approval of minutes of the following meetings.

- February 28, 2022- Regular Meeting
- March 3, 2022- Council and Staff Planning Session

B. Approval of the following plats as recommended by the Planning and Zoning Commission.

- Ames Blvd. Detention Reserve Final Plat
- Davenport Parkway Detention Reserve Final Plat
- Sierra Vista Section 8 Preliminary Plat
- Meridiana General Development Plan
- Meridiana Southwest Village Center Preliminary Plat
- Meridiana Section 34B Preliminary Plat
- Meridiana Section 37A Preliminary Plat

C. Approve the following Infrastructure Approvals/Acceptances.

- Sierra Vista West Section 7 – Water, Sanitary, Storm and Paving, Approval into One Year Maintenance Period

D. Approve the following early plat releases and return of escrow funds.

- Sierra Vista West Section 7- Disbursement No. 3 and Final
- Sierra Vista West Section 8- Disbursement No. 1

- Sierra Vista West Section 9 – Disbursement No. 1

EXECUTIVE SESSION- 8:24 P.M.

Executive Session in accordance with 551.074 of the Texas Gov't Code to consult with the City Attorney and deliberate on the following:

- Planning and Zoning Commission

POST EXECUTIVE SESSION- 8:57 P.M.

14. Consideration and possible action to appoint a member to the Planning and Zoning Commission. Councilwoman Murray made a motion to appoint Terry Hayes to the Planning and Zoning Commission as replacement for Planning and Zoning Commission Member, Melanie Hampton. Seconded by Councilwoman Greene-Young. Approved unanimously.

15. The meeting was adjourned at 8:58 P.M.

APPROVED THIS 18th DAY OF APRIL, 2022.

ATTEST:

Kayleen Rosser, City Secretary

Michael Byrum-Bratsen, Mayor

Copy

Thursday, March 31, 2022

Brad Sweitzer
EHRA Inc.
10555 Westoffice Dr.
Houston, TX 77042

**Re: Meridiana Section 35A Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 827
Adico, LLC Project No. 16007-2-240**

Dear Mr. Sweitzer;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 35A preliminary plat, received on or about March 30, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based on our review, we have no objections to the preliminary plat as resubmitted on March 30, 2022. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Thursday, March 31, 2022, for consideration to the April 5, 2022 Planning and Zoning meeting.

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

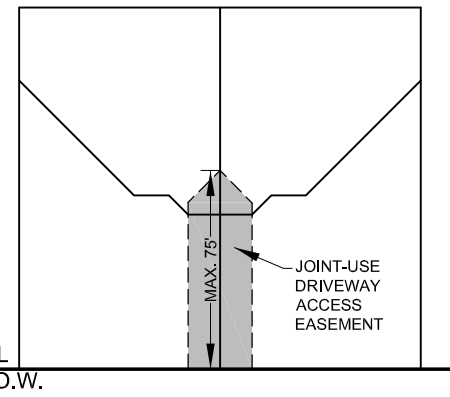
Sincerely,
Adico, LLC


Mark W. Ho, P.E.
TBPE Firm No. 16423

Copy

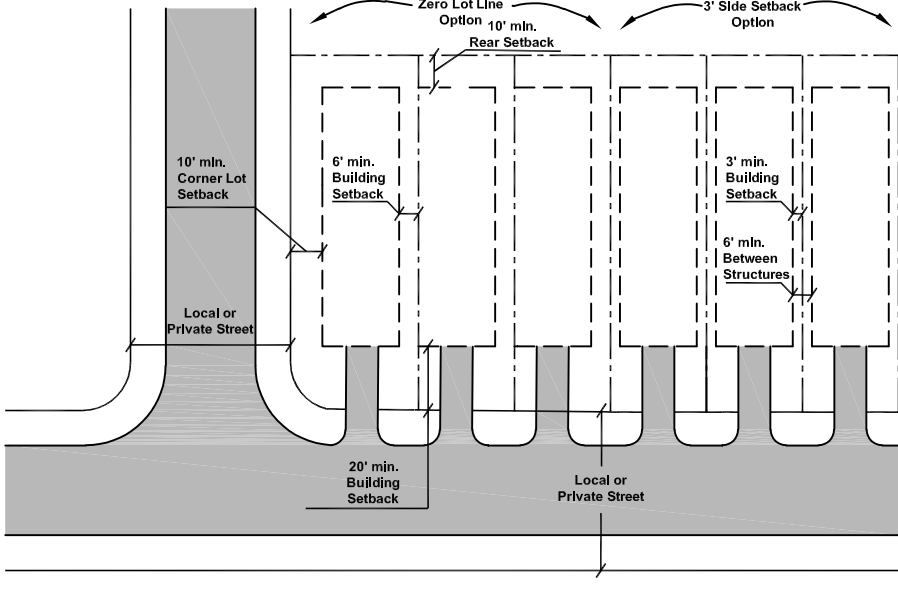
**Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-240**

TYPICAL SHARED DRIVEWAY



- Shared driveways are 20 foot wide private driveways on which a maximum of four lots take sole vehicular access.
- The total length of the shared driveway shall be 75 feet or less as measured along the centerline of the shared driveway starting from the intersection with the public street.
- The length of a driveway that connects to a shared driveway shall be 25 feet or less as measured from the edge of the shared driveway.
- Parking is prohibited in shared driveways.
- A non-exclusive joint-use driveway access easement will be established prior to plat recordation for the owners of the lots that take access from each respective shared driveway.

COURTYARD HOME LOT DIAGRAM (Non-Shared Driveway)



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.
96	24	16	15

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 herein 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 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.
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.

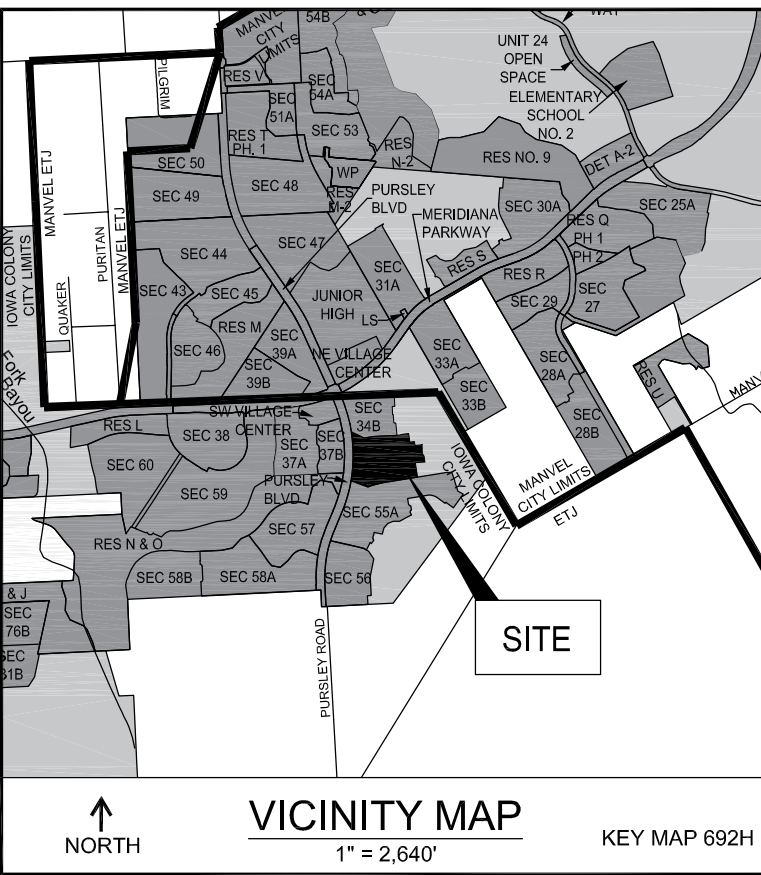
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 55, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
- Contour lines shown herein 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.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 35A 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 easement shown in said adjacent acreage.
- The emergency access provided must be 20-feet in width and have a load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and vest in the dedicator, his heirs, assigns, or successors.
- This plat is subject to the Development Agreement for Meridiana PUD Amendment No. 4.
- All front lot maintenance within this section shall be performed by the Homeowners Association per Meridiana PUD Amendment No. 4.
- A courtyard home that utilizes a shared driveway and has frontage on a public street is prohibited from having fencing that blocks the facade of the home from the street face.
- If lots do not utilize a shared driveway, lots may have a zero (0) foot side setback on one of the interior lot lines or three (3) feet side setbacks on both sides at the discretion of the developer, but all homes shall be separated by a minimum of six (6) feet.
- All courtyard lots shall take access from private driveways and not public R.O.W.

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 28, 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 98) 1981 ADJUSTMENT



RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	7,419.67	0.17
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	12,997.59	0.30
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	9,964.39	0.23
D	PARKING	840.50	0.02
E	PARKING	635.50	0.01
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3,775.96	0.09
G	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,917.69	0.04
H	PARKING	840.50	0.02
I	PARKING	840.50	0.02
	TOTAL	39,232.30	0.90

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 87°19'17" E	51.00'
L2	N 80°39'15" E	86.00'
L3	N 85°33'45" E	79.72'
L4	N 79°30'30" E	60.26'
L5	N 80°30'26" E	73.53'
L6	S 07°58'50" E	122.58'
L7	N 82°01'10" E	64.34'
L8	S 07°58'50" E	50.00'
L9	S 02°58'21" E	124.10'
L10	S 24°22'16" E	62.29'
L11	S 10°05'35" E	61.47'
L12	S 87°01'39" W	118.17'
L13	S 09°07'33" E	14.31'
L14	N 80°52'27" E	0.69'
L15	S 74°53'59" W	87.48'
L16	S 65°01'05" W	43.30'
L17	S 72°37'14" W	82.61'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	577.38'	97.88'	N 84°56'56" E	97.70'
C2	60.00'	25.37'	S 28°37'08" W	25.19'
C3	2000.00'	667.53'	N 00°05'35" E	664.61'

Meridiana Section 35A A Subdivision of 13.22 acres out of the H.T. & B. R.R. Co. Survey, Section 54, A-514, City of Iowa Colony, Brazoria County, Texas.

96 Lots, 4 Blocks and 9 Reserves

Owner: GR-M1, LTD., a Texas Limited Partnership

March 7, 2022



1001 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
WWW.EHRAINC.COM
TBP# N- F- 726
TBP# L- N- 10092300

ENGINEERING THE FUTURE
SINCE 1936

EHRA JOB NO.
081401T-36-01

Access to the site is subject to the terms and conditions of the survey plat and/or facilities are subject to change without notice.

Thursday, March 31, 2022

Brad Sweitzer
EHRA Inc.
10555 Westoffice Dr.
Houston, TX 77042

**Re: Meridiana Section 37B Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 826
Adico, LLC Project No. 16007-2-239**

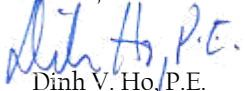
Dear Mr. Sweitzer;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Meridiana Section 37B preliminary plat, received on or about March 30, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based on our review, we have no objections to the preliminary plat as resubmitted on March 30, 2022. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Thursday, March 31, 2022, for consideration to the April 5, 2022 Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



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

Copy

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-239

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 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 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.
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STM.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
Indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 55, 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.
- The Developer/Homeowners' Association/Municipal Utility 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.
- This plat is subject to the Development Agreement for Meridiana PUD Amendment Number 4.
- 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 Meridiana Section 37B 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 easement shown in said adjacent acreage.

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 07°22'31" W	116.41'
L2	N 21°45'49" E	99.71'
L3	N 37°22'21" W	49.12'
L4	N 31°47'12" E	42.32'
L5	N 04°01'11" E	39.94'

OFF-STREET GUEST PARKING SPACES

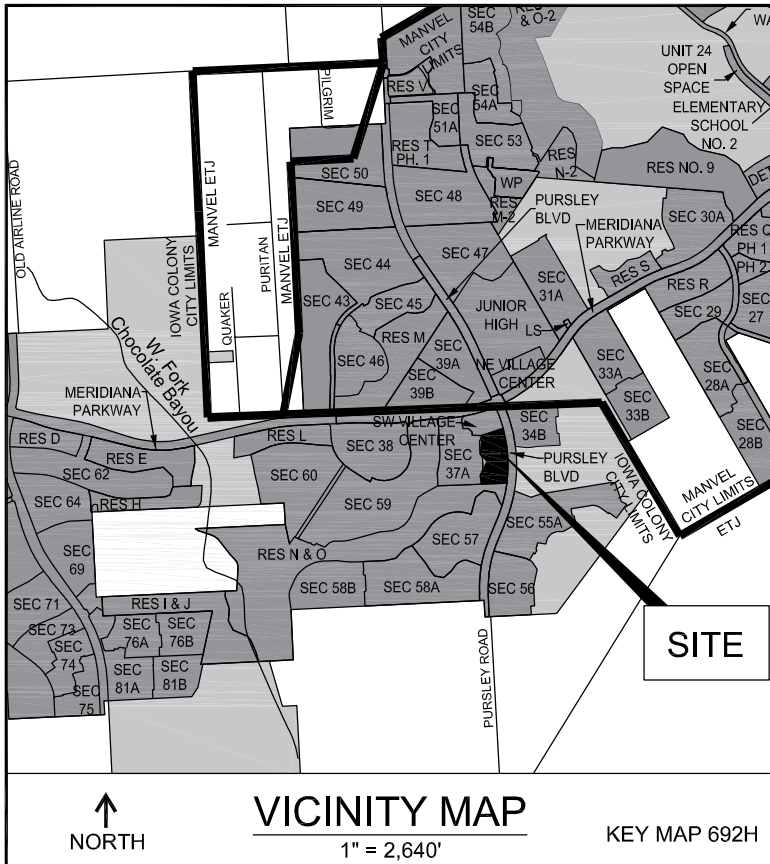
NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED
40	10	10

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1,940.00'	759.97'	S 04°00'42" E	755.12'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,3774.73	0.32
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	8,908.43	0.20
C	PARKING	935.89	0.02
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	8,249.03	0.19
E	PARKING	666.02	0.02
F	PARKING	665.44	0.02
G	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	13,487.35	0.31
	TOTAL	46,686.89	1.07



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, 38 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



0' 30' 60' 120'
SCALE: 1"=60'

Meridiana Section 37B A Subdivision of 5.77 acres out of the H.T. & B.R.R. Co. Survey Section 54, A-514, City of Iowa Colony, Brazoria County, Texas.

40 Lots, 1 Block and 7 Reserves
Owner: GR-M1, LTD, a Texas Limited Partnership

March 7, 2022



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

EHRA JOB NO.
081-011-37-02

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

Tuesday, April 12, 2022

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

**Re: Merdiana Parkway Phase V – Storm and Paving Facilities
Recommendation for Acceptance into One-Year Maintenance Period
City of Iowa Colony Project No. CSW 190715-0570
Adico, LLC Project No. 16007-4-224**

Dear Mayor and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of Meridiana Parkway Phase V – Storm and Paving Facilities. The final inspection was completed on December 23, 2021, with all outstanding punch list items addressed on March 2, 2022.

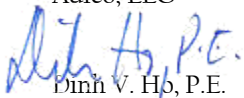
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Storm and Paving facilities into the One-Year Maintenance Period. The effective date of maintenance period shall be April 18, 2022, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the one-year maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

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

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-224



Engineer's Certificate of Substantial Completion

OWNER: Brazoria County Municipal Utility District No. 32
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

CONTRACT: Construction of Water, Drainage, and Paving Facilities for
Meridiana Parkway Phase V & Phase VI

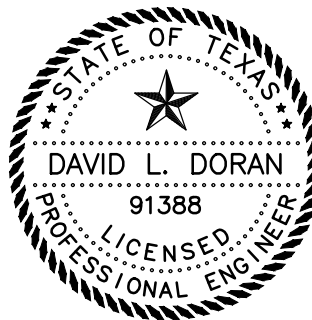
CONTRACTOR: Clearwater Utilities, Inc.
22803 Schiel Rd.
Cypress, Texas 77433

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

I hereby certify that this project is substantially complete as of December 23, 2021; that the project was under periodic observation during construction; that all observation of the work was performed by or under my supervision; that to the best of my knowledge, the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and "Record Drawings" will be furnished to the Owner.

Sincerely,

David L Doran, P.E., CCM
Director of Construction Management



March 18, 2022

DLD/mm

**CITY OF IOWA COLONY
MAINTENANCE BOND**

1. The following terms shall have the following meanings in this document:

a. Bond Number: SUR0072054

b. Principal: Clearwater Utilities, Inc.

c. Surety:

Name: Argonaut Insurance Company

State Where Surety is Incorporated: ILLINOIS

d. Oblige(e)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 Oblige(e), so leave this line blank.)

If there is more than one Oblige(e), then the terms "Oblige(e)" 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 MUD No. 32

Subdivision involved: Meridiana Parkway Phase V

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water Distribution, Sanitary, Drainage and Paving Facilities

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ 1,520,762.86

g. Maintenance Period:

Starting Date of Maintenance Period: _____
(Fill in **date of completion and acceptance** of the work performed or required to be performed under the Contract.)

Ending Date of Maintenance Period: one year after the Starting Date

- h. Covered Defect: Any defect in the work or materials provided or required to be provided by Contractor under the Contract, provided that such defect develops during or before the Maintenance Period, and provided that such defect is caused by defective or inferior materials or workmanship.

2. Principal has entered into the Contract.

3. Principal, as Principal, and Surety, a corporation duly licensed to do business in the State of Texas, as Surety, are held and firmly bound unto 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: _____

SURETY: Argonaut Insurance Company

PRINCIPAL: Clearwater Utilities, Inc.

By: 
Signature

By: 
Signature

Michael Maddux
Print or Type Signer's Name

Dustin Berry
Print or Type Signer's Name

Attorney-in-Fact
Signer's Title

President
Signer's Title

ATTACH POWER OF ATTORNEY

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

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

POWER OF ATTORNEY

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

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

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$97,550,000.00

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the Company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 19th day of November, 2021.

Argonaut Insurance Company



by:

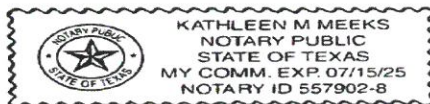
Gary E. Grose

Gary E. Grose, President

STATE OF TEXAS
COUNTY OF HARRIS SS:

On this 19th day of November, 2021 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, depose and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.



Kathleen M. Meeks

(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the _____ day of _____, _____.



Austin W. King

Austin W. King, Secretary

IMPORTANT NOTICE

To obtain information or make a complaint:

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

ARGONAUT INSURANCE COMPANY

Please send all notices of claim on this bond to:

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

(833) 820-9137 (toll-free)

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

(512) 490-1007

You may write the Texas Department of Insurance:

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

PREMIUM OR CLAIM DISPUTES:

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

ATTACH THIS NOTICE TO YOUR BOND:

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

Tuesday, April 12, 2022

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

**Re: Merdiana Parkway Phase V – Water and Sanitary Facilities
Recommendation for Approval into One-Year Maintenance Period
City of Iowa Colony Project No. CSW 190715-0570
Adico, LLC Project No. 16007-4-224**

Dear Mayor and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of Meridiana Parkway Phase V – Water and Sanitary Facilities. The final inspection was completed on December 23, 2021, with all outstanding punch list items addressed on March 2, 2022.

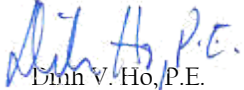
Based on our review of the closeout documents provided, Adico, LLC recommends approval of Water and Sanitary facilities into the One-Year Maintenance Period. The effective date of maintenance period shall be April 18, 2022, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the one-year maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

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

Sincerely,
Adico, LLC


Dinh V. Ho, P.E.

TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-224



Engineer's Certificate of Substantial Completion

OWNER: Brazoria County Municipal Utility District No. 32
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

CONTRACT: Construction of Water, Drainage, and Paving Facilities for
Meridiana Parkway Phase V & Phase VI

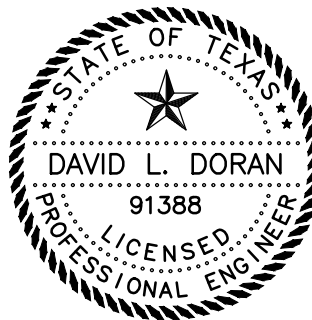
CONTRACTOR: Clearwater Utilities, Inc.
22803 Schiel Rd.
Cypress, Texas 77433

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

I hereby certify that this project is substantially complete as of December 23, 2021; that the project was under periodic observation during construction; that all observation of the work was performed by or under my supervision; that to the best of my knowledge, the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and "Record Drawings" will be furnished to the Owner.

Sincerely,

David L Doran, P.E., CCM
Director of Construction Management



March 18, 2022

DLD/mm

**CITY OF IOWA COLONY
MAINTENANCE BOND**

1. The following terms shall have the following meanings in this document:

a. Bond Number: SUR0072054

b. Principal: Clearwater Utilities, Inc.

c. Surety:

Name: Argonaut 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.)

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Date: _____

Parties: Principal and Brazoria County MUD No. 32

Subdivision involved: Meridiana Parkway Phase V

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water Distribution, Sanitary, Drainage and Paving Facilities

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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.

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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: Argonaut Insurance Company

PRINCIPAL: Clearwater Utilities, Inc.

By: 
Signature

By: 
Signature

Michael Maddux
Print or Type Signer's Name

Dustin Berry
Print or Type Signer's Name

Attorney-in-Fact
Signer's Title

President
Signer's Title

ATTACH POWER OF ATTORNEY

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Deliveries Only: 225 W. Washington, 24th Floor
Chicago, IL 60606

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

POWER OF ATTORNEY

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

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

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

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Argonaut Insurance Company



by:

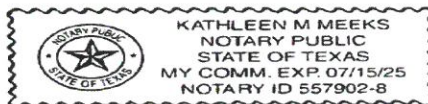
Gary E. Grose

Gary E. Grose, President

STATE OF TEXAS
COUNTY OF HARRIS SS:

On this 19th day of November, 2021 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

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Kathleen M. Meeks

(Notary Public)

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Austin W. King

Austin W. King, Secretary

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INDEX OF SHEETS

PROJECT LOCATION

FM 521 RD

CR 81

CR 383

CR 81

FCR 78

288

CR 57

CR 57

CR 48

CR 56

CR 48

BCMUD32

SIERRA VISTA DEVELOPMENT

CR 64

MOLINA RD

HAYE CREEK RD

CR 63

CR 55

CR 43

DUKE RD

288

CR 64

CR 63

ROSEMARY

SOPHIE MARY

CR 65

ZIP CODE 77422

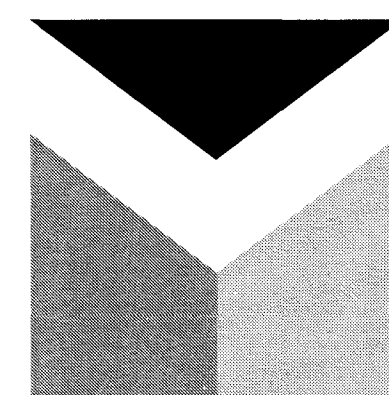
BRAZORIA KEY MAP: 691 M & R, 692 J & N

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.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

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. # B180030



2445 Technology Forest Blvd, Suite 200, The Woodlands, TX 77381 ph:832.823.2200 tx:832.823.2201 manherd.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
Texas Board of Professional Engineers Registration No. F-18141



Man / Man

THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY BASELINE CORPORATION. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING IN WRITING OF ANY DIFFERING CONDITIONS.

SOURCE BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON TXDOT MONUMENT HW-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.

T.B.M. "B" BEING A SET 100-D NAIL IN A POWER POLE LOCATED EAST OF THE ENTRANCE TO STERLING LAKES SUBDIVISION.


ELEVATION = 57.63 FEET, NAVD 88 (1991 ADJUSTMENT)


FLOODPLAIN INFORMATION:

ACCORDING TO MAP Nos. 48039C0105H, & 48039C0110H 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.

**BRAZORIA COUNTY ENGINEERING DEPARTMENT
REVIEWED FOR CONSTRUCTION:**

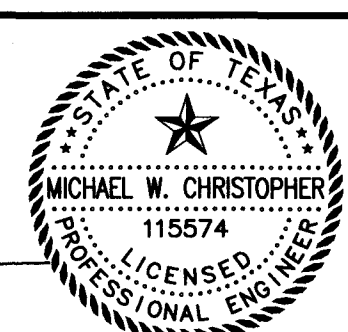

 MATT HANKS, P.E., COUNTY ENGINEER


 JORGE REYNA, DEVELOPMENT COORDINATOR

06/19/2019
 DATE

6-13-2019
 DATE

ENGINEER'S SEAL
MICHAEL W. CHRISTOPHER
2445 TECHNOLOGY FOREST BLVD. SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200



TBPE NO. F-18141 04/16/2019

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

CITY OF IOWA COLONY

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE
WITH THE CURRENT REQUIREMENTS ESTABLISHED BY THE CITY OF IOWA COLONY,

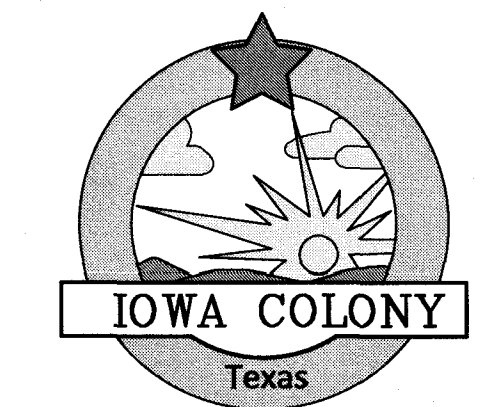
mi 2 m - 1.1.1.

7/24/19 6/4/19

MICHAEL BYRUM-BRATSEN, MAYOR DATE

RECEIVED
6/4/19

S. RESERVOIR, P.E., CITY ENGINEER DATE



ManhardTM
CONSULTING

4545 Technology Forest Blvd., Suite 302, The Woodlands, TX 77381, ph:281.283.2020, fax:281.283.2021, mweb@comcast.net
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
Texas Board of Professional Engineers Registration No. F-161414

TITLE & SHEET INDEX

PROJ. MGR.:	<u>MWC</u>
PROJ. ASSOC.:	<u>WWB</u>
DRAWN BY:	<u>SW/HFL</u>
DATE:	<u>4/12/2019</u>
SCALE:	<u>N.T.S.</u>

1 SHEET OF 50

610.001012.00

FINAL APPROVAL

Tuesday, April 12, 2022

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

**Re: Merdiana Parkway Phase VI – Storm and Paving Facilities
Recommendation for Acceptance into One-Year Maintenance Period
City of Iowa Colony Project No. CSW 190820-0688
Adico, LLC Project No. 16007-4-230**

Dear Mayor and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of Meridiana Parkway Phase VI – Storm and Paving Facilities. The final inspection was completed on December 23, 2021, with all outstanding punch list items addressed on March 2, 2022.

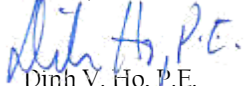
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Storm and Paving facilities into the One-Year Maintenance Period. The effective date of maintenance period shall be April 18, 2022, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the one-year maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-230



Engineer's Certificate of Substantial Completion

OWNER: Brazoria County Municipal Utility District No. 32
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

CONTRACT: Construction of Water, Drainage, and Paving Facilities for
Meridiana Parkway Phase V & Phase VI

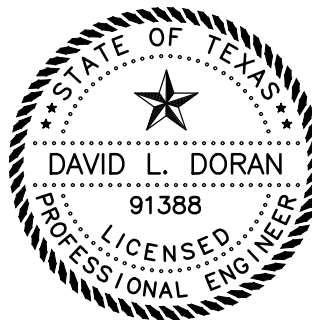
CONTRACTOR: Clearwater Utilities, Inc.
22803 Schiel Rd.
Cypress, Texas 77433

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

I hereby certify that this project is substantially complete as of December 23, 2021; that the project was under periodic observation during construction; that all observation of the work was performed by or under my supervision; that to the best of my knowledge, the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and "Record Drawings" will be furnished to the Owner.

Sincerely,

David L Doran, P.E., CCM
Director of Construction Management



March 18, 2022

DLD/mm

**CITY OF IOWA COLONY
MAINTENANCE BOND**

1. The following terms shall have the following meanings in this document:

a. Bond Number: SUR0072055

b. Principal: Clearwater Utilities, Inc.

c. Surety:

Name: Argonaut Insurance Company

State Where Surety is Incorporated: ILLINOIS

d. Oblige(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 MUD No. 53

Subdivision involved: Meridiana Parkway Phase VI

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Drainage and Paving Facilities

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ 806,355.19

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: Argonaut Insurance Company

PRINCIPAL: Clearwater Utilities, Inc.

By: Michael Maddux
Signature

By: Dustin Berry
Signature

Michael Maddux
Print or Type Signer's Name

Dustin Berry
Print or Type Signer's Name

Attorney-in-Fact
Signer's Title

President
Signer's Title

ATTACH POWER OF ATTORNEY

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

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

POWER OF ATTORNEY

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

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

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$97,550,000.00

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the Company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 19th day of November, 2021.

Argonaut Insurance Company



by: _____

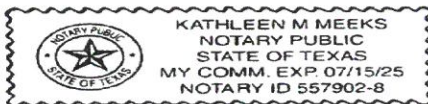
Gary E. Grose

Gary E. Grose, President

STATE OF TEXAS
COUNTY OF HARRIS SS:

On this 19th day of November, 2021 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.



Kathleen M. MEEKS

(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the _____ day of _____, _____.



Austin W. King

Austin W. King, Secretary

IF YOU HAVE QUESTIONS ON AUTHENTICITY OF THIS DOCUMENT CALL (833) 820 - 9137.

IMPORTANT NOTICE

To obtain information or make a complaint:

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

ARGONAUT INSURANCE COMPANY

Please send all notices of claim on this bond to:

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

(833) 820-9137 (toll-free)

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

(512) 490-1007

You may write the Texas Department of Insurance:

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

PREMIUM OR CLAIM DISPUTES:

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

ATTACH THIS NOTICE TO YOUR BOND:

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

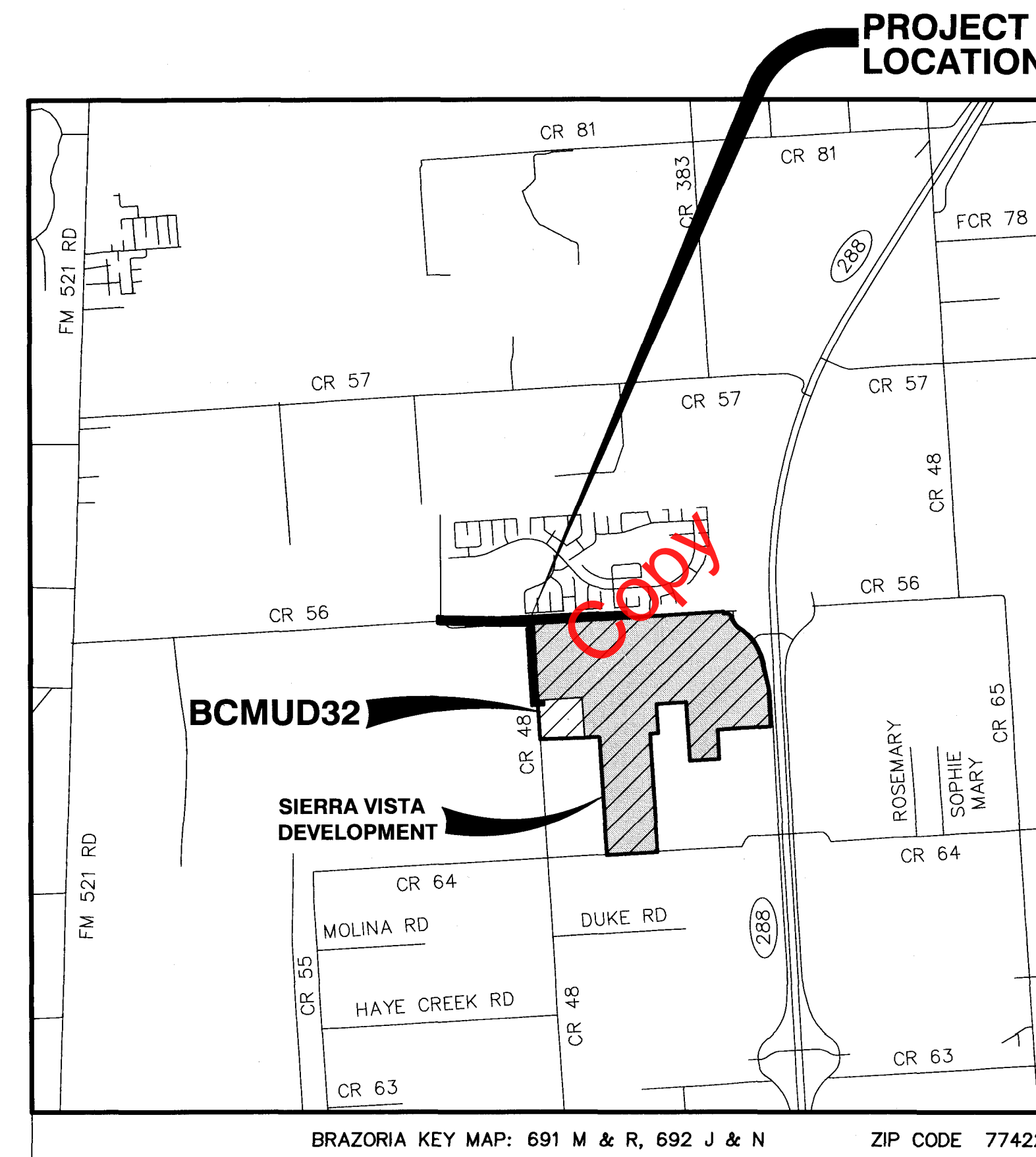
DEVELOPER: LAND TEJAS
STERLING LAKES SOUTH, L.L.C.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713)783-6702

CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES
FOR
MERIDIANA PARKWAY -
PHASE V & PHASE VI
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32
BRAZORIA COUNTY, TX
PROJECT NO. 610.001012.00

INDEX OF SHEETS

SHEET NO. DESCRIPTION

1	TITLE & SHEET INDEX
2	GENERAL NOTES
3	GENERAL NOTES (2)
4	SITE OVERALL-PHASE V & VI SCOPE LIMITS
5	WATER OVERALL
6	DRAINAGE OVERALL I
7	DRAINAGE OVERALL II
8	DRAINAGE CALCULATIONS
8A	DRAINAGE SERVICE AREA MAP
9	STORM WATER POLLUTION PREVENTION PLAN I
10	STORM WATER POLLUTION PREVENTION PLAN II
11	PHASE V P&P - MERIDIANA PKWY (STA 20+50 TO STA 25+00)
12	PHASE V P&P - MERIDIANA PKWY (STA 25+00 TO STA 29+50)
13	PHASE V P&P - MERIDIANA PKWY (STA 29+50 TO STA 34+00)
14	PHASE V P&P - MERIDIANA PKWY (STA 34+00 TO STA 38+50)
15	PHASE V P&P - MERIDIANA PKWY (STA 38+50 TO STA 43+00)
16	PHASE V P&P - MERIDIANA PKWY (STA 43+00 TO STA 47+00)
17	PHASE V P&P - MERIDIANA PKWY (STA 47+00 TO STA 51+00)
18	COUNTY ROAD 48 CUL-DE-SAC (PH V SCOPE)
19	PHASE VI P&P - MERIDIANA PKWY (STA 3+00 TO STA 7+00)
20	PHASE VI P&P - MERIDIANA PKWY (STA 7+00 TO STA 11+50)
21	PHASE VI P&P - MERIDIANA PKWY (STA 11+50 TO STA 16+00)
22	PHASE VI P&P - MERIDIANA PKWY (STA 16+00 TO STA 20+50)
23	PHASE VI P&P - MERIDIANA PKWY (STA 20+50 TO STA 25+00)
24	P&P - CRYSTAL VIEW DRIVE (PH V SCOPE)
25	MERIDIANA PKWY PH5 ST1 PHASE PLAN
26	MERIDIANA PKWY PH5 ST2 PHASE PLAN
27	MERIDIANA PKWY PH5 ST3 PHASE PLAN
28	MERIDIANA PKWY PH6 ST1 PHASE PLAN
29	MERIDIANA PKWY PH6 ST2 PHASE PLAN
30	PERMANENT TRAFFIC SIGNAGE & PAVEMENTS MARKINGS PHASE VI
31	PERMANENT TRAFFIC SIGNAGE & PAVEMENTS MARKINGS PHASE V
32	DETOUR PLAN
33	CITY OF IOWA COLONY STANDARD DETAILS - WATER (SHEET 1 OF 12)
34	CITY OF IOWA COLONY STANDARD DETAILS - WATER (SHEET 2 OF 12)
35	CITY OF IOWA COLONY STANDARD DETAILS-SAN SEW (SHEET 3 OF 12)
36	CITY OF IOWA COLONY STANDARD DETAILS-SAN SEW (SHEET 4 OF 12)
37	CITY OF IOWA COLONY STANDARD DETAILS-STRM SEW (SHEET 5 OF 12)
38	CITY OF IOWA COLONY STANDARD DETAILS-STRM SEW (SHEET 6 OF 12)
39	CITY OF IOWA COLONY STANDARD DETAILS-STRM SEW (SHEET 7 OF 12)
40	CITY OF IOWA COLONY STANDARD DETAILS-SWPPP (SHEET 8 OF 12)
41	CITY OF IOWA COLONY STANDARD DETAILS-PAVING (SHEET 9 OF 12)
42	CITY OF IOWA COLONY STANDARD DETAILS-PAVING (SHEET 10 OF 12)
43	CITY OF IOWA COLONY STANDARD DETAILS-PAVING (SHEET 11 OF 12)
44	CITY OF IOWA COLONY STANDARD DETAILS-PAVING (SHEET 12 OF 12)
45	SIDEWALK DETAILS
46	HARRIS COUNTY PAVEMENT MARKINGS - HCPM-1
47	HARRIS COUNTY PAVEMENT MARKINGS - HCPM-2
48	PAVEMENT MARKING DETAILS - TxDOT - BC(9)-14
49	PAVEMENT MARKING DETAILS - TxDOT - BC(11)-14
50	TRAFFIC MARKING DETAILS - TxDOT - BC(12)-14



LOCATION MAP
SCALE: 1"=2,800'

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.

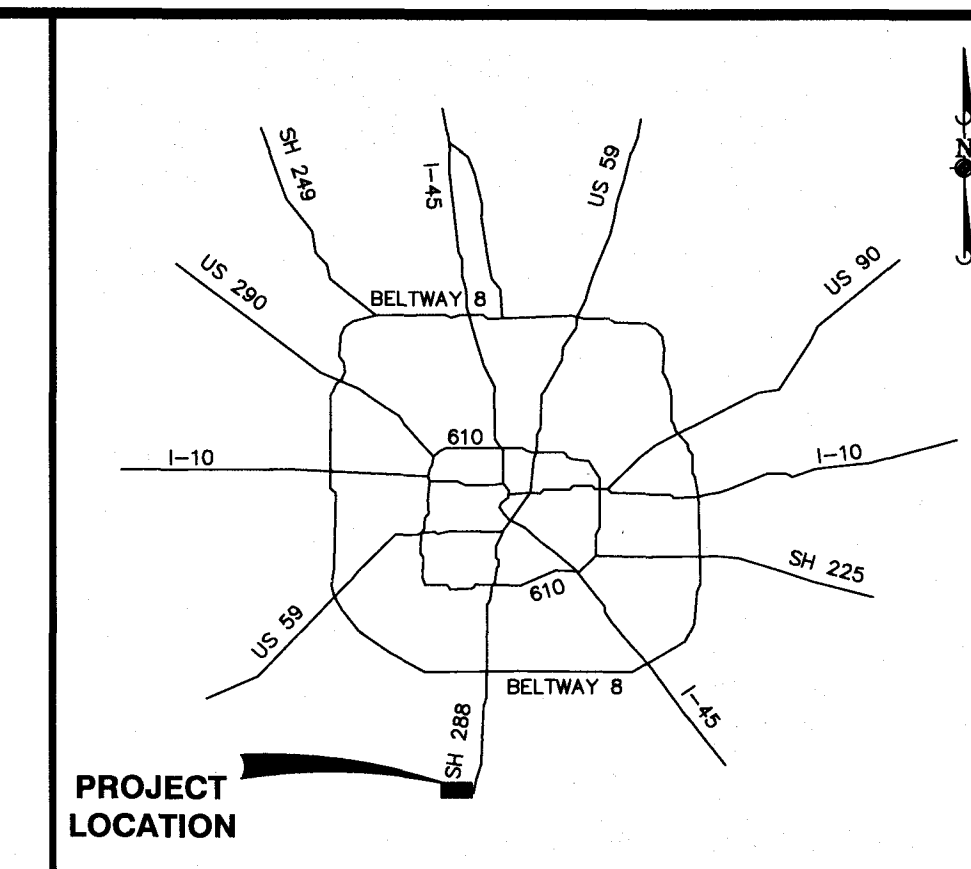
INTERIM DRAINAGE - CONTRACTOR TO ENSURE CONTINUOUS FUNCTION OF CR 56 ROADSIDE DITCH THROUGHOUT CONSTRUCTION.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, P.E. Date 5/6/19
President
Kerry L. Osburn Date 5/6/19
Vice President
Mark Roller Date 5/6/19
Secretary/Treasurer
Jarrod D. Aden, P.E., C.F.M. Date 5/6/19
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. # B180030



Tuesday, April 12, 2022

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

**Re: Merdiana Parkway Phase VI – Water and Sanitary Facilities
Recommendation for Approval into One-Year Maintenance Period
City of Iowa Colony Project No. CSW 190820-0688
Adico, LLC Project No. 16007-4-230**

Dear Mayor and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of Meridiana Parkway Phase VI – Water and Sanitary facilities. The final inspection was completed on December 23, 2021, with all outstanding punch list items addressed on March 2, 2022.

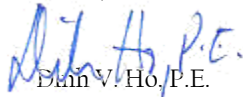
Based on our review of the closeout documents provided, Adico, LLC recommends approval of Water and Sanitary facilities into the One-Year Maintenance Period. The effective date of maintenance period shall be April 18, 2022, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the one-year maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-230



Engineer's Certificate of Substantial Completion

OWNER: Brazoria County Municipal Utility District No. 32
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

CONTRACT: Construction of Water, Drainage, and Paving Facilities for
Meridiana Parkway Phase V & Phase VI

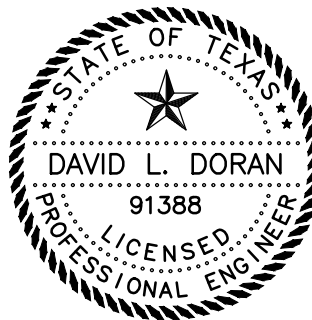
CONTRACTOR: Clearwater Utilities, Inc.
22803 Schiel Rd.
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ENGINEER: Elevation Land Solutions
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I hereby certify that this project is substantially complete as of December 23, 2021; that the project was under periodic observation during construction; that all observation of the work was performed by or under my supervision; that to the best of my knowledge, the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and "Record Drawings" will be furnished to the Owner.

Sincerely,

David L Doran, P.E., CCM
Director of Construction Management



March 18, 2022

DLD/mm

**CITY OF IOWA COLONY
MAINTENANCE BOND**

1. The following terms shall have the following meanings in this document:

a. Bond Number: SUR0072055

b. Principal: Clearwater Utilities, Inc.

c. Surety:

Name: Argonaut Insurance Company

State Where Surety is Incorporated: ILLINOIS

d. Oblige(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 MUD No. 53

Subdivision involved: Meridiana Parkway Phase VI

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Drainage and Paving Facilities

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ 806,355.19

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: Argonaut Insurance Company

PRINCIPAL: Clearwater Utilities, Inc.

By: Michael Maddux
Signature

By: Dustin Berry
Signature

Michael Maddux
Print or Type Signer's Name

Dustin Berry
Print or Type Signer's Name

Attorney-in-Fact
Signer's Title

President
Signer's Title

ATTACH POWER OF ATTORNEY

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

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

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

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

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$97,550,000.00

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the Company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 19th day of November, 2021.

Argonaut Insurance Company



by: _____

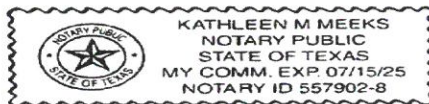
Gary E. Grose

Gary E. Grose, President

STATE OF TEXAS
COUNTY OF HARRIS SS:

On this 19th day of November, 2021 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, depose and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.



Kathleen M. MEEKS

(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the _____ day of _____, _____.



Austin W. King

Austin W. King, Secretary

IF YOU HAVE QUESTIONS ON AUTHENTICITY OF THIS DOCUMENT CALL (833) 820 - 9137.

IMPORTANT NOTICE

To obtain information or make a complaint:

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

ARGONAUT INSURANCE COMPANY

Please send all notices of claim on this bond to:

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

(833) 820-9137 (toll-free)

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You may write the Texas Department of Insurance:

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

PREMIUM OR CLAIM DISPUTES:

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

ATTACH THIS NOTICE TO YOUR BOND:

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

PROJECT LOCATION

Record Drawings

BOUNDARY & TOPOGRAPHIC SURVEY:


THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY BASELINE CORPORATION. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING IN WRITING OF ANY DIFFERING CONDITIONS.


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.

FLOODPLAIN INFORMATION:

ACCORDING TO MAP NOS. 48039C0105H, & 48039C0110H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRITAIN, ALABAMA, DATED 1985-1986, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, OR RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE EXCEEDED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.




MATT HANKS, P.E., COUNTY ENGINEER


JORGE REYNA, DEVELOPMENT COORDINATOR

06/19/2019
DATE

6-13-2019
DATE

ENGINEER'S SEAL
MICHAEL W. CHRISTOPHER
2445 TECHNOLOGY FOREST BLVD. SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200


 TBPE NO. F-18141 04/16/2019 

CITY OF IOWA COLONY

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENTS ESTABLISHED BY THE CITY OF IOWA COLONY.

Michael D'Souza 6/4/19
MICHAEL D'SOUZA, MAYOR DATE

DATE 6/4/19

 DINH HO, P.E., CITY ENGINEER
 DATE _____



Iowa Colony
Texas

[illegible]

Manhard
CONSULTING

5445 Technology Forest Blvd., Suite 200, The Woodlands, TX 77380 • (281) 862-2200 • www.manhard.com

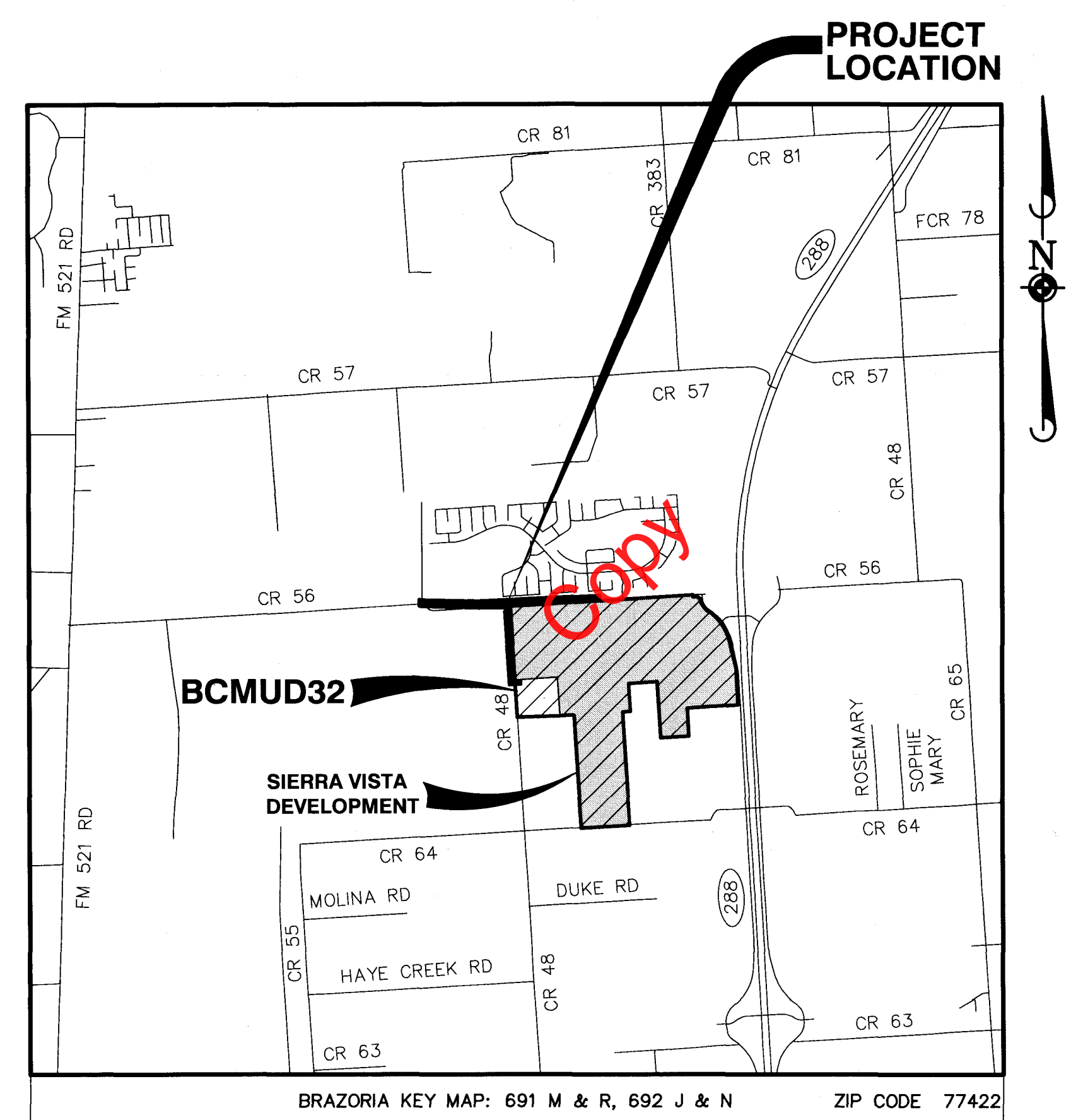
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Management • Environmental Sciences • Land Use Planning
Transportation Engineering • Professional Engineering Registration No. T-18141

<p>MERIDIANA PARKWAY - PHASE V & PHASE VI</p> <p>BRAZORIA COUNTY M.U.D. NO. 32</p> <p>TITLE & SHEET INDEX</p>
--

PROJ. MGR.: <u>MWC</u>	
PROJ. ASSOC.: <u>WWB</u>	
DRAWN BY: <u>SW/HFL</u>	
DATE: <u>4/12/2019</u>	
SCALE: <u>N.T.S.</u>	
1 SHEET OF 50	
610.001012.00	

FINAL APPROVAL

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1	TITLE & SHEET INDEX
2	GENERAL NOTES
3	GENERAL NOTES (2)
4	SITE OVERALL--PHASE V & VI SCOPE LIMITS
5	WATER OVERALL
6	DRAINAGE OVERALL I
7	DRAINAGE OVERALL II
8	DRAINAGE CALCULATIONS
8A	DRAINAGE SERVICE AREA MAP
9	STORM WATER POLLUTION PREVENTION PLAN I
10	STORM WATER POLLUTION PREVENTION PLAN II
11	PHASE V P&P - MERIDIANA PKWY (STA 20+50 TO STA 25+00)
12	PHASE V P&P - MERIDIANA PKWY (STA 25+00 TO STA 29+50)
13	PHASE V P&P - MERIDIANA PKWY (STA 29+50 TO STA 34+00)
14	PHASE V P&P - MERIDIANA PKWY (STA 34+00 TO STA 38+50)
15	PHASE V P&P - MERIDIANA PKWY (STA 38+50 TO STA 43+00)
16	PHASE V P&P - MERIDIANA PKWY (STA 43+00 TO STA 47+00)
17	PHASE V P&P - MERIDIANA PKWY (STA 47+00 TO STA 51+00)
18	COUNTY ROAD 48 CUL-DE-SAC (PH V SCOPE)
19	PHASE VI P&P - MERIDIANA PKWY (STA 3+00 TO STA 7+00)
20	PHASE VI P&P - MERIDIANA PKWY (STA 7+00 TO STA 11+50)
21	PHASE VI P&P - MERIDIANA PKWY (STA 11+50 TO STA 16+00)
22	PHASE VI P&P - MERIDIANA PKWY (STA 16+00 TO STA 20+50)
23	PHASE VI P&P - MERIDIANA PKWY (STA 20+50 TO STA 25+00)
24	P&P - CRYSTAL VIEW DRIVE (PH V SCOPE)
25	MERIDIANA PKWY PH5 ST1 PHASE PLAN
26	MERIDIANA PKWY PH5 ST2 PHASE PLAN
27	MERIDIANA PKWY PH5 ST3 PHASE PLAN
28	MERIDIANA PKWY PH6 ST1 PHASE PLAN
29	MERIDIANA PKWY PH6 ST2 PHASE PLAN
30	PERMANENT TRAFFIC SIGNAGE & PAVEMENTS MARKINGS PHASE VI
31	PERMANENT TRAFFIC SIGNAGE & PAVEMENTS MARKINGS PHASE V
32	DETOUR PLAN
33	CITY OF IOWA COLONY STANDARD DETAILS - WATER (SHEET 1 OF 12)
34	CITY OF IOWA COLONY STANDARD DETAILS - WATER (SHEET 2 OF 12)
35	CITY OF IOWA COLONY STANDARD DETAILS--SAN SEW (SHEET 3 OF 12)
36	CITY OF IOWA COLONY STANDARD DETAILS--SAN SEW (SHEET 4 OF 12)
37	CITY OF IOWA COLONY STANDARD DETAILS--STRM SEW (SHEET 5 OF 12)
38	CITY OF IOWA COLONY STANDARD DETAILS--STRM SEW (SHEET 6 OF 12)
39	CITY OF IOWA COLONY STANDARD DETAILS--STRM SEW (SHEET 7 OF 12)
40	CITY OF IOWA COLONY STANDARD DETAILS--SWPPP (SHEET 8 OF 12)
41	CITY OF IOWA COLONY STANDARD DETAILS--PAVING (SHEET 9 OF 12)
42	CITY OF IOWA COLONY STANDARD DETAILS--PAVING (SHEET 10 OF 12)
43	CITY OF IOWA COLONY STANDARD DETAILS--PAVING (SHEET 11 OF 12)
44	CITY OF IOWA COLONY STANDARD DETAILS--PAVING (SHEET 12 OF 12)
45	SIDEWALK DETAILS
46	HARRIS COUNTY PAVEMENT MARKINGS - HCPM-1
47	HARRIS COUNTY PAVEMENT MARKINGS - HCPM-2
48	PAVEMENT MARKING DETAILS - TxDOT - BC(9)-14
49	PAVEMENT MARKING DETAILS - TxDOT - BC(11)-14
50	TRAFFIC MARKING DETAILS - TxDOT - BC(12)-14



ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
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(New Statewide Number Outside Houston)
1-800-545-6005



CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY C/O ADICO, LLC (DINH V. HO, P.E. 832-895-1093 OR INSPECTIONS@ADICO-LLC.COM) AND BRAZORIA COUNTY ENGINEER - CONSTRUCTION@BRAZORIA-COUNTY.COM 48 HOURS BEFORE COMMENCING WORK.

INTERIM DRAINAGE - CONTRACTOR TO ENSURE CONTINUOUS FUNCTION OF CR 56 ROADSIDE DITCH THROUGHOUT CONSTRUCTION.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, P.E. 5/6/19 Date
 President

Kerry L. Osburn 5/6/19 Date
 Vice President

Mark Roller Date Jarrod D. Aden, P.E., C.F.M. Date
 Secretary/Treasurer 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. # B180030



2445 Technology Forest Blvd, Suite 200, The Woodlands, TX 77381 ph:832.823.2200 tx:832.823.2201 menhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
Texas Board of Professional Engineers Registration No. F-18141

MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

Tuesday, April 12, 2022

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

Re: Sierra Vista West Section 8 Early Plat
Brazoria County Municipal Utility District No. 53
Letter of Recommendation to Approve Disbursement Request No. 2., April 2022
Adico Project No. 21001-15

Dear Mayor Byrum-Bratsen and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed Disbursement Request No. 2 from Astro Sierra Vista, L.P. for Sierra Vista West Section 8 Early Plat Recordation Agreement.


Elevation Land Solutions has provided copies of the approved pay estimates and supporting documents for our review. Below is a brief overview.

ESCROW AMOUNT:					\$	881,323.71
CONTINGENCY @ 10%:					\$	88,132.37
TOTAL ESCROW AND CONTINGENCY DEPOSIT					\$	969,456.08
	Date of Request	Request Subtotal	10% Contingency	Change Orders	Total Disbursement	Remaining Escrow
DISBURSEMENT REQUEST NO. 1	Mar-22	\$ 144,447.57	\$ 14,444.76		\$ 158,892.33	\$ 810,563.75
DISBURSEMENT REQUEST NO. 2	Apr-22	\$ 582,765.18	\$ 58,276.52		\$ 641,041.70	\$ 169,522.06
TOTALS		\$ 727,212.75	\$ 72,721.28		\$ 799,934.03	\$ 169,522.06

Based on our review of the documentation provided, Adico has no objections to Disbursement Request No. 2 to Astro Sierra Vista, L.P. in the amount of \$641,041.70. After Disbursement No. 2, the remaining balance of the cash deposit is \$169,522.06.

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

Sincerely,
Adico, LLC


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

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



MELANIE OHL
CHIEF FINANCIAL OFFICER

April 1, 2022

Dinh V. Ho, P.E.
Principal
Adico Consulting Engineers
2114 El Dorado Blvd., Suite 400
Friendswood, TX 77546

RE: Astro Sierra Vista, LP
Construction and Escrow Agreement-Disbursement
Sierra Vista West Sec. 8 Draw #2-April

Dear Dinh:

Please find enclosed a worksheet for disbursement for a portion of our cash deposit and copies of the invoices to pay the following vendor(s):

Principal Services, Ltd.	\$ 103,510.86	Section 8 WSD
Bay Paving, LLC	\$ 479,254.32	Section 8 Paving
April Contingency Refund	\$ 58,276.52	
Total	\$ 641,041.70	<i>gn</i>

Please review the enclosed and if in agreement, recommend the City reimburse to Astro Sierra Vista, LP the amount of \$641,041.70 of our escrowed funds. Wiring instructions are attached for your convenience.

Sincerely,


Melanie Ohl
Chief Financial Officer

SO



ESCROW SUMMARY FOR ALL PROJECTS SERVING
SIERRA VISTA WEST SECTION 8
March 31, 2022

ORIGINAL ESCROW SUMMARY															
<u>Construction Contract</u>	<u>Contractor</u>	<u>Contract Amount</u> <u>(A)</u>	<u>Change Orders</u> <u>(B)</u>	<u>Revised Contract</u> <u>Amount (A + B)</u>	<u>Escrowed Amount</u>	<u>10%</u> <u>Contingency</u>	<u>Total Escrow</u>	<u>Total Refund to</u> <u>Date</u>	<u>April Draw</u> <u>Request</u>	<u>April</u> <u>Contingency</u> <u>Refund</u>	<u>April Refund</u>	<u>Remaining</u> <u>Escrow Balance</u>	<u>Deduction of</u> <u>Change Order</u> <u>Not Escrowed</u>	<u>April Refund</u> <u>(Net of Required</u> <u>Cash Deposit For CO)</u>	<u>Remaining</u> <u>Escrow Balance</u>
1. Section 8 WSD	Principal Services	1,074,217.07	\$ -	\$ 1,074,217.07	\$ 178,197.71	\$ 17,819.77	\$ 196,017.48	\$ -	\$ (103,510.86)	\$ (10,351.09)	\$ (113,861.95)	\$ 82,155.54	\$ -	\$ (113,861.95)	\$ 82,155.54
1. Section 8 Paving	Bay Paving	703,126.00	\$ -	\$ 703,126.00	\$ 703,126.00	\$ 70,312.60	\$ 773,438.60	\$ (158,892.33)	\$ (479,254.32)	\$ (47,925.43)	\$ (527,179.75)	\$ 87,366.52	\$ -	\$ (527,179.75)	\$ 87,366.52
					\$ 881,323.71	\$ 88,132.37	\$ 969,456.08	\$ (158,892.33)	\$ (582,765.18)	\$ (58,276.52)	\$ (641,041.70)	\$ 169,522.06	\$ -	\$ (641,041.70)	\$ 169,522.06
							\$ 810,563.75								

Copy

Tuesday, April 12, 2022

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

Re: Sierra Vista West Section 9 Early Plat
Brazoria County Municipal Utility District No. 53
Letter of Recommendation to Approve Disbursement Request No. 2., April 2022
Adico Project No. 21001-16

Dear Mayor Byrum-Bratsen and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed Disbursement Request No. 2 from Astro Sierra Vista, L.P. for Sierra Vista West Section 9 Early Plat Recordation Agreement.

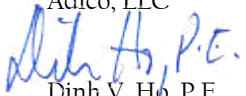
Elevation Land Solutions has provided copies of the approved pay estimates and supporting documents for our review. Below is a brief overview.

ESCROW AMOUNT:					\$	1,224,452.08
CONTINGENCY @ 10%:					\$	122,445.21
TOTAL ESCROW AND CONTINGENCY DEPOSIT					\$	1,346,897.29
	Date of Request	Request Subtotal	10% Contingency	Change Orders	Total Disbursement	Remaining Escrow
DISBURSEMENT REQUEST NO. 1	Mar-22	\$ 95,034.47	\$ 9,503.45		\$ 104,537.92	\$ 1,242,359.37
DISBURSEMENT REQUEST NO. 2	Apr-22	\$ 385,526.16	\$ 38,552.62		\$ 424,078.78	\$ 818,280.60
TOTALS		\$ 480,560.63	\$ 48,056.06		\$ 528,616.69	\$ 818,280.60

Based on our review of the documentation provided, Adico has no objections to Disbursement Request No. 2 to Astro Sierra Vista, L.P. in the amount of \$424,078.78. After Disbursement No. 2, the remaining balance of the cash deposit is \$818,280.60.

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

Sincerely,
Adico, LLC


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

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



MELANIE OHL
CHIEF FINANCIAL OFFICER


April 1, 2022

Dinh V. Ho, P.E.
Principal
Adico Consulting Engineers
2114 El Dorado Blvd., Suite 400
Friendswood, TX 77546

RE: Astro Sierra Vista, LP
Construction and Escrow Agreement-Disbursement
Sierra Vista West Sec. 9 Draw #2-April

Dear Dinh:

Please find enclosed a worksheet for disbursement for a portion of our cash deposit and copies of the invoices to pay the following vendor(s):

Bay Paving, LLC	\$ 385,526.16	Section 9 Paving
April Contingency Refund	\$ <u>38,552.62</u>	
Total	\$ 424,078.78	

Please review the enclosed and if in agreement, recommend the City reimburse to Astro Sierra Vista, LP the amount of \$424,078.78 of our escrowed funds. Wiring instructions are attached for your convenience.

Sincerely,


Melanie Ohl
Chief Financial Officer





ESCROW SUMMARY FOR ALL PROJECTS SERVING
SIERRA VISTA WEST SECTION 9

March 31, 2022

ORIGINAL ESCROW SUMMARY																
Construction Contract		Contractor	Contract Amount (A)	Change Orders (B)	Revised Contract Amount (A + B)	Escrowed Amount	10% Contingency	Total Escrow	Total Refund to Date	April Draw Request	April Contingency Refund	April Refund	Remaining Escrow Balance	Deduction of Change Order Not Escrowed	April Refund (Net of Required Cash Deposit For CO)	Remaining Escrow Balance
1. Section 9 WSD		Principal Services	1,365,425.84	\$ -	\$ 1,365,425.84	\$ 218,055.58	\$ 21,805.56	\$ 239,861.14	\$ -	\$ -	\$ -	\$ -	\$ 239,861.14	\$ -	\$ -	\$ 239,861.14
1. Section 9 Paving		Bay Paving	1,006,396.50	\$ -	\$ 1,006,396.50	\$ 1,006,396.50	\$ 100,639.65	\$ 1,107,036.15	\$ (104,537.92)	\$ (385,526.16)	\$ (38,552.62)	\$ (424,078.78)	\$ 578,419.46	\$ -	\$ (424,078.78)	\$ 578,419.46
						\$ 1,224,452.08	\$ 122,445.21	\$ 1,346,897.29	\$ (104,537.92)	\$ (385,526.16)	\$ (38,552.62)	\$ (424,078.78)	\$ 818,280.60	\$ -	\$ (424,078.78)	\$ 818,280.60
								\$ 1,242,359.37								

Copy

ORDINANCE NO. 2021-32

**AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS,
AMENDING THE INVESTMENT POLICY; AND PROVIDING A
SAVINGS CLAUSE, SEVERANCE CLAUSE, AND EFFECTIVE DATE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY,
TEXAS ("THE CITY"):**

1. The attached Investment Policy for the City of Iowa Colony, Texas ("the Investment Policy") is hereby adopted and incorporated herein in full.
2. The Investment Policy hereby adopted amends and replaces the prior Investment Policy of the City.
3. If any part, of whatever size, of this ordinance or the Investment Policy, as hereby amended, is ever declared invalid or unenforceable for any reason, the remainder of this ordinance and the Investment Policy shall remain in full force and effect.
4. This ordinance shall take effect as of the date of its passage, approval, and adoption.

PASSED AND APPROVED ON THE FIRST READING ON SEPTEMBER 20, 2021.

**PASSED, APPROVED, AND ADOPTED ON THE SECOND AND FINAL READING
ON OCTOBER 18, 2021.**

CITY OF IOWA COLONY, TEXAS

By: 
MICHAEL BYRUM-BRATSEN,
MAYOR

ATTEST:


KAYLEEN ROSSER,
CITY SECRETARY



ATTACHMENT:

INVESTMENT POLICY FOR
THE CITY OF IOWA COLONY, TEXAS

Copy

INVESTMENT POLICY FOR THE CITY OF IOWA COLONY, TEXAS

Revised and Approved on October 18, 2021

I. POLICY STATEMENT

The investment policy of the City of Iowa Colony, Texas is to invest public funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the City and conforming to all state and local statutes governing investment of public funds.

II. SCOPE

This investment policy applies to all the financial assets and funds held by the City.

III. OBJECTIVES AND STRATEGY

It is the policy of the City that all funds shall be managed and invested with three primary objectives, listed in order of their priority: safety, liquidity, and return on investment.

Safety of Principal

Safety of principal is the foremost objective of the City. Investments of the City shall be undertaken in a manner that seeks to insure the preservation of capital in the overall portfolio.

Liquidity

The City's investment portfolio shall remain sufficiently liquid to enable the City to meet all operating requirements which might be reasonably anticipated.

Return on Investment

The City's investment portfolio will be designed with the objective of attaining a rate of return commensurate with the City's investment risk constraints and the cash flow operating requirements.

Diversification

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.

Maturities

Investment maturities should be staggered in order to minimize the risk of market price volatility and to protect liquidity and meet cash needs.

The maturity of an investment shall not exceed one year or, with the approval of the 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.

Basis for Settlement

All transactions, except investment pool funds and mutual funds, shall be settled on a delivery versus payment basis. The collateral shall be held in the name of the City or held on behalf of the City. The Trustee's records shall assure the notation of the City's ownership of or explicit claim on the securities. The original of all safekeeping receipts shall be delivered to the City.

Monitoring Market Prices

Before making any investment, the Investment Officers shall make arrangements for prompt and regular monitoring of the market price of the investment.

Management and Internal Controls

The Investment Officers shall establish a system of internal controls that shall be reviewed by the City's auditor. The controls shall be designed to prevent losses of public funds arising from fraud, employee error, and misrepresentation by third parties, unanticipated changes in the financial markets, or imprudent actions by employees or Investment Officers of the City.

Quarterly Reporting

The Investment Committee shall prepare and submit to the City Council a signed quarterly investment report for all funds for the preceding reporting period.

IV. STATUTORY REQUIREMENTS

Direct, specific parameters for the investment of public funds in Texas are found in the Public Funds Investment Act, Chapter 2256, Texas Government Code, (the "Act"). The City shall comply with the Act.

V. DELEGATION OF INVESTMENT AUTHORITY

The City Manager and the City Finance Officer shall be the designated Investment Officers of the City. The Investment Officers are responsible for considering the quality and capability of the staff, investment advisors and consultants involved in investment management and procedures, subject to the authority and responsibility of the City Council to approve all investment brokers and advisers. All participants in the investment process shall seek to act responsibly as custodians of public trust.

The Investment Officers shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials and staff.

The Investment Officers and the City Council are responsible for reviewing the investments and other accounts of the City.

Regardless of any other provision, the City Council retains ultimate responsibility as fiduciaries of the assets of the City.

The City Manager is responsible for authorizing budgeted expenditures necessary for the day to day operations of the City.

The Investment Officers shall obtain training as required by law, from sources approved by the City Council.

Disclosure of Business Relationships

An investment officer shall disclose to the City Council and the Texas Ethics Commission any personal business relationship between the investment officer and any person or business organization offering to engage in an investment transaction with the City, to the extent such disclosure is required by Section 2256.005(i) of the Texas Government Code.

VI. AUTHORIZED INVESTMENTS AND COMPANIES

Quality and Capability of Investment Management

For brokers and dealers of government securities, the Investment Officers shall select only those dealers reporting to the Market Reports Division of the Federal Reserve Bank of New York, also known as the Primary Government Securities Dealers, unless a comprehensive credit and capitalization analysis reveals that other firms are adequately financed to conduct public business. The City Council must authorize all brokers and dealers. Investment officers shall not conduct business with any person contrary to instructions from the City Council.

Providing Copy of Policy Before Investing

The Investment Officers shall present a copy of this policy to any person offering to engage in an investment transaction with the City, or to any investment management firm under contract with the City to invest or manage the City's investment portfolio or any part thereof, to the extent such presentation is required by Texas Government Code Section 2256.005(k). Before investing or contracting with such person, the Investment Officers shall receive a written acknowledgement, signed by such person or the qualified representative of such business organization, that such person or organization has received and reviewed the investment policy, and that such person or organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the City and that person or organization that are not authorized by the City's investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio or requires an interpretation of subjective investment standards, all to the extent such acknowledgment is required by Texas Government Code 2256.005(k).

Types of Investments

Acceptable investments under this policy shall be limited to the instruments listed below.

- A. 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;
- B. Obligations of the United States Government, its agencies and instrumentalities and government sponsoring enterprises;
- C. Texas Local Government Investment Pools which invest in instruments and follow practices allowed by law as defined in Section 2256.016 of the Texas Government Code and have been authorized by the City Council.

Types of Collateral

The City shall accept only the following securities as collateral:

- A. FDIC insurance coverage;
- B. United States Treasuries and Agencies;
- C. Texas State, City, County, School or Road District bonds with a remaining maturity often (10) years or less with an investment grade bond rating from Moody's Investors Services (BAA and above) and Standard and Poor's Corporation (BBB and above); or
- D. Other securities approved by the City Council.

VII. DEPOSITORIES

- A. **Out of Town Depositories.** The City may consider the application to serve as a depository for the City, received by the City from a bank, credit union, or savings association that is not doing business within the City, after taking into consideration what is in the best interest of the City in establishing a depository.
- B. **Texas Local Government Code Chapter 105.** The applicable portions of Chapter 105 of the Texas Local Government Code shall govern the publication of advertisements for applications, review of applications, selection and designation of a depository, terms of a depository contract, and other matters governed by that chapter.
- C. **Bids for Certificates of Deposit.** Bids for certificates of deposit shall be solicited in writing, electronically, or in any combination of those methods, all in compliance with any applicable provisions of Texas Local Government Code chapter 105. Where that chapter 105 does not apply, bids must still be in writing and must be kept on file in the City Secretary's office.

VIII. ANNUAL AUDIT

In conjunction with the City's annual audit, the City shall obtain a compliance audit of management controls on investments and adherence to the City's established investment policies.

IX. INVESTMENT POLICY ADOPTION AND REVIEW BY CITY COUNCIL

The City's investment policy shall be adopted by the City Council. The City Council shall review the policy on an annual basis.

The City Council shall adopt a written instrument by ordinance or resolution stating that the Council has reviewed the investment policy and investment strategies, and the written instrument so adopted shall record any changes made to either the investment policy or investment strategies.

X. AMENDMENT

In the event State law changes and the City cannot invest in the investments described in this policy, this policy shall automatically be conformed to existing law.

Copy