

Thursday, June 30, 2022

Travis Harrison, P.E.  
Elevation Land Solutions  
2445 Technology Forest Blvd., Suite 200  
The Woodlands, TX 77381

**Re: Sierra Vista West Section 10 Final Plat  
Letter of Recommendation to Approve  
City of Iowa Colony Project No. 410  
Adico, LLC Project No. 16007-2-223**

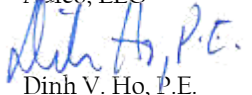
Dear Mr. Harrison,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Sierra Vista West Section 10 final plat package received on or about June 29, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, we have no objections to the plat as resubmitted on June 29, 2022. Please provide two (2) sets of mylars and ten (10) prints to Kayleen Rosser, City Secretary, by no later than Thursday, June 30, 2022, for consideration at the July 5, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

  
Dinh V. Ho, P.E.

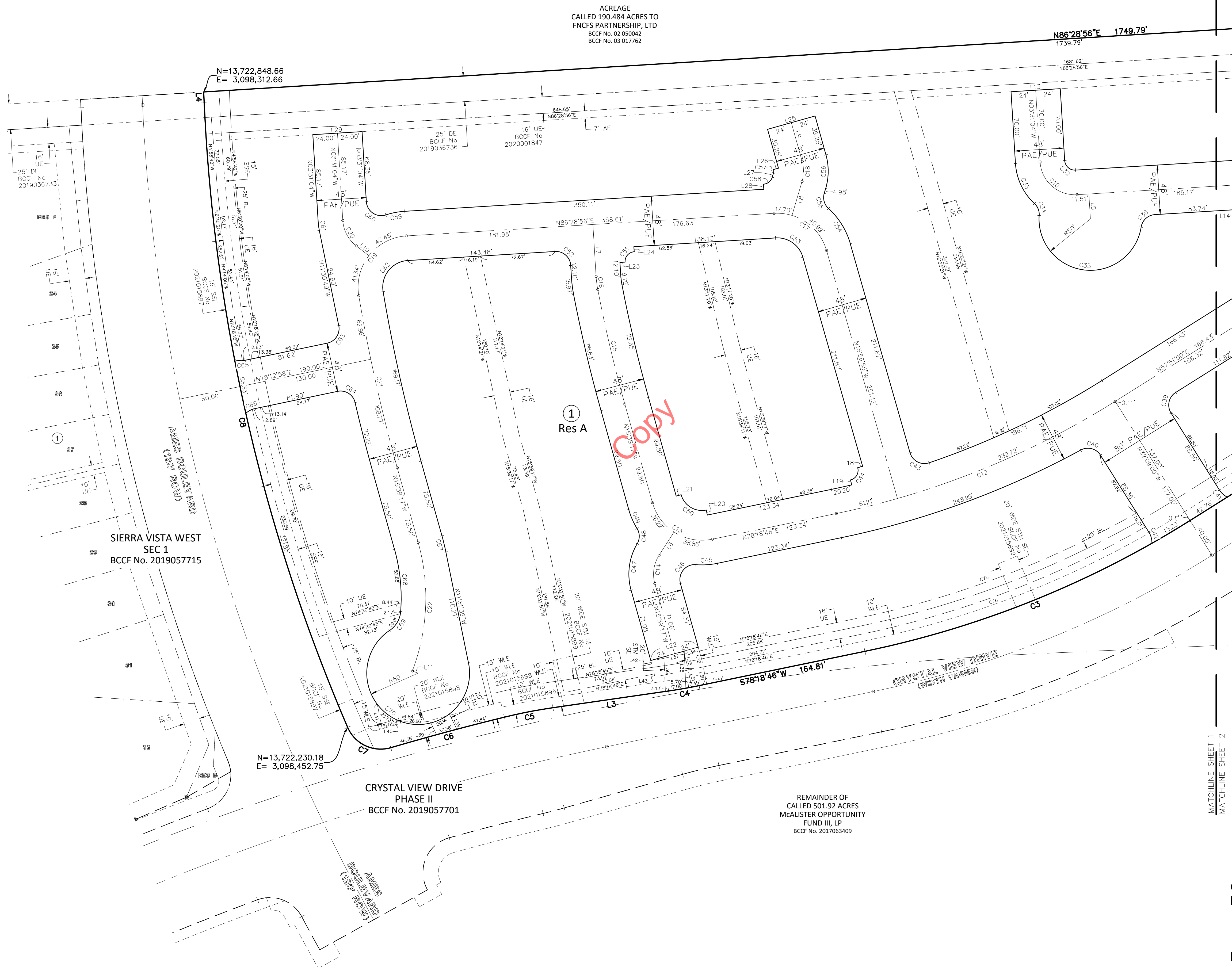
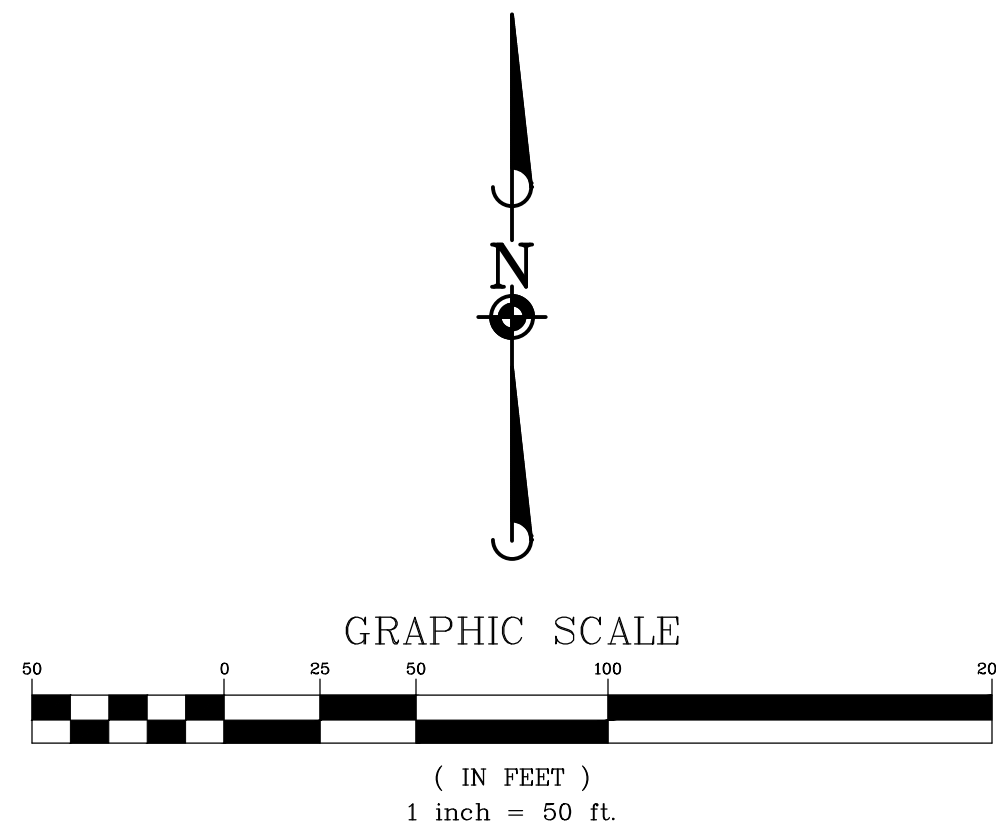
TBPE Firm No. 16423

Copy

**Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 16007-2-225**

## FINAL PLAT NOTES:

1. THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 08/17/2020
2. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 53 BOUNDARY.
3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.
4. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
5. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
6. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINISH GRADING IS COMPLETE. CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
7. BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C, LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
8. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0115K, DATED DECEMBER 30, 2020.
9. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
10. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
11. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNERS EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
12. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
13. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
14. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE SET AT OR ABOVE THE MINIMUM SLAB ELEVATIONS DEFINED.
15. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
16. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
17. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 53.
18. THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
19. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
20. ADEQUATE WASTEWATER FACILITIES SHALL BE PROVIDED TO SERVICE ALL PROPOSED IMPROVEMENTS.
21. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
22. OFF-STREET PARKING SPACES ARE TO BE PROVIDED IN ACCORDANCE WITH THE APPROVED PLAN OF DEVELOPMENT FOR SIERRA VISTA WEST.
23. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
24. A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
25. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
26. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
27. FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
28. THE PLAT IS SUBJECT TO THE REQUIREMENTS OF SIERRA VISTA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LAND TEJAS SIERRA VISTA WEST, LLC, A TEXAS LIMITED LIABILITY COMPANY.
29. THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF IOWA COLONY OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF IOWA COLONY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.

SIERRA  
VISTA WEST  
DEVELOPMENTPROJECT  
LOCATIONVICINITY MAP  
BRAZORIA COUNTY KEY MAP: 692 J & N  
SCALE: 1" = 2,640'

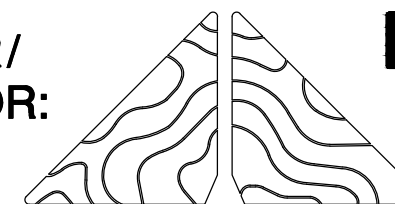
## ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
WLE=	WATER LINE EASEMENT
BL=	BUILDING LINE
ROW=	RIGHT-OF-WAY
BCCF=	BRAZORIA COUNTY CLERK'S FILE
BCDR=	BRAZORIA COUNTY DEED RECORDS
BCPR=	BRAZORIA COUNTY PLAT RECORDS
BCOPR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
BCOPRRP=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL., PG., No.=	VOLUME, PAGE NUMBER
FND=	FOUND
IRC=	IRON ROD W/ CAP
"S"=	SET
	STREET NAME CHANGE

FINAL PLAT  
SIERRA VISTA WEST  
SEC 10A SUBDIVISION OF 18.09 ACRES OF LAND  
OUT OF THE  
LAVACA NAVIGATION COMPANY SURVEY, A-329  
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

JUNE 2022

OWNER/  
DEVELOPER:CWT SIERRA, LP,  
A DELAWARE LIMITED PARTNERSHIP  
8655 S. PRIEST DRIVE  
TEMPE, ARIZONA 85284ENGINEER/  
SURVEYOR:ELEVATION  
land solutions  
TBP REGISTRATION NUMBER F-22671  
2465 TECHNOLOGY FOREST BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-823-2200  
TBP'S REGISTRATION NUMBER 10194692



AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
WLE=	WATER LINE EASEMENT

BCCF=	BRAZORIA COUNTY CLERK'S FILE
BCDR=	BRAZORIA COUNTY DEED RECORDS
BCPR=	BRAZORIA COUNTY PLAT RECORDS
BCOPR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
BCOPRR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL. <input type="text"/> PG. <input type="text"/>	VOLUME, PAGE
No.=	NUMBER
FND=	FOUND
IRC=	IRON ROD W/ CAP
"S"=	SET



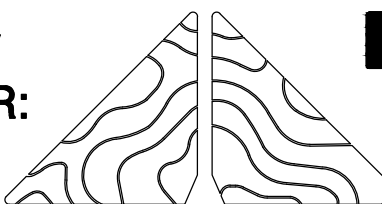
STREET NAME CHANGE

A SUBDIVISION OF 18.09 ACRES OF LAND  
OUT OF THE  
LAVACA NAVIGATION COMPANY SURVEY, A-329  
BRAZORIA COUNTY, TEXAS

1 RESERVE      1 BLOCK

JUNE 2022

**OWNER/  
DEVELOPER:** CWT SIERRA, LP,  
A DELAWARE LIMITED PARTNERSHIP  
8655 S. PRIEST DRIVE  
TEMPE, ARIZONA 85284

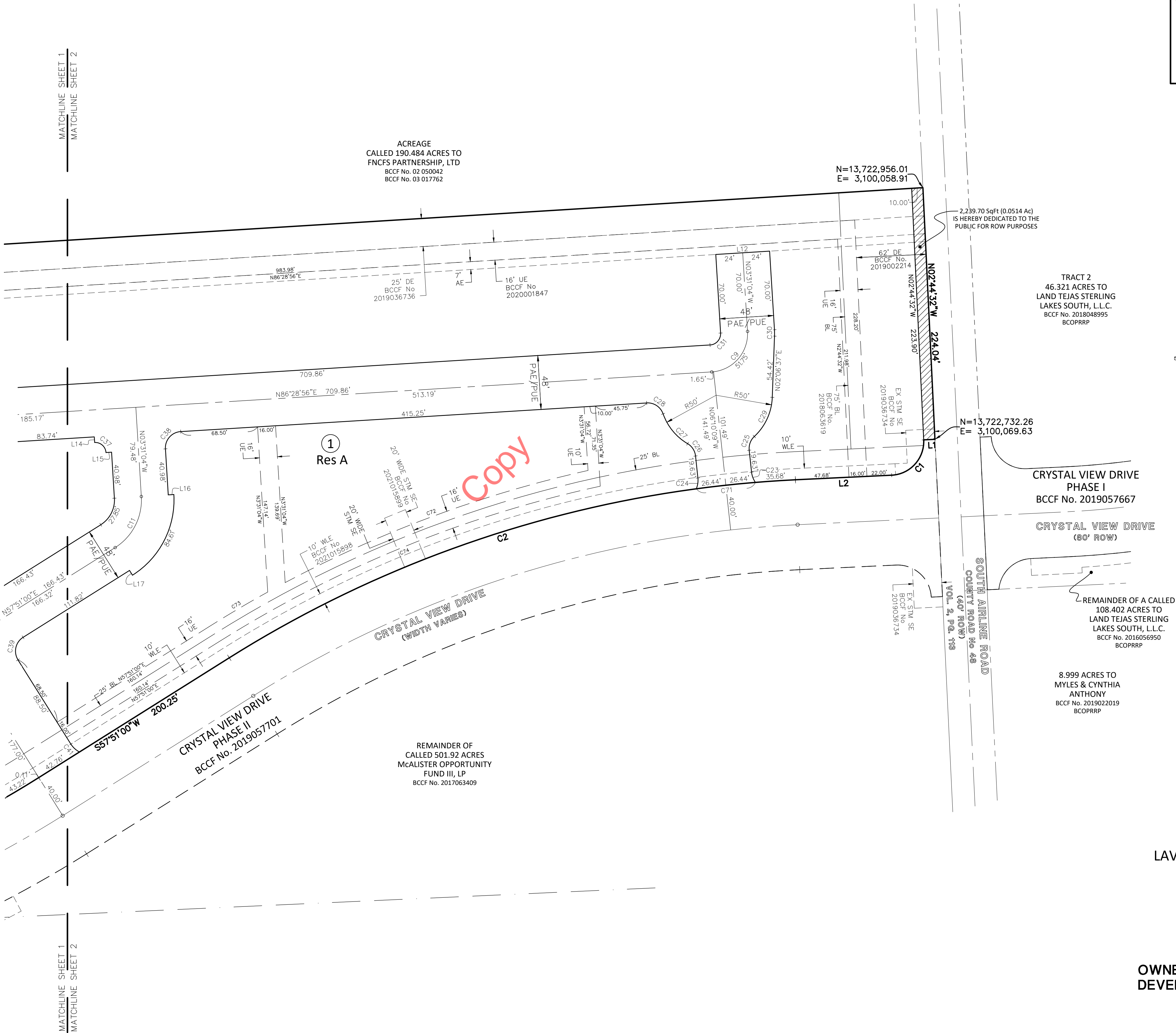
ENGINEER/  
SURVEYOR

**ELEVATION**  
land solutions  
TBPE REGISTRATION NUMBER F-22671  
2445 TECHNOLOGY FOREST BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-823-2200  
TBPS REGISTRATION NUMBER 10194692

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD	
C1	30.00'	47.12'	089°59'42"	S42°15'19"W	42.42'	
C2	1040.00'	533.70'	029°24'10"	S72°33'05"W	527.87'	
C3	960.00'	342.86'	0202°27'46"	S68°04'53"W	341.04'	
C4	500.00'	30.15'	0032°7'18"	S002°25'W	30.15'	
C5	500.00'	48.16'	005°31'07"	S79°00'31"W	48.14'	
C6	2550.00'	114.56'	002°34'27"	S74°57'44"W	114.55'	
C7	35.00'	50.74'	083°03'54"	N64°47'33"W	46.41'	
C8	1740.00'	627.79'	020°40'20"	N12°55'26"W	624.39'	
C9	34.00'	53.41'	090°00'00"	N41°28'56"E	48.08'	
C10	34.00'	53.41'	090°00'00"	N48°31'04"E	48.08'	
C11	50.00'	53.55'	061°22'03"	S27°09'58"E	51.03'	
C12	823.00'	293.93'	0202°27'46"	N68°04'53"E	292.32'	
C13	50.00'	75.08'	086°01'57"	S08°40'15"E	68.22'	
C14	34.00'	28.78'	083°00'02"	S58°35'44"W	27.93'	
C15	1380.00'	114.64'	004°45'35"	S13°16'29"E	114.61'	
C16	100.00'	12.88'	007°22'38"	S12°07'23"E	12.87'	
C17	50.00'	67.69'	077°34'09"	N54°43'59"W	62.64'	
C18	35.00'	19.63'	032°08'06"	S002°44'W	19.37'	
C19	50.00'	83.80'	096°01'32"	S38°28'10"W	74.33'	
C20	34.00'	28.87'	048°39'19"	S27°50'43"E	28.01'	
C21	1610.00'	171.73'	006°06'41"	S12°53'56"E	171.65'	
C22	200.00'	127.38'	036°29'30"	S02°35'28"W	125.24'	
C23	19.50'	9.85'	028°56'06"	N08°38'13"E	9.74'	
C24	19.50'	9.85'	028°56'07"	S027°1'55"E	9.74'	
C25	14.50'	13.50'	053°21'07"	S20°30'24"W	13.02'	
C26	14.50'	13.50'	053°21'07"	N32°50'42"W	13.02'	
C27	50.00'	35.09'	040°12'42"	S39°24'55"E	34.38'	
C28	14.50'	18.78'	0741°2'30"	N56°24'49"W	17.49'	
C29	50.00'	39.33'	045°04'21"	N24°38'47"E	38.33'	
C30	58.00'	5.70'	005°37'41"	N00°42'13"W	5.69'	
C31	10.00'	15.71'	090°00'00"	N41°28'56"E	14.14'	
C32	10.00'	15.71'	090°00'00"	N48°31'04"E	14.14'	
C33	58.00'	44.19'	043°39'11"	S25°20'39"E	43.13'	
C34	14.50'	12.92'	051°03'48"	N21°38'21"W	12.50'	
C35	50.00'	152.50'	174°45'03"	S83°28'59"E	99.90'	
C36	14.50'	19.57'	077°20'27"	S47°48'43"W	18.12'	
C37	9.50'	14.92'	090°00'00"	N48°31'04"W	13.44'	
C38	14.50'	22.78'	090°00'00"	N41°28'56"W	20.51'	
C39	14.50'	22.78'	090°00'00"	S12°51'00"W	20.51'	
C40	14.50'	21.86'	086°22'50"	N75°20'25"W	19.85'	
C41	19.50'	10.50'	030°51'07"	S47°34'34"E	10.37'	
C42	19.50'	11.55'	033°55'57"	N51°11'02"W	11.38'	
C43	14.50'	23.49'	092°48'47"	S62°21'18"E	21.00'	
C44	9.50'	15.39'	092°48'47"	N30°27'29"E	13.76'	
C45	74.00'	20.91'	016°11'31"	N86°24'31"E	20.84'	
C46	14.50'	27.88'	110°09'34"	S39°25'30"E	23.78'	
C47	58.00'	46.77'	0461°2'19"	S07°26'53"W	45.52'	
C48	14.50'	15.68'	061°57'34"	N00°25'45"W	14.93'	
C49	74.00'	20.35'	015°45'15"	S23°31'54"E	20.28'	
C50	21.00'	31.53'	086°01'57"	S58°40'15"E	28.65'	
C51	9.50'	14.92'	090°00'00"	N41°28'56"W	13.44'	
C52	14.50'	22.78'	090°00'00"	N48°31'04"W	20.51'	
C53	26.00'	35.20'	077°34'09"	N54°43'59"W	32.57'	
C54	74.00'	40.82'	031°36'19"	N31°45'04"W	40.30'	
C55	14.50'	16.21'	064°02'03"	S15°32'12"E	15.37'	
C56	59.00'	33.09'	032°08'06"	N00°24'46"E	32.66'	
C57	6.00'	3.37'	032°08'06"	N00°24'46"E	3.32'	
C58	9.50'	11.61'	070°00'07"	N51°28'53"E	10.92'	
C59	74.00'	18.81'	014°33'58"	S79°11'57"W	18.76'	
C60	14.50'	26.46'	104°33'58"	S55°48'03"E	22.94'	
C61	58.00'	8.09'	007°59'46"	S87°30'57"E	8.09'	
C62	26.00'	43.57'	096°01'32"	S38°28'10"W	38.65'	
C63	14.50'	22.71'	089°43'47"	N33°21'04"E	20.46'	
C64	14.50'	22.44'	088°39'42"	S57°29'11"W	20.27'	
C65	19.50'	10.32'	030°18'51"	S86°37'36"E	10.20'	
C66	19.50'	10.32'	030°18'51"	S63°03'32"W	10.20'	
C67	224.00'	16.14'	004°07'38"	N13°35'28"W	16.13'	
C68	176.00'	61.31'	019°57'38"	N05°40'28"W	61.00'	
C69	24.50'	22.19'	051°53'04"	N30°14'53"E	21.44'	
C70	50.00'	216.17'	247°43'04"	S67°40'07"E	83.04'	
C71	1040.00'	52.87'	002°54'47"	S83°49'51"W	52.87'	
C72	1073.00'	288.11'	015°23'04"	N69°41'36"E	287.24'	

LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°55'28"W	10.00'
L2	S87°15'10"W	85.68'
L3	S81°46'14"W	113.71'
L4	N03°35'16"W	10.01'
L5	N02°31'04"W	24.36'
L6	N32°50'45"E	26.81'
L7	N03°31'04"W	50.60'
L8	N16°28'49"E	34.54'
L9	N51°39'17"W	39.25'
L10	N52°10'23"W	15.56'
L11	N69°09'47"E	6.00'
L12	N86°28'56"E	48.00'
L13	N86°28'56"E	48.00'
L14	N03°31'04"W	5.00'
L15	N86°28'56"E	5.00'
L16	N86°28'56"E	5.00'
L17	N32°09'00"W	5.00'
L18	N74°03'05"E	5.00'
L19	N13°08'08"W	5.00'
L20	N11°44'14"W	5.00'
L21	N74°20'43"E	5.00'
L22	N74°20'43"E	48.00'
L23	N86°28'56"E	5.00'
L24	N03°31'04"W	5.00'
L25	N74°20'43"E	48.00'
L26	N74°20'43"E	5.00'
L27	N16°28'49"E	4.28'
L28	N03°31'04"W	48.00'
L29	N86°28'56"E	48.00'
L30	N11°22'25"W	23.75'
L31	N11°22'25"W	23.22'
L32	N15°39'17"W	13.07'
L33	N15°39'17"W	12.51'
L34	N74°20'43"E	15.00'
L35	N02°28'19"W	36.11'
L36	N02°28'19"W	33.73'
L37	N74°20'43"E	20.54'
L38	N25°50'55"W	16.58'
L39	N25°50'55"W	12.73'
L40	N11°22'03"W	4.83'
L41	N11°22'03"W	24.21'
L42	N15°39'17"W	3.01'
L43	N15°39'17"W	3.01'

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage
A	785,605.31	18.0350	UNRESTRICTED RESERVE





STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 18.09 acre (787,845 square feet) tract of land situated in the Lavaca Navigation Company Survey, Section 1, Abstract No. 329 in Brazoria County, Texas, being all of a called 18.09 acre tract (Parcel "A", Tract "S") conveyed to Astro Sierra Vista, LP., by deed recorded in Clerk's File No. 2021084557, Brazoria County Official Public Records; said 18.09 acre (787,845 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

BEGINNING at a 5/8–inch iron rod (with cap) found, being the northeast corner of said called 18.09 acre tract, being the southeast corner of a called 190.484 acre tract conveyed to Fred and Norma Coogan Family Partnership, Ltd. by deed recorded in Clerk's File No. 2002050042, Brazoria County Official Public Records, and being on the west right-of–way line of County Road No. 48 (based on a width of 40 feet) recorded in Volume 2, Page 113, Brazoria County Deed Records;

THENCE, South 02°44'32" East, 224.04 feet to a 5/8–inch iron rod with cap found, being the northeast corner of Crystal View Drive Phase II according to the plat thereof recorded in Clerk's File No. 2019057701, Brazoria County Official Public Records;

THENCE, along the north line of said Crystal View Drive Phase II, the following courses and distances:

- South 87°15'28" West, 10.00 feet to a 5/8–inch iron rod with cap found, being the beginning of a curve to the right;
  - Along said curve to the right in a southwesterly direction, with a radius of 30.00 feet, a central angle of 89°59'42", an arc length of 47.12 feet, and a chord bearing of South 42°15'19" West, 42.42 feet to a 5/8–inch iron rod with cap found;
  - South 87°15'10" West, 85.68 feet to a 5/8–inch iron rod with cap found, being the beginning of a curve to the left;
  - Along said curve to the left in a westerly direction, with a radius of 1,040.00 feet, a central angle of 29°24'10", an arc length of 533.70 feet, and a chord bearing of South 72°33'05" West, 527.87 feet to a 5/8–inch iron rod with cap found;
  - South 57°51'00" West, 200.25 feet to a 5/8–inch iron rod with cap found, being the beginning of a curve to the right;
  - Along said curve to the right in a westerly direction, with a radius of 960.00 feet, a central angle of 20°27'46", an arc length of 342.86 feet, and a chord bearing of South 68°04'53" West, 341.04 feet to a 5/8–inch iron rod with cap found;
  - South 78°18'46" West, 164.81 feet to a 5/8–inch iron rod with cap found, being the beginning of a curve to the right;
  - Along said curve to the right in a westerly direction, with a radius of 500.00 feet, a central angle of 03°27'18", an arc length of 30.15 feet, and a chord bearing of South 80°02'25" West, 30.15 feet to a 5/8–inch iron rod with cap found;
  - South 81°46'04" West, 113.71 feet to a 5/8–inch iron rod with cap found, being the beginning of a curve to the left;
  - Along said curve to the left in a westerly direction, with a radius of 500.00 feet, a central angle of 05°31'07", an arc length of 48.16 feet, and a chord bearing of South 79°00'31" West, 48.14 feet to a 5/8–inch iron rod with cap found, being the beginning of a compound curve to the left;
  - Along said compound curve to the left in a westerly direction, with a radius of 2,550.00 feet, a central angle of 02°34'27", an arc length of 114.56 feet, and a chord bearing of South 74°57'44" West, 114.55 feet to a 5/8–inch iron rod with cap found, being the beginning of a reverse curve to the right;
  - Along said reverse curve to the right in a northwesterly direction, with a radius of 35.00 feet, a central angle of 83°03'54", an arc length of 50.74 feet, and a chord bearing of North 64°47'33" West, 46.41 feet to a 5/8–inch iron rod with cap found, being the beginning of a compound curve to the right;
  - Along said compound curve to the right in a northerly direction, at an arc length of 14.71 feet passing the southeast corner of Sierra Vista West Sec 1 according to the plat thereof recorded in Clerk's File No. 2019057715, Brazoria County Official Public Records, in all along said compound curve to the right with a radius of 1,740.00 feet, a central angle of 20°40'20", an arc length of 627.79 feet, and a chord bearing of North 12°55'26" West, 624.39 feet to a 5/8–inch iron rod with cap found;
- THENCE, North 02°35'16" West, along the east line of said Sierra Vista West Sec 1, 10.01 feet to a 5/8–inch iron rod with cap found, being on the south line of said called 190.484 acre tract;

THENCE, North 86°28'56" East, along the south line of said called 190.484 acre tract, 1,749.79 feet to the POINT OF BEGINNING, CONTAINING 18.09 acres (787,845 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, CWT SIERRA, LP, A Delaware Limited Partnership, acting by and through John Cork, President, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 18.09 Acre tract described in the above and foregoing map of SIERRA VISTA WEST SEC 10, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of SIERRA VISTA WEST SEC 10 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'–0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Iowa Colony, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, CWT SIERRA, LP, A Delaware Limited Partnership,, has caused these presents to be signed by John Cork, President, thereunto authorized this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

CWT SIERRA, LP,  
A Delaware Limited Partnership

By: \_\_\_\_\_  
John Cork  
President

This plat is hereby APPROVED by the City of Iowa Colony City Council, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_

\_\_\_\_\_  
Michael Byrum–Brasten  
Mayor

\_\_\_\_\_  
McLean Barnett

\_\_\_\_\_  
Arnetta Hicks–Murray

\_\_\_\_\_  
Marquette Greene–Young

\_\_\_\_\_  
Wil Kennedy

\_\_\_\_\_  
Chad Wiley  
Mayor Pro–Tem

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_

\_\_\_\_\_  
David Hurst  
Chairman

\_\_\_\_\_  
Steven Byrum–Bratsen

\_\_\_\_\_  
Les Hosey

\_\_\_\_\_  
Terry Hayes

\_\_\_\_\_  
Brenda Dillon

\_\_\_\_\_  
Timothy Varlack

\_\_\_\_\_  
Brian Johnson

STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared John Cork, Authorized Person, being an officer of CWT SIERRA, LP, a Delaware Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this  
\_\_\_\_\_ Day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission expires \_\_\_\_\_

I, Paul R. Bretherton, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

\_\_\_\_\_  
Paul R. Bretherton, R.P.L.S.  
Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this  
\_\_\_\_\_ day of \_\_\_\_\_, 202\_\_

\_\_\_\_\_  
Dinh V. Ho, P.E.

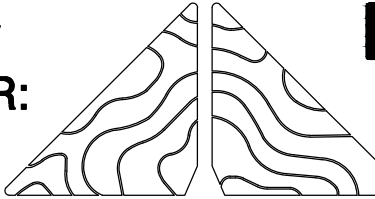
FINAL PLAT  
SIERRA VISTA WEST  
SEC 10

A SUBDIVISION OF 18.09 ACRES OF LAND  
OUT OF THE  
LAVACA NAVIGATION COMPANY SURVEY, A-329  
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

JUNE 2022

OWNER/  
DEVELOPER: CWT SIERRA, LP,  
A DELAWARE LIMITED PARTNERSHIP  
8655 S. PRIEST DRIVE  
TEMPE, ARIZONA 85284

ENGINEER/  
SURVEYOR:  **ELEVATION**  
land solutions  
TBP# REGISTRATION NUMBER F-22671  
2461 TECHNOLOGY FOREST BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-823-2200  
TBP#S REGISTRATION NUMBER 10194692



## MEMORANDUM

Date: July 14, 2022  
To: Mayor Michael Byrum-Bratsen  
City Council Members  
From: Dinh V. Ho, P.E.  
RE: COIC Council Meeting – July 2022 Engineer's Report  
cc: Robert Hemminger, Kayleen Rosser

---

The following is a status report of various engineering items:

1. TxDOT Overpasses:
  - Construction is expected to be let this summer for the overpasses.
  - Temporary traffic signal at SH 288 and Meridiana Parkway:
    - i. Poles and signal heads are in. Awaiting confirmation on power and when they will be able to activate the signal heads.
2. ROADWAY REPAIRS
  - Iowa Colony Blvd. RR Crossing south of SH 6 is open.
  - Interlocal with BC Agreement for FY 2021-2022 was approved 11/2021. An amendment to include Iowa Colony Blvd. north of SH 288 will be placed on the Commissioner Court agenda on June 28th for asphalt overlay. Jeremy is awaiting a schedule from Brazoria County on when these improvements will be start.
3. GRANTS UPDATE
  - TWBD- FIF GRANT – Master Drainage Plan
    - i. Public Meeting was held on June 1<sup>st</sup>. Participants included residents, Councilmembers, agencies, including TWDB.
    - ii. We are currently working on a Capital Improvement Plan, including cost estimates.
    - iii. DRAFT expected to be completed by end of August.
  - AMES ROAD BRIDGE
    - i. Project has been awarded to Wadecon Construction, LLC.
    - ii. A preconstruction meeting was held on 6/9/2022.
    - iii. Contractor has ordered the box culverts. NTP to be issued July 18<sup>th</sup>.
4. Capital Improvement Projects
  - 2021 Waterline Extension
    - i. Construction Documents plans is 90% complete. We are still awaiting pipeline locates prior to finalizing the plan.
5. CONSTRUCTION PROJECT STATUS:
  - A. *MERIDIANA SUBDIVISION – RISE COMMUNITIES*
    - Active construction projects
      - WFCB Detention Basin O and P and Earthwork – 90%
      - Pursley Blvd. Ph 6 – 90% storm complete, water line 90% complete, sanitary 90%, Paving 55%



- Meridiana 56 – 25% 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 Traffic Signal
    - Control box for Karsten Blvd and Meridiana Pkwy intersection to be relocated.
    - Awaiting final walkthrough.

*D. SIERRA VISTA WEST - LAND TEJAS*

- Active construction projects:
  - Sierra Vista West Mass Grading and Detention Phase II – Awaiting final walk.
  - BCMUD 53 WWTP- Complete. Closeout under review.
  - BCMUD 53 Offsite Lift Station – Complete. Closeout under review.
  - BCMUD 53 Lift Station No. 2 – 75% complete.
  - Sierra Vista West Section 8 – Awaiting closeout docs.
  - Sierra Vista West Section 9 – Awaiting closeout docs.
  - Sierra Vista West Ph II B Excavation and Grading – 195% complete
  - Sierra Vista West Section 10 – Underground 90% complete. Paving @ 10%.
  - Davenport Pkwy Ph 1 – 15% complete.

*E. STERLING LAKES NORTH*

- Active construction projects:
  - Sterling Lakes North Detention Basin – 90% complete.

*F. OTHER CONSTRUCTION PROJECTS*

- AISD H.S. No. 4 – 95% of civil complete internally. Awaiting final walkthrough.
- Davenport/Discovery Drive: Working on Final punchlists.
- 3321 MER Pkwy 7 Eleven Store: 90% civil
- Nichols Mock Elementary School – Utilities complete. Interior paving 70% complete.
- Sierra Vista Plaza – Dirt Work currently underway. Started storm sewer.
- Iowa Colony WSD No. 3 Fire and EMS – 75% utilities complete.
- Riverstone Montessori – 2820 Mer Pkwy – Construction is expected to start soon.
- Meridiana – Balcara – 65% sanitary, 50% storm.

6. OTHER ITEMS:

A. N/A



City of Iowa Colony  
Balance Sheet  
As of June 30, 2022

7/8/2022 1:56 PM

Account Type	Account Number	Description	Balance	Total
<b>10 - General Fund</b>				
Assets				
	10-1000	Cash / Due From Consolidated Cash	8,047,535.78	
	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	108,407.44	
	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		8,527,934.62	
				8,527,934.62

Copy



City of Iowa Colony  
Balance Sheet  
As of June 30, 2022

7/8/2022 1:56 PM

Account Type	Account Number	Description	Balance	Total
<b>10 - General Fund</b>				
Liabilities				
	10-2000	Due To Consolidated Cash / Accounts Payable	(50,968.42)	
	10-2001	Accounts Payable at Year End	(286,602.03)	
	10-2200	Wages Payable	(395.01)	
	10-2201	Employee Dental Insurance	491.76	
	10-2205	TMRS Payable	4,322.17	
	10-2206	Texas Workforce Commission Payable	(2,618.09)	
	10-2207	Health & Life Insurance Payable	(24,552.69)	
	10-2208	Child Support Payable	(1,256.04)	
	10-2300	State Fees	12,534.13	
	10-2304	Credit Card Fee	4,028.62	
	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	1,957.50	
	10-2506	Early Plat - Sierra V W 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	157,915.76	
	10-2531	Early Plat - Sierra VW Sec 9	223,301.60	
	10-2533	Police Training Fund	(4,840.65)	
	10-2534	Unearned Revenue (Merid Sec 58)	490,669.84	
	10-2535	Unearned Revenue (Merid Sec 57)	98,894.02	
	10-2602	Due to Retainer Fund	(12,500.00)	
	10-2603	Due to Crime Prevention	(3,859.99)	
	10-2606	Due to ARPA Fund	791.61	

City of Iowa Colony  
Balance Sheet  
As of June 30, 2022

7/8/2022 1:56 PM

Account Type	Account Number	Description	Balance	Total
<b>10 - General Fund</b>				
Liabilities				
		Total Liabilities	4,261,992.58	
Fund Balance				
	10-3000	Fund Balance	50,287.12	
	Total Fund Balance		50,287.12	
		Total Revenue	6,692,715.94	
		Total Expenses	5,511,918.34	
		Current Year Increase (Decrease)	4,215,654.92	
		Fund Balance Total	50,287.12	
		Current Year Increase (Decrease)	4,215,654.92	
		Total Fund Balance/Equity	4,265,942.04	
	Total Liabilities & Fund Balance			8,527,934.62



City of Iowa Colony  
Balance Sheet  
As of June 30, 2022

7/8/2022 1:56 PM

Account Type	Account Number	Description	Balance	Total
<b>11 - Retainer Fund</b>				
Assets				
	11-1002	Retainer Account	1,083,146.91	
	11-1301	Due from General Fund	(32,500.00)	
	Total Assets		<u>1,050,646.91</u>	
				<u><u>1,050,646.91</u></u>

Copy

City of Iowa Colony  
Balance Sheet  
As of June 30, 2022

7/8/2022 1:56 PM

Account Type	Account Number	Description	Balance	Total
--------------	----------------	-------------	---------	-------

**11 - Retainer Fund**

Liabilities

11-2010	Accounts Payable	9,158.25
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	19,885.04
11-2504	Cherry Crushed Concrete	23,200.00
11-2505	DR Horton/MUD 87	(6,878.92)
11-2509	Formosa/Lav Pipeline-TRC	10,826.04
11-2510	M2E3/Enterprise Pipeline	(25,020.74)
11-2513	Sierra Vista - Land Tejas	3,208.10
11-2514	Sierra Vista West - Land Tejas	28,057.65
11-2515	South Texas NGL Pipeline, LLC	183,022.50
11-2516	South Texas NGL Pipeline, LLC: South TX NGL-Engr/Inspct/Legal	20,372.56
11-2517	Sterling Lakes - Land Tejas	7,144.09
11-2521	Meritage/Rise- BCMUD 57	742.60
11-2529	Meridiana PUD Amendment	10,000.00
11-2536	Rally 288 West PUD	(3,412.50)
11-2537	Southern Star PUD	(3,315.00)
11-2538	PUD Hines Investments	(263.25)

Total Liabilities	934,163.92
-------------------	------------

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	1,050,646.91
----------------------------------	--------------



City of Iowa Colony  
Balance Sheet  
As of June 30, 2022

7/8/2022 1:56 PM

Account Type	Account Number	Description	Balance	Total
<b>20 - Crime Control and Prevention</b>				
<b>District Fund</b>				
Assets				
	20-1000	Cash / Due From Consolidated Cash	65,183.19	
	20-1301	Due from General Fund	(3,859.99)	
	Total Assets		<u>61,323.20</u>	
				<u>61,323.20</u>

Copy

City of Iowa Colony  
Balance Sheet  
As of June 30, 2022

7/8/2022 1:56 PM

Account Type	Account Number	Description	Balance	Total
<b>20 - Crime Control and Prevention District Fund</b>				
Liabilities				
	20-2000	Due To Consolidated Cash / Accounts Payable	(36,490.85)	
	Total Liabilities		(36,490.85)	
Fund Balance				
	20-3000	Fund Balance	233,635.88	
	Total Fund Balance		233,635.88	
		Total Revenue	175,947.41	
		Total Expenses	54,782.80	
		Current Year Increase (Decrease)	(135,821.83)	
		Fund Balance Total	233,635.88	
		Current Year Increase (Decrease)	(135,821.83)	
		Total Fund Balance/Equity	97,814.05	
	Total Liabilities & Fund Balance			61,323.20



City of Iowa Colony  
Balance Sheet  
As of June 30, 2022

7/8/2022 1:56 PM

Account Type	Account Number	Description	Balance	Total
<b>30 - Capital Improvements Plan Fund (Debt Service)</b>				
Assets				
	30-1000	Cash / Due From Consolidated Cash	(108,470.00)	
	Total Assets		(108,470.00)	
				(108,470.00)

Copy

City of Iowa Colony  
Balance Sheet  
As of June 30, 2022

7/8/2022 1:56 PM

Account Type	Account Number	Description	Balance	Total
<b>30 - Capital Improvements Plan</b>				
<b>Fund (Debt Service)</b>				
		Total Revenue	0.00	
		Total Expenses	108,470.00	
		Current Year Increase (Decrease)	(108,470.00)	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	(108,470.00)	
		Total Fund Balance/Equity	(108,470.00)	
Total Liabilities & Fund Balance				(108,470.00)

Copy



City of Iowa Colony  
Balance Sheet  
As of June 30, 2022

7/8/2022 1:56 PM

Account Type	Account Number	Description	Balance	Total
<b>35 - Capital Improvements Plan</b>				
<b>Fund (Local)</b>				
Assets				
	35-1000	Cash / Due From Consolidated Cash	51,381.25	
	Total Assets		51,381.25	
				51,381.25

Copy

City of Iowa Colony  
Balance Sheet  
As of June 30, 2022

7/8/2022 1:56 PM

Account Type	Account Number	Description	Balance	Total
<b>35 - Capital Improvements Plan</b>				
<b>Fund (Local)</b>				
		Total Revenue	100,000.00	
		Total Expenses	48,618.75	
		Current Year Increase (Decrease)	51,381.25	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	51,381.25	
		Total Fund Balance/Equity	51,381.25	
Total Liabilities & Fund Balance				51,381.25

Copy

City of Iowa Colony  
Balance Sheet  
As of June 30, 2022

7/8/2022 1:56 PM

Account Type	Account Number	Description	Balance	Total
<b>36 - State &amp; Federal Grants</b>				
Assets				
	36-1000	Cash / Due From Consolidated Cash	1,142.66	
	Total Assets		1,142.66	
				1,142.66

Copy

City of Iowa Colony  
Balance Sheet  
As of June 30, 2022

7/8/2022 1:56 PM

Account Type	Account Number	Description	Balance	Total
<b>36 - State &amp; Federal Grants</b>				
		Total Revenue	1,142.66	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	1,142.66	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	1,142.66	
		Total Fund Balance/Equity	1,142.66	
		Total Liabilities & Fund Balance		1,142.66

Copy



City of Iowa Colony  
Balance Sheet  
As of June 30, 2022

7/8/2022 1:56 PM

Account Type	Account Number	Description	Balance	Total
<b>40 - Court Technology Fund</b>				
Assets				
	40-1000	Cash / Due From Consolidated Cash	(980.10)	
	Total Assets		(980.10)	(980.10)

Copy

City of Iowa Colony  
Balance Sheet  
As of June 30, 2022

7/8/2022 1:56 PM

Account Type	Account Number	Description	Balance	Total
<b>40 - Court Technology Fund</b>				
Fund Balance				
	40-3000	Fund Balance	22,258.51	
	Total Fund Balance		22,258.51	
		Total Revenue	5,693.90	
		Total Expenses	6,750.96	
		Current Year Increase (Decrease)	(23,238.61)	
		Fund Balance Total	22,258.51	
		Current Year Increase (Decrease)	(23,238.61)	
		Total Fund Balance/Equity	(980.10)	
	Total Liabilities & Fund Balance			(980.10)

Copy

City of Iowa Colony  
Balance Sheet  
As of June 30, 2022

7/8/2022 1:56 PM

Account Type	Account Number	Description	Balance	Total
<b>41 - Court Security Fund</b>				
Assets				
	41-1000	Cash / Due From Consolidated Cash	6,834.83	
	Total Assets		6,834.83	6,834.83

Copy

City of Iowa Colony  
Balance Sheet  
As of June 30, 2022

7/8/2022 1:56 PM

Account Type	Account Number	Description	Balance	Total
<b>41 - Court Security Fund</b>				
Fund Balance				
	41-3000	Fund Balance	22,844.91	
	Total Fund Balance		22,844.91	
		Total Revenue	6,923.06	
		Total Expenses	182.50	
		Current Year Increase (Decrease)	(16,010.08)	
		Fund Balance Total	22,844.91	
		Current Year Increase (Decrease)	(16,010.08)	
		Total Fund Balance/Equity	6,834.83	
	Total Liabilities & Fund Balance			6,834.83

Copy

City of Iowa Colony  
Balance Sheet  
As of June 30, 2022

7/8/2022 1:56 PM

Account Type	Account Number	Description	Balance	Total
<b>45 - American Rescue Plan Act (ARPA) Fund</b>				
Assets				
	45-1301	Due from General Fund	791.61	
	Total Assets		791.61	
				791.61

Copy



City of Iowa Colony  
Balance Sheet  
As of June 30, 2022

7/8/2022 1:56 PM

Account Type	Account Number	Description	Balance	Total
<b>45 - American Rescue Plan Act (ARPA) Fund</b>				
Fund Balance				
	45-3000	Fund Balance	401,337.60	
	Total Fund Balance		401,337.60	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	(400,545.99)	
		Fund Balance Total	401,337.60	
		Current Year Increase (Decrease)	(400,545.99)	
		Total Fund Balance/Equity	791.61	
	Total Liabilities & Fund Balance			791.61

Copy

City of Iowa Colony  
Balance Sheet  
As of June 30, 2022

7/8/2022 1:56 PM

Account Type	Account Number	Description	Balance	Total
<b>50 - Vehicle Replacement Fund</b>				
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

Copy

City of Iowa Colony  
Balance Sheet  
As of June 30, 2022

7/8/2022 1:56 PM

Account Type	Account Number	Description	Balance	Total
<b>99 - Consolidated Cash</b>				
Assets				
	99-1000	Cash	1,196,512.89	
	99-1210	Due From General Fund	(50,968.42)	
	99-1220	Due From Crime Prevention District Fund	(36,490.85)	
	Total Assets		<u>1,109,053.62</u>	
				<u><u>1,109,053.62</u></u>

Copy

City of Iowa Colony  
Balance Sheet  
As of June 30, 2022

7/8/2022 1:56 PM

Account Type	Account Number	Description	Balance	Total
<b>99 - Consolidated Cash</b>				
Liabilities				
	99-2000	Accounts Payable	(87,459.27)	
	99-2999	Due To Other Funds	1,196,512.89	
	Total Liabilities		<u>1,109,053.62</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>1,109,053.62</u></u>

Copy

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>10 - General Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Sales Tax	46,347.53	30,083.33	16,264.20	411,431.99	361,000.00	113.97%	(50,431.99)
Property Tax	24,852.59	310,916.67	(286,064.08)	3,713,800.66	3,731,000.00	99.54%	17,199.34
Miscellaneous	10,764.40	44,854.16	(34,089.76)	67,961.00	538,250.00	12.63%	470,289.00
Fines & Forfeitures	16,636.87	25,000.00	(8,363.13)	190,131.25	300,000.00	63.38%	109,868.75
License & Permits	298,576.56	167,333.33	131,243.23	2,106,745.85	2,008,000.00	104.92%	(98,745.85)
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)	202,645.19	140,000.00	144.75%	(62,645.19)
Revenue Totals	<u>397,177.95</u>	<u>589,854.16</u>	<u>(192,676.21)</u>	<u>6,692,715.94</u>	<u>7,078,250.00</u>	<u>94.55%</u>	<u>385,534.06</u>
<b>Expense Summary</b>							
Personnel Services	137,287.39	160,794.39	(23,507.00)	1,216,375.13	1,929,532.73	63.04%	713,157.60
Professional/Contract Services	143,343.67	137,183.33	6,160.34	1,103,218.68	1,625,200.00	67.88%	521,981.32
Materials & Supplies	33,037.85	33,250.05	(212.20)	281,251.31	399,000.00	70.49%	117,748.69
Services	12,269.06	205,999.97	(193,730.91)	2,140,560.99	2,472,000.00	86.59%	331,439.01
Capital Outlay	22,425.00	31,666.67	(9,241.67)	770,512.23	380,000.00	202.77%	(390,512.23)
Expense Totals	<u>348,362.97</u>	<u>568,894.41</u>	<u>(220,531.44)</u>	<u>5,511,918.34</u>	<u>6,805,732.73</u>	<u>80.99%</u>	<u>1,293,814.39</u>



City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Sales Tax</b>							
10-4109 Mixed Beverage Tax	79.66	83.33	(3.67)	743.52	1,000.00	74.35%	256.48
10-4110 City Sales Tax	46,267.87	30,000.00	16,267.87	410,688.47	360,000.00	114.08%	(50,688.47)
Sales Tax Totals	46,347.53	30,083.33	16,264.20	411,431.99	361,000.00	113.97%	(50,431.99)
<b>Property Tax</b>							
10-4120 Property Tax	25,541.24	113,333.33	(87,792.09)	2,712,035.30	1,360,000.00	199.41%	(1,352,035.30)
10-4121 Delinquent Property Tax	(688.65)	2,916.67	(3,605.32)	9,346.16	35,000.00	26.70%	25,653.84
10-4130 Property Tax - TIF - 70%	0.00	89,250.00	(89,250.00)	993,430.19	1,071,000.00	92.76%	77,569.81
10-4131 Delinquent Tax - TIF - 70%	0.00	0.00	0.00	(739.95)	0.00	0.00%	739.95
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	24,852.59	310,916.67	(286,064.08)	3,713,800.66	3,731,000.00	99.54%	17,199.34
<b>Miscellaneous</b>							
10-4124 Accident Reports	15.00	0.00	15.00	190.00	0.00	0.00%	(190.00)
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)	2,485.15	3,000.00	82.84%	514.85
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)	16,788.80	250.00	6715.52%	(16,538.80)
10-4911 Other Revenue	10,249.40	0.00	10,249.40	22,997.05	0.00	0.00%	(22,997.05)
10-4912 Donations/Sponsorships	500.00	0.00	500.00	25,500.00	0.00	0.00%	(25,500.00)
Miscellaneous Totals	10,764.40	44,854.16	(34,089.76)	67,961.00	538,250.00	12.63%	470,289.00
<b>Fines &amp; Forfeitures</b>							
10-4125 Arrest Fee	85.00	0.00	85.00	6,614.00	0.00	0.00%	(6,614.00)

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Fines &amp; Forfeitures</b>							
10-4701 Citations/Warrants	13,967.57	25,000.00	(11,032.43)	171,002.43	300,000.00	57.00%	128,997.57
10-4703 Municipal Jury Funds	11.48	0.00	11.48	139.62	0.00	0.00%	(139.62)
10-4704 Local Truancy Prevention	574.89	0.00	574.89	6,590.43	0.00	0.00%	(6,590.43)
10-4705 Time Payment Reimbursement	20.90	0.00	20.90	20.90	0.00	0.00%	(20.90)
10-4709 Court Costs	1,977.03	0.00	1,977.03	5,763.87	0.00	0.00%	(5,763.87)
Fines & Forfeitures Totals	16,636.87	25,000.00	(8,363.13)	190,131.25	300,000.00	63.38%	109,868.75
<b>License &amp; Permits</b>							
10-4201 Building Construction Permits	198,733.66	114,583.33	84,150.33	1,375,653.31	1,375,000.00	100.05%	(653.31)
10-4202 Trade Fees	14,933.14	4,166.67	10,766.47	103,006.95	50,000.00	206.01%	(53,006.95)
10-4203 Reinspection Fees	2,550.00	2,500.00	50.00	22,515.00	30,000.00	75.05%	7,485.00
10-4204 Signs	150.00	83.33	66.67	1,400.00	1,000.00	140.00%	(400.00)
10-4205 Property Improvement Permits	962.50	166.67	795.83	5,081.93	2,000.00	254.10%	(3,081.93)
10-4206 Dirt Work Permits	250.00	41.67	208.33	1,500.00	500.00	300.00%	(1,000.00)
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	0.00	83.33	(83.33)	2,640.00	1,000.00	264.00%	(1,640.00)
10-4212 Park Use Permit	630.00	83.33	546.67	1,750.00	1,000.00	175.00%	(750.00)
10-4213 Mobile Food Unit Permit	50.00	83.33	(33.33)	900.00	1,000.00	90.00%	100.00
10-4301 Preliminary Plat Fees	4,350.00	6,250.00	(1,900.00)	39,270.00	75,000.00	52.36%	35,730.00
10-4302 Final Plat Fees	0.00	2,916.67	(2,916.67)	14,140.00	35,000.00	40.40%	20,860.00
10-4303 Abbreviated Plat Fees	0.00	583.33	(583.33)	21,540.00	7,000.00	307.71%	(14,540.00)
10-4305 Admin Fee - Early Plat Recording	0.00	12,500.00	(12,500.00)	65,223.78	150,000.00	43.48%	84,776.22
10-4401 Infrastructure Plan Review Fee	26,955.39	6,250.00	20,705.39	112,819.95	75,000.00	150.43%	(37,819.95)
10-4403 Civil Site Plan Review Fee	49,011.87	16,666.67	32,345.20	338,854.93	200,000.00	169.43%	(138,854.93)

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>10 - General Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>License &amp; Permits</b>							
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
License & Permits Totals	298,576.56	167,333.33	131,243.23	2,106,745.85	2,008,000.00	104.92%	(98,745.85)
<b>Not Categorized</b>							
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
<b>Business &amp; Franchise</b>							
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)	17,573.83	30,000.00	58.58%	12,426.17
Business & Franchise Totals	0.00	11,666.67	(11,666.67)	202,645.19	140,000.00	144.75%	(62,645.19)
Revenue Totals	397,177.95	589,854.16	(192,676.21)	6,692,715.94	7,078,250.00	94.55%	385,534.06

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55:07 PM

<b>10 - General Fund Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	5,942.24	5,194.35	747.89	49,271.46	62,430.00	78.92%	13,158.54
Personnel Services	21,340.59	27,212.31	(5,871.72)	202,338.79	326,547.96	61.96%	124,209.17
Professional/Contract Services	8,395.32	19,116.67	(10,721.35)	195,502.75	229,400.00	85.22%	33,897.25
Services	11,821.63	3,499.99	8,321.64	37,522.70	42,000.00	89.34%	4,477.30
<b>Administration Totals</b>	<u>47,499.78</u>	<u>55,023.32</u>	<u>(7,523.54)</u>	<u>484,635.70</u>	<u>660,377.96</u>	<u>73.39%</u>	<u>175,742.26</u>

<b>10 - General Fund Finance</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	64.03	1,780.67	(1,716.64)	28,831.91	21,270.00	135.55%	(7,561.91)
Personnel Services	7,652.56	8,730.33	(1,077.77)	72,920.64	104,763.81	69.60%	31,843.17
Professional/Contract Services	0.00	208.34	(208.34)	500.00	2,500.00	20.00%	2,000.00
<b>Finance Totals</b>	<u>7,716.59</u>	<u>10,719.34</u>	<u>(3,002.75)</u>	<u>102,252.55</u>	<u>128,533.81</u>	<u>79.55%</u>	<u>26,281.26</u>

<b>10 - General Fund Police</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	11,924.21	6,841.67	5,082.54	74,630.31	82,100.00	90.90%	7,469.69
Personnel Services	74,758.25	86,929.88	(12,171.63)	618,131.27	1,043,158.60	59.26%	425,027.33
Professional/Contract Services	149.00	1,833.33	(1,684.33)	19,431.64	22,000.00	88.33%	2,568.36
Services	447.43	5,833.33	(5,385.90)	17,882.96	70,000.00	25.55%	52,117.04
<b>Police Totals</b>	<u>87,278.89</u>	<u>101,438.21</u>	<u>(14,159.32)</u>	<u>730,076.18</u>	<u>1,217,258.60</u>	<u>59.98%</u>	<u>487,182.42</u>

<b>10 - General Fund Animal Control</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	209.75	266.67	(56.92)	3,010.66	3,200.00	94.08%	189.34

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55:07 PM

Personnel Services	4,747.39	5,197.00	(449.61)	44,734.10	62,364.06	71.73%	17,629.96
Professional/Contract Services	0.00	358.33	(358.33)	1,974.03	4,300.00	45.91%	2,325.97
Services	0.00	666.66	(666.66)	1,259.47	8,000.00	15.74%	6,740.53
<b>Animal Control Totals</b>	<u>4,957.14</u>	<u>6,488.66</u>	<u>(1,531.52)</u>	<u>50,978.26</u>	<u>77,864.06</u>	<u>65.47%</u>	<u>26,885.80</u>

<b>10 - General Fund Emergency Management</b>	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	670.00	666.67	3.33	670.00	8,000.00	8.38%	7,330.00
<b>Emergency Management Totals</b>	<u>670.00</u>	<u>916.67</u>	<u>(246.67)</u>	<u>670.00</u>	<u>11,000.00</u>	<u>6.09%</u>	<u>10,330.00</u>

<b>10 - General Fund Municipal Court</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	4,160.06	1,025.01	3,135.05	9,578.26	12,300.00	77.87%	2,721.74
Personnel Services	9,731.47	10,941.64	(1,210.17)	90,401.21	131,299.58	68.85%	40,898.37
Professional/Contract Services	4,702.39	6,041.67	(1,339.28)	51,747.91	72,500.00	71.38%	20,752.09
<b>Municipal Court Totals</b>	<u>18,593.92</u>	<u>18,008.32</u>	<u>585.60</u>	<u>151,727.38</u>	<u>216,099.58</u>	<u>70.21%</u>	<u>64,372.20</u>

<b>10 - General Fund Public Works</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	2,616.50	6,583.34	(3,966.84)	40,062.09	79,000.00	50.71%	38,937.91
Personnel Services	6,042.37	7,081.23	(1,038.86)	62,031.96	84,974.90	73.00%	22,942.94
Professional/Contract Services	17,500.00	35,500.00	(18,000.00)	40,869.86	405,000.00	10.09%	364,130.14
Services	0.00	666.66	(666.66)	858.93	8,000.00	10.74%	7,141.07
<b>Public Works Totals</b>	<u>26,158.87</u>	<u>49,831.23</u>	<u>(23,672.36)</u>	<u>143,822.84</u>	<u>576,974.90</u>	<u>24.93%</u>	<u>433,152.06</u>



City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55:07 PM

<b>10 - General Fund Parks &amp; Recreation</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	5,998.56	9,083.33	(3,084.77)	43,789.50	109,000.00	40.17%	65,210.50
Professional/Contract Services	38,175.00	2,750.00	35,425.00	61,650.00	33,000.00	186.82%	(28,650.00)
<b>Parks &amp; Recreation Totals</b>	<u>44,173.56</u>	<u>11,833.33</u>	<u>32,340.23</u>	<u>105,439.50</u>	<u>142,000.00</u>	<u>74.25%</u>	<u>36,560.50</u>

<b>10 - General Fund Community Development</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	1,291.67	(1,291.67)	25,656.58	15,500.00	165.53%	(10,156.58)
Personnel Services	4,481.56	5,145.28	(663.72)	42,528.76	61,743.21	68.88%	19,214.45
Professional/Contract Services	46,316.96	45,041.66	1,275.30	485,337.52	540,500.00	89.79%	55,162.48
Services	0.00	194,666.67	(194,666.67)	2,081,731.05	2,336,000.00	89.12%	254,268.95
<b>Community Development Totals</b>	<u>50,798.52</u>	<u>246,145.28</u>	<u>(195,346.76)</u>	<u>2,635,253.91</u>	<u>2,953,743.21</u>	<u>89.22%</u>	<u>318,489.30</u>

<b>10 - General Fund Fire Marshal/Building Official</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	2,122.50	933.34	1,189.16	6,420.54	11,200.00	57.33%	4,779.46
Personnel Services	8,533.20	9,556.72	(1,023.52)	83,288.40	114,680.61	72.63%	31,392.21
Professional/Contract Services	27,435.00	25,666.66	1,768.34	245,534.97	308,000.00	79.72%	62,465.03
Services	0.00	666.66	(666.66)	1,305.88	8,000.00	16.32%	6,694.12
<b>Fire Marshal/Building Official Totals</b>	<u>38,090.70</u>	<u>36,823.38</u>	<u>1,267.32</u>	<u>336,549.79</u>	<u>441,880.61</u>	<u>76.16%</u>	<u>105,330.82</u>

<b>10 - General Fund Capital and Planning Projects</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	22,425.00	31,666.67	(9,241.67)	770,512.23	380,000.00	202.77%	(390,512.23)

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55:07 PM

<b>Capital and Planning Projects Totals</b>	<u>22,425.00</u>	<u>31,666.67</u>	<u>(9,241.67)</u>	<u>770,512.23</u>	<u>380,000.00</u>	<u>202.77%</u>	<u>(390,512.23)</u>
<b>Expense Total</b>	<u><u>348,362.97</u></u>	<u><u>568,894.41</u></u>	<u><u>(220,531.44)</u></u>	<u><u>5,511,918.34</u></u>	<u><u>6,805,732.73</u></u>	<u><u>80.99%</u></u>	<u><u>1,293,814.39</u></u>

Copy

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>10 - General Fund Administration</b>	<b>Current Month Actual</b>	<b>Current Month Budget</b>	<b>Budget Variance</b>	<b>YTD Actual</b>	<b>Annual Budget</b>	<b>% Budget Used</b>	<b>Budget Remaining</b>
10-10-5101 Salaries - Full Time	16,245.66	17,824.16	(1,578.50)	153,527.39	213,889.92	71.78%	60,362.53
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	1,273.44	1,363.55	(90.11)	12,060.13	16,362.58	73.71%	4,302.45
10-10-5107 TMRS	1,583.94	1,604.17	(20.23)	16,455.73	19,250.09	85.48%	2,794.36
10-10-5108 Health & Life Insurance	883.71	1,233.33	(349.62)	6,934.89	14,800.00	46.86%	7,865.11
10-10-5109 Worker's Comp	0.00	633.11	(633.11)	499.35	7,597.37	6.57%	7,098.02
10-10-5110 Texas Workforce Commission	0.00	42.00	(42.00)	18.00	504.00	3.57%	486.00
10-10-5111 Vehicle Allowance	553.84	600.00	(46.16)	5,261.48	7,200.00	73.08%	1,938.52
10-10-5112 457(b) Reimbursement	800.00	875.00	(75.00)	7,200.00	10,500.00	68.57%	3,300.00
10-10-5114 Benefits Admin Fees	0.00	12.00	(12.00)	71.72	144.00	49.81%	72.28
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	1,487.50	7,916.67	(6,429.17)	84,732.80	95,000.00	89.19%	10,267.20
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	0.00	2,166.67	(2,166.67)	21,441.35	26,000.00	82.47%	4,558.65
10-10-5208 Engineering Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5210 Election Expenses	2,322.68	666.67	1,656.01	3,822.68	8,000.00	47.78%	4,177.32
10-10-5211 Bank Fees	0.00	8.33	(8.33)	60.00	100.00	60.00%	40.00
10-10-5212 Credit Card Processing Fees	0.00	208.33	(208.33)	8,083.43	2,500.00	323.34%	(5,583.43)
10-10-5213 Legal Notices Expense	0.00	583.33	(583.33)	4,450.90	7,000.00	63.58%	2,549.10
10-10-5214 Advertising/Printing Expense	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5215 BCAD Fee	0.00	1,791.67	(1,791.67)	18,435.06	21,500.00	85.74%	3,064.94
10-10-5217 Professional Cleaning Services	600.00	1,416.67	(816.67)	6,030.00	17,000.00	35.47%	10,970.00
10-10-5221 Website Administration	855.00	458.33	396.67	4,647.99	5,500.00	84.51%	852.01
10-10-5223 Training & Travel	2,345.14	750.00	1,595.14	8,688.74	9,000.00	96.54%	311.26

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>10 - General Fund Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5224 Dues & Subscriptions	265.00	225.00	40.00	3,044.80	2,700.00	112.77%	(344.80)
10-10-5225 Seminars & Meetings	520.00	250.00	270.00	1,065.00	3,000.00	35.50%	1,935.00
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	990.84	1,166.67	(175.83)	4,809.53	14,000.00	34.35%	9,190.47
10-10-5303 Public Education & Training	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5309 Uniforms	420.00	152.67	267.33	989.35	1,930.00	51.26%	940.65
10-10-5310 Postage	(56.98)	41.67	(98.65)	751.11	500.00	150.22%	(251.11)
10-10-5311 Building Repairs &	3,695.90	1,000.00	2,695.90	20,718.62	12,000.00	172.66%	(8,718.62)
10-10-5312 Recognition,	0.00	166.67	(166.67)	721.99	2,000.00	36.10%	1,278.01
10-10-5314 Computer & Technology	0.00	1,250.00	(1,250.00)	5,175.00	15,000.00	34.50%	9,825.00
10-10-5315 Computer Software/License	495.48	666.67	(171.19)	13,086.23	8,000.00	163.58%	(5,086.23)
10-10-5317 Equipment & Other Rentals	0.00	541.67	(541.67)	1,681.30	6,500.00	25.87%	4,818.70
10-10-5329 Mayor's Special Expense	16.00	125.00	(109.00)	66.70	1,500.00	4.45%	1,433.30
10-10-5330 Miscellaneous	381.00	83.33	297.67	1,271.63	1,000.00	127.16%	(271.63)
10-10-5401 Utilities - Electricity	1,302.62	583.33	719.29	6,399.17	7,000.00	91.42%	600.83
10-10-5403 Utilities - Telephone	1,317.76	1,333.33	(15.57)	9,717.43	16,000.00	60.73%	6,282.57
10-10-5404 Mobile Technology Expense	0.00	0.00	0.00	349.68	0.00	0.00%	(349.68)
10-10-5405 Insurance - Liability & Prop	9,201.25	666.67	8,534.58	13,102.42	8,000.00	163.78%	(5,102.42)
10-10-5406 Insurance - Windstorm	0.00	833.33	(833.33)	7,903.00	10,000.00	79.03%	2,097.00
10-10-5407 Insurance - Vehicles	0.00	83.33	(83.33)	51.00	1,000.00	5.10%	949.00
Administration Totals	47,499.78	55,023.32	(7,523.54)	484,635.70	660,377.96	73.39%	175,742.26

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>10 - General Fund Finance</b>	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)	57,760.00	80,620.80	71.64%	22,860.80
10-15-5106 Social Security/Medicare	460.62	513.96	(53.34)	4,382.73	6,167.49	71.06%	1,784.76
10-15-5107 TMRS	547.20	604.66	(57.46)	5,731.22	7,255.87	78.99%	1,524.65
10-15-5108 Health & Life Insurance	564.74	616.67	(51.93)	4,739.90	7,400.00	64.05%	2,660.10
10-15-5109 Worker's Comp	0.00	238.64	(238.64)	211.89	2,863.65	7.40%	2,651.76
10-15-5110 Texas Workforce Commission	0.00	21.00	(21.00)	9.00	252.00	3.57%	243.00
10-15-5114 Benefits Admin Fees	0.00	12.00	(12.00)	25.90	144.00	17.99%	118.10
10-15-5115 Longevity Pay	0.00	5.00	(5.00)	60.00	60.00	100.00%	0.00
10-15-5223 Training & Travel	0.00	166.67	(166.67)	500.00	2,000.00	25.00%	1,500.00
10-15-5224 Dues & Subscriptions	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
10-15-5301 Office Supplies	40.18	83.33	(43.15)	824.01	1,000.00	82.40%	175.99
10-15-5309 Uniforms	0.00	14.00	(14.00)	0.00	70.00	0.00%	70.00
10-15-5310 Postage	23.85	16.67	7.18	385.90	200.00	192.95%	(185.90)
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	0.00	1,666.67	(1,666.67)	27,622.00	20,000.00	138.11%	(7,622.00)
Finance Totals	7,716.59	10,719.34	(3,002.75)	102,252.55	128,533.81	79.55%	26,281.26

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>10 - General Fund Police</b>	<b>Current Month Actual</b>	<b>Current Month Budget</b>	<b>Budget Variance</b>	<b>YTD Actual</b>	<b>Annual Budget</b>	<b>% Budget Used</b>	<b>Budget Remaining</b>
10-20-5101 Salaries - Full Time	53,926.78	62,577.08	(8,650.30)	431,432.26	750,925.02	57.45%	319,492.76
10-20-5104 Salaries - Overtime	1,947.10	1,041.67	905.43	18,226.99	12,500.00	145.82%	(5,726.99)
10-20-5106 Social Security/Medicare	4,327.87	4,787.15	(459.28)	34,889.19	57,445.76	60.73%	22,556.57
10-20-5107 TMRS	5,229.05	5,631.94	(402.89)	45,825.73	67,583.25	67.81%	21,757.52
10-20-5108 Health & Life Insurance	7,091.13	8,325.00	(1,233.87)	49,770.47	99,900.00	49.82%	50,129.53
10-20-5109 Worker's Comp	0.00	2,778.42	(2,778.42)	20,906.00	33,341.07	62.70%	12,435.07
10-20-5110 Texas Workforce Commission	9.42	294.00	(284.58)	452.39	3,528.00	12.82%	3,075.61
10-20-5114 Benefits Admin Fees	0.00	84.00	(84.00)	181.30	1,008.00	17.99%	826.70
10-20-5115 Longevity Pay	0.00	70.00	(70.00)	720.00	840.00	85.71%	120.00
10-20-5117 Certificate Pay	2,226.90	1,340.62	886.28	15,726.94	16,087.50	97.76%	360.56
10-20-5206 Professional Services	25.00	583.33	(558.33)	6,961.92	7,000.00	99.46%	38.08
10-20-5222 Investigations	124.00	250.00	(126.00)	987.78	3,000.00	32.93%	2,012.22
10-20-5223 Training & Travel	0.00	416.67	(416.67)	4,094.50	5,000.00	81.89%	905.50
10-20-5224 Dues & Subscriptions	0.00	125.00	(125.00)	805.00	1,500.00	53.67%	695.00
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	0.00	125.00	(125.00)	1,435.00	1,500.00	95.67%	65.00
10-20-5301 Office Supplies	28.98	250.00	(221.02)	1,858.03	3,000.00	61.93%	1,141.97
10-20-5309 Uniforms	619.90	666.67	(46.77)	7,003.83	8,000.00	87.55%	996.17
10-20-5310 Postage	15.69	8.33	7.36	150.19	100.00	150.19%	(50.19)
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	0.00	2,500.00	(2,500.00)	26,919.30	30,000.00	89.73%	3,080.70
10-20-5314 Computer & Technology	5,366.13	1,666.67	3,699.46	17,372.67	20,000.00	86.86%	2,627.33
10-20-5319 Vehicle Repairs & Maintenance	5,854.27	833.33	5,020.94	17,549.70	10,000.00	175.50%	(7,549.70)
10-20-5328 Small Tools & Minor	0.00	583.33	(583.33)	2,605.17	7,000.00	37.22%	4,394.83
10-20-5330 Miscellaneous	39.24	166.67	(127.43)	893.70	2,000.00	44.69%	1,106.30
10-20-5404 Mobile Technology Expense	447.43	500.00	(52.57)	5,707.71	6,000.00	95.13%	292.29

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>10 - General Fund Police</b>	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)	5,784.75	8,000.00	72.31%	2,215.25
10-20-5407 Insurance - Vehicles	0.00	583.33	(583.33)	6,390.50	7,000.00	91.29%	609.50
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	<u>87,278.89</u>	<u>101,438.21</u>	<u>(14,159.32)</u>	<u>730,076.18</u>	<u>1,217,258.60</u>	<u>59.98%</u>	<u>487,182.42</u>

Copy



City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>10 - General Fund Animal Control</b>	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)	31,935.20	44,575.02	71.64%	12,639.82
10-21-5104 Salaries - Overtime	220.64	83.33	137.31	661.92	1,000.00	66.19%	338.08
10-21-5106 Social Security/Medicare	267.02	284.17	(17.15)	2,435.21	3,409.99	71.41%	974.78
10-21-5107 TMRS	322.41	334.31	(11.90)	3,249.53	4,011.75	81.00%	762.22
10-21-5108 Health & Life Insurance	575.72	616.67	(40.95)	4,639.34	7,400.00	62.69%	2,760.66
10-21-5109 Worker's Comp	0.00	131.94	(131.94)	1,718.00	1,583.30	108.51%	(134.70)
10-21-5110 Texas Workforce Commission	0.00	21.00	(21.00)	9.00	252.00	3.57%	243.00
10-21-5114 Benefits Admin Fees	0.00	6.00	(6.00)	25.90	72.00	35.97%	46.10
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)	1,347.08	1,500.00	89.81%	152.92
10-21-5224 Dues & Subscriptions	0.00	25.00	(25.00)	91.95	300.00	30.65%	208.05
10-21-5229 Contractual Services	0.00	208.33	(208.33)	535.00	2,500.00	21.40%	1,965.00
10-21-5301 Office Supplies	61.99	16.67	45.32	213.63	200.00	106.82%	(13.63)
10-21-5309 Uniforms	0.00	41.67	(41.67)	653.44	500.00	130.69%	(153.44)
10-21-5310 Postage	2.65	16.67	(14.02)	30.21	200.00	15.11%	169.79
10-21-5313 Fuel Expense	0.00	83.33	(83.33)	1,654.48	1,000.00	165.45%	(654.48)
10-21-5319 Vehicle Repairs & Maintenance	83.84	83.33	0.51	119.92	1,000.00	11.99%	880.08
10-21-5328 Small Tools & Minor	61.27	25.00	36.27	338.98	300.00	112.99%	(38.98)
10-21-5404 Mobile Technology Expense	0.00	0.00	0.00	750.22	0.00	0.00%	(750.22)
10-21-5407 Insurance - Vehicles	0.00	83.33	(83.33)	509.25	1,000.00	50.93%	490.75
10-21-5410 Vehicle Replacement Fund	0.00	583.33	(583.33)	0.00	7,000.00	0.00%	7,000.00
<b>Animal Control Totals</b>	<b>4,957.14</b>	<b>6,488.66</b>	<b>(1,531.52)</b>	<b>50,978.26</b>	<b>77,864.06</b>	<b>65.47%</b>	<b>26,885.80</b>

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>10 - General Fund Emergency Management</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-22-5214 Advertising/Printing Expense	670.00	166.67	503.33	670.00	2,000.00	33.50%	1,330.00
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	670.00	916.67	(246.67)	670.00	11,000.00	6.09%	10,330.00

Copy

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>10 - General Fund Municipal Court</b>	<b>Current Month Actual</b>	<b>Current Month Budget</b>	<b>Budget Variance</b>	<b>YTD Actual</b>	<b>Annual Budget</b>	<b>% Budget Used</b>	<b>Budget Remaining</b>
10-25-5101 Salaries - Full Time	7,129.60	7,805.72	(676.12)	67,554.78	93,668.64	72.12%	26,113.86
10-25-5104 Salaries - Overtime	149.04	166.67	(17.63)	394.47	2,000.00	19.72%	1,605.53
10-25-5106 Social Security/Medicare	551.08	597.14	(46.06)	5,154.62	7,165.65	71.94%	2,011.03
10-25-5107 TMRS	663.38	702.52	(39.14)	6,829.25	8,430.18	81.01%	1,600.93
10-25-5108 Health & Life Insurance	1,146.07	1,233.33	(87.26)	9,212.69	14,800.00	62.25%	5,587.31
10-25-5109 Worker's Comp	0.00	277.26	(277.26)	248.75	3,327.11	7.48%	3,078.36
10-25-5110 Texas Workforce Commission	0.00	42.00	(42.00)	18.00	504.00	3.57%	486.00
10-25-5114 Benefits Admin Fees	0.00	12.00	(12.00)	51.80	144.00	35.97%	92.20
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)	876.85	1,200.00	73.07%	323.15
10-25-5203 Attorney/Prosecutor Fees	3,212.50	4,166.67	(954.17)	36,675.00	50,000.00	73.35%	13,325.00
10-25-5209 Judge Fees	1,312.50	1,666.67	(354.17)	13,781.25	20,000.00	68.91%	6,218.75
10-25-5220 Interpreter Services	20.64	125.00	(104.36)	379.91	1,500.00	25.33%	1,120.09
10-25-5223 Training & Travel	156.75	83.33	73.42	911.75	1,000.00	91.18%	88.25
10-25-5301 Office Supplies	42.43	250.00	(207.57)	1,883.79	3,000.00	62.79%	1,116.21
10-25-5308 Jury Trial Expense	0.00	125.00	(125.00)	685.82	1,500.00	45.72%	814.18
10-25-5309 Uniforms	52.44	41.67	10.77	84.44	500.00	16.89%	415.56
10-25-5310 Postage	65.19	41.67	23.52	180.21	500.00	36.04%	319.79
10-25-5315 Computer Software/License	4,000.00	566.67	3,433.33	6,744.00	6,800.00	99.18%	56.00
<b>Municipal Court Totals</b>	<b>18,593.92</b>	<b>18,008.32</b>	<b>585.60</b>	<b>151,727.38</b>	<b>216,099.58</b>	<b>70.21%</b>	<b>64,372.20</b>

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>10 - General Fund Public Works</b>	<b>Current Month Actual</b>	<b>Current Month Budget</b>	<b>Budget Variance</b>	<b>YTD Actual</b>	<b>Annual Budget</b>	<b>% Budget Used</b>	<b>Budget Remaining</b>
10-30-5101 Salaries - Full Time	4,592.00	5,074.16	(482.16)	43,939.70	60,889.92	72.16%	16,950.22
10-30-5104 Salaries - Overtime	107.63	333.33	(225.70)	2,539.97	4,000.00	63.50%	1,460.03
10-30-5106 Social Security/Medicare	355.03	388.17	(33.14)	3,519.81	4,658.08	75.56%	1,138.27
10-30-5107 TMRS	422.97	456.67	(33.70)	4,633.02	5,480.09	84.54%	847.07
10-30-5108 Health & Life Insurance	564.74	616.67	(51.93)	4,528.46	7,400.00	61.20%	2,871.54
10-30-5109 Worker's Comp	0.00	180.23	(180.23)	2,802.00	2,162.81	129.55%	(639.19)
10-30-5110 Texas Workforce Commission	0.00	21.00	(21.00)	9.00	252.00	3.57%	243.00
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	30,083.33	(30,083.33)	0.00	340,000.00	0.00%	340,000.00
10-30-5223 Training & Travel	0.00	0.00	0.00	490.00	0.00	0.00%	(490.00)
10-30-5229 Contractual Services	17,500.00	5,416.67	12,083.33	40,379.86	65,000.00	62.12%	24,620.14
10-30-5301 Office Supplies	43.86	416.67	(372.81)	1,805.98	5,000.00	36.12%	3,194.02
10-30-5309 Uniforms	0.00	83.33	(83.33)	593.18	1,000.00	59.32%	406.82
10-30-5313 Fuel Expense	0.00	333.33	(333.33)	2,730.36	4,000.00	68.26%	1,269.64
10-30-5317 Equipment & Other Rentals	2,422.60	1,250.00	1,172.60	2,422.60	15,000.00	16.15%	12,577.40
10-30-5319 Vehicle Repairs & Maintenance	0.00	250.00	(250.00)	649.27	3,000.00	21.64%	2,350.73
10-30-5321 Public Works Maintenance	0.00	1,666.67	(1,666.67)	18,449.40	20,000.00	92.25%	1,550.60
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	150.04	666.67	(516.63)	768.02	8,000.00	9.60%	7,231.98
10-30-5331 Signs & Postings	0.00	666.67	(666.67)	3,337.78	8,000.00	41.72%	4,662.22
10-30-5404 Mobile Technology Expense	0.00	0.00	0.00	349.68	0.00	0.00%	(349.68)
10-30-5407 Insurance - Vehicles	0.00	83.33	(83.33)	509.25	1,000.00	50.93%	490.75
10-30-5410 Vehicle Replacement Fund	0.00	583.33	(583.33)	0.00	7,000.00	0.00%	7,000.00
<b>Public Works Totals</b>	<b>26,158.87</b>	<b>49,831.23</b>	<b>(23,672.36)</b>	<b>143,822.84</b>	<b>576,974.90</b>	<b>24.93%</b>	<b>433,152.06</b>

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>10 - General Fund Parks &amp; Recreation</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-32-5229 Contractual Services	38,175.00	2,750.00	35,425.00	61,650.00	33,000.00	186.82%	(28,650.00)
10-32-5301 Office Supplies	485.58	208.33	277.25	560.30	2,500.00	22.41%	1,939.70
10-32-5309 Uniforms	140.00	83.33	56.67	288.00	1,000.00	28.80%	712.00
10-32-5323 Park Improvements	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00
10-32-5324 Park Maintenance	5,372.98	5,833.33	(460.35)	42,683.70	70,000.00	60.98%	27,316.30
10-32-5331 Signs & Postings	0.00	41.67	(41.67)	257.50	500.00	51.50%	242.50
Parks & Recreation Totals	44,173.56	11,833.33	32,340.23	105,439.50	142,000.00	74.25%	36,560.50

Copy

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>10 - General Fund Community Development</b>	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)	31,637.89	43,492.80	72.74%	11,854.91
10-35-5104 Salaries - Overtime	0.00	125.00	(125.00)	384.33	1,500.00	25.62%	1,115.67
10-35-5106 Social Security/Medicare	252.68	277.27	(24.59)	2,423.07	3,327.20	72.83%	904.13
10-35-5107 TMRS	302.54	326.20	(23.66)	3,190.55	3,914.35	81.51%	723.80
10-35-5108 Health & Life Insurance	564.74	616.67	(51.93)	4,558.17	7,400.00	61.60%	2,841.83
10-35-5109 Worker's Comp	0.00	128.74	(128.74)	117.51	1,544.86	7.61%	1,427.35
10-35-5110 Texas Workforce Commission	0.00	21.00	(21.00)	9.00	252.00	3.57%	243.00
10-35-5114 Benefits Admin Fees	0.00	6.00	(6.00)	28.24	72.00	39.22%	43.76
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	2,287.74	(42,166.67)	44,454.41	33,371.43	75,000.00	44.50%	41,628.57
10-35-5232 Early Plat - Admin Fee	0.00	0.00	0.00	52,179.02	0.00	0.00%	(52,179.02)
10-35-5233 Eng Svc: Permits/Inspections	39,917.22	40,000.00	(82.78)	263,240.31	200,000.00	131.62%	(63,240.31)
10-35-5234 Eng Svc: Plan Review	0.00	19,000.00	(19,000.00)	75,994.76	95,000.00	79.99%	19,005.24
10-35-5235 Eng Svc: Platting	4,112.00	24,000.00	(19,888.00)	60,552.00	120,000.00	50.46%	59,448.00
10-35-5301 Office Supplies	0.00	83.33	(83.33)	616.58	1,000.00	61.66%	383.42
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	0.00	194,666.67	(194,666.67)	2,081,731.05	2,336,000.00	89.12%	254,268.95
Community Development Totals	50,798.52	246,145.28	(195,346.76)	2,635,253.91	2,953,743.21	89.22%	318,489.30

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>10 - General Fund Fire Marshal/Building Official</b>	<b>Current Month Actual</b>	<b>Current Month Budget</b>	<b>Budget Variance</b>	<b>YTD Actual</b>	<b>Annual Budget</b>	<b>% Budget Used</b>	<b>Budget Remaining</b>
10-36-5101 Salaries - Full Time	6,710.46	7,415.06	(704.60)	63,749.39	88,980.72	71.64%	25,231.33
10-36-5106 Social Security/Medicare	471.44	567.25	(95.81)	4,531.87	6,807.03	66.58%	2,275.16
10-36-5107 TMRS	603.94	667.36	(63.42)	6,324.85	8,008.26	78.98%	1,683.41
10-36-5108 Health & Life Insurance	747.36	616.67	130.69	5,913.95	7,400.00	79.92%	1,486.05
10-36-5109 Worker's Comp	0.00	263.38	(263.38)	2,697.00	3,160.60	85.33%	463.60
10-36-5110 Texas Workforce Commission	0.00	21.00	(21.00)	9.00	252.00	3.57%	243.00
10-36-5114 Benefits Admin Fees	0.00	6.00	(6.00)	2.34	72.00	3.25%	69.66
10-36-5115 Longevity Pay	0.00	0.00	0.00	60.00	0.00	0.00%	(60.00)
10-36-5207 Building Inspector	27,045.00	25,000.00	2,045.00	240,265.00	300,000.00	80.09%	59,735.00
10-36-5223 Training & Travel	390.00	333.33	56.67	2,647.15	4,000.00	66.18%	1,352.85
10-36-5224 Dues & Subscriptions	0.00	333.33	(333.33)	2,622.82	4,000.00	65.57%	1,377.18
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	2,122.50	250.00	1,872.50	2,122.50	3,000.00	70.75%	877.50
10-36-5307 Investigation Supplies	0.00	83.33	(83.33)	15.50	1,000.00	1.55%	984.50
10-36-5309 Uniforms	0.00	83.33	(83.33)	468.00	1,000.00	46.80%	532.00
10-36-5310 Postage	0.00	16.67	(16.67)	0.00	200.00	0.00%	200.00
10-36-5313 Fuel Expense	0.00	166.67	(166.67)	2,044.46	2,000.00	102.22%	(44.46)
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)	881.03	2,000.00	44.05%	1,118.97
10-36-5404 Mobile Technology Expense	0.00	0.00	0.00	609.88	0.00	0.00%	(609.88)
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
<b>Fire Marshal/Building Official Totals</b>	<b>38,090.70</b>	<b>36,823.38</b>	<b>1,267.32</b>	<b>336,549.79</b>	<b>441,880.61</b>	<b>76.16%</b>	<b>105,330.82</b>

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>10 - General Fund Capital and Planning Projects</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-90-5620 Building Purchase,	22,425.00	31,666.67	(9,241.67)	770,512.23	380,000.00	202.77%	(390,512.23)
Capital and Planning Projects Totals	22,425.00	31,666.67	(9,241.67)	770,512.23	380,000.00	202.77%	(390,512.23)
Expense Totals	348,362.97	568,894.41	(220,531.44)	5,511,918.34	6,805,732.73	80.99%	1,293,814.39

Copy



City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>20 - Crime Control and Prevention District Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Sales Tax	18,698.67	0.00	18,698.67	175,947.41	0.00	0.00%	(175,947.41)
Revenue Totals	18,698.67	0.00	18,698.67	175,947.41	0.00	0.00%	(175,947.41)
<b>Expense Summary</b>							
Personnel Services	0.00	416.67	(416.67)	1,189.94	5,000.00	23.80%	3,810.06
Professional/Contract Services	1,416.00	1,250.00	166.00	5,669.40	15,000.00	37.80%	9,330.60
Materials & Supplies	2,606.05	1,666.67	939.38	7,675.46	20,000.00	38.38%	12,324.54
Capital Outlay	428.00	11,666.67	(11,238.67)	40,248.00	140,000.00	28.75%	99,752.00
Expense Totals	4,450.05	15,000.01	(10,549.96)	54,782.80	180,000.00	30.43%	125,217.20

Copy

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>20 - Crime Control and Prevention District Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Sales Tax</b>							
20-4112 CCPD - Sales Tax	18,698.67	0.00	18,698.67	175,947.41	0.00	0.00%	(175,947.41)
Sales Tax Totals	18,698.67	0.00	18,698.67	175,947.41	0.00	0.00%	(175,947.41)
Revenue Totals	18,698.67	0.00	18,698.67	175,947.41	0.00	0.00%	(175,947.41)

Copy

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55:07 PM

<b>20 - Crime Control and Prevention Dist Police</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	428.00	11,666.67	(11,238.67)	40,248.00	140,000.00	28.75%	99,752.00
Materials & Supplies	2,606.05	1,666.67	939.38	7,675.46	20,000.00	38.38%	12,324.54
Personnel Services	0.00	416.67	(416.67)	1,189.94	5,000.00	23.80%	3,810.06
Professional/Contract Services	1,416.00	1,250.00	166.00	5,669.40	15,000.00	37.80%	9,330.60
<b>Police Totals</b>	<u>4,450.05</u>	<u>15,000.01</u>	<u>(10,549.96)</u>	<u>54,782.80</u>	<u>180,000.00</u>	<u>30.43%</u>	<u>125,217.20</u>
<b>Expense Total</b>	<u>4,450.05</u>	<u>15,000.01</u>	<u>(10,549.96)</u>	<u>54,782.80</u>	<u>180,000.00</u>	<u>30.43%</u>	<u>125,217.20</u>

Copy

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>20 - Crime Control and Prevention Dist Police</b>	<b>Current Month Actual</b>	<b>Current Month Budget</b>	<b>Budget Variance</b>	<b>YTD Actual</b>	<b>Annual Budget</b>	<b>% Budget Used</b>	<b>Budget Remaining</b>
20-20-5104 Salaries - Overtime	0.00	416.67	(416.67)	1,189.94	5,000.00	23.80%	3,810.06
20-20-5206 Professional Services	0.00	0.00	0.00	55.00	0.00	0.00%	(55.00)
20-20-5222 Investigations	1,416.00	416.67	999.33	1,416.00	5,000.00	28.32%	3,584.00
20-20-5223 Training & Travel	0.00	833.33	(833.33)	4,198.40	10,000.00	41.98%	5,801.60
20-20-5301 Office Supplies	2,393.55	500.00	1,893.55	5,537.60	6,000.00	92.29%	462.40
20-20-5314 Computer & Technology	212.50	416.67	(204.17)	1,594.50	5,000.00	31.89%	3,405.50
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	428.00	11,666.67	(11,238.67)	40,248.00	140,000.00	28.75%	99,752.00
Police Totals	4,450.05	15,000.01	(10,549.96)	54,782.80	180,000.00	30.43%	125,217.20
Expense Totals	4,450.05	15,000.01	(10,549.96)	54,782.80	180,000.00	30.43%	125,217.20

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>30 - Capital Improvements Plan Fund (Debt Service)</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Expense Summary</b>							
Debt Service	0.00	8,250.00	(8,250.00)	108,470.00	99,000.00	109.57%	(9,470.00)
Expense Totals	0.00	8,250.00	(8,250.00)	108,470.00	99,000.00	109.57%	(9,470.00)

Copy

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55:07 PM

<b>30 - Capital Improvements Plan Fund Administration</b>	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)	108,470.00	99,000.00	109.57%	(9,470.00)
<b>Administration Totals</b>	0.00	8,250.00	(8,250.00)	108,470.00	99,000.00	109.57%	(9,470.00)
<b>Expense Total</b>	0.00	8,250.00	(8,250.00)	108,470.00	99,000.00	109.57%	(9,470.00)

Copy

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>30 - Capital Improvements Plan Fund (Administration)</b>	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)	75,000.00	75,000.00	100.00%	0.00
30-10-5510 Bond Issuance Cost	0.00	0.00	0.00	9,500.00	0.00	0.00%	(9,500.00)
30-10-5513 Interest on Debt	0.00	2,000.00	(2,000.00)	23,970.00	24,000.00	99.88%	30.00
Administration Totals	0.00	8,250.00	(8,250.00)	108,470.00	99,000.00	109.57%	(9,470.00)
Expense Totals	0.00	8,250.00	(8,250.00)	108,470.00	99,000.00	109.57%	(9,470.00)

Copy

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>35 - Capital Improvements Plan Fund (Local)</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Miscellaneous	0.00	0.00	0.00	100,000.00	0.00	0.00%	(100,000.00)
Revenue Totals	0.00	0.00	0.00	100,000.00	0.00	0.00%	(100,000.00)
<b>Expense Summary</b>							
Professional/Contract Services	0.00	0.00	0.00	48,618.75	0.00	0.00%	(48,618.75)
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)	48,618.75	35,000.00	138.91%	(13,618.75)

Copy



City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>35 - Capital Improvements Plan Fund (Local)</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Miscellaneous</b>							
35-4802 TWDB	0.00	0.00	0.00	100,000.00	0.00	0.00%	(100,000.00)
Miscellaneous Totals	0.00	0.00	0.00	100,000.00	0.00	0.00%	(100,000.00)
Revenue Totals	0.00	0.00	0.00	100,000.00	0.00	0.00%	(100,000.00)

Copy

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55:08 PM

<b>35 - Capital Improvements Plan Fund Administration</b>	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
Professional/Contract Services	0.00	0.00	0.00	48,618.75	0.00	0.00%	(48,618.75)
<b>Administration Totals</b>	0.00	2,916.67	(2,916.67)	48,618.75	35,000.00	138.91%	(13,618.75)
<b>Expense Total</b>	0.00	2,916.67	(2,916.67)	48,618.75	35,000.00	138.91%	(13,618.75)

Copy

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>35 - Capital Improvements Plan Fund (Administration)</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
35-10-5208 Engineering Services	0.00	0.00	0.00	48,618.75	0.00	0.00%	(48,618.75)
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)	48,618.75	35,000.00	138.91%	(13,618.75)
Expense Totals	0.00	2,916.67	(2,916.67)	48,618.75	35,000.00	138.91%	(13,618.75)

Copy

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>36 - State &amp; Federal Grants</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Grant Income	0.00	0.00	0.00	1,142.66	0.00	0.00%	(1,142.66)
Revenue Totals	0.00	0.00	0.00	1,142.66	0.00	0.00%	(1,142.66)

Copy

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>36 - State &amp; Federal Grants</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Grant Income</b>							
36-4803 State & Federal Grants	0.00	0.00	0.00	1,142.66	0.00	0.00%	(1,142.66)
Grant Income Totals	0.00	0.00	0.00	1,142.66	0.00	0.00%	(1,142.66)
Revenue Totals	0.00	0.00	0.00	1,142.66	0.00	0.00%	(1,142.66)

Copy

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>40 - Court Technology Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Fines & Forfeitures	459.92	208.33	251.59	5,693.90	2,500.00	227.76%	(3,193.90)
Revenue Totals	459.92	208.33	251.59	5,693.90	2,500.00	227.76%	(3,193.90)
<b>Expense Summary</b>							
Materials & Supplies	6,630.98	0.00	6,630.98	6,750.96	0.00	0.00%	(6,750.96)
Expense Totals	6,630.98	0.00	6,630.98	6,750.96	0.00	0.00%	(6,750.96)

Copy

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>40 - Court Technology Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Fines &amp; Forfeitures</b>							
40-4707 Court Technology Fee	459.92	208.33	251.59	5,693.90	2,500.00	227.76%	(3,193.90)
Fines & Forfeitures Totals	459.92	208.33	251.59	5,693.90	2,500.00	227.76%	(3,193.90)
Revenue Totals	459.92	208.33	251.59	5,693.90	2,500.00	227.76%	(3,193.90)

Copy

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55:08 PM

<b>40 - Court Technology Fund Municipal Court</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	6,630.98	0.00	6,630.98	6,750.96	0.00	0.00%	(6,750.96)
<b>Municipal Court Totals</b>	6,630.98	0.00	6,630.98	6,750.96	0.00	0.00%	(6,750.96)
<b>Expense Total</b>	6,630.98	0.00	6,630.98	6,750.96	0.00	0.00%	(6,750.96)

Copy



City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>40 - Court Technology Fund Municipal Court</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
40-25-5332 Court Technology	6,630.98	0.00	6,630.98	6,750.96	0.00	0.00%	(6,750.96)
Municipal Court Totals	6,630.98	0.00	6,630.98	6,750.96	0.00	0.00%	(6,750.96)
Expense Totals	6,630.98	0.00	6,630.98	6,750.96	0.00	0.00%	(6,750.96)

Copy

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>41 - Court Security Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Fines & Forfeitures	563.39	208.33	355.06	6,923.06	2,500.00	276.92%	(4,423.06)
Revenue Totals	563.39	208.33	355.06	6,923.06	2,500.00	276.92%	(4,423.06)
<b>Expense Summary</b>							
Materials & Supplies	0.00	0.00	0.00	182.50	0.00	0.00%	(182.50)
Expense Totals	0.00	0.00	0.00	182.50	0.00	0.00%	(182.50)

Copy

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>41 - Court Security Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Fines &amp; Forfeitures</b>							
41-4708 Court Security Fee	563.39	208.33	355.06	6,923.06	2,500.00	276.92%	(4,423.06)
Fines & Forfeitures Totals	563.39	208.33	355.06	6,923.06	2,500.00	276.92%	(4,423.06)
Revenue Totals	563.39	208.33	355.06	6,923.06	2,500.00	276.92%	(4,423.06)

Copy

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55:08 PM

<b>41 - Court Security Fund Municipal Court</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	0.00	0.00	182.50	0.00	0.00%	(182.50)
<b>Municipal Court Totals</b>	0.00	0.00	0.00	182.50	0.00	0.00%	(182.50)
<b>Expense Total</b>	0.00	0.00	0.00	182.50	0.00	0.00%	(182.50)

Copy

City of Iowa Colony  
Financial Statement  
As of June 30, 2022

7/8/2022 1:55 PM

<b>41 - Court Security Fund Municipal Court</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
41-25-5333 Court Security	0.00	0.00	0.00	182.50	0.00	0.00%	(182.50)
Municipal Court Totals	0.00	0.00	0.00	182.50	0.00	0.00%	(182.50)
Expense Totals	0.00	0.00	0.00	182.50	0.00	0.00%	(182.50)

Copy



12003 Iowa Colony Blvd.  
Iowa Colony Tx. 77583  
Phone: 281-369-2471  
Fax: 281-369-0005  
www.iowacolonytx.gov

## **MONTHLY REPORT- June 2022**

July 14, 2022

Mayor and Council,

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

### **Building Department**

#### **Inspections Conducted by BBG-**

Building Inspections-	358
Plumbing Inspections -	424
Mechanical Inspections-	149
Electrical Inspections-	<u>306</u>
<b>Total-</b>	<b>1202</b>

#### **Inspections Conducted by City Inspector**

Building-	259
City Ordinance Violations-	38
Animal Control Violations-	<u>16</u>
<b>Total-</b>	<b><u>413</u></b>

#### **June 2021 City Paid Out to Contract Inspectors:**

Inspections- \$47,425.00      Plan Review- \$13,436.30      **Total- \$60,861.30**

#### **June fees paid for Inspection services to BBG Consulting, Inc.:**

June 2022, Total Inspections **1202**

**Total paid to BBG \$27,045.00**

**Building Department:** A total of **147** Plan reviews for construction were conducted.

115- New Residential	12- Electrical	2- Irrigation	1- New Addition
7- Building	2- Residential Remodel	8- Swimming Pools	

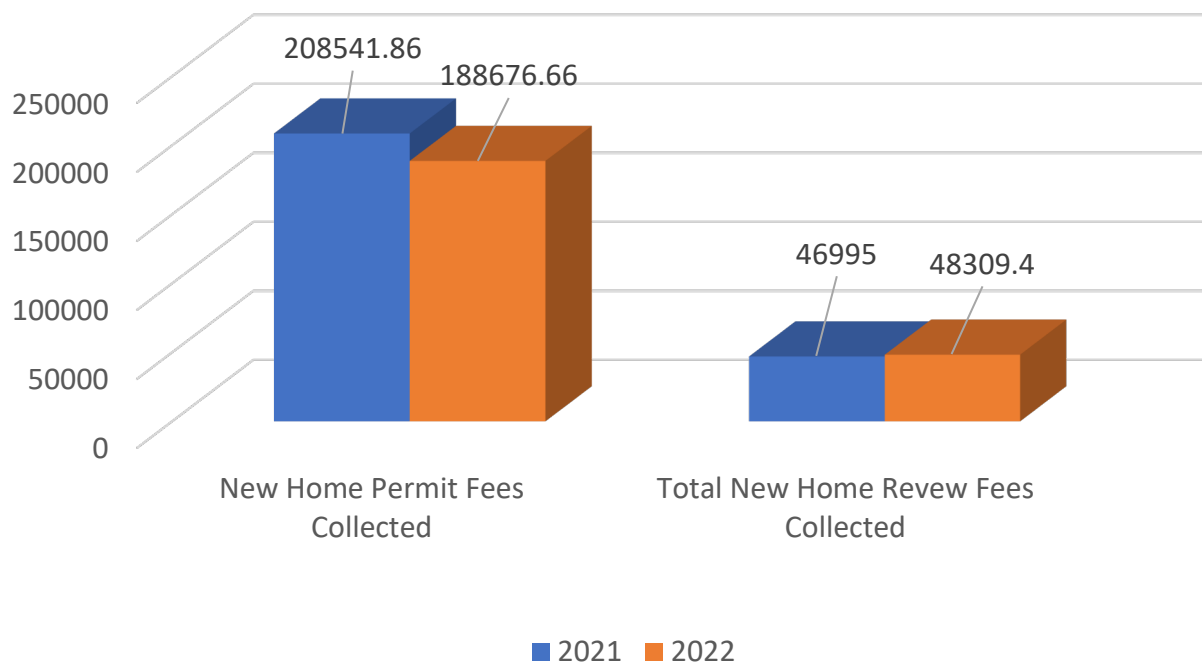
#### **Fire Marshals Report:**

- On June 26, at 4:00 am I received a call from Officer Gibbens in reference to an RV that was abandoned on CR-81 and set on fire. There are no suspects nor information on the RV due to all identifiers were removed.

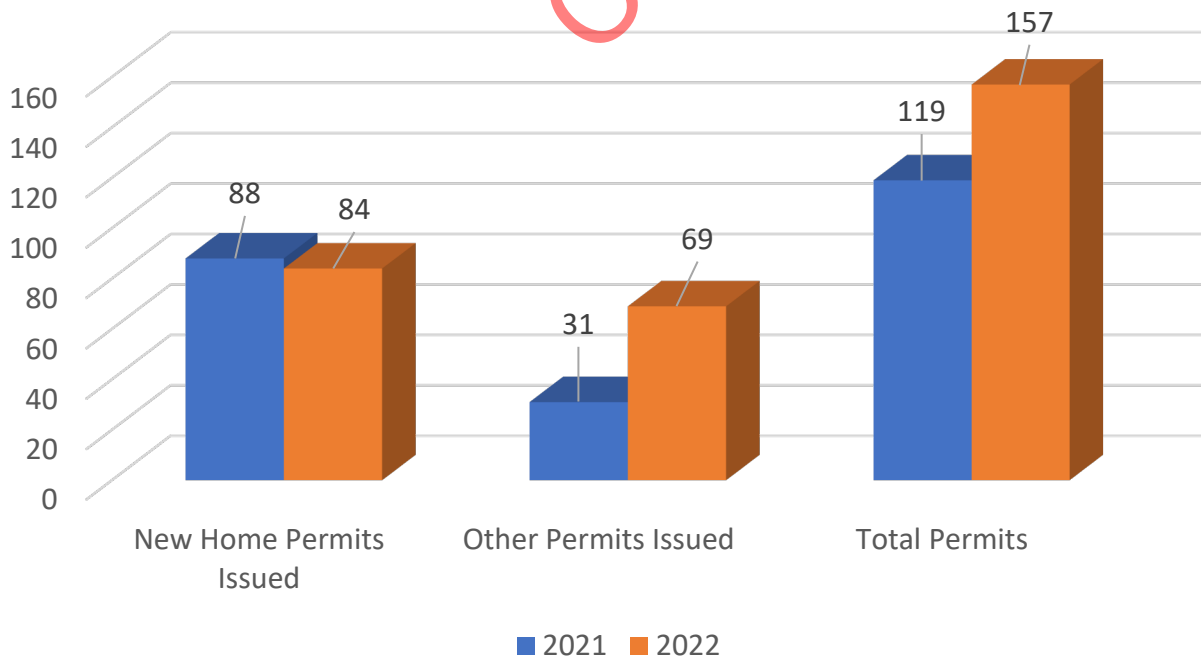
Thanks,

Albert Cantu, Fire Marshal/Building Official

## June Permits



Copy





# 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 June 2022

Offense	May 2022	June 2022
Burglary	1	1
Theft	4	1
Robbery	0	0
Total Index Crimes Reported	5	2
<b>Reports Taken</b>		
Misdemeanor	11	14
Felony	5	1
<b>Charges Filed/Arrests</b>		
Misdemeanor	6	4
Felony	1	0
Outside Agency Warrant Arrest	1	3
<b>Traffic Enforcement</b>		
Citations	170	153
<b>Crash Investigations</b>		
Minor Crashes	6	7
Major Crashes	7	1
Fatality Crashes	0	0
<b>Calls for Service</b>		
Alarms	50	38
Assist Other Agency	27	37
Disturbance	17	16
Other	118	132
Security Checks	23	46
Suspicious Activity/Persons	9	22

### Significant Events

- June 4 – Officer was dispatched to the 4300 block of Meridiana Pkwy in reference to a vehicle burglary. A firearm was stolen from the vehicle. A report was taken. Later in the month, Friendswood Police Department located the firearm. An investigation into the incident is ongoing.
- June 11 – Officer conducted a traffic stop on a vehicle at Karsten Blvd & Meridiana Pkwy. The driver of the vehicle was found to have an outstanding warrant through Brazoria County Sheriff's Office and was arrested.
- June 12 – Officer conducted a traffic stop on a vehicle in the 4000 block of Cedar Rapids Pkwy. The driver of the vehicle was found to have multiple outstanding warrants through Alvin Police Department and was arrested.





# 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

- 
- June 13 – Officer was dispatched to the 10500 block of Dolce Ln regarding criminal mischief. The reportee stated that 18 sprinkler heads were damaged in his front yard. A report was generated.
  - June 22 – Officer was dispatched to the 9400 block of Emerald Green Dr regarding trespassing. The reportee stated that she observed her ex-boyfriend walking around the outside of her residence and going into her backyard. The individual was gone upon officer's arrival. An arrest warrant was obtained for the individual.
  - June 25 – Officer conducted a traffic stop on a vehicle in the 3300 block of Meridiana Pkwy. The driver of the vehicle was found to have an outstanding warrant through Brazoria County Sheriff's Office and was arrested.

Copy

NO.	LOCATION	DESCRIPTION	NOTES	STATUS	DATE COMPLETED
	SIGNAGE				
1	Iowa Colonty pkwy@ CR 63	post down	stop sign needs to be replaced	Done	7/8/2022
	MOWING/TREE TRIMMING				
1	City Hall	Cut Grass		Done	7/6/2022
	Parks				
1	Park	Cut Grass		Done	7/5/2022
2	Park	Change Nets		Done	7/11/2022
	Miscellaneous Works				
1	Event	4th of July		Done	7/4/2022

Copy

# **949 Ac SH 288 Plan of Development**

Submitted to:

**The City of Iowa Colony**

July 2022

Copy

Prepared for:

**Hines Interests**

Prepared by:



## TABLE OF CONTENTS

### I. INTRODUCTION

A. Summary	5
B. Purpose of the Amendment	5
C. Project Location	5
D. Surrounding Land Use	5
E. Existing Site Conditions	5

### II. DEVELOPMENT PLAN

A. Purpose & Intent	8
B. Goals & Objectives	8
1. Establish a Strong Community Character & Sense of Place	8
2. Provide a Variety of Housing Types	8
3. Ensure Quality Development	8
4. Provide for Orderly Growth	9
C. Zoning/Land Use Plan	9
1. Proposed Uses & Densities	9
D. Benefits to the Iowa Colony	11
E. Transportation	14
1. Existing Access	14
2. Street Hierarchy	14
3. Minimum Right-of-Way & Paving Sections	15
4. Street Design Criteria	15
5. Street Sidewalks	18
6. Traffic Signalization	19
F. Parks, Open Space & Trails	20
1. Parks & Open Space	20
2. Trails	21
3. Tree Preservation	21
G. Infrastructure	24
1. Municipal Utility Districts	24
2. Water	24
3. Wastewater	24
4. Storm Drainage & Detention System	24
5. Flood Plain Management	24
6. Other Utilities	24
7. Schools	24
8. Homeowner's Association	25
H. Project Phasing	25

### III. DEVELOPMENT REGULATIONS

A. Purpose & Intent	27
B. General Provisions	27
1. Applicability	27
2. Additional Uses	27
3. Non-Conforming Land Uses	27
4. Non-Conforming Structures	28
5. Existing Utilities	28
6. Drill Sites	28
7. General Development Plan	28
8. Mass Grading & Construction of Detention	29
9. Temporary Uses	29
10. Design Guidelines	30
11. Lighting	30
12. Screening and Fencing	30
13. Architectural Standards	30
C. Development Standards	30
1. Traditional Single Family- Type I	30
2. Traditional Single Family- Type II	32
3. Traditional Single Family- Type III	33
4. Patio Home	35
5. Townhome	36
6. Quads	37
7. Alley Product	38
8. Multi-Family	40
9. Commercial	41
10. Institutional	45
11. Mixed-use	46
12. Parks & Open Space	47
13. Parking	49
D. Definitions	51

### IV. GENERAL ADMINISTRATION & AMENDMENTS

A. Purpose	56
B. Changes to Subdivision Ordinance	56
C. Variances to the Zoning Ordinance	56
D. Variances from the Design Manual	56
E. Interpretation	66
F. Administrative Approval	66
G. Substantial Change	67
H. Fees	67
I. Sales Tax Sourcing	67
J. Noncompliance	67
K. Expiration	67

## EXHIBITS

Exhibit 1 Ownership Map	6
Exhibit 2 Jurisdictional Map	7
Exhibit 3 Preliminary Land Use Plan	13
Exhibit 4 Parks, Open Space, & Trails Plan	23
Exhibit 5 Phasing Plan	26

## TABLES

Table 1 Minimum Right-of-Way Width & Paving Section	15
Table 2 Sidewalk Requirements	19
Table 3 Parking Requirements	49
Table 4 Shared Parking Table	50
Table 5 Subdivision Ordinance Variances	57
Table 6 Unified Development Code Variances	62
Table 7 Zoning Ordinance Variance	63
Table 8 Design Manual Variances	65

Copy

## **I. INTRODUCTION**

### **A. Summary**

The Planned Unit Development District establishes comprehensive guidance and regulations for the 949 Ac SH 288 Tract. The tract is comprised of approximately 949 acres of privately owned land is partially within unincorporated Brazoria County and the extraterritorial jurisdictions (ETJ) of the City of Iowa Colony, the City of Sandy Point, and the City of Alvin with the intent of annexation into the City of Iowa Colony (the “City”).

The intent of this document is to provide a means by which development may occur in an orderly and responsible manner by establishing guidelines that ensure quality development and specifically address the goals of both the city and the developer.

### **B. Purpose of the Project**

The Project will create a cohesive community atmosphere that will compliment and bring to life the City of Iowa Colony’s vision for the future of Iowa Colony. In planning this development, the developer reached out to the City for its goals for Iowa Colony and regionalization. The guidelines within this document will create regulations that will ensure the quality and character desired by both the City and developer.

### **C. Project Location**

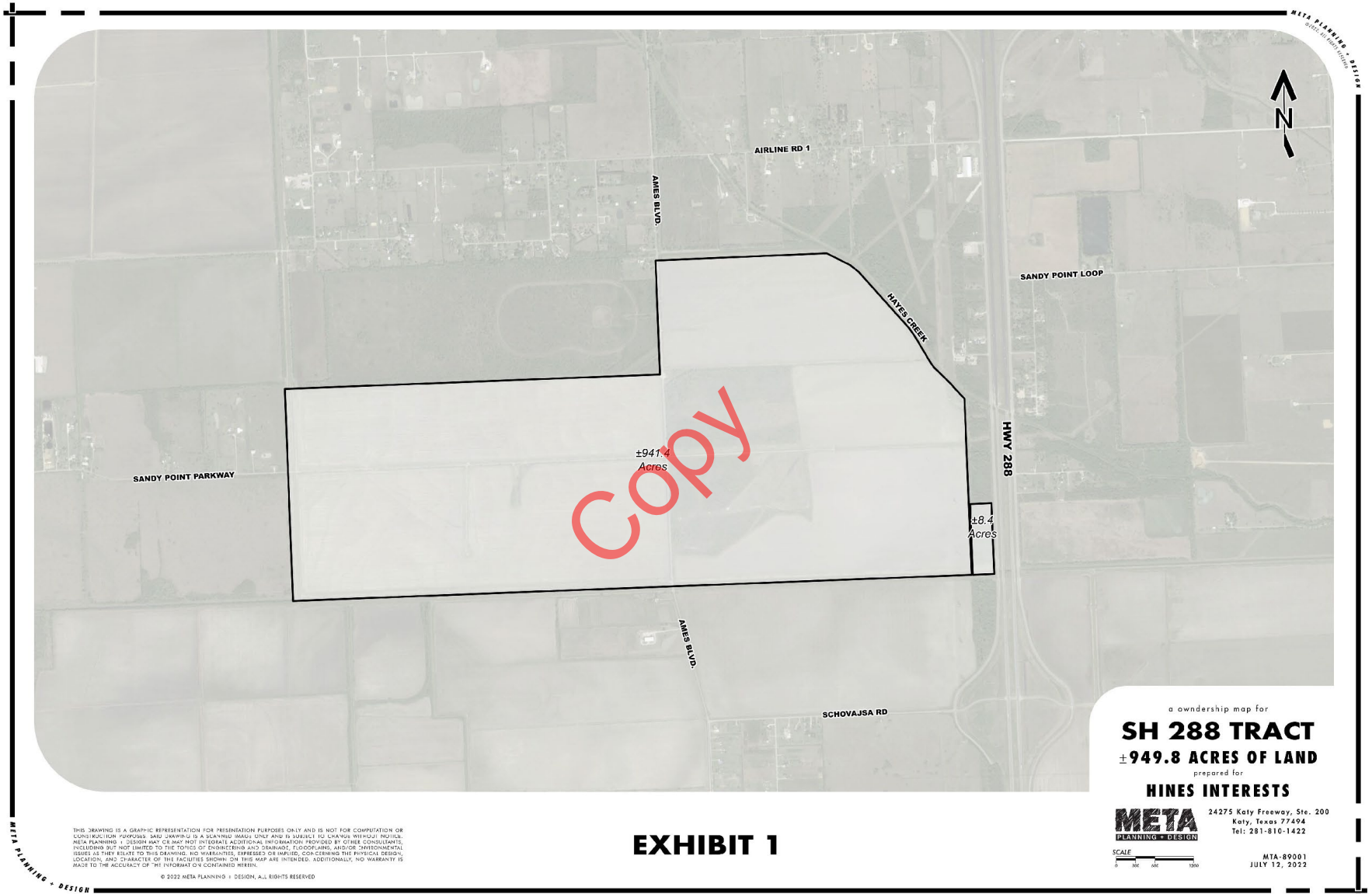
The Project Property is located generally west of State Highway 288 and in Brazoria County, south of the metro Houston area, between County Road 62 on the north and County Road 60 on the south.

### **D. Surrounding Land Use**

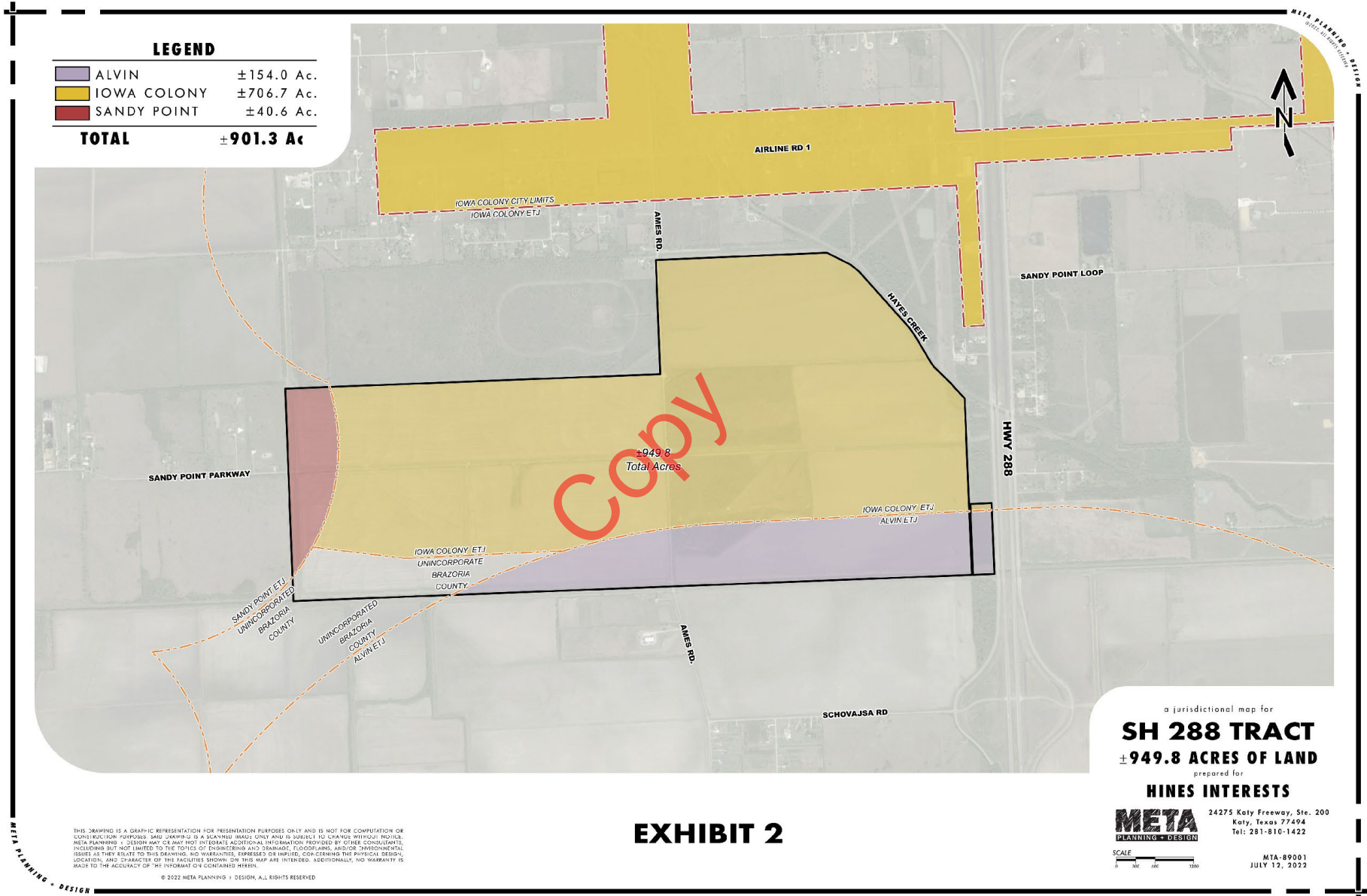
The majority of properties surrounding the Project Property are undeveloped with some existing large lot single family development in nearby areas.

### **F. Existing Site Conditions**

The most notable natural feature of the site is Hayes Creek, which travels along the northern boundary of the Project Property from north to south. The areas adjacent to the creek are sparsely vegetated while the remainder of the site is mostly open pasture. A significant amount of the tract will be retained for open space, drainage, and mitigation areas as the Project is developed.







## EXHIBIT 2

## **II. DEVELOPMENT PLAN**

### **A. Purpose & Intent**

The purpose of the Development Plan is to clarify planning considerations within the plan area and guide the implementation of the vision for the community. It will also establish a framework for the 949 Ac SH 288 Tract by identifying the type, general location, and projected density of the various land uses proposed within the development.

This document describes the goals, objectives, and policies of the Plan of Development, and it clearly illustrates the design principles of the community.

### **B. Goals & Objectives**

The main goal of the 949 Ac SH 288 Tract Planned Unit Development District is to create a master planned community that features a mixture of uses and a variety of housing types that will encourage attractive and sustainable neighborhoods and attract investment to the area while preserving the existing natural environment.

Key objectives have been established in order to guide development and provide direction for the overall vision of the community. These objectives are as follows:

#### **1. Establish a Strong Community Character**

A strong community character will be created by the extensive open space system which will offer neighborhood connectivity within the community as well as access to daily activities, thus reducing dependency on vehicular travel and preserving the rural character of the area.

Strategically located public gathering areas will encourage community activities and enhance the City Council's vision for Iowa Colony's quality of life. A focus on the concept of wellness will be a guiding principle for development.

In addition, the implementation of a community theming plan will establish a strong sense of place by assuring design and visual continuity throughout the community.

#### **2. Provide a Variety of Housing Types**

Providing variation of housing types will create a community that attracts individuals from all stages of life. The establishment of this well-balanced population base is critical to the long-term sustainability of the 949 Ac SH 288 Tract and will enhance the social and economic base of the community and compliment all of Iowa Colony.

#### **3. Ensure Quality Development**

The 949 Ac SH 288 Tract Project will ensure the quality of development through the establishment of design guidelines for the community that regulate architectural standards, landscaping, signage, and other common elements of the development.

#### **4. Provide for Orderly Growth**

The 949 Ac SH 288 Tract Project will provide for orderly growth by being sensitive to the natural features of the site and selecting land uses that are appropriate based on-site characteristics. Buffering between different land uses will be achieved by parks, greenbelts, landscaping, streets, open space or drainage features.

In addition, the 949 Ac SH 288 Tract Project will help the City achieve a highly efficient and cohesive public infrastructure system to better serve Iowa Colony.

### **C. Zoning/Land Use Plan**

#### **1. Proposed Uses & Densities**

Successful master planned communities provide a variety of uses and housing options in order to attract residents from all stages of life. The proposed land uses will help to achieve a variety of housing choices in order to create a sustainable community while allowing for a reasonable amount of flexibility to accommodate ever-changing market demands.

To implement the conceptual land use plan, the 949 Ac SH 288 Tract will be designated a Planned Unit Development. The land uses within the Planned Unit Development will consist of Traditional Single-Family Residential (TSFR), Patio Home (PH), Townhome (TH), Quads (Q), Alley Products (AP), Multi-Family (MF), Commercial (C), Institutional (I), Mixed-Use (MU), and Parks & Open Space (POS). The various land uses will follow the development requirements for their assigned zoning districts as described in the Zoning Ordinance as of the Effective Date unless otherwise noted throughout this Plan of Development. The land uses may be relocated within the boundaries of the Plan of Development as necessary to address economic and market conditions or future modifications of roadway and drainage alignments. The following is a brief description of these proposed uses.

*Traditional Single Family Residential* - The Traditional Single-Family Residential category (TSFR) is intended for the development of detached, single family dwelling units. Lot sizes within the Traditional Single-Family Residential category are intended to range in size from 40-foot-wide lots to 70-foot-wide lots or larger with a minimum lot area of 4,600 square feet. Traditional single-family residential will be broken into three categories:

*Type I:* Type I traditional single-family residential lots will have a minimum lot width of 60-feet and a minimum square footage of 6,600.

*Type II:* Type II traditional single-family residential lots will have a minimum lot width of 50-feet and a minimum square footage of 6,000.

*Type III:* Type III traditional single-family residential lots will have a minimum lot width of 40-feet and a minimum square footage of 4,600.

*Specialty product:*

*Patio Home* – The Patio Home category (PH) provides for the development of single-family dwelling units. Patio homes may have a zero (0) foot side setback on one of the interior lot lines or five (5) feet side setbacks on both sides at the discretion of the developer, but all homes shall be separated by a minimum of ten (10) feet. Patio homes shall have a minimum lot width of 40 feet and a minimum lot area of 4,400 square feet.

*Townhome* – The Townhome category (TH) provides for the development of attached, single family dwelling units separated by a fire rated wall. Each of the buildings is expected to consist of a minimum of two (2) units with a maximum of eight (8) units and shall be separated by a minimum of ten (10) feet. Each townhome shall be platted on an individual lot and shall have a minimum lot width of 22 feet and a minimum lot area of 2,200 square feet.

*Quads*- The Quads category (Q) provides for the development of four (4) single-family dwelling units taking access from a shared drive. Each lot shall have street frontage, some of which may consist of flag lots overlapping the shared drive. Each lot within a quad shall have a minimum lot area of 3,500 square feet and the four-pack shall have a minimum width of 120 feet.

*Alley Product*-The Alley Products category (AP) provides for the development of single-family dwellings. The Alley Products may have street frontage and alley frontage taking garage access from the alley. Each Alley Product shall have a minimum lot area of 4,400 square feet and a minimum lot width of 42 feet.

*Parks & Open Space* – The Parks & Open Space category (P-OS) is intended to provide for the development of recreation and open space areas within the community.

*Multi-Family* – The Multi-Family category (MF) provides for medium to high density multi-family dwelling units such as apartments, detached units, and condominiums. The density in the MF category shall not exceed 30 dwelling units per gross acre. Buildings that exceed two stories in height shall require special approval from the City Fire Marshal.

*Commercial* – The Commercial category (C) is designed to meet the demand for commercial development along State Highway 288 and/or major thoroughfares or County Roads.

*Institutional* – The Institutional category (I) is intended to provide for the development of public and private uses that serve the community. Institutional

uses may include, but are not limited to, public and private schools, day care facilities, hospitals, churches or other places of worship, etc.

*Mixed-use-* Mixed-use lots (MU) is intended to provide flexibility through the design process. Permitted uses are multi-family, commercial, and institutional, and the regulations are as defined in the corresponding categories.

Land uses may be relocated within the boundaries of the Plan of Development, provided they are in compliance with the overall Plan of Development. The city will be notified of any changes to the Preliminary Land Use Plan. However, the total Parks and Open Space may not decrease more than ten (10) percent without approval of the Planning Commission and City Council. The Parks and Open Space Exhibit shall be the basis for establishing and calculating any changes to the parks and open space land use by future administrative approvals as described in the administrative section of this Plan of Development.

There shall be no greater than a 10% shift in any category of residential land use. Additionally, the density within the Plan of Development shall not exceed 3.16 units per gross acre. At a gross acreage of 949.8, this would result in a maximum of 3,000 allowed single-family and multi-family units. A maximum of 60 percent of the total allowed units or 1,800 single family lots may be equal to or less than 6,600 square feet.

#### **D. Benefits to the City of Iowa Colony**

The 949 Ac SH 288 Tract Plan of Development will help meet the demand for quality residential and commercial development as the City of Iowa Colony continues to grow and will enable the City to achieve its vision for the future.

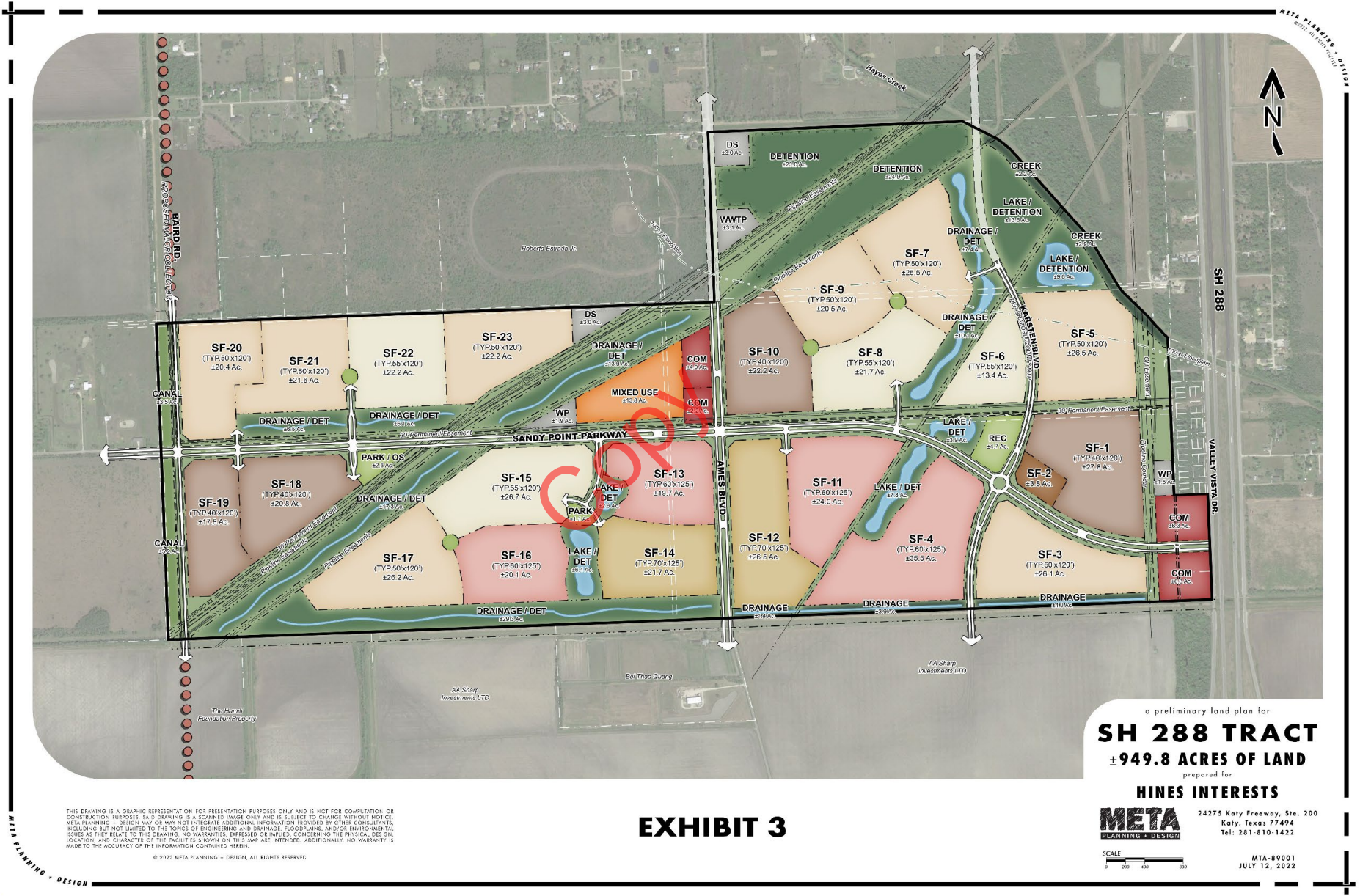
Master planned communities provide tremendous benefits for cities over traditional “piece-meal” development. Property values in master planned communities tend to be greater and more stable than property values outside of master planned communities, providing cities with a greater ability to plan and fund services. Additionally, residents of master planned communities typically call upon public services, including public safety, at a lower rate than in other areas that are not master planned, deed restricted, and managed by strong homeowner’s associations. Most importantly, master planned communities bring stability and predictability that facilitate a city’s long-range planning and financial objectives.

The incorporation of instructional uses and community recreation centers within the 949 Ac SH 288 Tract will enhance the quality of life in Iowa Colony by promoting community activities and involvement. The rural character of the area will be preserved by protecting and enhancing Hayes Creek and creating an extensive system of greenways and drainage corridors providing an extensive open space and trail network. By creating an environment that encourages people to form bonds and share experiences, 949 Ac SH 288 Tract will establish a cohesive community of people that blends with and preserves Iowa Colony’s values.

In addition, the 949 Ac SH 288 Tract Project will help create the “rooftops” necessary to drive the commercial development planned in Iowa Colony which will generate sales tax and personal property tax revenue for the City.

Copy





## **E. Transportation**

The 949 Ac SH 288 Tract Project will establish a transportation network consisting of streets and other forms of transportation designed to meet the mobility needs of the community and to compliment the development of Iowa Colony.

### **1. Existing Access**

The 949 Ac SH 288 Tract currently lies along SH 288 and has access from Valley Vista Drive, CR 48/Airline Road, and Sandy Point Road 1/CR 53 to State Highway 288.

### **2. Street Hierarchy**

The street system in the 949 Ac SH 288 Tract will consist of a hierarchy of streets ranging from major thoroughfares to alleys. The intent of the system is to establish a series of streets that are sized appropriately for the land uses that they serve and to direct traffic within the community to the collector streets and major thoroughfares while discouraging any negative impact on residential neighborhoods and surrounding properties. The following is a brief description of street types that may be implemented within the 949 Ac SH 288 Tract:

*Major/Minor Arterials* – Major Arterials are intended to serve as principal thoroughfares identified as Major Arterial Streets on the City's Thoroughfare Plan.

*Major/Minor Collector Streets* – Collector Streets are intended to help distribute traffic between major thoroughfares and other collector streets and are identified as Collector Streets on the City's Thoroughfare Plan.

*Local Streets* – Local Streets are designed to provide access to residential lots and shall have a 10' public utility easement on both sides of the right-of-way when the right-of-way is 50-feet in width.

*Private Streets (Type 1)* – Type 1 Private Streets will be privately maintained and may be gated. The right-of-way for Type 1 Private Streets shall be identified as a 50-foot-wide public utility easement in order to allow for public utility service. Any gates shall be equipped to provide for police, fire, and emergency access.

*Private Streets (Type 2)* – Type 2 Private Streets may be used in lieu of local streets to provide access to more dense types of housing such as patio homes, townhomes, or condominiums. Type 2 Private Streets will be privately maintained and may be gated. Any gates shall be equipped to provide for police, fire, and emergency access. Underground utilities may be designed and constructed under the pavement section but must be privately maintained.



*Alleys* – Alleys may be commercial or residential and are intended to provide vehicular access to the side or rear of buildings or properties that front on a local street, or type 1 or type 2 private street.

### 3. Minimum Right-of-Way Widths & Paving Sections

Streets within the 949 Ac SH 288 Tract shall conform to the following standards:

TABLE 1		
Minimum Right-of-Way Width & Paving Sections		
	Minimum Right-of- Way Width	Standard Paving Section (Measured from back of curb to back of curb)
Local Street	50 feet	28 feet
Private Street (Type 1)	50 feet	28 feet
Private Street (Type 2)	28 feet	28 feet
Private Alley	20 feet	14 feet <sup>1</sup>

1) Paving for alleys shall be measured from pavement edge to pavement edge, as curbs are not provided.

### 4. Street Design Criteria

Streets within the project shall conform to the following standards:

*Cul-de-sacs:* Cul-de-sacs within residential areas shall be measured along the centerline of the street from the nearest intersecting street to the center of the terminus bulb. The maximum length of cul-de-sacs in residential areas shall be determined by the number of vehicle trips generated per day, which shall not exceed 350. For the purposes of this requirement, the following standard shall apply:

Detached Units – 10 vehicle trips per day per unit (35 units)

Attached units – 8 vehicle trips per day per unit (44 units)

In no case shall cul-de-sacs exceed 800 feet in length.

Landscape “islands” having a maximum radius of sixteen (16) feet shall be permitted within cul-de-sac bulbs.

Cul-de-sacs in non-residential areas shall be considered on a case-by-case basis by the City’s Designated Official.

*Intersections:* Streets and alleys shall be designed to intersect as nearly as possible to right angles.

No street or alley shall intersect any other street at less than 70 degrees.

Right-of-way lines at intersections of major thoroughfares and collector streets shall transition with a 30-foot or 35-foot minimum radius curve. Right-of-way lines at intersections of neighborhood collector streets, local streets, type 1 private streets, and type 2 private streets shall transition with a 25-foot minimum radius curve.

Where alleys (either public or private) intersect with local streets, type 1 private streets, or type 2 private streets, property lines shall transition with a 15-foot minimum radius curve with a 15-foot minimum radius paving transition.

*Curves:* Curves along major thoroughfares shall be designed to meet or exceed minimum AASHTO standards. International Transportation Engineers (ITE) Context Sensitive Solutions shall be allowed.

Curves along collector streets shall have a minimum centerline radius of 300 feet. Reverse curves shall be separated by a tangent distance of not less than 100 feet.

Curves along local streets shall have a minimum centerline radius of 100 feet. Reverse curves shall be separated by a tangent distance of not less than 50 feet. This standard shall not apply to "L type" intersections. These types of intersections shall have a minimum centerline radius of 50 feet.

*Block Length:* Major thoroughfares shall have a maximum block length of 2,600 feet with the following exception:

Major thoroughfares that run parallel to drainage features having a minimum width of fifty (50) feet shall have a maximum block length of 4,000 feet.

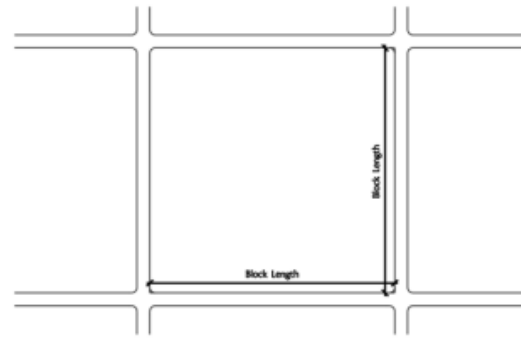
Collectors shall have a maximum block length of 1,800 feet and local streets shall have a maximum block length of 1,200 feet with the following exceptions:

Crossings of bayous or canals shall only be required by streets that are identified as major corridors on the City's Thoroughfare Plan and within the boundaries of the development.

The maximum block length along pipeline easements or drainage features having a minimum width of 50 feet shall be 2,000 feet.

The maximum block length along pipeline easements or drainage features having a minimum width of 225 feet shall be 4,000 feet.

Block length shall be measured between intersections from edge of right-of-way to edge of right-of-way.



Traditional Block Length Measurement



Curvilinear Block Length Measurement

In cases where multiple blocks may exceed 1,200 feet, a pedestrian crossing will be provided having a minimum width of twenty (20) feet, as such a connection would significantly improve overall pedestrian circulation within the development.

*Points of Access:* All subdivision sections containing more than thirty-five (35) lots shall have a minimum of two points of access. A divided or boulevard entry consisting of two (2) 20-foot-wide travel lanes separated by a median having a minimum width of 14 feet shall be acceptable in all circumstances and shall be considered two points of access for these purposes provided that the divided paving section extends to the first intersecting street that is not a cul-de-sac and continues to provide two points of access to all other parts of the subdivision except cul-de-sac streets. Parking along the divided entry shall be prohibited. A divided or boulevard entry with a loop shall be considered two points of access. If loop is not completed and there are over thirty-five (35) lots, a temporary emergency access easement shall be provided until such point that the loop has been completed.

All subdivision sections, regardless of the number of lots, will require a minimum of two points for emergency protection access. One of the points may be gated with a 911 emergency gate/KNOX lock box system for emergency protection personnel use only.

*Lot Frontage:* Each single-family residential unit as defined above shall have frontage on a local street, type 1 private street, type 2 private street or common area.

Lots may not have direct vehicular access to a major thoroughfare or collector street unless the lot is one acre or greater in size and provides a turnaround that prohibits vehicles from backing onto the major thoroughfare or collector.

**Dead-End Alleys:** Residential alleys may extend up to 200 feet without a turnaround. Dead-end residential alleys that exceed 200 feet in length shall provide a turnaround in accordance with the diagram shown below. All other alleys may not dead-end.

The diagrams illustrate three types of turn-around maneuvers:

- "L" Turn-Around:** Shows a vehicle making a 180-degree turn in the shape of an 'L'. The width of the vehicle is 60'. The turning radius is R20'. There are four "\*see note" labels pointing to the vehicle's front, rear, and both side mirrors.
- "T" Turn-Around:** Shows a vehicle making a 180-degree turn in the shape of a 'T'. The width of the vehicle is 60'. The turning radius is R20'. There are three "\*see note" labels pointing to the vehicle's front, rear, and one side mirror.
- Turn-Around:** Shows a vehicle making a 180-degree turn in a circular path. The diameter of the circle is 90'. The turning radius is R20'. There are two "\*see note" labels pointing to the vehicle's front and rear.

Any deviation from this section shall be considered on a case-by-case basis and shall require written approval from the City's Designated Official.

## 5. Street Sidewalks

Sidewalks shall be provided in accordance with the following schedule:

<b>TABLE 2</b>			
<b>Sidewalk Requirements</b>			
<b>Street Type</b>	<b>Minimum Requirement</b>		
<b>Major Arterial</b>	6-foot sidewalks shall be provided on both sides of the street	<b>OR</b>	An 8-foot sidewalk shall be provided on one side of the street
<b>Major Collector</b>	6-foot sidewalks shall be provided on both sides of the street	<b>OR</b>	An 8-foot sidewalk shall be provided on one side of the street
<b>Minor Collector</b>	6-foot sidewalks shall be provided on both sides of the street	<b>OR</b>	A 6-foot sidewalk shall be provided on one side of the street
<b>Local Street</b>	5-foot sidewalks shall be provided on both sides of the street		
<b>Private Street (Type 1)</b>	5-foot sidewalks shall be provided on both sides of the street		
<b>Private Street (Type 2)</b>	5-foot sidewalks shall be provided on both sides of the street		

\* 6-foot sidewalks shall be provided at bridge crossings

Generally, sidewalks should be constructed within the right-of-way. However, sidewalks along Type 2 Private Streets shall be constructed on private property within a sidewalk easement located within 10 feet of the edge of paving. Sidewalks adjacent to open space areas and pipeline corridors may meander between the right-of-way and open space when desired. When trails exist or are proposed on an adjacent reserve of open space area, sidewalks shall not be required provided that the trail is constructed of concrete. If a sidewalk is provided on only one side of the street and it meanders outside the right-of-way, it must return to the right-of-way at least every 1,400 feet.

Deviations from the above schedule will be considered on a case-by-case basis, subject to approval by City's Designated Official.

## 6. Traffic Signalization

A Traffic Impact Analysis will be required to determine if traffic signals are warranted. If it is determined that a signalized intersection is warranted per the Engineering Design Criteria Manual, the Developer shall fully fund the traffic signal at both intersections. If a traffic signal is not warranted, the Developer shall escrow 100% of costs Design and Construction for each intersection. Escrowed funds for traffic signal improvements shall be due prior to the platting of Phase III per the Plan of Development or as traffic is warranted.

## **F. Parks, Open Space & Trails**

### **1. Parks & Open Space**

Parks and Open Space are the central feature of the City's vision for Iowa Colony and the community. The 949 Ac SH 288 Tract Project will showcase the natural beauty of the existing creek and the planned adjacent greenbelt system that stretches throughout the community. The Project will also provide connectivity to other developments in Iowa Colony. At the heart of this system will be the Hayes Creek itself. In addition to the Hayes Creek, several mitigation areas and man-made detention basins will be created that will extend out into the community from the creek through trail connections and/or pedestrian/bicycle paths. These detention basins will be contoured and landscaped to resemble natural creeks, forming the backbone of the open space system and providing a common greenway core that binds the community together.

In addition to the greenway network, many active recreational facilities will be developed and built within the 949 Ac SH 288 Tract, ranging from small pocket parks to the larger neighborhood parks which will be connected through an extensive pedestrian trail system. This will provide ample areas for recreational activities. The Parks, Open Space, & Trails Plan illustrates the proposed parks and open space areas within the 949 Ac SH 288 Tract Project.

The City of Iowa Colony Zoning and Ordinance for planned unit development regulations require that 1 acre per 54 dwelling units be dedicated parkland and compensating open space (COS). Based on a total unit count of 3000 units, the projected requirement for the 949 Ac SH 288 Tract is 55.5 acres.

Approximately 352.4 acres of land within the Project is planned to be designated as parks and open space as shown in the proposed Parks Plan and will include passive parks, neighborhood parks, recreational centers, tot lots, pipeline easements corridors, drill sites, lakes, creeks, drainage channels, detention basins, and landscape and open space networks. The parks requirement will be fulfilled with the implementation of the Parks Plan. All land which is dedicated for the purpose of fulfilling the parkland/compensating open space requirements will be credited at 100% except for drainage/detention, creeks, and detention areas, which will be credited at 50%. The drainage and detention system within the Plan of Development will be amenitized and provide a significant amount of open space and trail connectivity between the different land uses and neighboring developments. The drainage and detention areas will not only enhance the aesthetic quality of the environment, and it will provide connectivity through the development and provide numerous opportunities for enjoyment by the residents.

The estimated Parks and Open Space requirement for this development and the projected 3,000 lots would be approximately 55 acres of parkland dedication and 10 acres of compensating open space.

The recreation and open space areas will also provide separation, buffer zones, and transitions between areas and types of development.

Parks will be owned and maintained by the City, District, or Home Owner's Association. Other than a few private areas, such as Recreation Centers and pools, all parks and open space areas will allow general public use. The trail system around and through the community will be accessible to the public along with any improvements to detention areas or other open space. Open space areas shall include pipeline and utility easements, drainage ways, and wet and dry detention areas.

The Parks, Open Space, & Trails Plan is preliminary in nature. The specific location of individual parks or open spaces may be moved or combined as the design and development of the 949 Ac SH 288 Tract Project moves forward. The parkland and compensating open space requirements will not be required within individual sections/neighborhoods as long as it is in accordance with the Parks and Open Space plan and will be considered for the overall project as a whole.

## **2. Trails**

In addition to the required street sidewalks, the 949 Ac SH 288 Tract Project will feature an extensive trail system that will extend throughout the community providing access to the various destination centers, including commercial areas, recreation centers, schools, and parks. This system may be comprised of both paved and unpaved trails and will be linked to the required sidewalks throughout the community. The trail system within the 949 Ac SH 288 Tract will be maintained by the City, District, or Home Owner's Association.

The Parks, Open Space, & Trails Plan identifies the proposed location of trails within the 949 Ac SH 288 Tract. Trails may be paved or unpaved and constructed of materials that are appropriate for the specific application. The Parks, Open Space, & Trails Plan is preliminary in nature. The specific location of individual trails may be moved or combined as the design and development of the 949 Ac SH 288 Tract Project moves forward.

## **3. Tree Preservation**

The subject property is largely agricultural fields, with only a few areas being partially wooded. Of these wooded areas, the majority of the vegetation appears to be new growth trees and brush, with none appearing to be significantly sized shade trees or being of any cultural significance that would cause any existing trees on the property to be designated as protected trees under the City's tree preservation guidelines.

As part of the development's landscape design, developer will implement an overall landscape plan to promote increased biodiversity, habitat creation, and naturalistic planting areas throughout the development for the added benefit and use of future residents and fauna. These plantings along with the Parks, Open Space, and Trails Plan will create strong pedestrian connections throughout the development and promote the

creation of greenways and other trail systems similar to the idea of the Green Corridors as described in the City's UDC.

Copy



**LEGEND - PARK SPACE**

-  = REC CENTER / COMMUNITY PARK
-  = NEIGHBORHOOD PARKS
-  SIDEWALKS (6' WIDE)
-  NATURE TRAILS (5' WIDE)
-  1/4 MILE RADIUS SERVICE AREA



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

© 2022 META PLANNING + DESIGN. ALL RIGHTS RESERVED.

**EXHIBIT 4**

a parks, open space, & trails plan for  
**SH 288 TRACT**  
± 949.8 ACRES OF LAND

prepared for

**HINES INTERESTS**

**META**  
PLANNING + DESIGN

24275 Katy Freeway, Ste. 200  
Katy, Texas 77494  
Tel: 281-810-1422

SCALE  
0 200 400 600

MTA-89001  
JULY 12, 2022

## **G. Infrastructure**

### **1. Municipal Utility Districts**

The 949 Ac SH 288 Tract also will be served by one or more municipal utility districts. These districts will be responsible for the design and construction costs of certain public water, storm, drainage and recreation facilities for the project. The City of Iowa Colony will assume the maintenance and operation of the public water and sanitary sewer, storm drainage lines and streets. The City and District will agree to which parks and open space facilities will be assumed by the City. The specific terms, conditions, and timing of any transfer of these facilities to the City will be the subject of a separate agreement to be executed with the City.

### **2. Water**

Water service will be provided by one or more groundwater plants within the community. Water will be distributed by a central water distribution plan designed in accordance with the City of Iowa Colony's Infrastructure Design Manual.

### **3. Wastewater**

Wastewater service will be provided by a temporary wastewater plant within the community until such time the City is able to provide permanent service from a regional wastewater treatment plant. The sewer collection system will be designed in accordance with the City of Iowa Colony's Infrastructure Design Manual and Brazoria County Drainage District Number 5.

### **4. Storm Drainage & Detention System**

The storm drainage system will consist of a network of closed conduit storm sewers draining to surface swales, conveyance channels and detention ponds. The detention ponds will outfall to either an existing Brazoria County Drainage District No. 5 ditch or South Hayes Creek. The drainage system will be designed in accordance with the City of Iowa Colony's Infrastructure Design Manual.

### **5. Flood Plain Management**

A portion of the tract lies within a defined floodplain by the FEMA FIRM maps. All development (if any) proposed in the floodplain will meet FEMA and the Floodplain Administrator's design criteria for development within the floodplain.

### **6. Other Utilities**

Electrical service for the community will be provided by CenterPoint. Gas service will be provided in the community. High speed internet service will be provided in the community.

### **7. Schools**

The 949 Ac SH 288 Tract is located within the Alvin Independent School District ("AISD"). The Developer is proposing an elementary school site within the development and will

coordinate with AISD and/or their brokers to contract for its development pending its necessity and available bonds for its construction. The exact size and location of this site is subject to change and will be coordinated with the school district and their representatives.

#### **8. Homeowner's Association & Architectural Review Committee**

A Master Homeowner's Association (HOA) will be created to promote community involvement, maintain common areas, and to enforce deed restrictions and covenants. Copies of these restrictions and covenants will be provided to the City. The City of Iowa Colony will in no way be responsible for the enforcement of these private covenants.

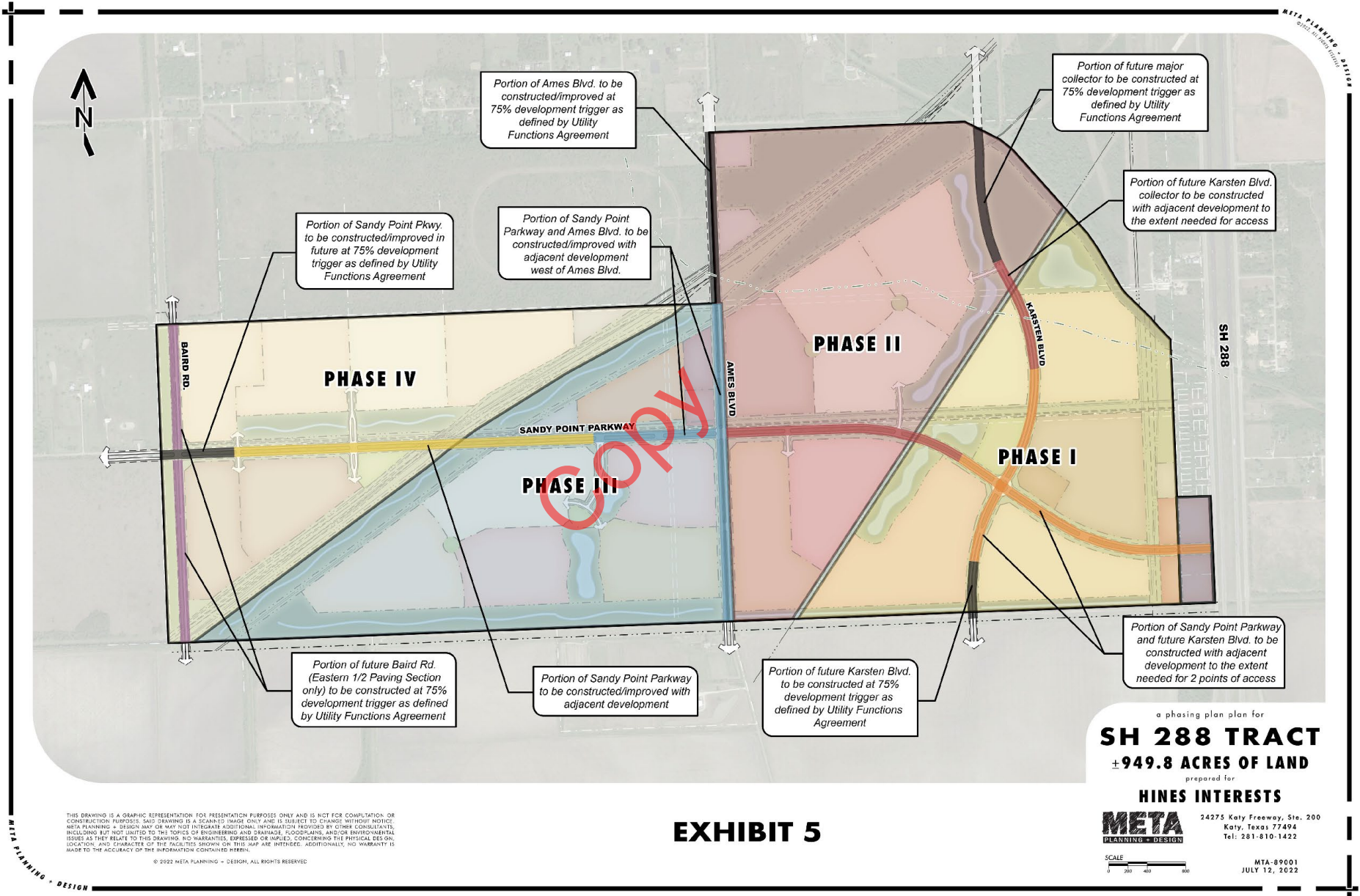
In addition to the HOA, an Architectural Review Committee (ARC) will be established to ensure conformance to the development standards contained within the Plan of Development and enforce any additional design guidelines which shall be established separately.

There may be additional sub-homeowner associations, and Property Owner's Associations (POA) may be established for non-residential property owners for the same purposes as Homeowner's Associations.

#### **H. Project Phasing**

The phasing strategy for the 949 Ac SH 288 Tract Project provides a balanced approach relative to anticipated market demands. The Project Phasing Plan illustrates the proposed phasing plan for the 949 Ac SH 288 Tract Development. This plan is subject to change based on market demands, availability of infrastructure, physical encumbrances, or legal limitations. The City will be notified of any changes to the Phasing Plan but will not require a resubmittal of the initial proposed Phasing Plan in the exhibit below.





### **III. DEVELOPMENT REGULATIONS**

#### **A. Purpose & Intent**

The purpose of the development regulations is to serve as the primary means of achieving the goals and objectives of the Development Plan.

They are designed to establish clear minimum development standards while providing a reasonable amount of flexibility in order to accommodate future needs.

#### **B. General Provisions**

##### **1. Applicability**

The regulations contained herein shall apply to all property located within the boundaries of the 949 Ac SH 288 Tract Plan of Development. Appendix 1 contains the legal description of the Property. All construction and development within the Plan of Development area shall comply with applicable provisions of the City of Iowa Colony codes and ordinances as they exist on the date of adoption of this Plan of Development and the laws of the State of Texas, except as modified within any mutually agreed amendments to this Plan of Development. Any future amendments by the City to their UDC, Zoning Ordinance, PUD Ordinance or any other applicable ordinance governing the development of property will not be applicable to this development with the exception of updates to the Engineering Design Criteria Manual or any applicable codes related to public safety. Where conflicts or differences exist between this Plan of Development and other City Ordinances, the Plan of Development shall be the governing document.

If specific development standards are not established or if an issue, condition, or situation arises or occurs that is not clearly addressed or understandable in the Plan of Development, then those regulations and standards of the City of Iowa Colony codes and ordinances that are applicable for the most similar issue, condition, or situation shall apply as determined by the City's Designated Official. Appeal of any determination regarding applicability may be made to City Council.

This Plan of Development may be amended by the same procedure as it was adopted, by ordinance. Each amendment shall include all sections or portions of the Plan of Development that are affected by the change.

##### **2. Additional Uses**

In the event that a proposed use has not specifically been listed as being a permitted use in a particular land use category within the Plan of Development, it shall be the duty of the City's Designated Official to determine if said use is: 1) consistent with the intent of the land use category; and 2) compatible with other listed permitted uses.

##### **3. Non-Conforming Land Uses**

Where, at the adoption of this Plan of Development, a lawful use of land exists which would not be permitted by the regulations imposed by this Plan of Development, such use may continue so long as it remains otherwise lawful, provided:

- No non-conforming use shall be enlarged, increased, or extended to occupy a greater area of land than was originally occupied at the date of adoption of this Plan of Development.
- No non-conforming use shall be moved, in whole or in part, to any lot or parcel within the Plan of Development.
- If any non-conforming use ceases for a period of more than 180 days, any subsequent use of the land shall conform to the regulations established by this Plan of Development.
- No additional structures shall be erected in connection with any non-conforming use that does not conform to the regulations established by this Plan of Development.

#### **4. Non-Conforming Structures**

Where, at the adoption of this Plan of Development, a lawful structure exists which would not be permitted by the regulations imposed by this Plan of Development, such structure may continue to exist so long as it remains otherwise lawful, provided:

- No non-conforming structure shall be enlarged, increased or extended beyond its size at the date of adoption of this Plan of Development.
- In the event that any non-conforming structure or non-conforming portion of a structure is destroyed by any means to an extent of more than 50 percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the regulations established by this Plan of Development.
- No non-conforming structure shall be moved, in whole or in part, to any lot or parcel within the Plan of Development.

#### **5. Existing Utilities**

Existing utilities and all uses allowed by existing easements shall continue to be permitted in all designations within the Plan of Development.

#### **6. Drill Sites**

Drill sites are currently planned within the Project and may be subject to change in size and location. Drilling activities on these sites shall be permitted provided that such activities comply with any and all state and local regulations.

#### **7. General Development Plan**

A general development plan illustrating all contiguous property under one ownership shall be submitted for approval of the Planning Commission prior to or simultaneously with the application for the first preliminary subdivision plat. The General Development Plan shall show the following:

- The alignment of any major thoroughfares and collector streets in accordance with the City's Thoroughfare Plan.

- All recorded easements
- Other proposed streets that are necessary to demonstrate an overall circulation system for the development
- Proposed land uses and public facilities

The General Development Plan shall eliminate the requirement of a master preliminary plat set forth in the City of Iowa Colony Subdivision Ordinance, and, at a minimum, a new general plan will be submitted to the City for review with each phase. Preliminary plats shall be required for each section of development with the exception of minor plats as defined by state law.

Preliminary plats should generally conform to the General Development Plan. Any significant change, as determined by the City's Designated Official shall require the submittal of a revised general development plan for approval by the Planning Commission.

#### **8. Mass Grading & Construction of Detention**

The developer shall be permitted to commence clearing and grubbing without platting but must have approved plans and permits. Detention and mass grading will be commenced upon approval of drainage study, construction plans, and permits. For road construction, grading may commence upon the approval of construction drawings and permits. Preliminary plat approval will be required to commence roadway construction. However, prior to any grading activity a Storm Water Pollution Plan must be submitted, and any required City of Iowa Colony grading permits must be obtained. The City may issue the necessary permits prior to the approval of construction plans and plat recordation with the understanding that any grading performed under these circumstances shall be at the risk of the developer.

#### **9. Temporary Uses**

Temporary uses conducted in connection with the development of the property shall not require zoning permits from the city, but will require health and safety permits (electrical, plumbing, structural, HVAC, etc.). All temporary uses must be approved by the developer or the Architectural Review Committee. These uses may include, but are not limited to:

- Sales office
- Construction office
- Construction/storage yards
- Construction roads
- Fencing
- Water pumps and ponds

- Concrete batch plants or rock crushing operations and equipment for the processing of on-site materials provided such operations:
  - a.) Maintain a 1,000-foot separation between all operations or storage and the nearest occupied residence;
  - b.) Limit hours of operation to between 7:00 a.m. and dusk, Monday through Friday;
  - c.) Do not include the import or export of materials except as to be used on the property or for off-site improvements related to the project; and
  - d.) Are enclosed by a solid fence having a minimum height of six (6) feet.

#### **10. Design Guidelines**

Design guidelines will be created which will address site and building design within the 949 Ac SH 288 Tract. The purpose of these guidelines will be to preserve the character of 949 Ac SH 288 Tract Project by establishing high quality design standards for development. Copies of these guidelines will be provided to the City prior to the preliminary plat submittal of any single-family residential sections.

#### **11. Lighting**

All lighting within the 949 Ac SH 288 Tract Project will be subject to standards established in the project design guidelines. These standards will help to ensure that attractive, high-quality lighting is provided throughout the community.

#### **12. Screening and Fencing**

All screening and fencing within the 949 Ac SH 288 Tract Project will be subject to standards established in the project design guidelines. The screening and fencing standards will help to establish and maintain tasteful screening and fencing throughout the community that will withstand the pressures of time and nature.

#### **13. Architectural Standards**

The architectural standards within the 949 Ac SH 288 Tract Project will be subject to standards established in the project design guidelines. The architectural standards will help to assure that buildings within the community are of a high-quality and are aesthetically appealing.

### **C. Development Standards**

#### **1. Traditional Single Family Residential (TSFR)- Type I**

Purpose: The Traditional Single-Family Residential category is intended for the development of detached, single family dwelling units and compatible uses. This district is designed to allow a variety of housing choices in order to create a viable community while allowing for a reasonable amount of flexibility to accommodate ever-changing market demands.



Permitted uses:

- Accessory structures
- Community centers
- Drill sites
- Entry features & monuments
- Institutional uses
- Minor utilities
- Open space
- Parks
- Recreational facilities
- Religious assembly
- Single family homes
- Temporary uses
- Home Occupations

Minimum Lot Area: 6,600 square feet

Minimum Lot width: 60 feet at the building setback line

Minimum Setbacks:

Front: 20 feet

20 feet on cul-de-sacs and knuckles regardless of lot width

5 feet for lots that front on a common area

Rear: 10 feet\*\*

Side: 5 feet\*\*

Corner: 10 feet\*

\*Porches (if provided) may encroach into the front setback up to five (5) feet provided they have a minimum depth of six (6) feet. On corner lots, porches may encroach into the side setback up to five (5) feet provided they have a minimum depth of six (6) feet. Where garages face directly onto a street with the garage door parallel to the street, the garage must meet the minimum setback requirement. Side-entry garages where the garage door is perpendicular to the street may be set back a minimum of ten (10) feet.

\*\*One Story accessory structures may be setback three (3) feet from the rear or side property lines provided that they do not encroach into any utility

easement. Accessory structures greater than one story in height must comply with the minimum setback requirements.

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

*Maximum Building Height:* Two (2) stories or 35-feet. Three (3) stories may be allowed with fire marshal approval.

*Parking Requirement:* Shall comply with the parking standards established in this section.

## **2. Traditional Single Family Residential (TSFR)- Type II**

Purpose: The Traditional Single-Family Residential category is intended for the development of detached, single family dwelling units and compatible uses. This district is designed to allow a variety of housing choices in order to create a viable community while allowing for a reasonable amount of flexibility to accommodate ever-changing market demands.

Permitted uses:	Accessory structures
	Community centers
	Drill sites
	Entry features & monuments
	Institutional uses
	Minor utilities
	Open space
	Parks
	Recreational facilities
	Religious assembly
	Single family homes
	Temporary uses
	Home Occupations
Minimum Lot Area:	6,000 square feet
Minimum Lot width:	50 feet at the building setback line
Minimum Setbacks:	
Front:	20 feet
	20 feet on cul-de-sacs and knuckles regardless of lot width

5 feet for lots that front on a common area

Rear: 10 feet\*\*

Side: 5 feet\*\*

Corner: 10 feet\*

\*Porches (if provided) may encroach into the front setback up to five (5) feet provided they have a minimum depth of six (6) feet. On corner lots, porches may encroach into the side setback up to five (5) feet provided they have a minimum depth of six (6) feet. Where garages face directly onto a street with the garage door parallel to the street, the garage must meet the minimum setback requirement. Side-entry garages where the garage door is perpendicular to the street may be set back a minimum of ten (10) feet.

\*\*One Story accessory structures may be setback three (3) feet from the rear or side property lines provided that they do not encroach into any utility easement. Accessory structures greater than one story in height must comply with the minimum setback requirements.

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

*Maximum Building Height:* Two (2) stories or 35-feet. Three (3) stories may be allowed with fire marshal approval.

*Parking Requirement:* Shall comply with the parking standards established in this section.

### **3. Traditional Single Family Residential (TSFR)- Type III**

Purpose: The Traditional Single-Family Residential category is intended for the development of detached, single family dwelling units and compatible uses. This district is designed to allow a variety of housing choices in order to create a viable community while allowing for a reasonable amount of flexibility to accommodate ever-changing market demands.

Permitted uses:

- Accessory structures
- Community centers
- Drill sites
- Entry features & monuments
- Institutional uses
- Minor utilities
- Open space

Parks

Recreational facilities

Religious assembly

Single family homes

Temporary uses

Home Occupations

Minimum Lot Area: 4,600 square feet

Minimum Lot width: 40 feet at the building setback line

Minimum Setbacks:

Front: 20 feet

20 feet on cul-de-sacs and knuckles regardless of lot width

5 feet for lots that front on a common area

Rear: 10 feet\*\*

Side: 5 feet\*\*

Corner: 10 feet\*

\*Porches (if provided) may encroach into the front setback up to five (5) feet provided they have a minimum depth of six (6) feet. On corner lots, porches may encroach into the side setback up to five (5) feet provided they have a minimum depth of six (6) feet. Where garages face directly onto a street with the garage door parallel to the street, the garage must meet the minimum setback requirement. Side-entry garages where the garage door is perpendicular to the street may be set back a minimum of ten (10) feet.

\*\*One Story accessory structures may be setback three (3) feet from the rear or side property lines provided that they do not encroach into any utility easement. Accessory structures greater than one story in height must comply with the minimum setback requirements.

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

*Maximum Building Height:* Two (2) stories or 35-feet. Three (3) stories may be allowed with fire marshal approval.

*Parking Requirement:* Shall comply with the parking standards established in this section.

#### 4. Patio Home (PH)

*Purpose:* The Patio Home category is intended for the development of detached, single family dwelling units. Patio homes may have a zero (0) foot side setback on one of the interior lot lines or five (5) feet side setbacks on both sides at the discretion of the developer, but all homes shall be separated by a minimum of ten (10) feet.

Permitted uses:            Accessory structures

Community centers

Entry features & monuments

Institutional uses

Minor utilities

Open space

Parks

Patio homes

Recreational facilities

Religious assembly

Single family homes

Temporary uses

Home Occupation

Minimum Lot Area:    4,400 square feet

Minimum Lot width:   40 feet at the building setback line

Minimum Setbacks:

Front:                    20 feet\*

5 feet for lots that front on a common area

Rear:                     10 feet\*\*

Side:                    Zero (0) feet on one side provided that there is a minimum of ten (10) feet between structures. A minimum of fifteen (15) feet is required between one (1) and three (3) story structures. Five (5) feet side setbacks are also acceptable provided that there is a minimum of ten (10) feet between structures.

Corner:                  10 feet\*

\*Porches (if provided) may encroach into the front setback up to five (5) feet provided they have a minimum depth of six (6) feet. On corner lots, porches may encroach into the side setback up to five (5) feet provided they have a minimum depth of six (6) feet. Where garages face directly onto a street with the garage door parallel to the street, the garage must meet the minimum setback requirement. Side-entry garages where the garage door is perpendicular to the street may be set back a minimum of ten (10) feet. (See lot diagram)

\*\*Accessory structures may be setback three (3) feet from the rear or side property lines provided that they do not encroach into any utility easement.

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

Maximum Building Height: Two (2) stories or 35-feet. Three (3) stories may be allowed with fire marshal approval.

Parking Requirement: Shall comply with the parking standards established in this section.

Additional Requirements: Single family homes shall comply with the standards established in the Traditional Single-Family Residential category.

## 5. Townhome (TH)

*Purpose:* The Townhome category is intended for the development of attached single family dwelling units that are platted on individual lots and are owned fee simple.

Permitted uses:

- Attached single family dwelling units
- Institutional uses
- Entry features & monuments
- Minor utilities
- Open space
- Parks
- Patio homes
- Recreational facilities
- Religious assembly
- Single family homes
- Temporary uses
- Home occupation

Minimum Lot Area:	2,200 square feet
Minimum Lot Width:	22 feet at the building setback line
Minimum Setbacks:	
Front:	20 feet if front loaded 10 feet if rear loaded 5 feet for lots that front on a common area
Rear:	5 feet 20 feet for lots that front on a common area
Side:	Zero (0) foot side setbacks for units that are attached provided that there is a minimum of ten (10) feet between buildings. A minimum of fifteen (15) feet is required between one (1) and three (3) story structures.
Corner:	10 feet

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

*Maximum Building Height:* Three (3) stories or thirty-five (35) feet.

*Parking Requirement:* Shall comply with the parking standards established in this section.

Front loaded townhomes shall provide 0.25 off-street guest parking spaces per dwelling unit. Guest spaces may not be on townhome lots or streets and should be located within 300 feet of units.

*Additional Requirements:* Buildings shall consist of a minimum of two (2) units with a maximum of eight (8) units.

Buildings shall be separated by a minimum of ten (10) feet.

Each dwelling unit shall be platted on an individual lot.

Single family and patio homes shall comply with the standards established in their respective categories.

## **6. Quads (Q)**

*Purpose:* The Quads category (Q) provides for the development of single-family dwelling units. Quads may consist of four (4) lots taking garage access from a shared driveway. Each lot shall have street frontage, and Quads shall have a minimum lot area of 3,500 square feet and a minimum lot width of 120 feet for the four-pack. The rear lots will have frontage through flag staffs which will have the shared driveway overlaid.

Permitted uses:	Detached single family dwelling units Institutional uses Entry features & monuments Minor utilities Open space Parks Recreational facilities Religious assembly Single family homes Temporary uses Home occupation
Minimum Lot Area:	3,500 square feet
Minimum Lot Width:	120 feet at the building setback line for the four-pack
Minimum Setbacks:	
Front:	20 feet if front loaded 10 feet if access is from a shared drive
Rear:	5 feet
Side:	5 feet
Corner:	10 feet

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

*Maximum Building Height:* Two (2) stories or 35-feet. Three (3) stories may be allowed with fire marshal approval.

*Parking Requirement:* Shall comply with the parking standards established in this section.

Buildings shall be separated by a minimum of ten (10) feet.

Each dwelling unit shall be platted on an individual lot.

Single family and patio homes shall comply with the standards established in their respective categories.

## **7. Alley Product (AP)**



*Purpose*-The Alley Products category (AP) provides for the development of single-family dwellings. The Alley Products may have street frontage and alley frontage with primary garage access coming from the alley. Each Alley Product shall have a minimum lot area of 4,400 square feet and a minimum lot width of 42 feet.

Permitted uses: Detached single family dwelling units

Institutional uses

Entry features & monuments

Minor utilities

Open space

Parks

Patio homes

Recreational facilities

Religious assembly

Single family homes

Temporary uses

Home occupation

Minimum Lot Area: 4,600 square feet

Minimum Lot Width: 42 feet at the building setback line

Minimum Setbacks:

Front: 20 feet if front loaded

10 feet if rear loaded

5 feet for lots that front on a common area

Rear: 5 feet if front loaded

20 feet if rear loaded

20 feet for lots that front on a common area

Side: 5 feet

Corner: 10 feet

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

*Maximum Building Height:* Two (2) stories or 35-feet.

*Parking Requirement:* Shall comply with the parking standards established in this section.

Buildings shall be separated by a minimum of ten (10) feet.

Each dwelling unit shall be platted on an individual lot.

Single family and patio homes shall comply with the standards established in their respective categories.

## **8. Multi-Family (MF)**

*Purpose:* The Multi-Family category is intended for the development of medium to high density multi-family dwelling units such as apartments and condominiums.

Permitted uses:

- Attached multi-family dwelling units
- Attached single family dwelling units
- Detached single family dwelling units
- Detached multi family dwelling units
- Condominiums
- Institutional uses
- Entry features & monuments
- Minor utilities
- Open space
- Parks
- Patio homes
- Recreational facilities
- Religious assembly
- Single family homes
- Temporary uses
- Townhomes
- Home occupations

Minimum Setbacks:

Front:	25 feet from property line
Rear:	15 feet for habitable structures
	10 feet for accessory structures

Side: 10 feet for habitable structure  
10 feet for accessory structures

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

*Parking Requirement:* Shall comply with the parking standards established in this section.

*Additional Requirements:* Single family homes, patio homes and townhomes shall comply with the standards established in their respective categories.

## 9. Commercial (C)

*Purpose:* The Commercial District is intended for the development of service- oriented retail that meets the daily needs of the community.

Permitted uses:

- Abstract or title company
- Advertising agency
- Antique store
- Art gallery
- Arts and crafts store
- Automobile repair, minor, no outside work or storage
- Bakery
- Banks and financial institutions, including drive-through and outdoor ATM facilities
- Barber or beauty shop
- Bookstore
- Cafeteria
- Candy store
- Catering
- Cellular phone sales and repair store
- Childcare facilities
- Clothing store (no re-used clothing)
- Collection agency
- Computer sales and repair store

Community centers

Convenience store with or without gasoline, liquor or beer and wine sales

Dance studio

Delivery service

Dental clinic

Department store

Drafting service

Drug store, with or without liquor or beer and wine sales

Dry cleaning storefront, but not dry-cleaning plant

Electronic sales and repair store

Entry features & monuments

Filling station or service station, including oil change and inspection services

Florist shop

Furniture store

Gift shop

Gun shop

Grocery store

Hardware store

Home appliance store

House wares and linens store

Ice retail distributing, but not manufacturing

Institutional uses

Insurance agency

Jewelry store

Laundry storefront, but not laundry plant

Locksmith

Medical clinic

Medical supply store

Minor utilities

Mixed use

Mortgage company

Motels and hotels

Motion picture theater, with or without food service, but not drive-in theater

Musical instrument store

Office supply and machinery store and repairs

Open space

Optician or optometrist

Parks

Personal services

Pharmacy

Professional office

Public Facilities

Public safety site

Radio sales and repair

Radio studio (excluding tower)

Record and tape store

Recreational Facilities

Religious assembly

Restaurants and taverns, with or without drive-through facilities

Shoe store and repair shop

Sporting goods store

Studio (art, music or photo)

Taxidermist

Tailor

Telecommunication towers

Temporary uses

Toy store

Travel agency

Tree farms

Video arcade

Non-Permitted uses:

Auction

Billboards

Cemeteries

Feed store

Kennel (commercial)

Massage parlors

Pawn shop

Self-service car wash (automated car washes are allowed as accessory uses)

Sexually oriented businesses

Storage warehouse

Swap meet

Tattoo shop

Taxidermist

Upholstery shop

Minimum Lot Area: 6,000 square feet

Minimum Lot width: 80 feet

Max. Lot coverage: 85 percent

Minimum Setbacks:

Front: 25 feet

Rear: 10 feet

Side: 10 feet

Corner: 10 feet

Architectural features may encroach into the setback area a maximum of three (3) feet.

Setbacks for commercial land uses will be considered minimum setbacks and allow for the siting of commercial structures anywhere within the unbounded, developable area of said tract.

*Maximum Building Height:* Thirty-five (35) feet unless otherwise approved by City Council. All building area above two (2) stories shall be non-habitable and built with non-combustible material unless approved by the Fire Marshall.

*Parking Requirement:* Shall comply with the parking standards established in this section.

*Additional Requirements:* Telecommunication towers may not exceed eighty (80) feet in height and shall be set back from property lines a distance equal to or greater than the height of the tower.

Commercial building materials and transparency/materials coverage requirements will be dictated through separate commercial guidelines as developed and enforced by Developer and any Architectural Review Committee they or the HOA may establish to govern and enforce said guidelines.

*Additional Conditions:* Outdoor Display of Merchandise shall be allowed within ten (10) feet of the primary building but shall be limited to merchandise that is customarily sold inside the establishment.

## **10. Institutional (I)**

*Purpose:* The Institutional category is intended to provide for the development of public and private uses that serve the community.

Permitted uses:

- Major utilities
- Minor utilities
- Not for profit hospitals
- Open space
- Parks
- Places of worship
- Public facilities
- Public safety site
- Recreational facilities
- Religious assembly
- Schools (public & private)
- Telecommunication towers
- Temporary uses
- Tree farms

Minimum Lot Area: 5,000 square feet

Minimum Lot width: 50 feet

Minimum Setbacks:

Front: 25 feet

Rear: 10 feet

Side: 5 feet

Corner: 5 feet

Architectural features may encroach into the setback area a maximum of three (3) feet.

*Maximum Building Height:* 60 feet. All building area above two (2) stories shall be non-habitable and built with non-combustible material unless approved by the Fire Marshall.

*Parking Requirement:* Shall comply with the parking standards established in this section.

*Additional Requirements:* Telecommunication towers may not exceed eighty (80) feet in height and shall be set back from property lines a distance equal to or greater than the height of the tower.

Commercial building materials and transparency/materials coverage requirements will be dictated through separate commercial guidelines as developed and enforced by Developer and any Architectural Review Committee they or the HOA may establish to govern and enforce said guidelines.

### **11. Mixed-use (MU)**

*Purpose:* Mixed-use lots (MU) is intended to provide flexibility through the design process. Permitted uses are multi-family, commercial, and institutional, and the regulations are as defined in the corresponding categories.

Permitted uses:

- Attached multi-family dwelling units
- Attached single family dwelling units
- Detached single family dwelling units
- Detached multi family dwelling units
- Condominiums
- Institutional uses
- Entry features & monuments
- Minor utilities
- Open space
- Parks



Patio homes  
Recreational facilities  
Religious assembly  
Single family homes  
Temporary uses  
Townhomes  
Home occupations  
All commercial uses as defined above

**Minimum Setbacks:**

Front: 25 feet from property line  
Rear: 15 feet for habitable structures  
10 feet for accessory structures  
Side: 10 feet for habitable structure  
10 feet for accessory structures

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

*Parking Requirement:* Shall comply with the parking standards established in this section.

*Additional Requirements:* Single family homes, patio homes and townhomes shall comply with the standards established in their respective categories.

**12. Parks & Open Space (P-OS)**

*Purpose:* The Parks & Open Space category is intended to provide for the development of recreation and open space areas within the community.

Permitted uses: Community centers  
Drainage ponds and channels  
Drill site  
Entry features & monuments  
Institutional uses  
Minor utilities  
Open space  
Parks

Pipeline easements  
Public facilities, excluding major utilities  
Recreational facilities  
Telecommunication towers  
Temporary uses  
Tree farms

Minimum Lot Area: None

Minimum Lot width: None

Minimum Lot depth: None

Minimum Setbacks:

Along Major Thoroughfares: 25 feet

Along other streets: 10 feet

Rear: 10 feet

Side: 10 feet

Architectural features may encroach into the setback area a maximum of thirty-six (36) inches.

*Max. Building Height:* 35 feet. Maximum height may exceed 35 feet if approved by the Fire Chief.

*Parking Requirement:* Shall comply with the parking standards established in this section.

*Additional Requirements:* Telecommunication towers may not exceed eighty (80) feet in height and shall be set back from property lines a distance equal to or greater than the height of the tower.

### 13. Parking

Parking within the 949 Ac SH 288 Tract Plan of Development shall be provided according to the following schedule:

<b>TABLE 3</b>	
<b>Parking Requirements</b>	
Land Use	Minimum Requirement
Single family residential	2 enclosed spaces per unit
Patio home	2 enclosed spaces per unit
Townhome	2 enclosed spaces per unit 0.25 guest spaces per unit
Multi-Family	1.333 spaces per 1-bedroom unit
	1.666 spaces per 2-bedroom unit
	2.0 spaces per unit with 3 or more bedrooms
Office (non-medical)	1 space per 250 square feet of gross floor area
Medical office	4 spaces per 1000 square feet of gross floor area
Retail	Under 400,000 sf: 4 spaces per 1000 square feet of gross floor area
Restaurant	400,000 sf and over: 5 spaces per 1000 square feet
Tavern	1 space per 45 square feet of gross floor area
Hotel/Motel	1 space per room
Theater/Auditorium/Church/Assembly Hall	0.25 spaces per seat
Stadium	1 space per 4 stadium seats

Deviations from the above requirements shall be considered by the City's Designated Official on a case-by-case basis. Appeals to the Official's interpretation may be made to City Council within thirty (30) days of the date of the determination.

The City's Designated Official shall determine the minimum number of parking spaces required for any use not specified above. Appeals to the Official's interpretation may be made to City Council within thirty (30) days of the date of the determination.

Shared parking should be encouraged where appropriate. Adjustment of the minimum number of parking spaces required to serve a combination of occupancies shall be determined according to the following formula:

- 1) Determine the parking requirement for each occupancy as though it were a separate use;
- 2) Multiply each amount by the corresponding percentage for each applicable time period shown in the following schedule:

<b>TABLE 4</b>					
<b>Shared Parking Table</b>					
	<b>Weekdays</b>			<b>Weekends</b>	
<b>Use</b>	<b>Night Midnight – 6 a.m.</b>	<b>Day 9 a.m. – 4 p.m.</b>	<b>Evening 6 p.m. - Midnight</b>	<b>Day 9 a.m. – 4 p.m.</b>	<b>Evening 6 p.m. - Midnight</b>
<b>Retail</b>	5%	50%	90%	100%	70%
<b>Hotel/Motel</b>	80%	80%	100%	80%	100%
<b>Office</b>	5%	100%	10%	10%	5%
<b>Restaurant / Tavern</b>	10%	50%	100%	50%	100%
<b>Entertainment / Recreation</b>	10%	40%	100%	80%	100%
<b>All Others</b>	100%	100%	100%	100%	100%

- 3) Calculate the column total for each time period; and
- 4) The column with the highest value shall be the parking requirement.

Copy

#### **D. Definitions**

*Accessory structure* – any above ground structure that is (1) incidental to and customarily associated with the main structure on the site, and (2) located on the same lot as the principle building. Accessory structures may include, but are not limited to detached garages and gazebos, but does not include utility or storage sheds.

*Alley* – a public or private right-of-way that provides vehicular access to buildings or properties that front on an adjacent street.

*Architectural feature* – an ornamentation or decorative feature attached to or protruding from the exterior wall of a building. Architectural features may include, but are not limited to, windows (e.g., bay windows), chimneys, columns, awnings, marquees, façade, or facia.

*Attached housing* – a building containing two or more dwelling units.

*Banking or financial institution* – a chartered financial institution that engages in deposit banking and closely related functions such as making loans, investments, and other fiduciary activities. Drive-up windows and drive-thru automated teller machines (ATM) are permitted as an accessory use.

*Block length* – the distance measured along a street between two intersecting streets.

*Building* – a structure used for or supporting any use or occupancy that requires a building permit.

*Child care facility* – a commercial or non-profit facility that provides shelter, care, activity, and supervision of children for periods of less than 24 hours a day and is licensed by the state.

*Community center* – a meeting place used by the community in which community members may gather for social, educational, recreational, or cultural activities. Uses include recreation, fitness center, meeting areas, and restaurants with or without alcohol sales. Community center use may be restricted to dues paying members.

*Condominium* – A single dwelling unit in a multi-unit dwelling or structure, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the property.

*Convenience store* – Any retail establishment offering for sale gasoline and a limited line of groceries and household items intended for the convenience of the neighborhood. Automotive washing is permitted as an accessory use. The sale of alcohol is permitted as an accessory use.

*Council* – Shall mean the City Council of the City of Iowa Colony.

*Cul-de-sac* - Any street with only one outlet that terminates in a vehicular turnaround.

*Designated Official* – The individual authorized by the City of Iowa Colony to provide direction and oversight and personally perform duties related to a comprehensive program to protect the

health and safety of citizens and the quality of life by ensuring that planning activities meet appropriate codes, standards and city ordinances.

*Detached housing* – A site-built building containing only one dwelling unit.

*Drill site* – A tract of land designated for the purpose of extracting oil or gas comprising a “spacing unit” or “proration unit” as determined by the State Railroad Commission.

*District* – One or more special water districts to be created on the Property which will operate under the authority of Article III, Section 52 and Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 54 of the Texas Water Code, and/or chapter 375 of the Local Government Code, together with all amendments and additions thereto. The term specifically shall include a municipal utility district or a municipal management district.

*Dwelling unit* - Any building or portion thereof which is designed or used exclusively for residential purposes.

*Entry features* – Primary points of vehicular entry into the Property that are enhanced with landscaping, water features, architectural treatments, and lighting.

*Front loaded* – Any dwelling unit that takes vehicular access from the street on which it fronts.

*Frontage* – Frontage shall mean that portion of any lot or tract that abuts a street or approved common area. A lot or tract abutting more than one street shall have frontage on only one street which shall be deemed to be the side having the shortest dimension unless otherwise indicated on the subdivision plat.

*General development plan* – A plan illustrating all contiguous property under one ownership, legal interest, or common control that identifies the major thoroughfares and collector streets that are necessary to demonstrate an overall circulation system for the property, any recorded easements that affect the property and proposed land use.

*Grocery store* – A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods. The sale of alcohol is permitted as an accessory use.

*Gross acreage* – Gross acreage shall mean the total area of land inclusive of all encumbrances, including, but not limited to, rights-of-way, drainage ways, pipeline and utility easements, detention facilities, parks and open space areas.

*Gross density* – A measurement of density based on the calculation of the total gross acres within a subdivided area divided by the total number of dwelling units within that area.

*Home occupation* – An occupation or activity which is clearly incidental and secondary to use of the premises as a dwelling and which is carried on wholly or in part within a main building or accessory building by a member of the family who resides on the premises. A home occupation use shall not change the residential character of the property or the neighborhood and shall meet all applicable legal requirements. A home occupation may not display signage on the property. No more than one (1) employee may reside off-premises.

*Home owner's association (HOA)* – A non-profit corporation, established for the purpose of managing and maintaining community property and services within a subdivision. All residential property owners within the subdivision shall be a member of the HOA for that subdivision.

*Institutional use* – A use designated for public facilities including, but not limited to major and minor utilities, public safety sites, libraries, schools (both public and private), hospitals, churches or other places of worship, and other civic uses.

*Knuckle* – The projection toward the outside corner of a bend in the right-of-way of that allows for adequate turning movements for emergency and other vehicles.

*Landscaping* – Planting and related improvements for the purpose of beautifying and enhancing a portion of land and for the control of erosion and the reduction of glare, dust and noise. Rocks and/or gravel, by itself shall not constitute landscaping.

*Laundry services (including dry cleaning)* – A facility that launders or dry cleans articles dropped off on the premises directly by the customers or where articles are dropped off, sorted, and picked up, but where laundering is done elsewhere.

*Local street* - A public street that is not a major thoroughfare or collector and conforms to the criteria established in this Plan of Development.

*Lot* – An undivided tract of land having frontage on a public or private street which is designated as a separate and distinct tract and identified by numerical identification on a duly and properly recorded subdivision plat.

*Major arterial* – A public street designated as a Major Arterial on the City's Thoroughfare Plan.

*Major collector* – A public street designated as a Major Collector Street on the City's Thoroughfare Plan.

*Major utility* – Uses or structures providing utility services that have a potential major impact by virtue of appearance, noise, size, traffic generation or other operational characteristics, which include, but are not limited to, transmission substations, wastewater treatment facilities, water reservoirs and pump stations, wastewater lift stations, and power plants. This use does not include private individual water supplies or septic tanks. See Minor Utilities.

*Minor utility* – Small scale facilities that are necessary to support development and that involve only minor structures. Minor utilities include, but are not limited to facilities such as power lines, water and sewer lines, storm drainage facilities, transformers, hydrants, switching boxes and similar structures.

*Mixed-use* – A tract of land, building, or structure developed for two or more different uses such as, but not limited to, residential, office, retail, public, or entertainment. The mix of uses may occur either on the same tract of land, but compartmentalized into separate buildings, or located within the same building (e.g., retail on the first floor and office or residential on the floors above the retail).

*Neighborhood* – A collection of compatible subdivisions.

*Minor collector* – A public street that is not a major arterial, or major collector street and is designed to help distribute traffic within residential areas.

*Open space* – A portion of land designated as open space on the Preliminary Land Use Plan. Open space areas shall include pipeline and utility easements, drainage ways, and wet and dry detention areas.

*Patio home* - A single-family residence which has a zero (0) foot side setback on one of the side lot lines.

*Personal services* – Establishments providing non-medical related services generally related to personal needs, including beauty and barber shops, day spas, garment and shoe repair shops, laundry services (including dry cleaning), photographic studios, dance studios, and health clubs. These uses may include the accessory retail sales of products related to the services provided.

*Personal storage* – An area used or intended for the storage of materials, vehicles or equipment not in service.

*Private* – Elements of the development that are not intended for public use and are operated and maintained by a private entity.

*Private street* - A street that is privately owned and maintained. Private streets may be gated.

*Private utilities* – Utilities other than water and wastewater. Other utilities may be public and/or private in nature and may include, but are not limited to electrical power, gas, telephone, wireless communication, internet and cable television.

*Professional office* - A room or group of rooms used for conducting the affairs of a business, medical, professional, or service industry.

*Project/949 Ac SH 288 Tract Project* – The development that is planned for the Project Property and is governed this Plan of Development.

*Project Property/Property* – The approximately 949 acres of land that constitutes the entire 949 Ac SH 288 Tract project which is the subject of this Plan of Development.

*Property owner's association (POA)* – A non-profit corporation, established for the purpose of managing and maintaining community property and services within a commercial development.

*Public facilities* – Any non-commercial land use (whether publicly or privately owned) which is to be used and/or allocated for the general good of the public. These uses include, but are not limited to, governmental offices, libraries, parks, and major and minor utilities.

*Public safety site* – A tract of land containing a building or structure that is designated for police, fire, or emergency services.

*Public utilities* – Any utilities that are provided by the city, county, or municipal utility district which may include, but are not limited to water and wastewater.

*Quad* – A specialty type residential land use/product that employs four single family residential units on reduced lot sizes centered on a shared drive. Garage access to these units will be taken



from the shared drive in order to reduce overall number of curb cuts/driveways within these sections and to promote a greater uninterrupted pedestrian realm for those residents.

*Recreational facilities* – Any structure or building intended for active recreational use.

Recreational uses shall include, but are not limited to clubhouses, tennis courts, basketball courts, sports fields, pools, playground equipment, bleachers, spray-grounds, dog parks, yard games, etc.

*Religious assembly* – A building or group of buildings used or proposed to be used for conducting organized religious services and accessory uses directly associated with the use.

*Restaurant (including carry-out and drive-thru)* – A commercial establishment where food and beverages are prepared for consumption either on or off the premises. The sale of alcohol is permitted.

*Retail* – Retail sales of any article, substance, or commodity within a building or structure.

*School (public or private)* – An institution for the teaching of children or adults including primary and secondary schools, colleges, professional schools, art schools, trade schools, and similar facilities.

*Shared parking* – The use of the same off-street parking stall or stalls to satisfy the off-street parking requirements for two or more individual land uses without significant conflict or encroachment.

*Subdivision* – The division of a lot, tract, or parcel of land into two or more lots, plats, sites or other divisions of land for the purpose of residential, industrial, office and business development or other uses.

*Telecommunication tower* – A structure on which there are electronic facilities for receiving or transmitting communication signals.

*Temporary use* – Any use allowed for a specific period of time. A use that is not of a permanent nature.

*Theater* – An outdoor or indoor area or building used for dramatic, operatic, motion pictures, or other performances.

*Townhome* - One (1), of a group of attached single family residences separated by a fire rated wall. Each dwelling unit shall be platted on an individual lot.

*Wastewater treatment facilities* – Any facility used for the treatment of commercial and residential wastewater for sewer systems and for the reduction and handling of solids and gasses removed from such wastes.

*Water plant facilities* – Any facility used for the collection, treatment, testing, storage, pumping, or distribution of water for a public water system.

#### **IV. GENERAL ADMINISTRATION & AMENDMENTS**

##### **A. Purpose**

This section establishes guidelines regarding the administration and future amendments to the Plan of Development.

##### **B. Changes to the Code of Ordinance**

The Development Regulations section of the Plan of Development addresses only those areas that differ from the existing City of Iowa Colony Code of Ordinances. In the event that an issue, condition or situation arises that is not specifically addressed in the Plan of Development, the City of Iowa Colony Code of Ordinances in place at the time of the adoption of this document shall be used by the City's Designated Official as the basis to resolve the issue.

##### **C. Variances from the Subdivision Ordinance**

The criteria established in this Plan of Development require variances from the City of Iowa Colony Subdivision Ordinance. These variances are necessary to achieve the community vision established for the 949 Ac SH 288 Tract Project. Table 5 describes the requested variances and their corresponding section of the subdivision ordinance. These variances shall apply to all property within the Plan of Development.

##### **D. Variances from the Design Manual**

The criteria established in this Plan of Development require variances from the City of Iowa Colony Design Manual. These variances are necessary to achieve the community vision established for the 949 Ac SH 288 Tract Project. Table 8 describes the requested variances and their corresponding section of the design manual. These variances shall apply to all property within the Plan of Development.

TABLE 5  
949 Ac SH 288 Tract Subdivision Ordinance Variances

Ordinance Reference	Requirement	Proposed	Difference	Justification
Sec. 22 Final Plat Procedure (31)	In the event the tract of land being subdivided fronts on a street or road that does not meet the city’s design specifications, the subdivider shall be required to improve the street or road to meet those specifications from a street or road that does meet the city’s requirements, to the farthestmost boundary of the subdivision.	The developer would dedicate any additional right- of-way required for adjacent streets or roads, but shall not be required to make any paving, drainage, or utility improvements along said roads. The MUD will carry the escrow to construct any future road segments within the development when a connecting roadway project is planned at the project boundaries.	Additional right-of-way will be dedicated for these facilities, but no improvements will be made at this time.	The cost to bring these roads up the city’s specifications would not be proportionate to the impact that this development will have on these facilities. In addition, it is not practical to only improve a small segment of a road. The necessary right-of-way will be dedicated so these facilities may be improved at the appropriate time.
Sec. 27 Planned Unit Developments (D)	The minimum size of a Plan of Development shall be 20 acres and not less than 5 percent of the total area shall be set aside as common landscaped areas. Utility easements, drainage easements, and detention basins shall not be included in calculating the 5 percent requirement.	Open spaces areas shall include pipeline and utility easements, drainage ways and wet and dry detention areas.	Open space areas shall include pipeline and utility easements, drainage ways and wet and dry detention areas.	Open space is a central theme of 949 Ac SH 288 Tract. Drainage ways, detention areas and easements will be utilized as greenbelts that connect the entire community and therefore, should be considered as an amenity.
Sec. 27 Planned Unit Developments (E)	The minimum lot width of all residential lots to be located within a Plan of Development shall be 60 feet.	<div>The minimum lot width for traditional single family lots shall be 40 feet.</div> <div>The minimum lot width for patio home lots shall be 40 feet.</div> <div>The minimum lot width for townhome lots shall be 19 feet.</div> <div>The minimum lot width for quad lots shall be 120 feet for the four-pack.</div> <div>The minimum lot width for alley product lots shall be 42 feet.</div>	<div>20-foot reduction in width for traditional single-family dwellings.</div> <div>15-foot reduction in width for patio homes</div> <div>41-foot reduction in width for townhomes.</div>	Allowing reductions in minimum lot width and area is necessary in order to achieve a variety of housing products which is an essential component of healthy and sustainable communities.
Sec. 33 Streets (Clarification)	The minimum right-of-way for local streets shall be 60 feet	Local streets shall have a minimum right-of-way of 50 feet	10-foot reduction in right-of-way width. 10-foot utility easements will be provided on both sides of the right-of-way. Paving section shall remain 28 feet.	The street paving section shall remain 28 feet and thus will have no effect on traffic circulation. 10-foot utility easements will be provided where necessary for utility maintenance. Reduction in right-of-way width allows for the preservation of more open space.

Sec. 33 Streets, Minimum right-of-way	The minimum right-of-way for residential streets shall be 60 feet.	Residential streets providing access to lots may have a right-of-way width of 50 feet.	10-foot reduction in right-of-way width. 10-foot utility easements will be provided on both sides of the right-of-way. Paving section shall remain 28 feet.	The street paving section shall remain 28 feet and thus will have no effect on traffic circulation. 10-foot utility easements will be provided where necessary for utility maintenance. Reduction in right-of-way width allows for the preservation of more open space.
Sec. 33 Streets, Minimum right-of-way	The minimum right-of-way for residential streets shall be 60 feet.	Type 1 Private Streets shall have a right-of-way of 50 feet.	10-foot reduction in right-of-way width. 10-foot utility easements will be provided on both sides of the right-of-way. Paving section shall remain 28 feet.	The street paving section shall remain 28 feet. Type 1 Private Streets will be privately maintained and may be gated. The right-of-way for Type 1 Private Streets shall be identified as a Public Utility Easement in order to allow for public utility service.
Sec. 33 Streets, Minimum right-of-way	The minimum right-of-way for residential streets shall be 60 feet.	Type 2 Private Streets shall have a right-of-way of 28 feet.	22-foot reduction in right-of-way width. Paving section shall remain 28 feet.	The street paving section shall remain 28 feet. Type 2 Private Streets will be privately maintained and may be gated. The right-of-way for Type 2 Private Streets shall be identified as a Public Utility Easement in order to allow for public utility service.
Sec. 33 Multiple Access Points (E) (clarification)	All subdivisions, except those with single dead-end streets, shall have a minimum of two access points to existing (or future) public streets.	All subdivisions shall provide a minimum of two points of access. A divided or boulevard entry shall be considered two points of access for these purposes provided that the divided paving section extends to the first intersecting street. A boulevard shall be acceptable where a second access is not available.	Clarification that a boulevard entry shall be considered two points of access in all cases.	N/A
Sec. 33 Right-of-way widths (K)	All street rights-of-way widths shall be not less than 60 feet.	50-foot local streets  50-foot private streets (Type 1)  28-foot private streets (Type 2)	10 feet R.O.W. reduction, no reduction in paving  10 feet R.O.W. reduction, no reduction in paving  22 feet R.O.W. reduction, no reduction in paving	949 Ac SH 288 Tract will feature a variety of street types that are designed to serve the variety of land uses and product types within the Project.
Sec. 33 Dead End Streets (M)	Dead-end streets, designated to be so permanently, shall not be longer than 1200 feet and shall be provided at the closed end with a turn- around having an outside roadway diameter of at least eighty (80) feet and a street property line diameter of at least one hundred (100) feet.	Type 2 private streets may extend up to 150 feet without a turnaround. Dead end Type 2 private streets that exceed 150 feet in length shall provide an adequate turnaround.	N/A	This requirement conforms with fire code regulations and is appropriate given the nature of the street type.

Sec. 33 Street Design (N)	The details of all street designs shall conform to the city's engineering standards and standard details.	The Plan of Development has established certain street criteria that will apply to streets within 949 Ac SH 288 Tract in addition to the city's standards.	Clarification that streets within 949 Ac SH 288 Tract shall be designed to meet both sets of criteria.	N/A
Sec. 34 Alleys (B)	The width of alleys within commercial and industrial districts shall be at least 20 feet. The width of alleys within residential districts shall be at least 20 feet where possible; however, a minimum width of 16 feet may be allowed.	In addition to public alleys, 949 Ac SH 288 Tract may contain private alleys. Private alleys shall have a minimum right-of-way width of 20 feet with a 14-foot paving section.	Any public alleys shall meet the minimum standard.	Private alleys shall be privately maintained.
Sec. 34 Alleys (D) (clarification)	Dead-end alleys shall be avoided where possible but when unavoidable, adequate turnaround facilities at such dead end shall be provided.	Dead-end alleys will be avoided but may be necessary or more desirable in certain circumstances. Dead-end alleys greater than 150 feet in length shall provide an adequate turnaround.	Clarification that a dead-end alley may be avoidable, but undesirable and therefore permitted provided that the dead-end does not exceed 150 feet in length.	The fire code allows for dead-end access without a turnaround up to 150 feet in length.
Sec. 36 Blocks (D)	No block shall exceed 1,200 feet in length in residential or commercial developments.	The maximum block length for major thoroughfares shall be 2,600 feet except where the thoroughfare runs parallel to a drainage feature having a minimum width of 50 feet which may have a maximum block length of 4,000 feet. The maximum block length for collectors and neighborhood collectors shall be 1,800 feet and the maximum block length for local streets shall be 1,200 feet. Crossings of bayous or canals shall only be required by streets that are identified as major corridors on the City's Thoroughfare Plan. The maximum block length along pipeline easements and drainage features having a minimum width of 50 feet shall be 2,000 feet.	1,400 additional feet on major thoroughfares.  2,800 additional feet for major thoroughfares that run parallel to drainage features with a minimum width of 50 feet.  600 additional feet for collectors and neighborhood collectors.  800 additional feet along pipelines and drainage features.	Generally, intersections along major thoroughfares and collectors should be spaced farther apart than along local streets. This allows for more efficient traffic flow and limits pedestrian/auto conflicts. Pipelines and drainage features represent physical encumbrances that warrant additional spacing standards.
Sec. 37 Lots (B) Lots Smaller Than One Acre #1	Minimum front setback lines shall be at least twenty-five (25) feet. Each corner lot shall have at least the minimum front residential setback line on both streets.	The minimum front setback for all single-family lots and all cul-de-sacs and knuckles shall be 20 feet. Corner lots shall have a minimum side setback of 10 feet. Porches may encroach into the front setback up to 10 feet provided they have a minimum depth of 6 feet. On corner lots, porches may encroach into the side setback up to 5 feet provided they have a minimum depth of 6 feet. Where garages face directly onto a street, the garage must be setback a minimum of 20	5-foot reduction for front setbacks for lots.  10-foot reduction for porches having a minimum depth of 6 feet.  15-foot reduction for side-entry garages.  15-foot reduction for side setbacks on corner lots.	Reduced setbacks foster a pedestrian friendly environment and encourage neighbor interaction. Porches and varying building lines create interest along the street and help to achieve a more attractive street scene.

		feet. Side-entry garages must be set back a minimum of 10 feet.		
Sec. 37 Lots (B) Lots Smaller Than One Acre #6	Double and reverse frontage lots. Double frontage and reverse frontage lots should be avoided unless backing up to a major thoroughfare.	Double and reverse frontage lots may be permissible on alley products and/or quads.	Double and reverse frontage lots may be permissible on alley products and/or quads.	A greater variety of housing products is a necessary component in achieving a healthy and sustainable community.
Sec. 37 Lots (B) Lots Smaller Than One Acre #8	Flag and key shaped lots. No flag or key-shaped lots are allowed.	Flag and/or key shaped lots are allowed in specialty product.		A greater variety of housing products is a necessary component in achieving a healthy and sustainable community.
Sec. 37 (B) Lots Smaller Than One Acre #2	Lot Dimensions. Regardless of any other provisions of this Ordinance, lot dimensions shall be a minimum of sixty (60) feet in width at the building setback line and of a depth so as to provide an area of not less than six thousand three hundred (6,300) square feet.	<p>The minimum lot width for traditional single family lots shall be 40 feet with a minimum area of 4,600 s.f.</p> <p>The minimum lot width for patio home lots shall be 40 feet with a minimum area of 4,400 s.f.</p> <p>The minimum lot width for townhome lots shall be 19 feet with a minimum area of 1,900 s.f</p> <p>The minimum lot width for quads shall be 120-feet for the four-pack with a minimum area of 3,500 s.f.</p> <p>The minimum lot width for alley products shall be 42 feet with a minimum area of 4,600 s.f.</p>	<p>20-foot reduction in width and 1,700 s.f. reduction in area (traditional single family)</p> <p>20-foot reduction in width and 1,900 s.f. reduction in area (patio homes)</p> <p>41-foot reduction in width and 4,400 s.f. reduction in area (townhomes)</p> <p>N/A</p> <p>18-foot reduction in width and 1,700 s.f. reduction in area (alley product)</p>	Allowing reductions in minimum lot width and area is necessary in order to achieve a variety of housing products which is an essential component of healthy and sustainable communities.
Sec. 37 (B) Lots Smaller Than One Acre #5	Access to public streets. The subdividing of the land shall be such as to provide each lot with satisfactory access to a public street.	Each single-family lot shall have frontage on a local street, private street, or common area. When lots front on a common area, vehicular access must be provided by a local street, private street, or alley.	Lots will have satisfactory access by one of multiple means.	All lots shall have adequate access. Allowing for a variety of street "scenes" will enhance the overall "look and feel" of the community. The proposed means of access allow for safe and efficient vehicular and emergency access.
Sec. 40 Additional Street Requirements (B)	The developer shall be responsible for construction of all roadways within the development according to minor street standards. Where the major Thoroughfare Plan requires street widths over and above the local street requirements, the developer shall dedicate the right-of-way required for the larger street and construct up to a thirty-eight (38) foot wide pavement. If the City requires a pavement wider than the thirty-eight (38) feet, the City shall provide funding for the increased width subject to the	The developer shall bear the cost of all streets within 949 Ac SH 288 Tract. The entire cost of thoroughfares, collectors, and local streets shall be eligible for reimbursement by the MUD.	The developer will build all necessary streets within 949 Ac SH 288 Tract and the city will not have to fund any street improvements.	The developer will build all necessary streets within 949 Ac SH 288 Tract and the city will not have to fund any street improvements.

	availability of funds and within legal limitations.			
Sec. 40 Additional Street Requirements (C)	The developer shall be responsible for construction of necessary improvements on all perimeter streets to bring the pavement and curbing up to minor street standards for the street abutting the development.	The developer would dedicate any additional right- of-way required for adjacent streets or roads, but shall not be required to make any paving, drainage, or utility improvements along said roads. The MUD will carry the escrow to construct any future road segments within the development when a connecting roadway project is planned at the project boundaries.	Additional right-of-way will be dedicated for these facilities, but no improvements will be made at this time.	The cost to bring these roads up the city's specifications would not be proportionate to the impact that this development will have on these facilities. In addition, it is not practical to only improve a small segment of a road. The necessary right-of-way will be dedicated so that these facilities may be improved at the appropriate time.
Sec. 42 Sidewalks	In large subdivisions, five (5) foot wide sidewalks shall be required and shall be constructed in accordance with the city's design criteria. If not constructed prior to issuance of a building permit, any sidewalks required by this article must be constructed as part of the issuance of a building permit for each tract.	Sidewalks adjacent to reserves or open space areas shall be constructed prior to the release of the construction maintenance bond for the appropriate section.	Sidewalks will be constructed prior to acceptance by the city rather than the issuance of building permits.	Sidewalks are frequently damaged during the home construction process. Allowing sidewalks to be put in after permitting is more efficient, avoids unnecessary damage and achieves the desired result.

Copy



TABLE 6

949 Ac SH 288 Tract Unified Development Code Variances

Unified Development Code Reference	Requirement	Proposed	Difference	Justification
Section 3.1.2.6.C	The planting scheme for street trees shall be such that no street tree is planted closer than twenty feet (20') to any other street tree (whether an existing tree or a tree planted hereunder) with the trees being spaced without extreme variation in distance across each block face frontage taking into account existing site conditions and driveway locations.	Closer than 20' feet	Closer than 20' feet	By diversity of street trees an increased biodiversity, habitat creation, and naturalistic planting areas will be created throughout the development for the added benefit and use of future residents and fauna.
Section 3.2.1.3.E	Identification of the required amount of parkland is to be indicated on an approved subdivision plat.	Identification of the required amount of parkland is to be indicated in this document.	Identification of the required amount of parkland is to be indicated in this document.	The parks, open space and trails plan will define the required parkland for the 949 Ac. SH 288 Tract.
Section 3.2.1.6	In addition to the provisions for neighborhood parks by dedication of land (public or private) or the payment of fees in lieu thereof as described above, a developer shall contribute an additional four hundred fifty dollars (\$450.00) per dwelling unit for the development of regional parks.	The City may consider Regional Parkland land dedication in lieu of monetary contribution in the amount of \$450.00 per dwelling unit. This agreement shall only be approved by the City Council.	Parkland may be dedicated for regional purposes dependent upon further study by the City in their Master Parks Plan.	The open space and trails provide an exceptional amount of regional parkland that will be available for public use. Parkland may be dedicated for regional purposes dependent upon further study by the City in their Master Parks Plan.
Section 3.5.3.1.A.1	If the property frontage is not on a designated super arterial or major arterial, the front wall of the building shall be located on a build-to building setback line located ten (10) feet from the ultimate right-of-way line of the street along the front of the property	Commercial buildings shall be subject to setback lines only.	Commercial buildings shall be subject to setback lines only.	Allows for higher flexibility and more varying uses of commercial properties.
Section 3.5.3.1.A.2	If property frontage is on a designated super arterial, the front wall of the building shall be located on a build-to building setback line of seventy-one (71) feet from the ultimate right-of-way line of the street along the front of the property.	Commercial buildings shall be subject to setback lines only.	Commercial buildings shall be subject to setback lines only.	Allows for higher flexibility and more varying uses of commercial properties.
Section 3.5.3.7.A	Building height in Iowa Colony is restricted to a maximum of two (2) stories, but in no case more than thirty-five (35) feet from the natural ground elevation, as fire protection above that height is not now possible	Buildings height shall be a maximum of 3 stories.	Buildings height shall be a maximum of 3 stories.	Allows for higher flexibility and more varying uses of commercial properties.



TABLE 7  
949 Ac SH 288 Tract Zoning Ordinance Variances

Ordinance Reference	Requirement	Proposed	Difference	Justification
Section 56.B.7 Table 5	A minimum of 6 parking spaces per 1,000 s.f. (medical office)	A minimum of 4 parking spaces per 1,000 s.f. (medical office)	A reduction in 2 parking spaces per 1,000 s.f. (medical office)	Allows for higher flexibility and more varying uses of commercial properties.
Section 74.d.iii.A.1	Compensating open space must be reasonably dry and flat with no more than twenty-five (25) percent of the total required compensating open space to be located within the one hundred (100) year floodplain and/or within a non-permanent wet location of a drainage detention area	Compensating open space must be reasonably dry and flat with no more than fifty (50) percent of the total required compensating open space to be located within the one hundred (100) year floodplain and/or within a non-permanent wet location of a drainage detention area	Increase total compensating open space allowed within one hundred (100) year flood plain to fifty (50) percent.	Allows for greater use of natural elements to be used to full potential. Utilizing natural floodways will allow residential sections to access trail network and greenway.
Section 74.d.iii.A.iv	Any area with single-family residential lots less than five thousand (5,000) square feet in a lot area shall provide a property owners association to maintain the front yard between the face of the front of the house structure and the front property line of each lot for the area containing single-family residential lots less than five-thousand (5,000) square feet in lot area	No Traditional Single Family Residential product shall have lots maintained by the HOA. However, townhomes and other specialty product lots shall have front lawn maintenance provided by the HOA.	Only townhomes and other specialty product lots shall have front lawn maintenance provided by the HOA	HOA will have set maintenance and landscape guidelines that will be enforced for Traditional Single Family Residential lots, and town homes and other specialty products shall have front lawn maintenance provided by the HOA.
Section 74.d.iii.A.vii	Any area with single-family residential lots less than sixty-six hundred (6,600) square feet in lot area shall have the primary residential structure constructed with the following minimum and maximum building floor area: Single-family lots, within a single-family residential lot area with lots less than sixty-six hundred (6,600) square feet in lot area, with a lot area between five thousand (5,000) square feet and sixty-six hundred (6,600) square feet require a minimum building floor area of twenty-four hundred (2,400) square feet (not including the attached garage area) and a maximum first floor building coverage of fifty (50) percent of the single-family residential lot area; single-family residential lots, within a single-family residential lot area with lots less than sixty-six hundred (6,600) square feet in lot area, between four thousand (4,000) square feet and five thousand (5,000) square feet require a minimum building floor area of twenty- five hundred (2,500) square feet (not including the attached garage area) and a	Traditional single family residential lots may have a maximum lot coverage of 60%.  Patio Home residential lots may have a maximum lot coverage of 70%.  Townhome residential lots may have a maximum lot coverage of 70%.  Quad residential lots may have a maximum lot coverage of 70%.  Alley residential lots may have a maximum lot coverage of 70%	Traditional single family residential lots may have a maximum lot coverage of 60%.  Patio Home residential lots may have a maximum lot coverage of 70%.  Townhome residential lots may have a maximum lot coverage of 70%.  Quad residential lots may have a maximum lot coverage of 70%.  Alley residential lots may have a maximum lot coverage of 70%	Allowing a greater variety of housing products and variation in maximum lot coverage is a necessary component to achieve a healthy and sustainable community.

	maximum first floor building coverage of fifty (50) percent of the single-family residential lot area; single-family residential lots, within a single-family residential lot area with lots less than sixty-six hundred (6,600) square feet in lot area, with a lot area between thirty-five hundred (3,500) square feet and four thousand (4,000) square feet require a minimum building floor are of twenty-five hundred (2,500) square feet and a maximum first floor building coverage of forty-five (45) percent.			
Section 74.d.iii.2.a	Any single-family residential lot, within a single-family residential lot area with less than sixty-six hundred (6,600) square feet in lot area, with a lot area less than sixty-six hundred (6,600) square feet in lot area but at least thirty-five hundred (3,500) square feet in lot area shall have a minimum twenty (20) feet building setback from the rear lot line unless the lot has rear alley access which shall require a minimum of twenty-four (24) feet between the face of the garage door and the opposing alley paving edge line or any other fence or structure and a minimum of three (3) feet rear building line for any other structure. If the driveway connection between the rear-loaded garage and the alley is to provide required on-site parking, the minimum rear building setback line for the garage is twenty (20) feet.	A traditional single-family residential lot shall have a minimum 10-foot rear building setback.  Patio homes shall have a minimum 10-foot rear building setback.  Townhomes shall have a minimum 5-foot rear building setback.  Quads shall have a minimum 5-foot rear building setback.  Alley product shall have a minimum 5-foot rear setback if front loaded and shall have a minimum 20-foot rear building setback if rear loaded.	A traditional single-family residential lot shall have a minimum 10-foot rear building setback.  Patio homes shall have a minimum 10-foot rear building setback.  Townhomes shall have a minimum 5-foot rear building setback.  Quads shall have a minimum 5-foot rear building setback.  Alley product shall have a minimum 5-foot rear setback if front loaded and shall have a minimum 20-foot rear building setback if rear loaded.	Allowing reductions in minimum lot setbacks is necessary in order to achieve a variety of housing products which is an essential component of healthy and sustainable communities.
Section 74.d.iii.I.1	The perimeter boundary of a single-family residential development having single-family residential lots less than sixty-six hundred (6,600) square feet in area shall be located no closer than thirteen hundred and twenty (1,320) feet to the perimeter boundary of another single-family residential development having single-family residential lots less than sixty-six hundred (6,600) square feet in area. No Plan of Development area may contain more than five hundred (500) single-family residential lots with a lot area less than sixty-six hundred (6,600) square feet in lot area.	The Plan of Development area may contain more than five hundred (500) single-family residential lots with a lot area less than sixty-six hundred (6,600) square feet in lot area.	The Plan of Development area may contain more than five hundred (500) single-family residential lots with a lot area less than sixty-six hundred (6,600) square feet in lot area.	Allowing an increase in maximum lots will allow for a greater variety of housing products which is a necessary component in achieving a healthy and sustainable community. This will also allow for a greater ad valorem tax base.

TABLE 8

949 Ac SH 288 Tract Engineering Design Criteria Manual Variances

Design Manual Reference	Requirement	Proposed	Difference	Justification
Chapter 6.3.1.D	Minimum width requirements for a right-of-way: Local streets: 60 feet.	Minimum width requirements for a right-of-way: Local streets: 50 feet with a 10-foot utility easement on each side.	A reduction of 10 feet of ROW width, but an overall increase in area available for the street and utilities from 60 feet to 70 feet.	The pavement width would remain unchanged at 28 feet, so there is no impact on vehicular accessibility. The ROW reduction allows additional property to be on the tax rolls rather than in non-taxable ROW.

Copy

### **E. Interpretation**

The City's Designated Official shall be responsible for interpreting the provisions of Plan of Development. Appeals to the Designated Official's interpretation may be made to City Council within thirty (30) days of the date of the interpretation.

### **F. Administrative Approval**

Certain changes to the provisions may be made administratively by the City of Iowa Colony Designated Official, provided such changes are consistent with the intent and general purpose of the Plan of Development and do not result in the reduction of open space by more than ten (10) percent within the project or exceed the maximum number of dwelling units permitted.

Decisions by the Designated Official regarding administrative changes shall be subject to appeal by the City Council. The following categories shall be considered administrative changes, but are not limited to:

- The addition of new information to the Plan of Development, including maps or text that does not change or affect any of the regulations or guidelines contained therein. May include copies of the Developer's residential and commercial guidelines as applicable or any overall landscape plan and related tree/plant lists as may be developed through the course of this development, as well as any additional appendices that may be necessary to include and would not constitute a substantial change to the development as outlined below.
- Changes to the community infrastructure phasing and alignment, such as roads, drainage, water and sewer systems.
- Changes of land uses shown in the Land Use Plan within the Plan of Development, division of areas or combinations of areas provided there is not a net loss of open space and no net increase in the total of units allowed. Updated versions of the Land Use Plan may be provided over the course of this project in order to show current progress or developed areas.
- Changes or modifications in lot sizes and/or configuration, provided that the lots meet the minimum requirements established in within this Plan of Development for their respective land use.
- Changes to development regulations that are in the interest of the community and do not affect health or safety issues.
- Placement and/or construction of community identity or character features such as entry monuments, neighborhood signage, community art, mailboxes, etc.
- Relocation or modification of school, park sites, trails, or any other community feature.
- The creation of gated neighborhoods, private residential streets, or other modifications in common area assets to be maintained by a group of residential homeowners, provided the overall circulation of the project is maintained.
- The determination that a use may be allowed which is not specifically listed as a permitted use but may be determined to be analogous and/or accessory to a permitted use as determined by the City's Designated Official.

The City's Designated Official shall have the authority to make a determination whether an administrative approval is appropriate regarding any situations or circumstances that are not specifically listed here.

#### **G. Substantial Change**

The Plan of Development may be substantially amended by submitting a Plan of Development Amendment to the City of Iowa Colony. A modification shall be considered a substantial change if the open space is reduced by more than 10% or there is a net increase in the total of units allowed.

#### **H. Fees**

This Plan of Development will be governing document for any future development ordinances passed that impact this. The developer acknowledges that the fee schedule may increase and will comply with increases in fees. All fees shall be fair and reasonable.

#### **I. Sales Tax Sourcing**

The Developer shall utilize, or cause its contractors to utilize, Separated Building Materials and Labor Contracts for all taxable building material contracts related to the Development in the amount of One Thousand Dollars (\$1,000.00) or more, to site payment of the sales tax on building materials for the Development to the Property.

#### **J. Noncompliance**

Noncompliance of the Plan of Development will result in withholding of building permits within the boundaries of the Plan of Development.

#### **K. Expiration**

The terms and regulations as outlined within this Plan of Development are intended to ensure adequate and predictable development regulations for the life of this project for the benefit of the City and the Developer. The terms of this Plan of Development shall constitute covenants running with the land comprising the Tract and shall be binding on all future developers and owners of any portion of the Tract, other than Ultimate Consumers. To that effect, this Plan of Development have an expiration date of fifteen years and will be the primary governing document for this property except as amended by necessity over the course of the project.

## MEMORANDUM

**Date:** July 15, 2022  
**To:** Planning and Zoning Members  
City Council Members  
**From:** Dinh V. Ho, P.E.  
**RE:** 949 Ac SH 288 Plan of Development  
Staff's Summary and Recommendations  
**CC:** Mayor Michael Byrum-Bratsen, Robert Hemminger Kayleen Rosser

**REVISED**

META Planning and Design, on behalf of Hines Interest, LLC submitted the 949 Ac SH 288 Plan of Development. The tract is comprised of 949 acres of land, located within the SW portion of the City ETJ, is to be developed for master planned community consisting of single family residential, commercial and mixed use development. Below is a summary of the proposed 949 Ac Sh 288 POD and Staff's recommendations.

### Summary:

1. Total acreage: +/-949 acres. The tract is located at in the SW quadrant of the City and within Iowa Colony ETJ, Alvin ETJ and Sandy Point ETJ.
2. The proposal includes annexation into the City of Iowa Colony city limits.
3. The plan includes creation of a Municipal Utility District.
4. Land plan summary:
  - a. Single Family Residential:
    - i. Maximum 3,000 allowed singled-family and multi-family units allowed.
    - ii. 40% of the total allowable units or 1200 Single Family shall have lots greater than 6,600 SF.
  - b. Commercial: 18.80 acres
  - c. Mixed Use: 13.8 acres
  - d. Parks and Open Space: +/- 352.4 acres
- 5.
6. Major Roadway Improvements:
  - a. Sandy Point Rd. No.1.
  - b. Ames Blvd. (Major Arterial)
  - c. Karsten Blvd. (Major Arterial)
7. Parks & Open Space Plan:
  - a. Parks and Open Space: +/- 352.4 acres
  - b. Rec Center/Community Park: 3 total
  - c. Neighborhood Parks: +/-9 total
  - d. ¼ mile radius service area to cover all neighborhoods
  - e. Proposed Park amenities will include pool areas, recreational center and playground equipment.
  - f. Extensive network of sidewalks and pedestrian trail system.

### Staff Recommendations:

*Based on staff review, the proposed development is consistent the development of Single-Family Residential within nearby development.*

*Staff is recommending approval of the Hine 949 Ac SH 288 POD subject to the following conditions:*

- 1) *Roadway Improvements: Exhibit 5, pg. 25*
  - a. *Major Arterial roadway improvements as shown on Exhibit No. 5 shall be addressed within the Development Agreement. This includes future connections that currently do not exists. Funds to be escrowed.*
  - b. *Baird Blvd. and Karsten Blvd. is proposed to be downgraded to a major collector. Staff is in agreement to allow this change.*
    - i. *Developer shall be responsible for construction of Baird Blvd. full width through the property.*
- 2) *Traffic Signalization: A Traffic Impact Analysis will be required to determine if traffic signals area warranted.*
  - a. *The Major Thoroughfare Plan has identified the intersections at Karsten Blvd. and Sandy Point No. 1 as a signalized intersection.*
  - b. *The Major Thoroughfare Plan has identified the intersections at Ames Blvd. (Airline Road) and Sandy Point Road No. 1 as a signalized intersection.*
  - c. *If it is determined a signalized intersection is warranted per the Engineering Design Criteria Manual, the Developer shall fully fund the traffic signal at both intersections.*
  - d. *If a traffic signal is not warranted, the Developer shall escrow 100% of costs Design and Construction for each intersection.*
  - e. *Escrowed funds for traffic signal improvements shall be due prior to platting of Phase III per the POD or as traffic is warranted.*

Copy



12003 Iowa Colony Blvd.  
Iowa Colony Tx. 77583  
Phone: 281-369-2471  
Fax: 281-369-0005  
[www.iowacolonytx.gov](http://www.iowacolonytx.gov)

IOWA COLONY PLANNING AND ZONING COMMISSION  
MINUTES OF JULY 5, 2022

Members present: David Hurst, Tim Varlack, Brenda Dillon, Steven Byrum-Bratsen, Brian Johnson, and Terry Hayes

Members absent: Les Hosey

Others present: Dinh Ho and Robert Hemminger

**MEETING- 7:00 P.M.**

1. Chairman Hurst called the meeting to order at 7:00 P.M.
2. Citizens Comments. There were no comments from the public.

"An opportunity for the public to address Planning and Zoning Commission 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 observe a three-minute time limit."

3. Consider approval of the following Planning and Zoning Commission meeting minutes

- June 7, 2022

Tim Varlack made a motion to approve the Planning and Zoning meeting minutes of June 7, 2022. Seconded by Terry Hayes. Approved with five ayes. Steven Byrum-Bratsen abstained as he was not in attendance at the June 7, 2022 meeting.

4. Consideration and possible action for the Discovery Drive and Davenport Parkway Abbreviated Plat. Steven Byrum-Bratsen made a motion to approve the Discovery Drive and Davenport Parkway Abbreviated Plat. Seconded by Brenda Dillon. Approved unanimously.

5. Consideration and possible action for the Alvin ISD High School at Iowa Colony Final Plat. Steven Byrum-Bratsen made a motion to approve the Alvin ISD High School at Iowa Colony Final Plat. Seconded by Terry Hayes. Approved unanimously.

6. Consideration and possible action for the Sierra Vista West Section 10 Final Plat. Tim Varlack made a motion to deny and not recommend approval to City Council the Sierra Vista West Section 10 Final Plat and to consult with the City Attorney to see if the development is in compliance with the original development agreement. Seconded by Brenda Dillon. Motion passed with five ayes. Chairman David Hurst voted against the motion.

7. Consideration and possible action for the Caldwell Crossing General Plan. Steven Byrum-Bratsen made a motion to recommend to City Council to deny the Caldwell Crossing General Plan due to insufficient first responder access to the development. Seconded by Brenda Dillon. Approved unanimously.

8. Consideration and possible action to make a recommendation to City Council for the plan of development for the Hines 949-acre SH 288 tract. Carson Nunnally, with Hines development presented an overview of the development and land plan. Tim Varlack made a motion to recommend approval to the City Council for the plan of development per staff's recommendation as attached. Seconded by Steven Byrum-Bratsen. Approved unanimously.



9. Meeting was adjourned by a unanimous vote.

APPROVED THIS 2<sup>nd</sup> DAY OF AUGUST, 2022.

ATTEST:

---

Kayleen Rosser, City Secretary

---

David Hurst, Chairman

Copy

PETITION FOR CONSENT TO ANNEX LAND INTO  
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57

THE STATE OF TEXAS                   §  
  §  
COUNTY OF BRAZORIA               §

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

The undersigned, ALVIN INDEPENDENT SCHOOL DISTRICT, a political subdivision of the State of Texas (the "Petitioner") and BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 (the "District"), acting pursuant to the provisions of Chapter 49, Texas Water Code, particularly Section 49.301, 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 approximately 206.73 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 on August 16, 2007. 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, as amended.

II.

The Petitioner holds fee simple title to the Land, as indicated by the certificate of ownership provided by the Brazoria County Appraisal District.

III.

The Petitioner represents that there are no lienholders on the Land.

IV.

The Land is situated wholly within Brazoria County, Texas. No part of the Land is within the corporate 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 Texas Local Government Code, Section 42.021 et seq., as amended) of any city, town or village except the City. All of the Land may properly be annexed into the District.

V.

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, and a drainage and storm sewer system, road facilities, and parks and recreational facilities.

VI.

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, Texas, 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 nor an adequate drainage system, nor 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 and 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 and 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.

VII.

Petitioner and the District agree and hereby covenant that if the requested consent to the annexation of the Land to the District is given, the Petitioner 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 December 9, 2021.

BRAZORIA COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 57

By: [Signature]  
Name: Ariel Mejia Jr  
Title: President

ATTEST:

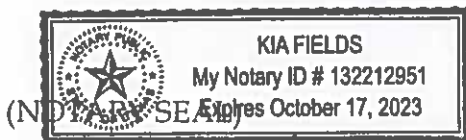
By: Tushunya Peacock  
Name: Tushunya Peacock  
Title: Asst. Secretary



**Copy**

THE STATE OF TEXAS           §  
   §  
COUNTY OF Harris           §

This instrument was acknowledged before me on December 9, 2021,  
by Ariel Mejia, as President  
and Tushunya Peacock, as Asst. Secretary  
of the Board of Directors of BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO.  
57, a political subdivision of the State of Texas, on behalf of said political subdivision.



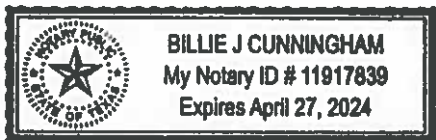
[Signature]  
Notary Public, State of Texas

ALVIN INDEPENDENT SCHOOL DISTRICT,  
a political subdivision of the State of Texas

By: [Signature]  
Name: Patrick Miller  
Title: Chief of Operations

THE STATE OF TEXAS           §  
   §  
COUNTY OF Brazoria       §

This instrument was acknowledged before me on November 11,  
2021, by Patrick Miller, Chief of Operations  
of ALVIN INDEPENDENT SCHOOL DISTRICT, a political subdivision of the State of  
Texas, on behalf of said political subdivision.



[Signature]  
Notary Public, State of Texas

(NOTARY SEAL)

**Attachments:**

**Exhibit A:** Description of the Land

**Exhibit B:** Conditions of the City

EXHIBIT A

**METES AND BOUNDS DESCRIPTION  
BRAZORIA COUNTY M.U.D. NO. 57 ANNEXATION TRACT 10  
BEING 206.73 ACRES  
SITUATED IN THE  
H. T. & B. R.R. COMPANY SURVEY, SECTION 49, ABSTRACT 259  
BRAZORIA COUNTY, TEXAS**

DESCRIPTION OF A 206.73 ACRE TRACT OF LAND SITUATED IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 49, ABSTRACT 259, BRAZORIA COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT CALLED 206.73 ACRES OF LAND CONVEYED TO ALVIN INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. No.) 2018061880, SAID 206.73 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

**BEGINNING** at the recognized northeasterly corner of the H. T. & B. R.R. Company Survey, Section 49, Abstract 259, said point being located at the intersection of County Road 65 (also known as Iowa Colony Boulevard) and County Road 64 (also known as Davenport Parkway) having state plane (grid) coordinates of X: 3,110,819.93 and Y: 13,719,536.72;

- (1) **THENCE**, South 02°40'44" East, along County Road 65 (based on a width of 80 feet as occupied and monumented) with the easterly line of the H. T. & B. R.R. Company Survey, Section 49, Abstract 259 being the easterly line of the said 206.73 acre tract and along the westerly line of the H. T. & B. R.R. Company Survey, Section 48, Abstract 511 for a distance of 2,025.25 feet to the southeasterly corner of the 207.73 acre tract and the northeasterly corner of that certain tract of land called 20.00 acres as described by deed recorded under B.C.C.F. No. 2005001446;
- (2) **THENCE**, South 87°19'46" West, along the common line between the said 206.73 acre tract and the called 20.00 acre tract for a distance of 2,640.84 feet to the northwesterly corner of the said 20.00 acre tract being in the easterly line of the 206.73 acre tract;
- (3) **THENCE**, South 02°40'32" East, along the common line between the said 206.73 acre tract and the called 20.00 acre tract and of that certain tract of land called 14.00 acres as described by deed recorded under B.C.C.F. No. 2005002636 for a distance of 451.55 feet to the southeasterly corner of the said 206.73 acre tract and the northeasterly corner of that certain tract of land called 132.1854 acres as described by deed recorded to Rally 288 East, LLC under B.C.C.F. No. 2013040084;
- (4) **THENCE**, South 87°19'08" West, along the common line between the said 206.73 acre tract and the said 132.1854 acre tracts for a distance of 2,389.63 feet to the easterly right-of-way line of State Highway 288 (based on a width of 420 feet at this location) marking the westerly common corner of said 132.1854 acre tract and the said 206.73 acre tract of land;
- (5) **THENCE**, North 02°18'54" West, along the easterly right-of-way line of said State Highway 288 for a distance of 1,069.58 feet to a point for corner of said 206.73 acre tract;

**THENCE**, along the northwesterly line of said 206.73 acre tract of land the following five (5) courses and distances:

- (6) North 87°19'08" East, for a distance of 1,066.61 feet to a point for corner in the arc of a non-tangent curve;
- (7) In a northeasterly direction along the arc of said non-tangent curve to the right having a radius of 551.00 feet, an angle of 31°56'51", a length of 307.23 feet and a chord bearing North 27°14'15" East, for a distance of 303.27 feet to a point for tangency;
- (8) North 43°12'40" East, for a distance of 467.37 feet to a point for non-tangent curve;
- (9) In a northeasterly direction along the arc of said non-tangent curve to the left having a radius of 584.74 feet, an angle of 43°03'27", a length of 439.43 feet and a chord bearing North 21°01'03" East, for a distance of 429.16 feet to a point for corner;
- (10) North 02°24'24" West, for a distance of 400.76 feet to the southerly right-of-way line of County Road 64 (based on a variable width);

- (11) **THENCE**, North 87°23'47" East, along the southerly right-of-way line of County Road 64 for a distance of 655.15 feet to the westerly line of that certain tract of land called 1.1 acres as described by deed recorded under B.C.C.F. No. 2006002972;
- (12) **THENCE**, South 02°40'44" East, along the westerly line of the called 1.1 acre tract for a distance of 289.16 feet to the southwesterly corner of the said 1.1 acre tract;
- (13) **THENCE**, North 87°16'13" East, along the southerly line of the called 1.1 acre tract for a distance of 150.00 feet to the southeasterly corner of the said 1.1 acre tract;
- (14) **THENCE**, North 02°40'44" West, along the easterly line of the called 1.1 acre tract for a distance of 29.05 feet to the southwesterly corner of that certain tract of land called 1.0 acre as described by deed recorded under B.C.C.F. No. 2011015007;
- (15) **THENCE**, North 87°16'13" East, along the southerly line of the called 1.0 acre tract for a distance of 150.00 feet to the southeasterly corner of the said 1.0 acre tract;
- (16) **THENCE**, North 02°40'44" West, along the easterly line of the called 1.0 acre tract for a distance of 283.63 feet to a point for corner in the recognized north line of the H.T. & B.R.R. Company Survey, Section 49, Abstract 259 in County Road 64;
- (17) **THENCE**, North 87°16'13" East, along County Road 64 with the northerly line of the H. T. & B. R.R. Company Survey, Section 49, Abstract 259 and along the southerly line of the H.T. & B.R.R. Company Survey, Section 52, Abstract 513 for a distance of 2,340.74 feet to the **POINT OF BEGINNING** and containing 206.73 acres of land.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPELS No. 10092300

*Robert L. Boelsche*  
Robert L. Boelsche, R.P.L.S.  
Texas Registration No. 4446  
10011 Meadowglen Lane  
Houston, Texas 77042  
713-784-4500



Date: October 6, 2021  
Job No: 071-045-00  
File No: R:\2007\071-045-00\documents\technical\2021\07104500-MUD 57 ANNEX-TRACT-10.doc



**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 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.

(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), 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 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, and otherwise comply with the rules and regulations of the City of Iowa Colony.

CERTIFICATE

THE STATE OF TEXAS           §  
  §  
COUNTY OF BRAZORIA       §

I, the undersigned Secretary of the Board of Directors of BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57, do hereby certify that the attached and foregoing is a true and correct copy of the Petition for Consent to Annex Land into Brazoria County Municipal Utility District No. 57 that was filed with the Board of Directors of the District on December 9, 2021.

WITNESS MY HAND AND SEAL OF SAID DISTRICT on December 9,  
2021.

BRAZORIA COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 57



By: Jushunya Bacoch  
Asst. Secretary, Board of Directors

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, PROHIBITING BUILDING PERMITS OF ANY NATURE UNDER ANY TYPE OF BUILDING CODE OR CONSTRUCTION CODE DURING ANY DEFAULT OR BREACH UNDER ANY DEVELOPMENT REGULATION OR AGREEMENT; WITH RELATED PROVISIONS.**

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

**1. Definitions**

- a. **“Development Regulation”** herein shall mean any of the following, by any name: the Zoning Ordinance; Subdivision Ordinance; Unified Development Code; Fee Ordinance; Design Criteria Manual; Building Permit Ordinance; development agreement; planned unit development; subdivision plat; development plat; this ordinance; any ordinance establishing or amending any of the foregoing; and any amendment of any of the foregoing.
- b. **“Building Permit Ordinance”** herein shall mean any of the following codes and any ordinance adopting or amending any of the following: the International Building Code; International Electrical Code; International Fuel Gas Code; International Mechanical Code; International Residential Building Code; International Swimming Pool/Spa Code International Fire Code; International Plumbing Code; International Property Maintenance Code; International Energy Conservation Code; any other building code of any nature of the City of Iowa Colony; and this ordinance; and any amendment of any of the foregoing.
- c. **“Building Permit”** herein shall mean any permit of any nature for construction or modification of any real property, structure, or equipment under any Development Regulation.

**2. Prohibition of Building Permits During Default**

No Building Permit shall be issued to any person for any portion of any real property subject to a Development Regulation, while a default or breach by any person exists under that Development Regulation, regardless whether the default or breach affects the particular portion of the real property for which a Building Permit is sought.

**3. Application to City Limits and Extraterritorial Jurisdiction**

- a. This ordinance applies throughout the city limits of the City of Iowa Colony.
- b. This ordinance applies in the extraterritorial jurisdiction of the City of Iowa Colony to the extent allowed by law or any agreement.

#### **4. Exception for Certain Pre-Existing Agreements**

This ordinance shall not apply to property subject to any of the following, by any title:

- a. a development agreement of any nature, planned unit development, subdivision plat, or development plat;
- b. that is made before the effective date of this ordinance;
- c. that does not provide that it is subject to future amendments of development ordinances; and
- d. that is not amended after the effective date of this ordinance upon terms to which the City has discretion to agree or not. Any such discretionary amendment shall constitute consent by all parties to the development agreement, planned unit development, subdivision plat, or development plat for the property thereunder to be subject to this ordinance, regardless whether so stated in the amendment.

#### **5. Other Ordinances**

- a. In the event of any conflict of terms within this ordinance or between this ordinance and any other source, the more restrictive provision shall govern and control.
- b. Except as specifically provided herein, all other ordinances and portions of ordinances of the City shall remain in full force and effect.

#### **6. Enforcement**

- a. The City shall have the right to enforce this ordinance and the Codes hereby adopted by injunction and by other actions in a civil court and/or by any and all remedies from any and all sources.
- b. All rights and remedies of the City provided in this ordinance shall be cumulative of all other rights and remedies provided herein, by other ordinances, or by any applicable law. Furthermore, the exercise of one right or remedy by the City shall not be construed as an election of remedies and shall not impair any other right or remedy of the City. The City may exercise any right or remedy herein either alone or together with any other right or remedy under this ordinance, any other ordinance, or any applicable law. Without limiting the generality of the foregoing, pursuing or receiving any civil remedy for any violation of this ordinance shall not preclude the pursuit or receipt of any criminal penalty for any violation hereof.

#### **7. Nonwaiver**

The failure or omission of the City, upon one or more occasions, to enforce any right, obligation, or remedy under this Ordinance or any other source shall never be construed as a waiver of the City's right to strictly enforce such right, obligation, or remedy, and the City may resume such strict enforcement without advance notice.

## **8. Nonwaiver of Immunity**

Nothing in this Ordinance or in any other source shall ever be construed as a full or partial waiver of governmental immunity, official immunity, or any other immunity of the City or its officers, agents, employees, or representatives.

## **9. Nonliability**

Neither the City, nor its officers, employees, agents, or representatives shall be liable to any person, other than the City, for any act, omission, or condition in any way concerning this ordinance or the subject matter hereof.

## **10. Severability**

In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Iowa Colony Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

## **11. Effective Date**

This ordinance shall take effect as of the date of its passage, approval, and adoption.

**PASSED AND APPROVED ON THE FIRST READING ON JUNE 27, 2022.**

**PASSED, APPROVED, AND ADOPTED ON THE SECOND READING ON JULY 18, 2022.**

**CITY OF IOWA COLONY, TEXAS**

By: \_\_\_\_\_  
**MICHAEL BYRUM-BRATSEN,**  
**MAYOR**

**ATTEST:**

\_\_\_\_\_  
**KAYLEEN ROSSER,**  
**CITY SECRETARY**

IOWA COLONY/ORDINANCE/BUILDING CODES/PROHIBITING PERMITS DURING DEFAULT (06-27-2022)



12003 Iowa Colony Blvd.  
Iowa Colony Tx. 77583  
Phone: 281-369-2471  
Fax: 281-369-0005  
www.iowacolonytx.gov

STATE OF TEXAS  
COUNTY OF BRAZORIA  
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 27th day of June, 2022, the City Council of the City of Iowa Colony, Texas, held a Work session at 5:30 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:

Councilman McLean Barnett  
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- 5:30 P.M.**

1. Mayor Pro Tem Chad Wilsey called the work session to order at 5:35 P.M.
2. 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."*
3. Discussion on Police Station design. Scott Brady with Joiner Architects presented and overview of the design of the Police Station.
4. Discussion on FY 22/23 City Budget. Robert Hemminger presented a PowerPoint to City Council regarding the FY 22/23 City Budget. Council and staff discussed thoughts and concerns on the budget presentation.
5. Mayor Pro Tem Wilsey adjourned the work session at 6:58 P.M.

#### **REGULAR MEETING – 7:00 P.M.**

1. Mayor Pro Tem called the meeting to order at 7:06 P.M.
2. Pledge of Allegiance and Texas Pledge were recited.

#### **EXECUTIVE SESSION- 7:07 P.M.**

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

- Enterprise M2E3 Pipeline
- Appointment of member(s) to the Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2

- Personnel matters

### **POST EXECUTIVE SESSION- 7:07 P.M.**

3. Consideration and possible action to appoint member(s) to the Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2. Councilman Barnett made a motion to appoint Mr. Brett Godfrey to the Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2 board of directors. Seconded by Councilwoman Greene-Young. Approved unanimously with five ayes.

### **PUBLIC HEARING**

- Hold a public hearing to consider rezoning the following property from single family residential to Planned Unit Development: The Southern Star/Rally 288 East, LLC tract, which is a 132.15-acre tract of land generally located in the northeast quadrant of the intersection of Dubuque Parkway (C.R. 63) and State Highway 288, which is the property in Brazoria County Appraisal District Property ID No. 166982 and Geographic ID No. 0259-0001-000. Mayor Pro Tem Wilsey opened the public hearing at 7:35 P.M. Brad Sweitzer presented on behalf of the developer, Castlerock Communities. The Council had comments and questions regarding the PUD. Mr. Romel Gaitan; 2807 County Road 63- stated his concerns on the development causing flooding. Mayor Pro Tem Wilsey closed the public hearing at 9:05 P.M.
- Hold a public hearing to consider rezoning the following property from single family residential to Planned Unit Development: The Rally 288 West, LLC tract, which is a 259.43-acre tract of land generally located in the northwest quadrant of the intersection of Dubuque Parkway (C.R. 63) and State Highway 288, which is the property in Brazoria County Appraisal District Property ID No. 176233 and Geographic ID No. 0512-0032-000. Mayor Pro Tem Wilsey opened the public hearing at 7:57 P.M. Brad Sweitzer presented on behalf of the developer, Beazer Homes. Mr. John Celis; 2710 County Road 63- stated his concerns on the drainage issues this development will cause and he wants the city to be sure to look at that before the development starts. Mayor Pro Tem closed the public hearing at 9:05 P.M.

### **4. Citizens Comments and Presentations.**

- John Celis; 2710 County Road 63- stated his concern that the trucks going to and from the development will cause damage to County Road 63 and from what he understands County Road 63 is private road.
- Romel Gaitan; 2807 County Road 63- stated his concern that the development will cause damage to County Road 63 which is a private road. He is also concerned with the ditch line and the drainage if this development is approved.
- Brenda Dillon; 4402 Bullard Parkway- She stated she in support of budget increases for City Staff and Police Officers. She wants to make sure the residents with concerns are getting their questions answered and concerns are being addressed by City and County. She wants residents to have a point of contact and we need to help get them this information.
- Cory Duncan; 3426 Delta Drive- He thanked the council for the opportunity to speak to them. He spoke regarding a recent issue with the leadership with the Iowa Colony Volunteer Fire Department.



5. Mayor's comments or reports. Mayor Pro Tem Wilsey mentioned that everyone should go visit Center Court Pizza on Meridiana Parkway as it is now open.

6. Council comments or reports.

- Councilman Kennedy- He acknowledged the residents that spoke during citizen's comments noting that their comments are well received and taken to heart. He prayed aloud. He acknowledged Chief Bell on their training on the alert system and street smarts.
- Councilwoman Greene-Young- Thanked all those who attended the Memorial Day Program. She spoke about the situation in Sterling Lakes and decision by the POA to remove the basketball goals in Sterling Lakes and how it affected the residents. As she is glad, they are back up she feels she needs to share how Land Tejas treats and misleads the residents in the subdivision.
- Councilwoman Murray-Thanked Councilwoman Greene-Young for summing up the Land Tejas issue. She stated that we need to come together as a community and all work together and help one another.
- Councilman Barnett- He stated he agrees with Councilwoman Murray and Councilwoman Greene-Young. He was a POA Board member and was responsible for that decision. The decision was made without the resident's input and at the time they felt this was the right decision. He has resigned as a POA board member. He apologized to the Sterling Lakes residents.

7. Staff Reports.

- City Manager, Robert Hemminger stated that all staff reports were included in the drop box and that if Council had questions, the staff is in attendance to answer. No questions on staff reports from the Council.

8. Consideration and possible action to adopt a resolution accepting the Fourth of July Donations. Councilman Kennedy made a motion to adopt the resolution accepting the Fourth of July Donations. Seconded by Councilwoman Greene-Young. Approved unanimously.

9. Consideration and possible action to approve an ordinance rezoning the following property from single family residential to Planned Unit Development: The Southern Star/Rally 288 East, LLC tract, which is a 132.15-acre tract of land generally located in the northeast quadrant of the intersection of Dubuque Parkway (C.R. 63) and State Highway 288, which is the property in Brazoria County Appraisal District Property ID No. 166982 and Geographic ID No. 0259-0001-000. After much discussion, Councilman Kennedy made a motion to approve the ordinance rezoning the following property from single family residential to Planned Unit Development: The Southern Star/Rally 288 East, LLC tract, which is a 132.15-acre tract of land generally located in the northeast quadrant of the intersection of Dubuque Parkway (C.R. 63) and State Highway 288, which is the property in Brazoria County Appraisal District Property ID No. 166982 and Geographic ID No. 0259-0001-000. on first and final reading with the following statement added to the ordinance "regardless of any other provision no plat or building permit on the premises shall be approved until the city has approved the drainage" as stated by Larry Boyd. Seconded by Councilwoman Greene-Young. Approved with three ayes. Councilwoman Murray and Councilman Barnett voted against the motion and with Mayor Byrum-Bratsen absent.

10. Consideration and possible action to approve an ordinance rezoning the following property from single family residential to Planned Unit Development: The Rally 288 West, LLC tract,



which is a 259.43-acre tract of land generally located in the northwest quadrant of the intersection of Dubuque Parkway (C.R. 63) and State Highway 288, which is the property in Brazoria County Appraisal District Property ID No. 176233 and Geographic ID No. 0512-0032-000. After discussion, Councilwoman Greene-Young made a motion to approve the ordinance on first and final reading with the amendment as stated by Larry Boyd. Seconded by Councilman Kennedy. Approved with three ayes. Mayor Pro Tem Wilsey, Councilman Kennedy, and Councilwoman Greene-Young voted in favor of the motion. Councilwoman Murray and Councilman Barnett voted against the motion. Mayor Byrum-Bratsen was absent.

11. Consideration and possible action to approve an ordinance on first reading amending ordinances on all types of building permits. Councilwoman Murray made a motion to approve an ordinance on first reading amending ordinances on all types of building permits. Seconded by Councilman Barnett. City Secretary, Kayleen Rosser read the ordinance caption aloud. Approved unanimously.

12. Consideration and possible action on the contract for debris monitoring services. Councilwoman Murray made a motion to approve the contract for debris monitoring services. Seconded by Councilman Kennedy. Approved unanimously.

13. Consideration and possible action to approve a resolution supporting Segment B of the Grand Parkway (SH 99). Councilwoman Greene-Young made a motion to approve a resolution supporting Segment B and C of the Grand Parkway (SH 99). Seconded by Councilwoman Murray. Approved unanimously.

14. Consideration and possible action for a 6-month extension for the Sterling Lakes North Sections 2 through 9 preliminary plats. Councilman Barnett made a motion to reject a 6-month extension for Sterling Lakes North Section 2 through 9 preliminary plats. Seconded by Councilwoman Greene-Young. Approved unanimously.

15. Authorization to allow the city's investment officer to invest the bond proceeds of the certificates of obligation, series 2022, in compliance with the City's Investment Policy and approving Masterson Advisors LLC as investment broker/advisor. Councilman Kennedy made a motion to authorize the city's investment officer to invest the bond proceeds from the certificates of obligation, series 2022, in compliance with the city's investment policy and approving Masterson Advisors, LLC as investment officer/broker. Seconded by Councilwoman Greene-Young. Approved unanimously.

16. Consideration and possible action on a contract and engagement letters with Lloyd Gosselink, Attorneys at Law for natural gas franchise agreement negotiations. Councilwoman Greene-Young made a motion to approve a contract and engagement letters with Lloyd Gosselink, Attorneys at Law for natural gas franchise agreement negotiations. Seconded by Councilwoman Murray. Approved unanimously.

**Consent Agenda-** Consideration and possible action to approve the following consent agenda items. Councilwoman Murray moved to approve all consent items as presented. Seconded by Councilman Barnett. Approved unanimously.

A. Approval of minutes of the following meetings.

- April 18, 2022- Regular Meeting (Amended Minutes)
- May 16, 2022- Regular Meeting
- May 23, 2022- Special Meeting

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

- Meridiana Section 56 Final Plat
- Iowa Heights Final Plat

C. Approve the following Infrastructure Approvals/Acceptances.

- Meridiana Section 68 Utility Extension-Water Distribution and Wastewater Collection- Approval of Water Distribution and Wastewater Collection into the One-Year Maintenance Period.
- Meridiana Section 57 – Approval of Water Distribution and Wastewater Collection Facilities into the One-Year Maintenance Period.
- Meridiana Section 57 – Acceptance of Storm and Paving Facilities into the One-Year Maintenance Period.
- Meridiana Section 58A - Approval of Water Distribution and Wastewater Collection Facilities into the One-Year Maintenance Period.
- Meridiana Section 58A – Acceptance of Storm and Paving Facilities into the One-Year Maintenance Period.
- Sierra Vista West Section 1 – Final Approval of Water, Sanitary, Storm and Paving Facilities.

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

- Sierra Vista West Section 8 - Disbursement No. 4
- Sierra Vista West Section 9 - Disbursement No. 4
- Meridiana Section 57- Disbursement No. 1 and final
- Meridiana Section 58A - Disbursement No. 1

E. Approval of the TIRZ 2021 annual report.

F. Approve the release of deposits to Baymark Pipeline.

G. Approve the release of deposits to South Texas NGL Pipeline.

17. The meeting was adjourned by a unanimous vote at 9:38 P.M.

APPROVED THIS 18th DAY OF JULY, 2022.

ATTEST:

---

Kayleen Rosser, City Secretary

---

Michael Byrum-Bratsen, Mayor

Copy



12003 Iowa Colony Blvd.  
Iowa Colony Tx. 77583  
Phone: 281-369-2471  
Fax: 281-369-0005  
[www.iowacolonytx.gov](http://www.iowacolonytx.gov)

STATE OF TEXAS  
COUNTY OF BRAZORIA  
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 28th day of June, 2022, the City Council of the City of Iowa Colony, Texas, held a Work session at 6:00 P.M. at Iowa Colony City Hall, there being present and in attendance the following members to wit:

Councilman McLean Barnett  
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 work session to order at 6:03 P.M. Pledge of Allegiance and Texas Pledge we recited.
2. Citizens Comments. There were no comments from the public.
3. Discussion on FY 22/23 City Budget. Robert Hemminger, City Manager presented a powerpoint to discuss the FY 22/23 budget. Council and Staff discussed options, Council asked questions and gave staff some direction including using a not to exceed rate of .52 in order to provide a draft budget to bring back to them in July for review.
4. Mayor Pro Tem Wilsey adjourned the work session at 8:01 P.M.

APPROVED THIS 18th DAY OF JULY, 2022.

ATTEST:

---

Kayleen Rosser, City Secretary

---

Michael Byrum-Bratsen, Mayor

Thursday, June 30, 2022

Jackie Overton  
EHRA Inc.  
10011 Meadowglen Lane  
Houston, TX 77042

**Re: Alvin ISD High School at Iowa Colony Final Plat  
Letter of Recommendation to Approve  
City of Iowa Colony Project No. SFP 200810-0881  
Adico, LLC Project No. 16007-2-168**

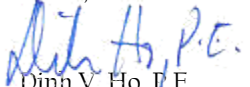
Dear Ms. Overton;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Alvin ISD High School at Iowa Colony Final Plat received on or about June 30, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, we have no objections to the final plat as resubmitted on June 30, 2022. Please provide two (2) sets of mylars and ten (10) prints to Kayleen Rosser, City Secretary, by no later than Thursday, June 30, 2022, for consideration at the July 5, 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, City Secretary, ([krosser@cityofiowacolony.com](mailto:krosser@cityofiowacolony.com))  
Ron Cox, City Manager ([rcox@rcoxconsulting.com](mailto:rcox@rcoxconsulting.com))  
File: 16007-2-168



STATE OF TEXAS:

COUNTY OF BRAZORIA:

We, Alvin Independent School District, acting by and through Carol Nelson, Superintendent, and Mary Anne McWhirter, Administrative Assistant to the Superintendent, being officers of Alvin Independent School District, Owner or owners hereinafter referred to as Owners of the property subdivided in this plat; sole owner of the land shown on this plat and whose name is described thereto and in person or through a duly authorized agent dedicates to the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and consideration herein expressed. The owners do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, Alvin Independent School District, has caused these presents to be signed by Carol Nelson, Superintendent, thereunto authorized, attested by its Administrative Assistant to the Superintendent, Mary Anne McWhirter, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

OWNER

ALVIN INDEPENDENT SCHOOL DISTRICT

BY: \_\_\_\_\_ Attest: \_\_\_\_\_  
Print Name: Carol Nelson Print Name: Mary Anne McWhirter  
Title: Superintendent Title: Administrative Assistant to the Superintendent

STATE OF TEXAS }  
COUNTY OF BRAZORIA }

BEFORE ME, the undersigned authority, on this day personally appeared Carol Nelson, Superintendent of Alvin Independent School District, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the  
State of Texas  
My Notary Commission Expires \_\_\_\_\_

STATE OF TEXAS }  
COUNTY OF BRAZORIA }

BEFORE ME, the undersigned authority, on this day personally appeared Gina Pierce, Administrative Assistant to the Superintendent of Alvin Independent School District, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the  
State of Texas  
My Notary Commission Expires \_\_\_\_\_

I, Robert Boelsche, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths of one inch (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest street intersection.

Robert Boelsche, Registered Professional Land Surveyor  
Texas Registration No. 4446

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Michael Byrum-Bratsen, Mayor

McLean Barnett, Council Member

Arnetta Hicks-Murray, Council Member

Marquette Greene-Young, Council Member

Wil Kennedy, Council Member

Chad Wilsey, Council Member

Dinh Ho, P.E., City Engineer

Date

PLANNING AND ZONING COMMISSION APPROVAL

David Hurst, Chairman  
Planning Commission

Les Hosey  
Planning Commission Member

Steven Byrum-Bratsen  
Planning Commission Member

Brian Johnson  
Planning Commission Member

Tim Varlack  
Planning Commission Member

Brenda Dillon  
Planning Commission Member

Terry Hayes  
Planning Commission Member

Date

METES AND BOUNDS DESCRIPTION  
ALVIN I.S.D. HIGH SCHOOL AT IOWA COLONY  
BEING 182.32 ACRES SITUATED IN THE  
H.T. & B.R.R. COMPANY SURVEY, SECTION 49, ABSTRACT 259  
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 182.32 ACRE TRACT OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 49, ABSTRACT 259, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 206.73 ACRES CONVEYED TO ALVIN INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. No.), 2018061880, SAID 182.32 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a "X" in concrete marking the recognized northeasterly corner of the H.T. & B.R.R. Company Survey, Section 49, Abstract 259 and the said 206.32 acre tract, said point being located at the intersection of County Road 65 (also known as Iowa Colony Boulevard) and County Road 64 (also known as Davenport Parkway;

(1) THENCE, South 02°40'44" East, with the east line of said 206.32 acre tract along County Road 65 (based on a width of 80 feet as occupied and monumented) with the easterly line of the H.T. & B.R.R. Company Survey, Section 49, Abstract 259 for a distance of 2,025.25 feet to a "MAG" nail found in an asphalt road marking the southeasterly corner of the said 206.32 acre tract and the northeasterly corner of that certain tract of land called 20.00 acres as described by deed recorded under B.C.C.F. No. 2005001446;

(2) THENCE, South 87°19'46" West, along the common line between the said 206.32 acre tract and the called 20.00 acre tract for a distance of 2,640.84 feet to a 1/2-inch iron rod called for and found marking the northwesterly corner of the said 20.00 acre tract and an internal corner of the said 206.32 acre tract;

(3) THENCE, South 02°40'32" East, along the common line between the said 206.32 acre tract and the called 20.00 acre tract and of that certain tract of land called 14.00 acres as described by deed recorded under B.C.C.F. No. 2005002636 for a distance of 451.55 feet to a 5/8-inch iron rod called for and found marking the southeasterly corner of the said 206.32 acre tract and the northeasterly corner of that certain tract of land called 132.1854 acres as described by deed recorded to Rally 288 East, LLC under B.C.C.F. No. 2013040084;

(4) THENCE, South 87°19'08" West, along the common line between the said 206.32 acre tract and the called 132.1854 acre tract for a distance of 1,392.42 feet a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner of the herein described tract of land;

(5) THENCE, North 02°40'52" West, for a distance of 936.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

(6) THENCE, in a northeasterly direction along the arc of a curve to the right having a radius of 611.00 feet, an angle of 12°33'07", a length of 133.85 feet and a chord bearing North 03°35'41" East, for a distance of 133.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of corner in the lower northerly line of the said 206.32 acre tract;

THENCE, along the northerly and westerly lines of the said 206.32 acre tract the following twelve (12) courses:

(7) THENCE, North 87°19'08" East, for a distance of 61.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the arc of a non-tangent curve;

(8) THENCE, in a northeasterly direction along the arc of a curve to the right having a radius of 551.00 feet, an angle of 31°56'51", a length of 307.23 feet and a chord bearing North 27°14'15" East, for a distance of 303.27 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for a point of tangency;

(9) THENCE, North 43°12'40" East, for a distance of 467.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for a point of curvature;

(10) THENCE, in a northeasterly direction along the arc of a curve to the left having a radius of 584.74 feet, an angle of 43°03'27", a length of 439.43 feet and a chord bearing North 21°01'03" East, for a distance of 429.16 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for a point of tangency;

(11) THENCE, North 02°24'24" West, for a distance of 400.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the southerly right-of-way line of County Road 64 (based on a variable width);

(12) THENCE, North 87°23'47" East, along the southerly right-of-way line of County Road 64 for a distance of 655.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the westerly line of that certain tract of land called 1.1 acres as described by deed recorded under B.C.C.F. No. 2006002972;

(13) THENCE, South 02°40'44" East, along the westerly line of said 1.1 acre tract for a distance of 289.16 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the southwesterly corner of the said 1.1 acre tract;

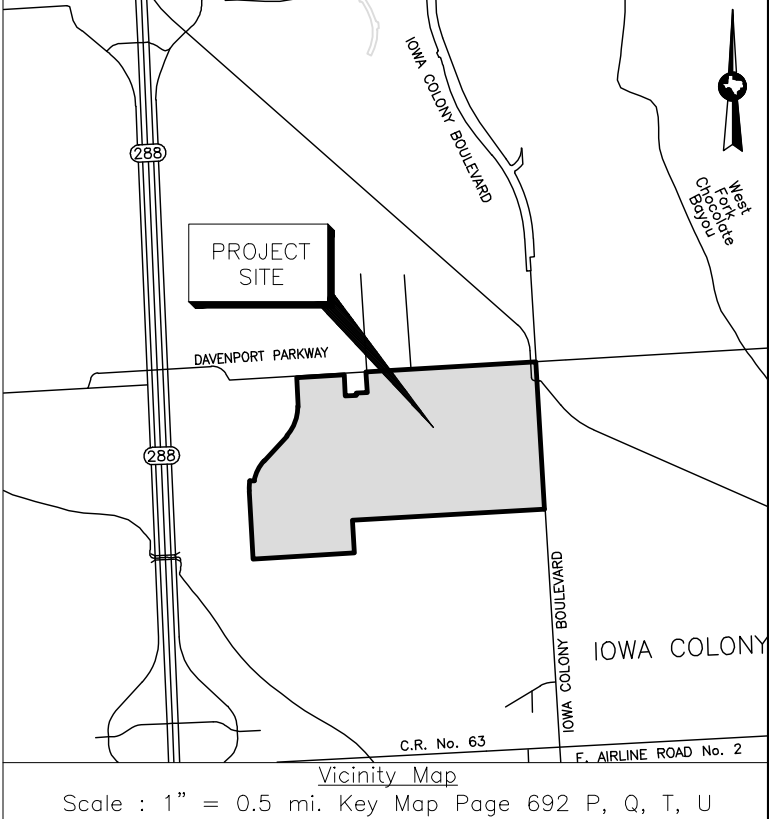
(14) THENCE, North 87°16'13" East, along the southerly line of said 1.1 acre for a distance of 150.00 feet to a 5/8-inch iron rod found for the southeasterly corner of the said 1.1 acre tract;

(15) THENCE, North 02°40'44" West, along the easterly line of said 1.1 acre tract for a distance of 29.05 feet to the southwesterly corner of that certain tract of land called 1.0 acre as described by deed recorded under B.C.C.F. No. 2011015007 from which a found 1/2-inch iron pipe bears N 86°11' W, a distance of 0.56 feet;

(16) THENCE, North 87°16'13" East, along the southerly line of said 1.0 acre tract for a distance of 150.00 feet to a 5/8-inch iron rod found for the southeasterly corner of the said 1.0 acre tract;

(17) THENCE, North 02°40'44" West, along the easterly line of said 1.0 acre tract for a distance of 283.63 feet to a "MAG" nail found in County Road 64 (an asphalt road) being in the recognized north line of the H.T. & B.R.R. Company Survey, Section 49, Abstract 259;

(18) THENCE, North 87°16'13" East, along County Road 64 (based on a variable width as monumented) with the northerly line of the H.T. & B.R.R. Company Survey, Section 49, Abstract 259 for a distance of 2,340.74 feet to the POINT OF BEGINNING and containing 182.32 acres of land.



BENCHMARK:

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

# ALVIN I.S.D. HIGH SCHOOL AT IOWA COLONY

BEING A SUBDIVISION OF 182.32 ACRES OUT OF  
THE H.T. & B. R.R. COMPANY SURVEY,  
SECTION 49, A-259,  
IN THE CITY OF IOWA COLONY,  
BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE

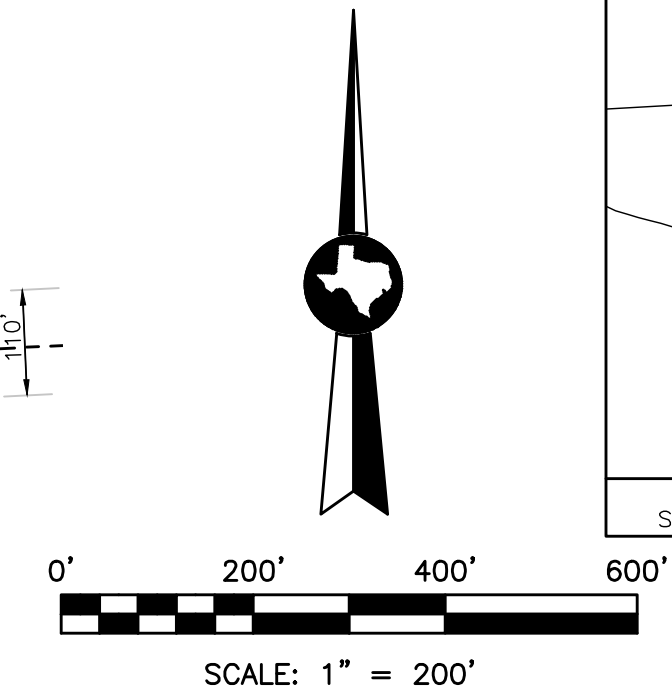
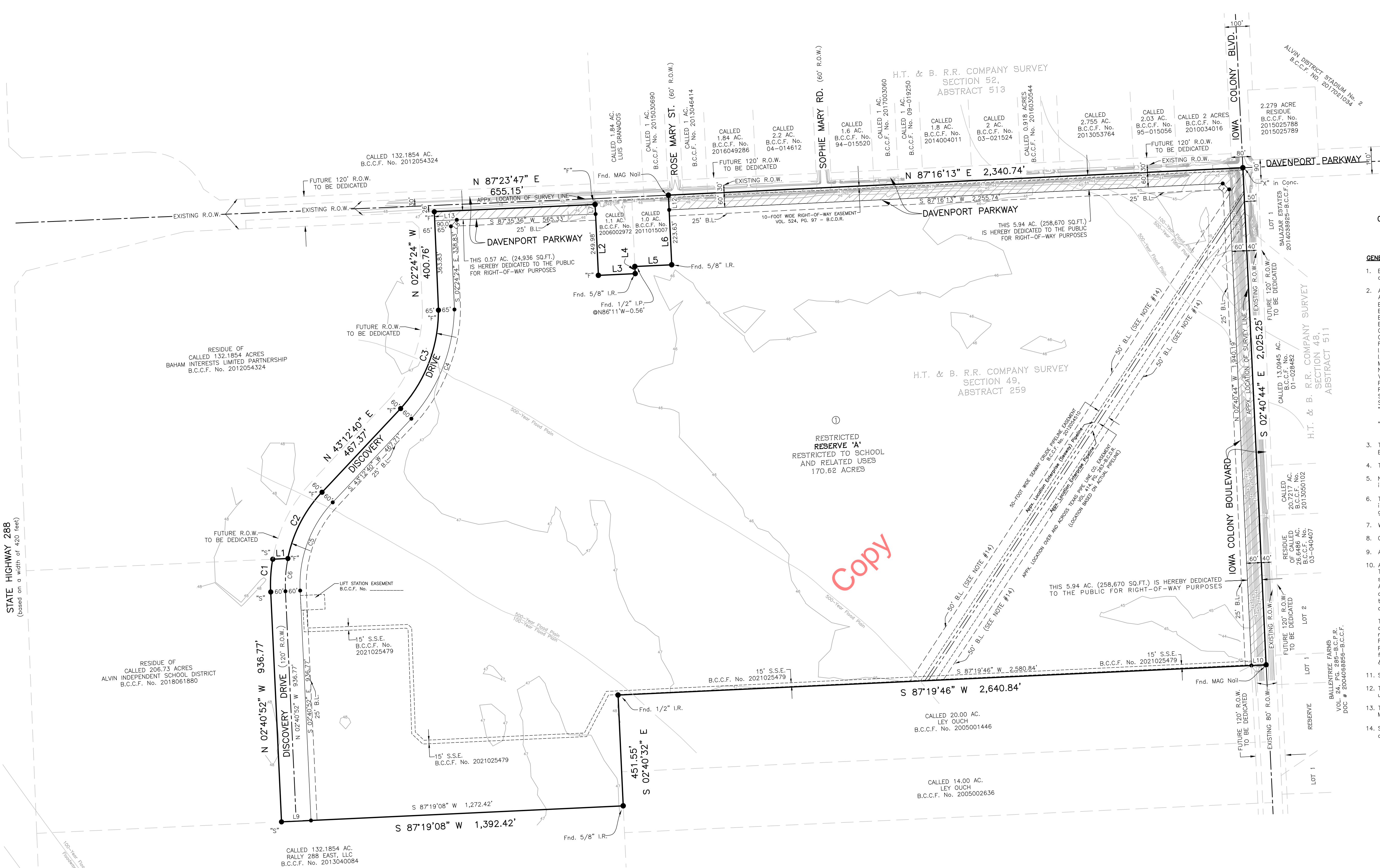
OWNER  
ALVIN INDEPENDENT SCHOOL DISTRICT  
301 E. HOUSE STREET, ALVIN TEXAS 77551  
281-388-1130

JUNE, 2022



10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
WWW.EHRAINCO.COM  
TBPE No. F-726  
TBPLS No. 10092300





- GENERAL NOTES:**
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
  - A- indicates Abstract  
AC. indicates acres  
B.C.C.F. No. indicates Brazoria County Clerk's File Number  
B.C.P.R. indicates Brazoria County Plat Records  
B.L. indicates Building Line  
Brs. indicates Bears  
C.I.R. indicates Capped Iron Rod  
Conc. Mon. indicates Concrete Monument  
Fnd. indicates Found  
I.P. indicates Iron Pipe  
I.R. indicates Iron Rod  
M. indicates Mile  
N.T.S. indicate Not To Scale  
VOL. indicates Volume  
PG. indicates Page  
R.O.W. indicates Right of Way  
SQ. FT. indicates Square Feet  
S.S.E. indicates Sanitary Sewer Easement  
"F" indicates a found 5/8-inch Capped Iron Rod  
"EHRA 713-784-4500"  
"S" indicates a set 5/8-inch Capped Iron Rod  
"EHRA 713-784-4500"
  - The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, and Brazoria County Drainage District #5 (B.D.D.#5).
  - The boundary for this plat has a closure in excess of 1:15,000.
  - No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
  - This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
  - Water and sanitary sewer service will be provided by Brazoria County M.U.D. No. 55.
  - Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
  - All water and wastewater facilities shall conform to the city's design criteria.
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120H, dated December 30, 2020, portions of the subject property shown hereon lies within the Floodway Area in Zone "AE", and portions of the property lies within "Zone AE" (areas determined to be subject to the 100-year flood plain with base flood elevations determined), portions of the property lies within shaded "Zone X" (areas determined to be subject to the 500-year flood plain) and portions of the property lies within "Zone X" (areas determined to be outside of the 500-year flood plain).
  - This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may 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.
  - Sidewalks will be required along all roadway frontage. Sidewalks shall be a minimum of 5'-feet in width.
  - This tract is subject to a blanket easement granted to CenterPoint Energy Houston Electric, LLC, under B.C.C.F. No. 2020016348.
  - This plat is subject to the requirements of the City of Iowa Colony Unified Development Code, adopted May 15, 2017 and as amended.
  - Subject to Ordinance No. 2011-4 (Pipeline Setback Ordinance), no residential structures shall be constructed within 50' of the pipelines located inside of this plat boundary.

# ALVIN I.S.D. HIGH SCHOOL AT IOWA COLONY

BEING A SUBDIVISION OF 182.32 ACRES OUT OF  
THE H.T. & B. R.R. COMPANY SURVEY,  
SECTION 49, A-259,  
IN THE CITY OF IOWA COLONY,  
BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE

OWNER

ALVIN INDEPENDENT SCHOOL DISTRICT  
301 E. HOUSE STREET, ALVIN TEXAS 77551  
281-388-1130

JUNE, 2022



10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
WWW.EHRAINCO.COM  
TBPE No. F-726  
TBPLS No. 10092300

Sht. 2 of 2

**BENCHMARK:**

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

LINE	BEARING	DISTANCE
L1	N 87°19'08" E	61.64'
L2	S 02°40'44" E	289.16'
L3	N 87°16'13" E	150.00'
L4	N 02°40'44" W	29.05'
L5	N 87°16'13" E	150.00'
L6	N 02°40'44" E	283.63'
L7	S 02°40'44" E	59.18'
L8	S 42°35'56" W	35.36'
L9	S 87°19'08" W	120.00'
L10	S 87°19'46" W	60.00'
L11	S 42°42'15" W	55.34'
L12	N 02°40'44" W	60.00'
L13	N 02°24'24" W	36.93'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	611.00'	12°33'07"	133.85'	N 03°35'41" E	133.59'
C2	551.00'	31°56'51"	307.23'	N 27°14'15" E	303.27'
C3	584.74'	43°03'27"	439.43'	N 21°01'03" E	429.16'
C4	681.82'	40°59'00"	487.70'	S 21°29'37" W	477.37'
C5	491.00'	45°53'32"	393.28'	S 02°15'54" W	382.85'
C6	551.00'	13°56'42"	134.11'	N 04°17'29" E	133.77'

Wednesday, June 29, 2022

Jackie Overton  
EHRA Inc.  
10555 Westoffice Dr.  
Houston, TX 77042

**Re:     Discovery Drive and Davenport Parkway Abbreviated Plat  
          Letter of Recommendation to Approve  
          City of Iowa Colony Project No. 1149  
          Adico, LLC Project No. 16007-2-250**

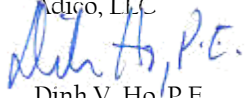
Dear Ms. Overton;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the abbreviated plat package for Discovery Drive and Davenport Parkway, received on or about June 27, 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 upon our review, we have no objections to the plat as resubmitted on June 27, 2022. Please provide two (2) sets of mylars and ten (10) prints to Kayleen Rosser, City Secretary, by no later than Thursday, June 30, 2022, for consideration at the July 5, 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: 16007-2-250



STATE OF TEXAS }  
COUNTY OF BRAZORIA }

We, BAHAM INTERESTS LIMITED PARTNERSHIP, a Texas Limited Partnership, acting by and through Kazem Khonsari, President of BAHAM INTERESTS LIMITED PARTNERSHIP, a Texas Limited Partnership, owner of the property subdivided in this plat, DISCOVERY DRIVE AND DAVENPORT PARKWAY ABBREVIATED PLAT, do hereby make subdivision of said property for and on behalf of said BAHAM INTERESTS LIMITED PARTNERSHIP, a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, BAHAM INTERESTS LIMITED PARTNERSHIP, a Texas Limited Partnership, has caused these presents to be signed by Kazem Khonsari, President of BAHAM INTERESTS LIMITED PARTNERSHIP, a Texas Limited Partnership, thereunto authorized by this \_\_\_\_\_, day of \_\_\_\_\_, 2022.

OWNER  
BAHAM INTERESTS LIMITED PARTNERSHIP  
A TEXAS LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
Print Name: Kazem Khonsari  
Title: President

STATE OF TEXAS }  
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared Kazem Khonsari, President of BAHAM INTERESTS LIMITED PARTNERSHIP, a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the  
State of Texas  
My Notary Commission Expires \_\_\_\_\_

I, Robert Boelsche, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths of one inch (5/8) inch and a length of not less than three (3) feet.

Robert Boelsche, Registered Professional Land Surveyor  
Texas Registration No. 4446

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Michael Byrum—Bratsen, Mayor

McLean Barnett, Council Member

Arnetta Hicks—Murray, Council Member

Marquette Greene—Young, Council Member

Wil Kennedy, Council Member

Chad Wilsey, Council Member

Dinh Ho, P.E., City Engineer

Date

PLANNING AND ZONING COMMISSION APPROVAL

David Hurst, Chairman  
Planning and Zoning Commission

Les Hosey  
Planning and Zoning Commission Member

Steven Byrum—Bratsen  
Planning and Zoning Commission Member

Brian Johnson  
Planning and Zoning Commission Member

Tim Variack  
Planning and Zoning Commission Member

Brenda Dillon  
Planning and Zoning Commission Member

Terry Hayes  
Planning and Zoning Commission Member

Date

METES AND BOUNDS DESCRIPTION  
BEING 2.858 ACRES  
SITUATED IN THE  
H.T. & B. R.R. COMPANY SURVEY, SECTION 49, ABSTRACT 259  
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 2.858 ACRE TRACT OF LAND SITUATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 49, ABSTRACT 259, BRAZORIA COUNTY, TEXAS, BEING OUT OF THE RESIDUE OF THAT CERTAIN TRACT OF LAND CONVEYED TO BAHAM INTERESTS LIMITED PARTNERSHIP BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. No.) 2012054324 (AS TO A CALLED 132.1854 ACRE TRACT OF LAND), SAID 2.858 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch iron rod called for and found for corner in the southerly right-of-way line of the existing County Road 64 (based on an approximate 56 foot width) at the intersection with the easterly right-of-way line of State Highway 288 (based on a width of 120 feet at this location) marking the most north northwesterly corner of the residue of the called 132.1854 acre tract;

(1) THENCE, North 87°23'47" East, along the southerly right-of-way line of said County Road 64 for a distance of 768.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the easterly right-of-way line of State Highway 288 (based on a width of 120 feet at this location) marking the most north northwesterly corner of that certain tract of land called 206.73 acres as described in the deed to Alvin Independent School District recorded under B.C.C.F. No. 2018061880;

THENCE, along the northwesterly lines of the called 206.73 acre tract as follows:

(2) THENCE, South 02°24'24" East, for a distance of 400.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for curvature;

(3) THENCE, in a southwesterly direction with the arc of a non-tangent curve to the right having a radius of 584.74 feet, a central angle of 43°03'27", an arc length of 439.43 feet and a chord bearing of South 21°01'03" West, for a distance of 429.16 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for tangency;

(4) THENCE, South 43°12'40" West, for a distance of 467.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for curvature;

(5) THENCE, in a southwesterly direction with the arc of a curve to the left having a radius of 551.00 feet, a central angle of 31°56'51", an arc length of 307.23 feet and a chord bearing of South 27°14'15" West, for a distance of 303.27 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

(6) THENCE, South 87°19'08" West, for a distance of 61.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the arc of a non-tangent curve from which a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the easterly right-of-way line of State Highway 288 marking the most west northwesterly corner of said 206.73 acre tract bears S 87°19'08" W, a distance of 1,004.97 feet;

(7) THENCE, in a northeasterly direction with the arc of a non-tangent curve to the right having a radius of 611.00 feet, a central angle of 33°20'25", an arc length of 355.54 feet and a chord bearing of North 26°32'27" East, for a distance of 350.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(8) THENCE, North 43°12'40" East, for a distance of 467.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

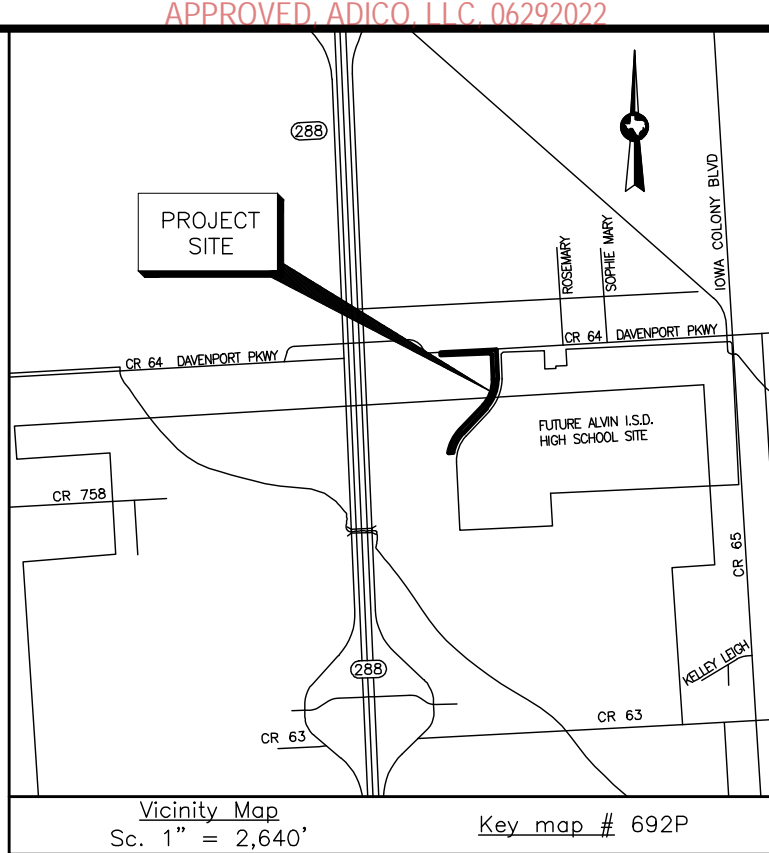
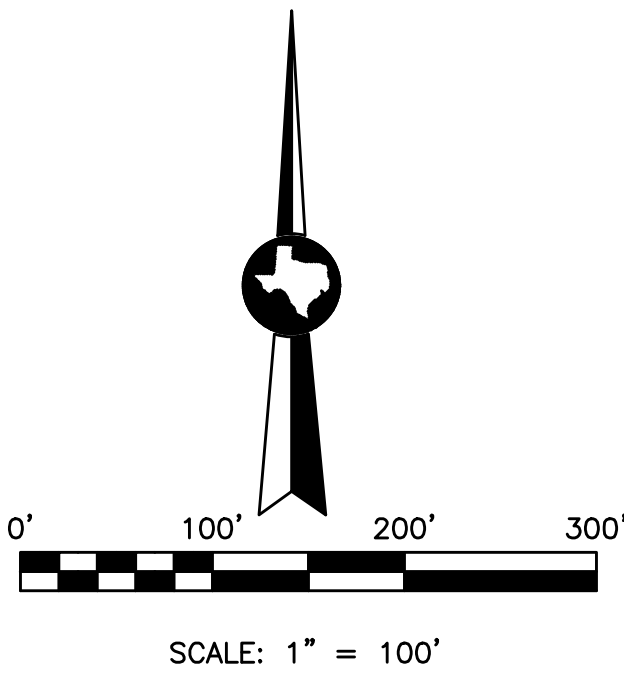
(9) THENCE, in a northeasterly direction with the arc of a curve to the left having a radius of 491.00 feet, a central angle of 45°37'04", an arc length of 390.93 feet and a chord bearing of North 20°24'08" East, for a distance of 380.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(10) THENCE, North 02°24'24" West, for a distance of 338.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(11) THENCE, North 47°24'24" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(12) THENCE, South 87°35'36" West, for a distance of 678.43 feet to a 3/4" iron rod found for corner;

(13) THENCE, North 02°36'19" West, for a distance of 34.29 feet to the POINT OF BEGINNING and containing 2.858 acres of land.



**BENCHMARK:**

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

# DISCOVERY DRIVE AND DAVENPORT PARKWAY ABBREVIATED PLAT

BEING A SUBDIVISION OF 2.858 ACRES OUT OF  
THE H.T. & B. R.R. COMPANY SURVEY,  
SECTION 49, ABSTRACT 259  
IN THE CITY OF IOWA COLONY,  
BRAZORIA COUNTY, TEXAS.

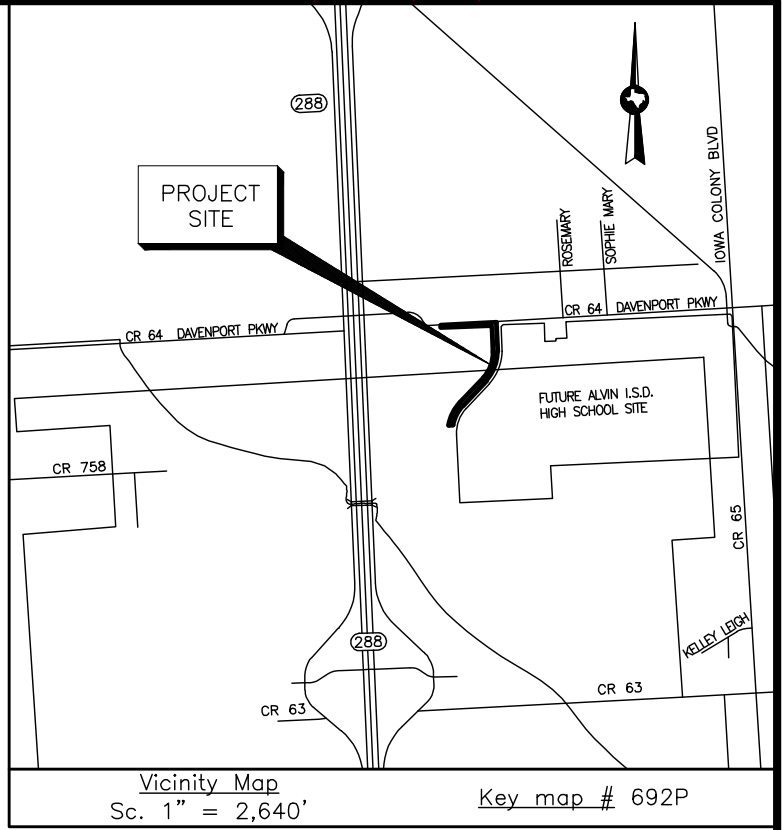
OWNER  
BAHAM INTERESTS LIMITED PARTNERSHIP  
407 1/2 LAUREL DRIVE  
FRIENDSWOOD, TEXAS 77546  
(817)-412-9834

MAY, 2022



10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
WWW.EHRAINCO.COM  
TBPE No. F-726  
TBPLS No. 10092300





Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.

All boundary corners for the plat shown herein are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.

AC, indicates Acres  
B.C.C.F. indicates Brazoria County Clerk's File  
B.C.D.R. indicates Brazoria County Deed Records  
B.C.P.R. indicates Brazoria County Plat Records  
B.L. indicates Building Line  
(CM) INDICATES Controlling Monument  
FND. indicates Found  
I.R. indicates Iron Rod  
VOL. indicates Volume  
PG. indicates Page  
R.O.W. indicates Right of Way  
SQ. FT. indicates Square Feet  
"F" indicates a found 5/8-inch Capped Iron Rod  
"EHRA 713-784-4500"

This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the twelve month initial period or the one-year extension period granted by City Council.

The boundary for this plat has a closure in excess of 1:15,000.

The property subdivided in the foregoing plat lies within Brazoria County, and the City of Iowa Colony, Brazoria County M.U.D. 55, and Brazoria County Drainage District #5 (B.O.D.#5).

Sidewalks will be required along all roadway frontage. Sidewalks shall be a minimum of 6' in width.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C120K, dated December 30, 2020, portions of the subject property shown hereon lie within "Zone AE" (areas determined to be subject to the 1% annual flood with base flood elevations determined), portions of the property lies within "Zone X" (areas determined to be subject to the 0.2% annual chance flood) and portions of the property lies within "Zone X\*" (areas determined to be outside of the 0.2% chance annual flood). This flood statement does not imply that the property or structures thereon will be damaged by flood waters or floods determined to be subject to the 0.2% annual chance flood 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, Hinchow, & 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, Hinchow, & Associates, Inc. d/b/a/EHRA.

Contour lines shown hereon are based on the NGS Benchmark E-306 being noted herein.

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 remain intact and be vested in the public for street right-of-way purposes and the fee title there shall revert to and rest in the dedicator, his heirs, assigns, or successors.

The property owner must construct the west half of Discovery Drive upon platting or development of the adjoining property.

BEING A SUBDIVISION OF 2.858 ACRES OUT OF  
THE H.T. & B. R.R. COMPANY SURVEY,  
SECTION 49, ABSTRACT 259  
IN THE CITY OF IOWA COLONY,  
BRAZORIA COUNTY, TEXAS.

OWNER  
BAHAM INTERESTS LIMITED PARTNERSHIP  
407 1/2 LAUREL DRIVE  
FRIENDSWOOD, TEXAS 77546  
(817)-412-9834  
MAY, 2022



10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
WWW.EHRAINCO.COM  
TBPE No. F-726  
TBPLS No. 10092300

Monday, July 11, 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. 5, July 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. 5 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
DISBURSEMENT REQUEST NO. 3	May-22	\$ 10,551.17	\$ 1,055.12		\$ 11,606.29	\$ 157,915.77
DISBURSEMENT REQUEST NO. 4	Jun-22	\$ 74,686.85	\$ 7,468.69		\$ 82,155.54	\$ 75,760.23
DISBURSEMENT REQUEST NO. 5	Jul-22	\$ 21,841.64	\$ 2,184.16		\$ 24,025.80	\$ 51,734.43
TOTALS		\$ 834,292.41	\$ 83,429.24		\$ 917,721.65	\$ 51,734.43

Based on our review of the documentation provided, Adico has no objections to Disbursement Request No. 5 to Astro Sierra Vista, L.P. in the amount of \$24,025.80. After Disbursement No. 5, the remaining balance of the cash deposit is \$51,734.43.

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](mailto:krosser@iowacolonytx.gov))  
Robert Hemminger, City Manager ([rhemminger@iowacolonytx.gov](mailto:rhemminger@iowacolonytx.gov))





MELANIE OHL  
CHIEF FINANCIAL OFFICER

July 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 #5 -July

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.	\$ -0-	Section 8 WSD
Bay Paving, LLC	\$ 21,841.64	Section 8 Paving
July Contingency Refund	\$ <u>2,184.16</u>	
Total	\$ 24,025.80	

Please review the enclosed and if in agreement, recommend the City reimburse to Astro Sierra Vista, LP the amount of \$24,025.80 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 8  
July 1, 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>July Draw</u> <u>Request</u>	<u>July</u> <u>Contingency</u> <u>Refund</u>	<u>July Refund</u>	<u>Remaining</u> <u>Escrow Balance</u>	<u>Deduction of</u> <u>Change Order</u> <u>Not Escrowed</u>	<u>July 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	\$ (196,017.48)	\$ -	\$ -	\$ -	\$ (0.00)	\$ -	\$ -	\$ (0.00)
1. Section 8 Paving	Bay Paving	703,126.00	\$ -	\$ 703,126.00	\$ 703,126.00	\$ 70,312.60	\$ 773,438.60	\$ (697,678.37)	\$ (21,841.64)	\$ (2,184.16)	\$ (24,025.80)	\$ 51,734.43	\$ -	\$ (24,025.80)	\$ 51,734.43
					\$ 881,323.71	\$ 88,132.37	\$ 969,456.08	\$ (893,695.85)	\$ (21,841.64)	\$ (2,184.16)	\$ (24,025.80)	\$ 51,734.43	\$ -	\$ (24,025.80)	\$ 51,734.43
							\$ 75,760.23								

Copy

Monday, July 11, 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. 5., July 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. 5 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
DISBURSEMENT REQUEST NO. 3	May-22	\$ 540,889.99	\$ 54,089.00		\$ 594,978.99	\$ 223,301.61
DISBURSEMENT REQUEST NO. 4	Jun-22	\$ 91,261.29	\$ 9,126.13		\$ 100,387.42	\$ 122,914.19
DISBURSEMENT REQUEST NO. 5	Jul-22	\$ 30,410.45	\$ 3,041.05		\$ 33,451.50	\$ 89,462.69
TOTALS		\$ 1,143,122.36	\$ 114,312.24		\$ 1,257,434.60	\$ 89,462.69

Based on our review of the documentation provided, Adico has no objections to Disbursement Request No. 5 to Astro Sierra Vista, L.P. in the amount of \$33,451.50. After Disbursement No. 5, the remaining balance of the cash deposit is \$89,462.69.

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

Sincerely,  
Adico, LLC

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

cc: Kayleen Rosser, City Secretary ([krusser@iowacolonytx.gov](mailto:krusser@iowacolonytx.gov))  
Robert Hemminger, City Manager ([rhemminger@iowacolonytx.gov](mailto:rhemminger@iowacolonytx.gov))



MELANIE OHL  
CHIEF FINANCIAL OFFICER

July 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 #5 -July


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.	\$ -0-	Section 9 WSD
Bay Paving, LLC	\$ 30,410.45	Section 9 Paving
July Contingency Refund	\$ <u>3,041.05</u>	
Total	\$ 33,451.50	

Please review the enclosed and if in agreement, recommend the City reimburse to Astro Sierra Vista, LP the amount of \$33,451.50 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  
July 1, 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	July Draw Request	July Contingency Refund	July Refund	Remaining Escrow Balance	Deduction of Change Order Not Escrowed	July 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)	\$ -	\$ -	\$ -	\$ 0.00	\$ -	\$ -	\$ 0.00
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	\$ (984,121.96)	\$ (30,410.45)	\$ (3,041.05)	\$ (33,451.50)	\$ 89,462.69	\$ -	\$ (33,451.50)	\$ 89,462.69
					\$ 1,224,452.08	\$ 122,445.21	\$ 1,346,897.29	\$ (1,223,983.10)	\$ (30,410.45)	\$ (3,041.05)	\$ (33,451.50)	\$ 89,462.69	\$ -	\$ (33,451.50)	\$ 89,462.69
							\$ 122,914.19								

Copy

57