

PROCLAMATION

WHEREAS, the Department of Housing and Urban Development has initiated the sponsorship of activities during the month of April of each year designed to reinforce the Department's commitment to the concept of Fair Housing and Equal Opportunity; and

WHEREAS, Iowa Colony affirmatively supports the efforts of the Federal Government and the State of Texas to assure equal access to all Americans to rental housing and homeownership opportunities; and

WHEREAS, Iowa Colony welcomes this opportunity to reaffirm its commitment to provide equal access to housing to all of its residents without regard to race, color, religion, sex (including gender identity and sexual orientation), disability, familial status, national origin or source of income; and

WHEREAS, Iowa Colony affirmatively supports programs that will educate the public concerning their rights to equal housing opportunities and to participate in efforts with other organizations to assure every person their right to fair housing; and

WHEREAS, Iowa Colony is honored to join the Federal Government, the State of Texas, and local jurisdictions across America in celebrating the rich diversity of our people and the right of all citizens to live where they choose without fear of discrimination.

NOW, THEREFORE, be it resolved, the City of Iowa Colony, does hereby proclaim April as the month to celebrate and honor all efforts which guarantee the right to live free of discriminatory housing practices and proclaim this month as:

“FAIR HOUSING MONTH”

and urge all local officials and public and private organizations to join activities designed to further Fair Housing objectives.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of
The City of Iowa Colony to be affixed this the 21st day of March, 2022.

Mayor

PUBLIC NOTICE

HOUSING DISCRIMINATION IS PROHIBITED BY LAW

Fair Housing is a National Policy of the United States. It's the law, and it's your right. To promote fair housing practices, the City of Iowa Colony has passed a Fair Housing Proclamation designating the month of April 2022 as Fair Housing Month.

Title VIII of the Civil Rights Act of 1968, as amended, prohibits discrimination against any person on the basis of race, color, religion, sex, age, disability, familial status or national origin in the sale or rental of units in the housing market.

For more information on fair housing or to report possible fair housing discrimination, call the U. S. Department of Housing and Urban Development's toll free hotline at 1-800-669-9777 or 1-800-927-9275 (TDD).

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MEMORANDUM

Date: March 21, 2022
To: Mayor Michael Byrum-Bratsen
City Council Members
From: Dinh V. Ho, P.E.
RE: COIC Council Meeting – March 2022 Engineer's Report
cc: Robert Hemminger, Kayleen Rosser

The following is a status report of various engineering items:

1. TxDOT Overpasses:
 - We had our final coordination meeting with TxDOT in early February. Project is to be let in August 2022.
 - Temporary traffic signal at SH 288 and Meridiana Parkway: TxDOT has informed the City the project is scheduled for April 2022.
2. ROADWAY REPAIRS
 - RR Crossing at ICB south of SH 6 is closed due to damages to the crossing. Brazoria County is taking the lead on this repairs as the crossing is within it jurisdiction.
 - The City received confirmation from Brazoria County for CDBG-HUD funds. The City allocation this year is \$140,000. Staff has identified CR 382 as the road to be repaired for this funding. We are awaiting confirmation on when they will start construction. Contractor is expected to start in June.
 - Interlocal with BC Agreement for FY 2021-2022 was approved 11/2021. Total estimate from BC: \$278,390.34. Jeremy is awaiting a schedule from Brazoria County on when these improvements will be started.
3. GRANTS UPDATE
 - TWBD- FIF GRANT – Master Drainage Plan
 - i. The first Public Meeting was held on 2/23/2022.
 - ii. Next scheduled meeting is expected in early April with details on CIP.
 - AMES ROAD BRIDGE
 - i. We received two bids for this project. Both bids were significantly more than what was allocated to the City due to costs associated. This item is on the workshop and agenda.
4. Capital Improvement Projects
 - 2021 Waterline Extension
 - i. Project is currently in design. 50% submittal is expected by March 31st.
 - ii. Expected completion of the plans by end of April 2022, subject to pipeline approvals.
5. CONSTRUCTION PROJECT STATUS:
 - A. *MERIDIANA SUBDIVISION – RISE COMMUNITIES*
 - Active construction projects
 - WFCB Detention Basin O and P and Earthwork – 65%
 - Merdiana 68 – 85% complete.
 - Meridiana 57 – 55% complete.
 - Meridiana 58A – 40% complete.
 - Pursley Blvd. – Has not started

B. STERLING LAKES – LAND TEJAS

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

C. SIERRA VISTA - LAND TEJAS

- Active construction projects
 - Meridiana Parkway Phase 5 – 100% complete, awaiting closeout documents
 - Meridiana Parkway Phase 6 – 100% complete, awaiting closeout documents
 - Meridiana Parkway Traffic Signal – 45% complete.

D. SIERRA VISTA WEST - LAND TEJAS

- Active construction projects:
 - Sierra Vista West Mass Grading and Detention Phase II – Awaiting final walk.
 - BCMUD 53 WWTP- 95% complete. Awaiting punchlist completion.
 - BCMUD 53 Offsite Lift Station – 95% complete. Awaiting punchlist completion.
 - Sierra Vista West Section 7 – On agenda for approval into One Year Maintenance Period.
 - BCMUD 53 Lift Station No. 2 – 15% complete.
 - Sierra Vista West Section 8 – 80% complete.
 - Sierra Vista West Section 9 – 65% complete
 - Sierra Vista West Ph II B Excavation and Grading – 20% complete
 - Sierra Vista West Section 10 – Permit pulled.

E. STERLING LAKES NORTH

- Active construction projects:
 - Sterling Lakes North Detention Basin – 50% complete.

F. OTHER CONSTRUCTION PROJECTS

- AISD H.S. No. 4 – 90% of civil complete internally.
- Davenport/Discovery Drive: 70% complete.
- 3321 MER Pkwy 7 Eleven Store: 65%

6. OTHER ITEMS:

- A. Baymark Pipeline/ South Texas NGL Pipeline closeout.



IOWA COLONY POLICE DEPARTMENT

12003 Iowa Colony Blvd.
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

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

Monthly Report February 2022

Offense	January 2022	February 2022
Burglary	2	2
Theft	5	6
Robbery	0	0
Total Index Crimes Reported	7	8
Reports Taken		
Misdemeanor	13	11
Felony	10	5
Charges Filed/Arrests		
Misdemeanor	4	0
Felony	2	3
Outside Agency Warrant Arrest	0	1
Traffic Enforcement		
Citations	212	210
Warnings	24	23
Crash Investigations		
Minor Crashes	10	6
Major Crashes	3	0
Fatality Crashes	0	0
Calls for Service		
Alarms	34	19
Assist Other Agency	35	20
Disturbance	8	9
Fire	0	0
Other	94	83
Security Checks	245	131
Suspicious Activity/Persons	21	11

Significant Events

- February 3 – Officers were dispatched to multiple areas within Meridiana in reference to vehicles that were burglarized. All vehicles were left unlocked and none were broken into.
- February 7 – Officer was dispatched to the 4000 block of Meridiana Pkwy in reference to a vehicle that was burglarized. An unlocked vehicle was entered and multiple items were stolen.



IOWA COLONY POLICE DEPARTMENT

12003 Iowa Colony Blvd.
Iowa Colony, Texas 77583

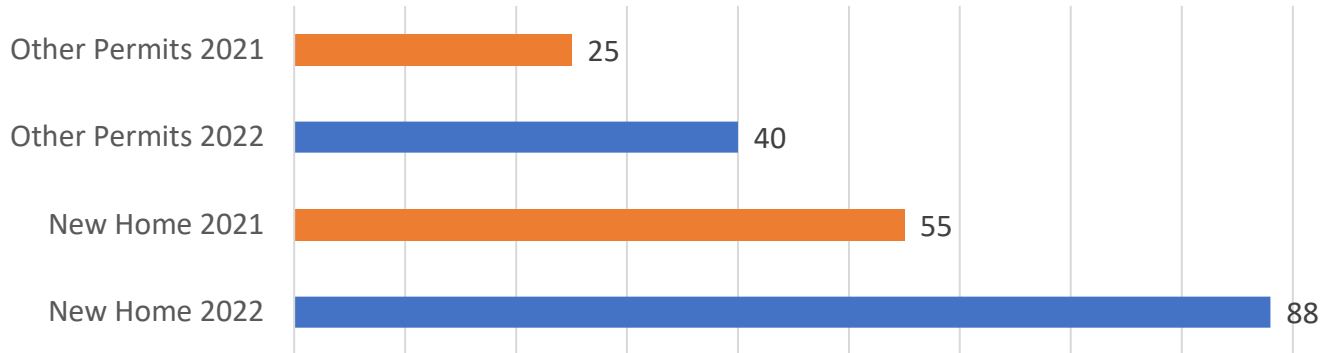
Aaron I. Bell
Chief of Police

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

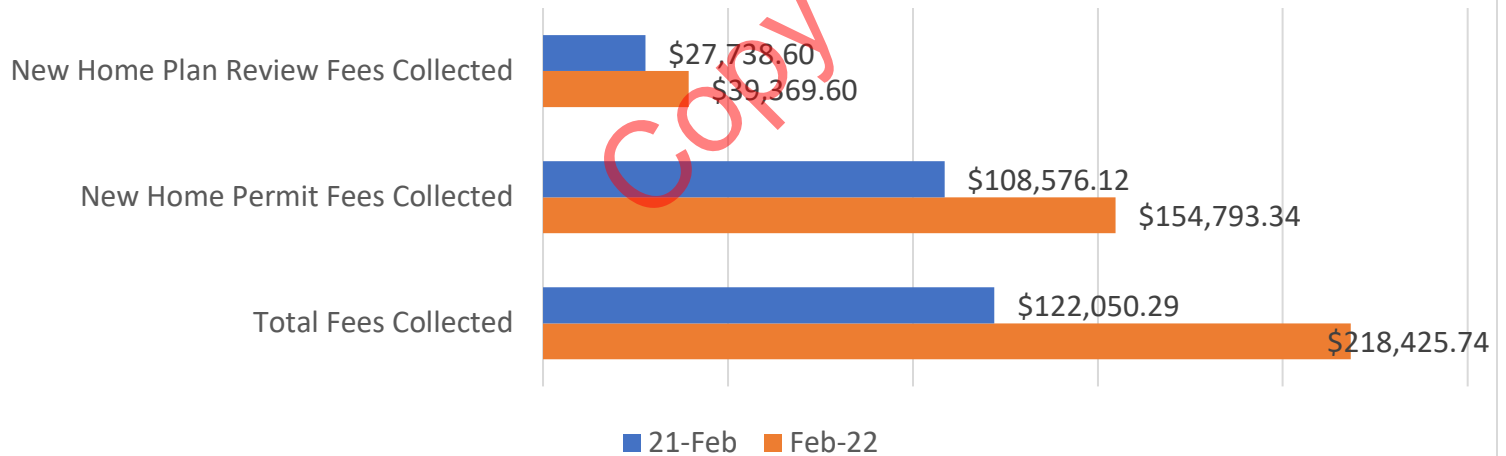
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- February 9 – Officer was dispatched to the 4000 block of Watson Drive in reference to stolen copper wire. A large amount of copper wire had been stolen from a house under construction.
 - February 11 – Officer was dispatched to the 3700 block of Davenport Pkwy in reference to a construction equipment theft. A John Deere excavator was stolen from a construction site.
 - February 17 – Officer was dispatched to the 2800 block of Nickel Canyon Drive regarding a disturbance. Upon arrival a male was arrested for Possession of a Controlled Substance and booked into the Brazoria County Jail.

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Permits Issued - FEBRUARY



Fees Collected – FEBRUARY





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

MONTHLY REPORT- February 2022

March 16, 2022

Mayor and Council,

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

Building Department

Inspections Conducted by BBG-

Building Inspections-	209
Plumbing Inspections -	368
Mechanical Inspections-	117
Electrical Inspections-	<u>219</u>

Total- 913

Inspections Conducted by City Inspector

Building-	110
City Ordinance Violations-	16
Animal Control Violations-	<u>21</u>

Total- 147

February 2021 Paid out to Contract Inspectors

\$55,401.85

Fees paid for Inspection services to BBG Consulting, Inc.

January 2022, Total Inspections **913**

Outsourced Plan Review **1**

Inspection Payout \$20,542.50 Plan Review Payout \$2101.88 Total: \$22,644.38

The school paid the \$2101.88 to expedite the plan review.

Building Department: I completed 140 Plan reviews for construction.

Fire Marshals Report:

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

Thanks,

Albert Cantu, Fire Marshal/Building Official

City of Iowa Colony
Balance Sheet
As of February 28, 2022

3/18/2022 10:15 AM

Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Assets				
	10-1000	Cash / Due From Consolidated Cash	10,749,347.60	
	10-1002	Retainer Account	0.00	
	10-1003	First State Bank - Manvel	154,458.93	
	10-1004	Petty Cash	300.00	
	10-1005	Texas Advantage - CD	6,269.33	
	10-1006	TexStar CD	108,309.41	
	10-1007	Veritex - CD 5471	99,787.18	
	10-1100	Accounts Receivable	10,277.00	
	10-1110	Due from IRS	0.00	
	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	
	10-1302	Due from Retainer Fund	0.00	
	Total Assets		11,229,648.41	
				11,229,648.41

City of Iowa Colony
Balance Sheet
As of February 28, 2022

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Account Type	Account Number	Description	Balance	Total
10 - General Fund				
Liabilities				
	10-2000	Due To Consolidated Cash / Accounts Payable	467,072.01	
	10-2001	Accounts Payable at Year End	(286,602.03)	
	10-2200	Wages Payable	0.00	
	10-2201	Employee Dental Insurance	1,109.27	
	10-2202	Employee Vision Insurance	0.00	
	10-2203	Federal Tax Payable	0.00	
	10-2204	Social Security/Medicare Payable	0.00	
	10-2205	TMRS Payable	3,927.16	
	10-2206	Texas Workforce Commission Payable	(2,618.09)	
	10-2207	Health & Life Insurance Payable	18,125.04	
	10-2208	Child Support Payable	(1,256.04)	
	10-2209	457(b) Payable	0.00	
	10-2300	State Fees	35,875.44	
	10-2301	Collections	258.60	
	10-2302	Bond Liability Account	0.00	
	10-2303	Refunds Payable	0.00	
	10-2304	Credit Card Fee	4,019.42	
	10-2305	Deferred Revenues - Fines	12,737.00	
	10-2400	Road Damage Deposit	0.00	
	10-2405	Deferred Inflows-Prop taxes	40,696.00	
	10-2410	Bond 1 - Series 2020	1,186,220.00	
	10-2500	American Rescue Plan Fund	0.00	
	10-2501	Baseball Field Reserve	1,772.50	
	10-2502	Baymark Pipeline LLC	0.00	
	10-2503	Baymark Pipeline LLC: Baymark P - Engr/Inspctn/Legal	0.00	
	10-2504	Cherry Crushed Concrete	0.00	
	10-2505	DR Horton/MUD 87	0.00	
	10-2506	Early Plat - Sierra V W Sec 5	0.01	
	10-2507	Early Plat SVW Crystal V Dr-Ph3	0.00	
	10-2508	Early Plat SVW Sub Sec 4	0.00	
	10-2509	Formosa/Lav Pipeline-TRC	0.00	
	10-2510	M2E3/Enterprise Pipeline	0.00	
	10-2511	Meridiana Escrow	4,345.00	
	10-2512	Old Airline Market-Axis Dev	207.50	
	10-2513	Sierra Vista - Land Tejas	0.00	

City of Iowa Colony
Balance Sheet
As of February 28, 2022

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Account Type	Account Number	Description	Balance	Total
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10 - General Fund

Liabilities

10-2514	Sierra Vista West - Land Tejas	0.00
10-2515	South Texas NGL Pipeline, LLC	0.00
10-2516	South Texas NGL Pipeline, LLC: South TX NGL-Engr/Inspct/Legal	0.00
10-2517	Sterling Lakes - Land Tejas	0.00
10-2518	Capital Contribution - CR 64	1,731,000.00
10-2519	Earlt Platting Escrow Sec 12	0.00
10-2520	Early Plat Escrow - SVW Sec 6	0.00
10-2522	Property Delq Tax - TIF 100%	(0.30)
10-2523	Property Tax TIF - 100%	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	893,961.46
10-2530	Early Plat - Sierra VW Sec 8	0.00
10-2531	Early Plat - Sierra VW Sec 9	0.00
10-2602	Due to Retainer Fund	(12,500.00)
Total Liabilities		<u>4,778,593.22</u>

Fund Balance

10-3000	Fund Balance	<u>50,287.12</u>
Total Fund Balance		<u>50,287.12</u>

Total Revenue	5,160,989.64
Total Expenses	<u>1,795,078.89</u>
Current Year Increase (Decrease)	6,400,768.07
Fund Balance Total	50,287.12
Current Year Increase (Decrease)	<u>6,400,768.07</u>
Total Fund Balance/Equity	<u>6,451,055.19</u>

Total Liabilities & Fund Balance	<u><u>11,229,648.41</u></u>
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City of Iowa Colony
Balance Sheet
As of February 28, 2022

3/18/2022 10:15 AM

Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Assets				
	11-1000	Cash / Due From Consolidated Cash	0.00	
	11-1002	Retainer Account	1,093,966.20	
	11-1301	Due from General Fund	(12,500.00)	
	Total Assets		<u>1,081,466.20</u>	
				<u><u>1,081,466.20</u></u>

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City of Iowa Colony
Balance Sheet
As of February 28, 2022

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Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
Liabilities				
	11-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	11-2010	Accounts Payable	2,960.00	
	11-2200	Wages Payable	0.00	
	11-2400	Road Damage Deposit	475,000.00	
	11-2502	Baymark Pipeline LLC	182,437.50	
	11-2503	Baymark Pipeline LLC: Baymark P - Engr/Inspctn/Legal	20,393.79	
	11-2504	Cherry Crushed Concrete	23,200.00	
	11-2505	DR Horton/MUD 87	10,638.87	
	11-2509	Formosa/Lav Pipeline-TRC	10,826.04	
	11-2510	M2E3/Enterprise Pipeline	(25,020.74)	
	11-2513	Sierra Vista - Land Tejas	4,933.10	
	11-2514	Sierra Vista West - Land Tejas	36,074.15	
	11-2515	South Texas NGL Pipeline, LLC	183,022.50	
	11-2516	South Texas NGL Pipeline, LLC: South TX NGL-Engr/Inspct/Legal	20,881.31	
	11-2517	Sterling Lakes - Land Tejas	8,894.09	
	11-2521	Meritage/Rise- BCMUD 57	742.60	
	11-2529	Meridiana PUD Amendment	10,000.00	
	11-2601	Due to General Fund	0.00	
	Total Liabilities		964,983.21	
Fund Balance				
	11-3000	Fund Balance	0.00	
	Total Fund Balance		0.00	

City of Iowa Colony
Balance Sheet
As of February 28, 2022

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Account Type	Account Number	Description	Balance	Total
11 - Retainer Fund				
		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				1,081,466.20

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City of Iowa Colony
Balance Sheet
As of February 28, 2022

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Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention				
District Fund				
Assets				
	20-1000	Cash / Due From Consolidated Cash	82,180.08	
	Total Assets		82,180.08	
				82,180.08

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City of Iowa Colony
Balance Sheet
As of February 28, 2022

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Account Type	Account Number	Description	Balance	Total
20 - Crime Control and Prevention				
District Fund				
Liabilities				
	20-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	Total Liabilities		0.00	
Fund Balance				
	20-3000	Fund Balance	233,635.88	
	Total Fund Balance		233,635.88	
		Total Revenue	107,056.00	
		Total Expenses	1,525.36	
		Current Year Increase (Decrease)	(151,455.80)	
		Fund Balance Total	233,635.88	
		Current Year Increase (Decrease)	(151,455.80)	
		Total Fund Balance/Equity	82,180.08	
	Total Liabilities & Fund Balance			82,180.08

City of Iowa Colony
Balance Sheet
As of February 28, 2022

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

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City of Iowa Colony
Balance Sheet
As of February 28, 2022

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Account Type	Account Number	Description	Balance	Total
30 - Capital Improvements Plan				
Fund (Debt Service)				
Liabilities				
	30-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	Total Liabilities		0.00	
Fund Balance				
	30-3000	Fund Balance	0.00	
	Total Fund Balance		0.00	
		Total Revenue	0.00	
		Total Expenses	11,985.00	
		Current Year Increase (Decrease)	(11,985.00)	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	(11,985.00)	
		Total Fund Balance/Equity	(11,985.00)	
	Total Liabilities & Fund Balance			(11,985.00)

City of Iowa Colony
 Balance Sheet
 As of February 28, 2022

3/18/2022 10:15 AM

Account Type	Account Number	Description	Balance	Total
35 - Capital Improvements Plan				
Fund (Local)				
Assets				
	35-1000	Cash / Due From Consolidated Cash	0.00	
	Total Assets		0.00	
				0.00

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City of Iowa Colony
Balance Sheet
As of February 28, 2022

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Account Type	Account Number	Description	Balance	Total
35 - Capital Improvements Plan				
Fund (Local)				
Liabilities				
	35-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	35-2526	Public Safety Building Reserve	0.00	
	Total Liabilities		0.00	
Fund Balance				
	35-3000	Fund Balance	0.00	
	Total Fund Balance		0.00	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	0.00	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	0.00	
		Total Fund Balance/Equity	0.00	
	Total Liabilities & Fund Balance			0.00

City of Iowa Colony
 Balance Sheet
 As of February 28, 2022

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Account Type	Account Number	Description	Balance	Total
36 - State & Federal Grants				
Assets				
	36-1000	Cash / Due From Consolidated Cash	0.00	
	Total Assets		0.00	
				0.00

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City of Iowa Colony
Balance Sheet
As of February 28, 2022

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Account Type	Account Number	Description	Balance	Total
36 - State & Federal Grants				
Liabilities				
	36-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	36-2200	Wages Payable	0.00	
	Total Liabilities		0.00	
Fund Balance				
	36-3000	Fund Balance	0.00	
	Total Fund Balance		0.00	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	0.00	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	0.00	
		Total Fund Balance/Equity	0.00	
	Total Liabilities & Fund Balance			0.00

City of Iowa Colony
Balance Sheet
As of February 28, 2022

3/18/2022 10:15 AM

Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Assets				
	40-1000	Cash / Due From Consolidated Cash	3,181.25	
	Total Assets		3,181.25	
				3,181.25

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City of Iowa Colony
Balance Sheet
As of February 28, 2022

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Account Type	Account Number	Description	Balance	Total
40 - Court Technology Fund				
Liabilities				
	40-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	Total Liabilities		<u>0.00</u>	
Fund Balance				
	40-3000	Fund Balance	22,258.51	
	Total Fund Balance		<u>22,258.51</u>	
		Total Revenue	3,224.27	
		Total Expenses	<u>119.98</u>	
		Current Year Increase (Decrease)	(19,077.26)	
		Fund Balance Total	22,258.51	
		Current Year Increase (Decrease)	<u>(19,077.26)</u>	
		Total Fund Balance/Equity	<u>3,181.25</u>	
	Total Liabilities & Fund Balance			<u><u>3,181.25</u></u>

City of Iowa Colony
Balance Sheet
As of February 28, 2022

3/18/2022 10:15 AM

Account Type	Account Number	Description	Balance	Total
41 - Court Security Fund				
Assets				
	41-1000	Cash / Due From Consolidated Cash	4,009.15	
	Total Assets		4,009.15	
				4,009.15

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City of Iowa Colony
Balance Sheet
As of February 28, 2022

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Account Type	Account Number	Description	Balance	Total
41 - Court Security Fund				
Liabilities				
	41-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	Total Liabilities		0.00	
Fund Balance				
	41-3000	Fund Balance	22,844.91	
	Total Fund Balance		22,844.91	
		Total Revenue	3,914.88	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	(18,835.76)	
		Fund Balance Total	22,844.91	
		Current Year Increase (Decrease)	(18,835.76)	
		Total Fund Balance/Equity	4,009.15	
	Total Liabilities & Fund Balance			4,009.15

City of Iowa Colony
Balance Sheet
As of February 28, 2022

3/18/2022 10:15 AM

Account Type	Account Number	Description	Balance	Total
45 - American Rescue Plan Act (ARPA) Fund				
Assets				
	45-1000	Cash / Due From Consolidated Cash	0.00	
	Total Assets		0.00	
				0.00

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City of Iowa Colony
Balance Sheet
As of February 28, 2022

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Account Type	Account Number	Description	Balance	Total
45 - American Rescue Plan Act (ARPA) Fund				
Liabilities				
	45-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	45-2200	Wages Payable	0.00	
	Total Liabilities		0.00	
Fund Balance				
	45-3000	Fund Balance	400,545.99	
	Total Fund Balance		400,545.99	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	(400,545.99)	
		Fund Balance Total	400,545.99	
		Current Year Increase (Decrease)	(400,545.99)	
		Total Fund Balance/Equity	0.00	
	Total Liabilities & Fund Balance			0.00

City of Iowa Colony
Balance Sheet
As of February 28, 2022

3/18/2022 10:15 AM

Account Type	Account Number	Description	Balance	Total
50 - Vehicle Replacement Fund				
Assets				
	50-1000	Cash / Due From Consolidated Cash	0.00	
	Total Assets		0.00	
				0.00

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City of Iowa Colony
Balance Sheet
As of February 28, 2022

3/18/2022 10:15 AM

Account Type	Account Number	Description	Balance	Total
50 - Vehicle Replacement Fund				
Liabilities				
	50-2000	Due To Consolidated Cash / Accounts Payable	0.00	
	Total Liabilities		0.00	
Fund Balance				
	50-3000	Fund Balance	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

City of Iowa Colony
Balance Sheet
As of February 28, 2022

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Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Assets				
	99-1000	Cash	3,960,618.36	
	99-1210	Due From General Fund	467,072.01	
	99-1220	Due From Crime Prevention District Fund	0.00	
	99-1230	Due From Debt Service Fund	0.00	
	99-1235	Due From Capital Improvement Projects Fund	0.00	
	99-1240	Due From Court Technology fund	0.00	
	99-1241	Due From Court Security Fund	0.00	
	99-1245	Due From American Rescue Plan Act (ARPA) Fund	0.00	
	99-1250	Due From Vehicle Replacement Fund	0.00	
	Total Assets		4,427,690.37	4,427,690.37

Copy

City of Iowa Colony
Balance Sheet
As of February 28, 2022

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Account Type	Account Number	Description	Balance	Total
99 - Consolidated Cash				
Liabilities				
	99-2000	Accounts Payable	467,072.01	
	99-2110	Due To General Fund	0.00	
	99-2120	Due To Crime Prevention District Fund	0.00	
	99-2130	Due To Debt Service Fund	0.00	
	99-2135	Due To Capital Improvement Projects Fund	0.00	
	99-2140	Due To Court Technology fund	0.00	
	99-2141	Due To Court Security Fund	0.00	
	99-2145	Due To American Rescue Plan Act (ARPA) Fund	0.00	
	99-2150	Due To Vehicle Replacement Fund	0.00	
	99-2200	Wages Payable	0.00	
	99-2999	Due To Other Funds	3,960,618.36	
	Total Liabilities		4,427,690.37	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	0.00	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	0.00	
		Total Fund Balance/Equity	0.00	
	Total Liabilities & Fund Balance			4,427,690.37

City of Iowa Colony
Financial Statement
As of February 28, 2022

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10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales Tax	47,725.64	30,083.33	17,642.31	244,547.91	361,000.00	67.74%	116,452.09
Property Tax	232,440.31	310,916.67	(78,476.36)	3,595,692.44	3,731,000.00	96.37%	135,307.56
Miscellaneous	1,010.87	44,854.16	(43,843.29)	4,239.91	538,250.00	0.79%	534,010.09
Fines & Forfeitures	20,270.79	25,000.00	(4,729.21)	104,378.27	300,000.00	34.79%	195,621.73
License & Permits	300,295.07	167,333.33	132,961.74	1,015,433.68	2,008,000.00	50.57%	992,566.32
Not Categorized	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Business & Franchise	191,075.28	11,666.67	179,408.61	196,697.43	140,000.00	140.50%	(56,697.43)
Grant Income	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	792,817.96	589,854.16	202,963.80	5,160,989.64	7,078,250.00	72.91%	1,917,260.36
Expense Summary							
Personnel Services	123,895.43	160,794.39	(36,898.96)	667,014.21	1,929,532.73	34.57%	1,262,518.52
Professional/Contract Services	126,470.09	134,183.33	(7,713.24)	610,628.91	1,610,200.00	37.92%	999,571.09
Materials & Supplies	12,036.45	33,250.05	(21,213.60)	162,770.43	399,000.00	40.79%	236,229.57
Services	2,565.85	205,999.97	(203,434.12)	25,070.34	2,472,000.00	1.01%	2,446,929.66
Capital Outlay	316,895.00	31,666.67	285,228.33	329,595.00	380,000.00	86.74%	50,405.00
Expense Totals	581,862.82	565,894.41	15,968.41	1,795,078.89	6,790,732.73	26.43%	4,995,653.84

City of Iowa Colony
Financial Statement
As of February 28, 2022

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10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Sales Tax							
10-4109 Mixed Beverage Tax	114.06	83.33	30.73	427.20	1,000.00	42.72%	572.80
10-4110 City Sales Tax	47,611.58	30,000.00	17,611.58	244,120.71	360,000.00	67.81%	115,879.29
Sales Tax Totals	47,725.64	30,083.33	17,642.31	244,547.91	361,000.00	67.74%	116,452.09
Property Tax							
10-4120 Property Tax	232,270.18	113,333.33	118,936.85	3,591,692.77	1,360,000.00	264.10%	(2,231,692.77)
10-4121 Delinquent Property Tax	170.13	2,916.67	(2,746.54)	4,903.13	35,000.00	14.01%	30,096.87
10-4130 Property Tax - TIF - 70%	0.00	89,250.00	(89,250.00)	0.00	1,071,000.00	0.00%	1,071,000.00
10-4131 Delinquent Tax - TIF - 70%	0.00	0.00	0.00	(632.42)	0.00	0.00%	632.42
10-4132 City Property Tax TIF 30%	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
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
10-4136 Delinquent Tax MUD 31 - 70%	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4137 Property Tax MUD 31 - 30%	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4138 Delinquent Tax MUD 31 - 30%	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Property Tax Totals	232,440.31	310,916.67	(78,476.36)	3,595,692.44	3,731,000.00	96.37%	135,307.56
Miscellaneous							
10-4124 Accident Reports	10.00	0.00	10.00	100.00	0.00	0.00%	(100.00)
10-4126 MUD 31 Pub Safety Contr	0.00	20,833.33	(20,833.33)	0.00	250,000.00	0.00%	250,000.00
10-4127 MUD 32 Pub Saf	0.00	20,833.33	(20,833.33)	0.00	250,000.00	0.00%	250,000.00
10-4134 Intermodel Ship Container	0.00	250.00	(250.00)	0.00	3,000.00	0.00%	3,000.00
10-4805 Park Reserves	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00
10-4910 Interest Income	0.87	20.83	(19.96)	4.92	250.00	1.97%	245.08
10-4911 Other Revenue	1,000.00	0.00	1,000.00	4,134.99	0.00	0.00%	(4,134.99)

City of Iowa Colony
Financial Statement
As of February 28, 2022

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10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous							
Miscellaneous Totals	1,010.87	44,854.16	(43,843.29)	4,239.91	538,250.00	0.79%	534,010.09
Fines & Forfeitures							
10-4125 Arrest Fee	759.00	0.00	759.00	4,045.55	0.00	0.00%	(4,045.55)
10-4701 Citations/Warrants	18,266.55	25,000.00	(6,733.45)	94,618.67	300,000.00	31.54%	205,381.33
10-4702 Delinquent Court Collection	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4703 Municipal Jury Funds	14.82	0.00	14.82	78.80	0.00	0.00%	(78.80)
10-4704 Local Truancy Prevention	740.42	0.00	740.42	3,548.41	0.00	0.00%	(3,548.41)
10-4705 Time Payment Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4706 Omnibase Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4709 Court Costs	490.00	0.00	490.00	2,086.84	0.00	0.00%	(2,086.84)
Fines & Forfeitures Totals	20,270.79	25,000.00	(4,729.21)	104,378.27	300,000.00	34.79%	195,621.73
License & Permits							
10-4201 Building Construction Permits	170,726.59	114,583.33	56,143.26	561,519.30	1,375,000.00	40.84%	813,480.70
10-4202 Trade Fees	8,836.52	4,166.67	4,669.85	50,069.41	50,000.00	100.14%	(69.41)
10-4203 Reinspection Fees	0.00	2,500.00	(2,500.00)	16,400.00	30,000.00	54.67%	13,600.00
10-4204 Signs	0.00	83.33	(83.33)	450.00	1,000.00	45.00%	550.00
10-4205 PIP - Prop Improv Permit	0.00	166.67	(166.67)	3,148.94	2,000.00	157.45%	(1,148.94)
10-4206 Dirt Work Permits	0.00	41.67	(41.67)	1,000.00	500.00	200.00%	(500.00)
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	1,540.00	83.33	1,456.67	2,540.00	1,000.00	254.00%	(1,540.00)
10-4212 Park Use Permit	0.00	83.33	(83.33)	520.00	1,000.00	52.00%	480.00
10-4213 Mobile Food Unit Permit	250.00	83.33	166.67	850.00	1,000.00	85.00%	150.00
10-4301 Preliminary Plat Fees	12,470.00	6,250.00	6,220.00	24,310.00	75,000.00	32.41%	50,690.00

City of Iowa Colony
Financial Statement
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10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
License & Permits							
10-4302 Final Plat Fees	0.00	2,916.67	(2,916.67)	11,350.00	35,000.00	32.43%	23,650.00
10-4303 Abbreviated Plat Fees	17,490.00	583.33	16,906.67	19,070.00	7,000.00	272.43%	(12,070.00)
10-4305 Admin Fee - Early Plat Recording	0.00	12,500.00	(12,500.00)	39,508.62	150,000.00	26.34%	110,491.38
10-4401 Infrastructure Plan Review Fee	10,783.76	6,250.00	4,533.76	65,042.62	75,000.00	86.72%	9,957.38
10-4403 Civil Site Plan Review Fee	78,198.20	16,666.67	61,531.53	219,204.79	200,000.00	109.60%	(19,204.79)
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	300,295.07	167,333.33	132,961.74	1,015,433.68	2,008,000.00	50.57%	992,566.32
Not Categorized							
10-4444 Prior Software Adjustment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Not Categorized Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Business & Franchise							
10-4601 Franchise Tax - Electric	185,071.36	9,166.67	175,904.69	185,071.36	110,000.00	168.25%	(75,071.36)
10-4602 Franchise Tax - Gas	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-4603 Telecommunication Fee - Sales	6,003.92	2,500.00	3,503.92	11,626.07	30,000.00	38.75%	18,373.93
Business & Franchise Totals	191,075.28	11,666.67	179,408.61	196,697.43	140,000.00	140.50%	(56,697.43)
Grant Income							
10-4803 State & Federal Grants	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Grant Income Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	792,817.96	589,854.16	202,963.80	5,160,989.64	7,078,250.00	72.91%	1,917,260.36

City of Iowa Colony
Financial Statement
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10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Materials & Supplies	1,724.39	5,208.35	(3,483.96)	23,449.62	62,500.00	37.52%	39,050.38
Personnel Services	21,203.87	27,212.31	(6,008.44)	146,719.80	326,547.96	44.93%	179,828.16
Professional/Contract Services	29,410.39	19,116.67	10,293.72	141,343.58	229,400.00	61.61%	88,056.42
Services	2,126.17	3,499.99	(1,373.82)	12,441.70	42,000.00	29.62%	29,558.30
Administration Totals	<u>54,464.82</u>	<u>55,037.32</u>	<u>(572.50)</u>	<u>323,954.70</u>	<u>660,447.96</u>	<u>49.05%</u>	<u>336,493.26</u>

10 - General Fund Finance	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	1,766.67	(1,766.67)	29,389.34	21,200.00	138.63%	(8,189.34)
Personnel Services	7,651.39	8,730.33	(1,078.94)	38,290.79	104,763.81	36.55%	66,473.02
Professional/Contract Services	0.00	208.34	(208.34)	0.00	2,500.00	0.00%	2,500.00
Finance Totals	<u>7,651.39</u>	<u>10,705.34</u>	<u>(3,053.95)</u>	<u>67,680.13</u>	<u>128,463.81</u>	<u>52.68%</u>	<u>60,783.68</u>

10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	4,915.06	6,841.67	(1,926.61)	37,919.69	82,100.00	46.19%	44,180.31
Personnel Services	61,975.91	86,929.88	(24,953.97)	308,587.65	1,043,158.60	29.58%	734,570.95
Professional/Contract Services	753.03	1,833.33	(1,080.30)	13,850.11	22,000.00	62.96%	8,149.89
Services	439.68	5,833.33	(5,393.65)	11,253.64	70,000.00	16.08%	58,746.36
Police Totals	<u>68,083.68</u>	<u>101,438.21</u>	<u>(33,354.53)</u>	<u>371,611.09</u>	<u>1,217,258.60</u>	<u>30.53%</u>	<u>845,647.51</u>

10 - General Fund Animal Control	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
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Materials & Supplies	108.22	266.67	(158.45)	862.88	3,200.00	26.97%	2,337.12
Personnel Services	4,488.85	5,197.00	(708.15)	24,288.84	62,364.06	38.95%	38,075.22
Professional/Contract Services	140.00	358.33	(218.33)	1,369.84	4,300.00	31.86%	2,930.16
Services	0.00	666.66	(666.66)	339.50	8,000.00	4.24%	7,660.50
Animal Control Totals	<u>4,737.07</u>	<u>6,488.66</u>	<u>(1,751.59)</u>	<u>26,861.06</u>	<u>77,864.06</u>	<u>34.50%</u>	<u>51,003.00</u>

10 - General Fund Emergency Management	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	250.00	(250.00)	0.00	3,000.00	0.00%	3,000.00
Professional/Contract Services	0.00	666.67	(666.67)	0.00	8,000.00	0.00%	8,000.00
Emergency Management Totals	<u>0.00</u>	<u>916.67</u>	<u>(916.67)</u>	<u>0.00</u>	<u>11,000.00</u>	<u>0.00%</u>	<u>11,000.00</u>

10 - General Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	26.49	1,025.01	(998.52)	3,234.16	12,300.00	26.29%	9,065.84
Personnel Services	9,555.27	10,941.64	(1,386.37)	47,417.53	131,299.58	36.11%	83,882.05
Professional/Contract Services	5,283.32	6,041.67	(758.35)	20,746.10	72,500.00	28.62%	51,753.90
Municipal Court Totals	<u>14,865.08</u>	<u>18,008.32</u>	<u>(3,143.24)</u>	<u>71,397.79</u>	<u>216,099.58</u>	<u>33.04%</u>	<u>144,701.79</u>

10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	1,230.64	6,583.34	(5,352.70)	22,329.41	79,000.00	28.27%	56,670.59
Personnel Services	6,007.72	7,081.23	(1,073.51)	34,307.38	84,974.90	40.37%	50,667.52
Professional/Contract Services	0.00	32,500.00	(32,500.00)	22,879.86	390,000.00	5.87%	367,120.14
Services	0.00	666.66	(666.66)	339.50	8,000.00	4.24%	7,660.50
Public Works Totals	<u>7,238.36</u>	<u>46,831.23</u>	<u>(39,592.87)</u>	<u>79,856.15</u>	<u>561,974.90</u>	<u>14.21%</u>	<u>482,118.75</u>

City of Iowa Colony
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10 - General Fund Parks & Recreation	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	3,458.94	9,083.33	(5,624.39)	17,637.87	109,000.00	16.18%	91,362.13
Professional/Contract Services	0.00	2,750.00	(2,750.00)	21,400.00	33,000.00	64.85%	11,600.00
Parks & Recreation Totals	<u>3,458.94</u>	<u>11,833.33</u>	<u>(8,374.39)</u>	<u>39,037.87</u>	<u>142,000.00</u>	<u>27.49%</u>	<u>102,962.13</u>

10 - General Fund Community Development	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)	25,190.45	15,500.00	162.52%	(9,690.45)
Personnel Services	4,480.39	5,145.28	(664.89)	22,282.92	61,743.21	36.09%	39,460.29
Professional/Contract Services	68,238.97	45,041.66	23,197.31	249,243.73	540,500.00	46.11%	291,256.27
Services	0.00	194,666.67	(194,666.67)	0.00	2,336,000.00	0.00%	2,336,000.00
Community Development Totals	<u>72,719.36</u>	<u>246,145.28</u>	<u>(173,425.92)</u>	<u>296,717.10</u>	<u>2,953,743.21</u>	<u>10.05%</u>	<u>2,657,026.11</u>

10 - General Fund Fire Marshal/Building Official	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	572.71	933.34	(360.63)	2,757.01	11,200.00	24.62%	8,442.99
Personnel Services	8,532.03	9,556.72	(1,024.69)	45,119.30	114,680.61	39.34%	69,561.31
Professional/Contract Services	22,644.38	25,666.66	(3,022.28)	139,795.69	308,000.00	45.39%	168,204.31
Services	0.00	666.66	(666.66)	696.00	8,000.00	8.70%	7,304.00
Fire Marshal/Building Official Totals	<u>31,749.12</u>	<u>36,823.38</u>	<u>(5,074.26)</u>	<u>188,368.00</u>	<u>441,880.61</u>	<u>42.63%</u>	<u>253,512.61</u>

10 - General Fund Capital and Planning Projects	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	316,895.00	31,666.67	285,228.33	329,595.00	380,000.00	86.74%	50,405.00

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Capital and Planning Projects Totals	<u>316,895.00</u>	<u>31,666.67</u>	<u>285,228.33</u>	<u>329,595.00</u>	<u>380,000.00</u>	<u>86.74%</u>	<u>50,405.00</u>
Expense Total	<u><u>581,862.82</u></u>	<u><u>565,894.41</u></u>	<u><u>15,968.41</u></u>	<u><u>1,795,078.89</u></u>	<u><u>6,790,732.73</u></u>	<u><u>26.43%</u></u>	<u><u>4,995,653.84</u></u>

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10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5101 Salaries - Full Time	16,130.46	17,824.16	(1,693.70)	80,652.32	213,889.92	37.71%	133,237.60
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
10-10-5104 Salaries - Overtime	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5106 Social Security/Medicare	1,264.62	1,363.55	(98.93)	6,310.83	16,362.58	38.57%	10,051.75
10-10-5107 TMRS	1,573.58	1,604.17	(30.59)	9,348.72	19,250.09	48.56%	9,901.37
10-10-5108 Health & Life Insurance	881.37	1,233.33	(351.96)	33,927.73	14,800.00	229.24%	(19,127.73)
10-10-5109 Worker's Comp	0.00	633.11	(633.11)	9,871.00	7,597.37	129.93%	(2,273.63)
10-10-5110 Texas Workforce Commission	0.00	42.00	(42.00)	0.00	504.00	0.00%	504.00
10-10-5111 Vehicle Allowance	553.84	600.00	(46.16)	2,769.20	7,200.00	38.46%	4,430.80
10-10-5112 457(b) Reimbursement	800.00	875.00	(75.00)	3,600.00	10,500.00	34.29%	6,900.00
10-10-5114 Benefits Admin Fees	0.00	12.00	(12.00)	0.00	144.00	0.00%	144.00
10-10-5115 Longevity Pay	0.00	25.00	(25.00)	240.00	300.00	80.00%	60.00
10-10-5117 Certificate Pay	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5121 Payroll Expense/Direct	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-10-5201 Legal Services	9,859.76	7,916.67	1,943.09	52,983.17	95,000.00	55.77%	42,016.83
10-10-5202 Audit Services	13,250.00	2,500.00	10,750.00	31,000.00	30,000.00	103.33%	(1,000.00)
10-10-5203 Attorney/Prosecutor Fees	0.00	0.00	0.00	10,325.00	0.00	0.00%	(10,325.00)
10-10-5206 Professional Services	3,825.00	2,166.67	1,658.33	12,674.90	26,000.00	48.75%	13,325.10
10-10-5207 Building Inspector	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5208 Engineering Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5210 Election Expenses	0.00	666.67	(666.67)	1,500.00	8,000.00	18.75%	6,500.00
10-10-5211 Bank Fees	10.00	8.33	1.67	120.10	100.00	120.10%	(20.10)
10-10-5212 Credit Card Processing Fees	2.00	208.33	(206.33)	8,056.43	2,500.00	322.26%	(5,556.43)
10-10-5213 Legal Notices Expense	0.00	583.33	(583.33)	3,822.70	7,000.00	54.61%	3,177.30
10-10-5214 Advertising/Printing Expense	0.00	0.00	0.00	195.60	0.00	0.00%	(195.60)

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10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5215 BCAD Fee	0.00	1,791.67	(1,791.67)	7,298.60	21,500.00	33.95%	14,201.40
10-10-5216 Pest Control Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5217 Professional Cleaning Services	0.00	1,416.67	(1,416.67)	3,930.00	17,000.00	23.12%	13,070.00
10-10-5218 Lawn Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5221 Website Administration	0.00	458.33	(458.33)	3,792.99	5,500.00	68.96%	1,707.01
10-10-5223 Training & Travel	1,154.03	750.00	404.03	3,373.33	9,000.00	37.48%	5,626.67
10-10-5224 Dues & Subscriptions	1,064.60	225.00	839.60	1,925.76	2,700.00	71.32%	774.24
10-10-5225 Seminars/BCCA	245.00	250.00	(5.00)	345.00	3,000.00	11.50%	2,655.00
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	509.19	1,166.67	(657.48)	2,176.59	14,000.00	15.55%	11,823.41
10-10-5302 Janitorial Supplies	33.98	0.00	33.98	337.96	0.00	0.00%	(337.96)
10-10-5303 Public Education & Training	0.00	0.00	0.00	129.00	0.00	0.00%	(129.00)
10-10-5309 Uniforms	0.00	166.67	(166.67)	781.88	2,000.00	39.09%	1,218.12
10-10-5310 Postage	198.21	41.67	156.54	1,174.31	500.00	234.86%	(674.31)
10-10-5311 Building Repairs &	85.00	1,000.00	(915.00)	10,813.23	12,000.00	90.11%	1,186.77
10-10-5312 Staff Recognition	0.00	166.67	(166.67)	(190.35)	2,000.00	(9.52%)	2,190.35
10-10-5314 Computer & Technology	0.00	1,250.00	(1,250.00)	0.00	15,000.00	0.00%	15,000.00
10-10-5315 Computer Software/License	620.00	666.67	(46.67)	6,068.29	8,000.00	75.85%	1,931.71
10-10-5317 Equipment & Other Rentals	278.01	541.67	(263.66)	1,403.29	6,500.00	21.59%	5,096.71
10-10-5329 Mayor's Special Expense	0.00	125.00	(125.00)	0.00	1,500.00	0.00%	1,500.00
10-10-5330 Miscellaneous	0.00	83.33	(83.33)	755.42	1,000.00	75.54%	244.58
10-10-5331 Signs & Postings	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5401 Utilities - Electricity	818.98	583.33	235.65	3,202.25	7,000.00	45.75%	3,797.75
10-10-5402 Utilities - Traffic Signals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-10-5403 Utilities - Telephone	1,307.19	1,333.33	(26.14)	6,056.08	16,000.00	37.85%	9,943.92

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10 - General Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5404 Mobile Technology Expense	0.00	0.00	0.00	459.70	0.00	0.00%	(459.70)
10-10-5405 Insurance - Liability & Prop	0.00	666.67	(666.67)	2,723.67	8,000.00	34.05%	5,276.33
10-10-5406 Insurance - Windstorm	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
10-10-5407 Insurance - Vehicles	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-10-5630 Furniture & Equipment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Administration Totals	54,464.82	55,037.32	(572.50)	323,954.70	660,447.96	49.05%	336,493.26

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10 - General Fund Finance	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-15-5101 Salaries - Full Time	6,080.00	6,718.40	(638.40)	30,400.00	80,620.80	37.71%	50,220.80
10-15-5106 Social Security/Medicare	460.62	513.96	(53.34)	2,307.69	6,167.49	37.42%	3,859.80
10-15-5107 TMRS	547.20	604.66	(57.46)	3,268.82	7,255.87	45.05%	3,987.05
10-15-5108 Health & Life Insurance	563.57	616.67	(53.10)	2,254.28	7,400.00	30.46%	5,145.72
10-15-5109 Worker's Comp	0.00	238.64	(238.64)	0.00	2,863.65	0.00%	2,863.65
10-15-5110 Texas Workforce Commission	0.00	21.00	(21.00)	0.00	252.00	0.00%	252.00
10-15-5114 Benefits Admin Fees	0.00	12.00	(12.00)	0.00	144.00	0.00%	144.00
10-15-5115 Longevity Pay	0.00	5.00	(5.00)	60.00	60.00	100.00%	0.00
10-15-5223 Training & Travel	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
10-15-5224 Dues & Subscriptions	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
10-15-5301 Office Supplies	0.00	83.33	(83.33)	348.97	1,000.00	34.90%	651.03
10-15-5310 Postage	0.00	16.67	(16.67)	290.37	200.00	145.19%	(90.37)
10-15-5314 Computer & Technology	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-15-5315 Computer Software/License	0.00	1,666.67	(1,666.67)	28,750.00	20,000.00	143.75%	(8,750.00)
Finance Totals	7,651.39	10,705.34	(3,053.95)	67,680.13	128,463.81	52.68%	60,783.68

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10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-20-5101 Salaries - Full Time	44,759.76	62,577.08	(17,817.32)	214,871.14	750,925.02	28.61%	536,053.88
10-20-5102 Salaries - Part Time	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5104 Salaries - Overtime	2,228.13	1,041.67	1,186.46	13,768.05	12,500.00	110.14%	(1,268.05)
10-20-5106 Social Security/Medicare	3,648.65	4,787.15	(1,138.50)	17,638.96	57,445.76	30.71%	39,806.80
10-20-5107 TMRS	4,382.59	5,631.94	(1,249.35)	25,060.48	67,583.25	37.08%	42,522.77
10-20-5108 Health & Life Insurance	5,249.08	8,325.00	(3,075.92)	20,890.24	99,900.00	20.91%	79,009.76
10-20-5109 Worker's Comp	0.00	2,778.42	(2,778.42)	8,079.00	33,341.07	24.23%	25,262.07
10-20-5110 Texas Workforce Commission	0.00	294.00	(294.00)	348.23	3,528.00	9.87%	3,179.77
10-20-5114 Benefits Admin Fees	0.00	84.00	(84.00)	0.00	1,008.00	0.00%	1,008.00
10-20-5115 Longevity Pay	0.00	70.00	(70.00)	720.00	840.00	85.71%	120.00
10-20-5117 Certificate Pay	1,707.70	1,340.62	367.08	7,211.55	16,087.50	44.83%	8,875.95
10-20-5206 Professional Services	31.38	583.33	(551.95)	6,132.38	7,000.00	87.61%	867.62
10-20-5222 Investigations	0.00	250.00	(250.00)	407.00	3,000.00	13.57%	2,593.00
10-20-5223 Training & Travel	721.65	416.67	304.98	1,623.29	5,000.00	32.47%	3,376.71
10-20-5224 Dues & Subscriptions	0.00	125.00	(125.00)	65.00	1,500.00	4.33%	1,435.00
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)	475.00	1,500.00	31.67%	1,025.00
10-20-5301 Office Supplies	136.77	250.00	(113.23)	3,567.20	3,000.00	118.91%	(567.20)
10-20-5303 Public Education & Training	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5307 Investigation Supplies	68.97	0.00	68.97	68.97	0.00	0.00%	(68.97)
10-20-5309 Uniforms	159.84	666.67	(506.83)	1,949.96	8,000.00	24.37%	6,050.04
10-20-5310 Postage	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
10-20-5311 Building Repairs &	252.72	166.67	86.05	277.72	2,000.00	13.89%	1,722.28
10-20-5313 Fuel Expense	3,095.11	2,500.00	595.11	14,159.69	30,000.00	47.20%	15,840.31
10-20-5314 Computer & Technology	1,079.29	1,666.67	(587.38)	7,093.02	20,000.00	35.47%	12,906.98
10-20-5315 Computer Software/License	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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10 - General Fund Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-20-5318 Vehicle Equipment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5319 Vehicle Repairs & Maintenance	61.15	833.33	(772.18)	8,883.85	10,000.00	88.84%	1,116.15
10-20-5320 Traffic Equipment & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5325 Lab Equipment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5326 Radio Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-20-5328 Small Tools & Minor	0.00	583.33	(583.33)	1,409.06	7,000.00	20.13%	5,590.94
10-20-5330 Miscellaneous	61.21	166.67	(105.46)	510.22	2,000.00	25.51%	1,489.78
10-20-5404 Mobile Technology Expense	439.68	500.00	(60.32)	2,761.14	6,000.00	46.02%	3,238.86
10-20-5405 Insurance - Liability & Prop	0.00	666.67	(666.67)	3,856.50	8,000.00	48.21%	4,143.50
10-20-5407 Insurance - Vehicles	0.00	583.33	(583.33)	4,636.00	7,000.00	66.23%	2,364.00
10-20-5410 Vehicle Replacement Fund	0.00	4,083.33	(4,083.33)	0.00	49,000.00	0.00%	49,000.00
Police Totals	68,083.68	101,438.21	(33,354.53)	371,611.09	1,217,258.60	30.53%	845,647.51

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10 - General Fund Animal Control	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-21-5101 Salaries - Full Time	3,361.60	3,714.58	(352.98)	16,808.00	44,575.02	37.71%	27,767.02
10-21-5104 Salaries - Overtime	0.00	83.33	(83.33)	441.28	1,000.00	44.13%	558.72
10-21-5106 Social Security/Medicare	250.16	284.17	(34.01)	1,289.13	3,409.99	37.80%	2,120.86
10-21-5107 TMRS	302.54	334.31	(31.77)	1,868.23	4,011.75	46.57%	2,143.52
10-21-5108 Health & Life Insurance	574.55	616.67	(42.12)	2,298.20	7,400.00	31.06%	5,101.80
10-21-5109 Worker's Comp	0.00	131.94	(131.94)	1,524.00	1,583.30	96.25%	59.30
10-21-5110 Texas Workforce Commission	0.00	21.00	(21.00)	0.00	252.00	0.00%	252.00
10-21-5114 Benefits Admin Fees	0.00	6.00	(6.00)	0.00	72.00	0.00%	72.00
10-21-5115 Longevity Pay	0.00	5.00	(5.00)	60.00	60.00	100.00%	0.00
10-21-5117 Certificate Pay	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-21-5223 Training & Travel	0.00	125.00	(125.00)	882.89	1,500.00	58.86%	617.11
10-21-5224 Dues & Subscriptions	0.00	25.00	(25.00)	91.95	300.00	30.65%	208.05
10-21-5229 Contractual Services	140.00	208.33	(68.33)	395.00	2,500.00	15.80%	2,105.00
10-21-5301 Office Supplies	0.00	16.67	(16.67)	0.00	200.00	0.00%	200.00
10-21-5309 Uniforms	40.58	41.67	(1.09)	323.44	500.00	64.69%	176.56
10-21-5310 Postage	0.00	16.67	(16.67)	0.00	200.00	0.00%	200.00
10-21-5311 Building Repairs &	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-21-5313 Fuel Expense	0.00	83.33	(83.33)	404.25	1,000.00	40.43%	595.75
10-21-5318 Vehicle Equipment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-21-5319 Vehicle Repairs & Maintenance	0.00	83.33	(83.33)	36.08	1,000.00	3.61%	963.92
10-21-5328 Small Tools & Minor	67.64	25.00	42.64	99.11	300.00	33.04%	200.89
10-21-5407 Insurance - Vehicles	0.00	83.33	(83.33)	339.50	1,000.00	33.95%	660.50
10-21-5410 Vehicle Replacement Fund	0.00	583.33	(583.33)	0.00	7,000.00	0.00%	7,000.00
Animal Control Totals	4,737.07	6,488.66	(1,751.59)	26,861.06	77,864.06	34.50%	51,003.00

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10 - General Fund Emergency Management	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-22-5206 Professional Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-22-5214 Advertising/Printing Expense	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
10-22-5223 Training & Travel	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-22-5229 Contractual Services	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
10-22-5301 Office Supplies	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
10-22-5315 Computer Software/License	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
Emergency Management Totals	0.00	916.67	(916.67)	0.00	11,000.00	0.00%	11,000.00

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10 - General Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-25-5101 Salaries - Full Time	7,129.60	7,805.72	(676.12)	35,488.14	93,668.64	37.89%	58,180.50
10-25-5104 Salaries - Overtime	0.00	166.67	(166.67)	233.01	2,000.00	11.65%	1,766.99
10-25-5106 Social Security/Medicare	539.68	597.14	(57.46)	2,708.58	7,165.65	37.80%	4,457.07
10-25-5107 TMRS	649.96	702.52	(52.56)	3,891.38	8,430.18	46.16%	4,538.80
10-25-5108 Health & Life Insurance	1,143.73	1,233.33	(89.60)	4,574.92	14,800.00	30.91%	10,225.08
10-25-5109 Worker's Comp	0.00	277.26	(277.26)	0.00	3,327.11	0.00%	3,327.11
10-25-5110 Texas Workforce Commission	0.00	42.00	(42.00)	0.00	504.00	0.00%	504.00
10-25-5114 Benefits Admin Fees	0.00	12.00	(12.00)	0.00	144.00	0.00%	144.00
10-25-5115 Longevity Pay	0.00	5.00	(5.00)	60.00	60.00	100.00%	0.00
10-25-5117 Certificate Pay	92.30	100.00	(7.70)	461.50	1,200.00	38.46%	738.50
10-25-5203 Attorney/Prosecutor Fees	3,925.00	4,166.67	(241.67)	12,850.00	50,000.00	25.70%	37,150.00
10-25-5206 Professional Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-25-5209 Judge Fees	1,312.50	1,666.67	(354.17)	7,350.00	20,000.00	36.75%	12,650.00
10-25-5220 Interpreter Services	45.82	125.00	(79.18)	241.10	1,500.00	16.07%	1,258.90
10-25-5223 Training & Travel	0.00	83.33	(83.33)	305.00	1,000.00	30.50%	695.00
10-25-5301 Office Supplies	26.49	250.00	(223.51)	458.16	3,000.00	15.27%	2,541.84
10-25-5308 Jury Trial Expense	0.00	125.00	(125.00)	0.00	1,500.00	0.00%	1,500.00
10-25-5309 Uniforms	0.00	41.67	(41.67)	32.00	500.00	6.40%	468.00
10-25-5310 Postage	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
10-25-5314 Computer & Technology	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-25-5315 Computer Software/License	0.00	566.67	(566.67)	2,744.00	6,800.00	40.35%	4,056.00
Municipal Court Totals	14,865.08	18,008.32	(3,143.24)	71,397.79	216,099.58	33.04%	144,701.79

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10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-30-5101 Salaries - Full Time	4,649.40	5,074.16	(424.76)	23,074.80	60,889.92	37.90%	37,815.12
10-30-5104 Salaries - Overtime	21.53	333.33	(311.80)	1,657.44	4,000.00	41.44%	2,342.56
10-30-5106 Social Security/Medicare	352.83	388.17	(35.34)	1,874.11	4,658.08	40.23%	2,783.97
10-30-5107 TMRS	420.39	456.67	(36.28)	2,675.75	5,480.09	48.83%	2,804.34
10-30-5108 Health & Life Insurance	563.57	616.67	(53.10)	2,254.28	7,400.00	30.46%	5,145.72
10-30-5109 Worker's Comp	0.00	180.23	(180.23)	2,711.00	2,162.81	125.35%	(548.19)
10-30-5110 Texas Workforce Commission	0.00	21.00	(21.00)	0.00	252.00	0.00%	252.00
10-30-5114 Benefits Admin Fees	0.00	6.00	(6.00)	0.00	72.00	0.00%	72.00
10-30-5115 Longevity Pay	0.00	5.00	(5.00)	60.00	60.00	100.00%	0.00
10-30-5219 Roads, Bridges & Drainage	0.00	27,083.33	(27,083.33)	0.00	325,000.00	0.00%	325,000.00
10-30-5229 Contractual Services	0.00	5,416.67	(5,416.67)	22,879.86	65,000.00	35.20%	42,120.14
10-30-5301 Office Supplies	20.17	416.67	(396.50)	944.38	5,000.00	18.89%	4,055.62
10-30-5306 Building Materials & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-30-5309 Uniforms	79.92	83.33	(3.41)	473.18	1,000.00	47.32%	526.82
10-30-5313 Fuel Expense	335.43	333.33	2.10	1,670.21	4,000.00	41.76%	2,329.79
10-30-5316 Equipment Repair/Parts	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-30-5317 Equipment & Other Rentals	0.00	1,250.00	(1,250.00)	0.00	15,000.00	0.00%	15,000.00
10-30-5318 Vehicle Equipment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-30-5319 Vehicle Repairs & Maintenance	79.37	250.00	(170.63)	188.64	3,000.00	6.29%	2,811.36
10-30-5320 Traffic Equipment & Supplies	0.00	0.00	0.00	420.93	0.00	0.00%	(420.93)
10-30-5321 Public Works Maintenance	399.40	1,666.67	(1,267.27)	8,024.40	20,000.00	40.12%	11,975.60
10-30-5322 Special Road Work	0.00	1,250.00	(1,250.00)	9,305.50	15,000.00	62.04%	5,694.50
10-30-5328 Small Tools & Minor	0.00	666.67	(666.67)	0.00	8,000.00	0.00%	8,000.00
10-30-5331 Signs & Postings	316.35	666.67	(350.32)	1,302.17	8,000.00	16.28%	6,697.83
10-30-5407 Insurance - Vehicles	0.00	83.33	(83.33)	339.50	1,000.00	33.95%	660.50
10-30-5410 Vehicle Replacement Fund	0.00	583.33	(583.33)	0.00	7,000.00	0.00%	7,000.00

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10 - General Fund Public Works	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Public Works Totals	7,238.36	46,831.23	(39,592.87)	79,856.15	561,974.90	14.21%	482,118.75

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10 - General Fund Parks & Recreation	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-32-5206 Professional Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-32-5229 Contractual Services	0.00	2,750.00	(2,750.00)	21,400.00	33,000.00	64.85%	11,600.00
10-32-5301 Office Supplies	0.00	208.33	(208.33)	0.00	2,500.00	0.00%	2,500.00
10-32-5309 Uniforms	0.00	83.33	(83.33)	148.00	1,000.00	14.80%	852.00
10-32-5323 Park Improvements	0.00	2,916.67	(2,916.67)	1,799.00	35,000.00	5.14%	33,201.00
10-32-5324 Park Maintenance	3,458.94	5,833.33	(2,374.39)	15,690.87	70,000.00	22.42%	54,309.13
10-32-5330 Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-32-5331 Signs & Postings	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
Parks & Recreation Totals	3,458.94	11,833.33	(8,374.39)	39,037.87	142,000.00	27.49%	102,962.13

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10 - General Fund Community Development	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-35-5101 Salaries - Full Time	3,361.60	3,624.40	(262.80)	16,563.20	43,492.80	38.08%	26,929.60
10-35-5104 Salaries - Overtime	0.00	125.00	(125.00)	195.27	1,500.00	13.02%	1,304.73
10-35-5106 Social Security/Medicare	252.68	277.27	(24.59)	1,273.34	3,327.20	38.27%	2,053.86
10-35-5107 TMRS	302.54	326.20	(23.66)	1,816.83	3,914.35	46.41%	2,097.52
10-35-5108 Health & Life Insurance	563.57	616.67	(53.10)	2,254.28	7,400.00	30.46%	5,145.72
10-35-5109 Worker's Comp	0.00	128.74	(128.74)	0.00	1,544.86	0.00%	1,544.86
10-35-5110 Texas Workforce Commission	0.00	21.00	(21.00)	0.00	252.00	0.00%	252.00
10-35-5114 Benefits Admin Fees	0.00	6.00	(6.00)	0.00	72.00	0.00%	72.00
10-35-5115 Longevity Pay	0.00	20.00	(20.00)	180.00	240.00	75.00%	60.00
10-35-5206 Professional Services	0.00	4,208.33	(4,208.33)	0.00	50,500.00	0.00%	50,500.00
10-35-5208 Engineering Services	68,238.97	40,833.33	27,405.64	249,243.73	490,000.00	50.87%	240,756.27
10-35-5301 Office Supplies	0.00	83.33	(83.33)	150.45	1,000.00	15.05%	849.55
10-35-5309 Uniforms	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
10-35-5314 Computer & Technology	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
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)	0.00	2,336,000.00	0.00%	2,336,000.00
Community Development Totals	72,719.36	246,145.28	(173,425.92)	296,717.10	2,953,743.21	10.05%	2,657,026.11

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10 - General Fund Fire Marshal/Building Official	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-36-5101 Salaries - Full Time	6,710.46	7,415.06	(704.60)	33,552.32	88,980.72	37.71%	55,428.40
10-36-5104 Salaries - Overtime	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-36-5106 Social Security/Medicare	471.44	567.25	(95.81)	2,389.44	6,807.03	35.10%	4,417.59
10-36-5107 TMRS	603.94	667.36	(63.42)	3,607.12	8,008.26	45.04%	4,401.14
10-36-5108 Health & Life Insurance	746.19	616.67	129.52	2,905.42	7,400.00	39.26%	4,494.58
10-36-5109 Worker's Comp	0.00	263.38	(263.38)	2,605.00	3,160.60	82.42%	555.60
10-36-5110 Texas Workforce Commission	0.00	21.00	(21.00)	0.00	252.00	0.00%	252.00
10-36-5114 Benefits Admin Fees	0.00	6.00	(6.00)	0.00	72.00	0.00%	72.00
10-36-5115 Longevity Pay	0.00	0.00	0.00	60.00	0.00	0.00%	(60.00)
10-36-5207 Building Inspector	22,644.38	25,000.00	(2,355.62)	138,574.38	300,000.00	46.19%	161,425.62
10-36-5223 Training & Travel	0.00	333.33	(333.33)	845.99	4,000.00	21.15%	3,154.01
10-36-5224 Dues & Subscriptions	0.00	333.33	(333.33)	375.32	4,000.00	9.38%	3,624.68
10-36-5301 Office Supplies	0.00	41.67	(41.67)	889.05	500.00	177.81%	(389.05)
10-36-5303 Public Education & Training	0.00	250.00	(250.00)	0.00	3,000.00	0.00%	3,000.00
10-36-5307 Investigation Supplies	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-36-5309 Uniforms	0.00	83.33	(83.33)	75.00	1,000.00	7.50%	925.00
10-36-5310 Postage	0.00	16.67	(16.67)	0.00	200.00	0.00%	200.00
10-36-5313 Fuel Expense	374.54	166.67	207.87	1,240.90	2,000.00	62.05%	759.10
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	198.17	166.67	31.50	552.06	2,000.00	27.60%	1,447.94
10-36-5407 Insurance - Vehicles	0.00	83.33	(83.33)	696.00	1,000.00	69.60%	304.00
10-36-5410 Vehicle Replacement Fund	0.00	583.33	(583.33)	0.00	7,000.00	0.00%	7,000.00
Fire Marshal/Building Official Totals	31,749.12	36,823.38	(5,074.26)	188,368.00	441,880.61	42.63%	253,512.61

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10 - General Fund Capital and Planning Projects	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-90-5610 Land Purchase and	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-90-5620 Building Purchase,	316,895.00	31,666.67	285,228.33	329,595.00	380,000.00	86.74%	50,405.00
10-90-5630 Furniture & Equipment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-90-5640 Capital Assets	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
10-90-5650 Vehicles & Machinery	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Capital and Planning Projects Totals	316,895.00	31,666.67	285,228.33	329,595.00	380,000.00	86.74%	50,405.00
Expense Totals	581,862.82	565,894.41	15,968.41	1,795,078.89	6,790,732.73	26.43%	4,995,653.84

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20 - Crime Control and Prevention District Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales Tax	20,924.09	0.00	20,924.09	107,056.00	0.00	0.00%	(107,056.00)
Revenue Totals	<u>20,924.09</u>	<u>0.00</u>	<u>20,924.09</u>	<u>107,056.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>(107,056.00)</u>
Expense Summary							
Personnel Services	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Professional/Contract Services	0.00	1,250.00	(1,250.00)	0.00	15,000.00	0.00%	15,000.00
Materials & Supplies	0.00	1,666.67	(1,666.67)	1,525.36	20,000.00	7.63%	18,474.64
Capital Outlay	0.00	11,666.67	(11,666.67)	0.00	140,000.00	0.00%	140,000.00
Expense Totals	<u>0.00</u>	<u>15,000.01</u>	<u>(15,000.01)</u>	<u>1,525.36</u>	<u>180,000.00</u>	<u>0.85%</u>	<u>178,474.64</u>

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20 - Crime Control and Prevention District Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Sales Tax							
20-4112 CCPD - Sales Tax	20,924.09	0.00	20,924.09	107,056.00	0.00	0.00%	(107,056.00)
Sales Tax Totals	20,924.09	0.00	20,924.09	107,056.00	0.00	0.00%	(107,056.00)
Revenue Totals	20,924.09	0.00	20,924.09	107,056.00	0.00	0.00%	(107,056.00)

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20 - Crime Control and Prevention Dist Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	11,666.67	(11,666.67)	0.00	140,000.00	0.00%	140,000.00
Materials & Supplies	0.00	1,666.67	(1,666.67)	1,525.36	20,000.00	7.63%	18,474.64
Personnel Services	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Professional/Contract Services	0.00	1,250.00	(1,250.00)	0.00	15,000.00	0.00%	15,000.00
Police Totals	0.00	15,000.01	(15,000.01)	1,525.36	180,000.00	0.85%	178,474.64
Expense Total	0.00	15,000.01	(15,000.01)	1,525.36	180,000.00	0.85%	178,474.64

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20 - Crime Control and Prevention Dist Police	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
20-20-5104 Salaries - Overtime	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
20-20-5206 Professional Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
20-20-5214 Advertising/Printing Expense	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
20-20-5222 Investigations	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
20-20-5223 Training & Travel	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
20-20-5301 Office Supplies	0.00	500.00	(500.00)	0.00	6,000.00	0.00%	6,000.00
20-20-5303 Public Education & Training	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
20-20-5307 Investigation Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
20-20-5314 Computer & Technology	0.00	416.67	(416.67)	982.00	5,000.00	19.64%	4,018.00
20-20-5315 Computer Software/License	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
20-20-5316 Equipment Repair/Parts	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
20-20-5317 Equipment & Other Rentals	0.00	333.33	(333.33)	0.00	4,000.00	0.00%	4,000.00
20-20-5330 Miscellaneous	0.00	416.67	(416.67)	543.36	5,000.00	10.87%	4,456.64
20-20-5630 Furniture & Equipment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
20-20-5650 Vehicles & Machinery	0.00	11,666.67	(11,666.67)	0.00	140,000.00	0.00%	140,000.00
Police Totals	0.00	15,000.01	(15,000.01)	1,525.36	180,000.00	0.85%	178,474.64
Expense Totals	0.00	15,000.01	(15,000.01)	1,525.36	180,000.00	0.85%	178,474.64

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

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30 - Capital Improvements Plan Fund (Debt Service)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous							
30-4910 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Miscellaneous Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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

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30 - Capital Improvements Plan Fund (Administration)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
30-10-5501 Debt Principal	0.00	6,250.00	(6,250.00)	0.00	75,000.00	0.00%	75,000.00
30-10-5502 Bond Principal	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5503 Long Term Debt Principal	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5507 Debt Service	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5511 Interest on Bonds	0.00	0.00	0.00	11,985.00	0.00	0.00%	(11,985.00)
30-10-5513 Interest on Debt	0.00	2,000.00	(2,000.00)	0.00	24,000.00	0.00%	24,000.00
30-10-5514 Amortization of Bonds & Other	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5515 Amortization of Premium &	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
30-10-5519 Interest Expenditures	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Administration Totals	0.00	8,250.00	(8,250.00)	11,985.00	99,000.00	12.11%	87,015.00
Expense Totals	0.00	8,250.00	(8,250.00)	11,985.00	99,000.00	12.11%	87,015.00

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35 - Capital Improvements Plan Fund (Local)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Not Categorized	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Summary							
Capital Outlay	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00
Expense Totals	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00

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35 - Capital Improvements Plan Fund (Local)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Not Categorized							
35-4230 Impact Study	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
Miscellaneous							
35-4802 TWDB	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Miscellaneous Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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Financial Statement
As of February 28, 2022

3/18/2022 10:18:51 AM

35 - Capital Improvements Plan Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00
Administration Totals	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00
Expense Total	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00

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35 - Capital Improvements Plan Fund (Administration)	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
35-10-5660 Contingency/Reserves	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00
Administration Totals	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00
Expense Totals	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00

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36 - State & Federal Grants	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Grant Income	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Summary							
Professional/Contract Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Materials & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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36 - State & Federal Grants	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Grant Income							
36-4803 State & Federal Grants	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Grant Income Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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36 - State & Federal Grants State & Federal Grants	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Professional/Contract Services	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
State & Federal Grants Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Total	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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36 - State & Federal Grants State & Federal Grants	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
36-20-5223 Training & Travel	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
36-20-5309 Uniforms	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
State & Federal Grants Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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40 - Court Technology Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	600.33	208.33	392.00	3,224.27	2,500.00	128.97%	(724.27)
Revenue Totals	600.33	208.33	392.00	3,224.27	2,500.00	128.97%	(724.27)
Expense Summary							
Materials & Supplies	0.00	0.00	0.00	119.98	0.00	0.00%	(119.98)
Expense Totals	0.00	0.00	0.00	119.98	0.00	0.00%	(119.98)

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40 - Court Technology Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Fines & Forfeitures							
40-4707 Court Technology Fee	600.33	208.33	392.00	3,224.27	2,500.00	128.97%	(724.27)
Fines & Forfeitures Totals	600.33	208.33	392.00	3,224.27	2,500.00	128.97%	(724.27)
Revenue Totals	600.33	208.33	392.00	3,224.27	2,500.00	128.97%	(724.27)

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Financial Statement
As of February 28, 2022

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40 - Court Technology Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	0.00	0.00	119.98	0.00	0.00%	(119.98)
Municipal Court Totals	0.00	0.00	0.00	119.98	0.00	0.00%	(119.98)
Expense Total	0.00	0.00	0.00	119.98	0.00	0.00%	(119.98)

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40 - Court Technology Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
40-25-5332 Court Technology	0.00	0.00	0.00	119.98	0.00	0.00%	(119.98)
Municipal Court Totals	0.00	0.00	0.00	119.98	0.00	0.00%	(119.98)
Expense Totals	0.00	0.00	0.00	119.98	0.00	0.00%	(119.98)

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41 - Court Security Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Fines & Forfeitures	731.61	208.33	523.28	3,914.88	2,500.00	156.60%	(1,414.88)
Revenue Totals	731.61	208.33	523.28	3,914.88	2,500.00	156.60%	(1,414.88)
Expense Summary							
Materials & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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41 - Court Security Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Fines & Forfeitures							
41-4708 Court Security Fee	731.61	208.33	523.28	3,914.88	2,500.00	156.60%	(1,414.88)
Fines & Forfeitures Totals	731.61	208.33	523.28	3,914.88	2,500.00	156.60%	(1,414.88)
Revenue Totals	731.61	208.33	523.28	3,914.88	2,500.00	156.60%	(1,414.88)

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Financial Statement
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41 - Court Security Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Municipal Court Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Total	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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Financial Statement
As of February 28, 2022

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41 - Court Security Fund Municipal Court	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
41-25-5333 Court Security	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Municipal Court Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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50 - Vehicle Replacement Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Summary							
Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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50 - Vehicle Replacement Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Miscellaneous							
50-4000 Vehicle Replacement Revenue	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Miscellaneous Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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As of February 28, 2022

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50 - Vehicle Replacement Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Administration Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Total	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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As of February 28, 2022

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50 - Vehicle Replacement Fund Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
50-10-5650 Vehicles & Machinery	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Administration Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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[illegible]

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

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

[illegible]

[illegible]

[illegible]

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

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B. DEBRIS REMOVAL

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

C. MOWING/TREE TRIMMING

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

D. STREET REPAIRS

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

E. POWER LINES MAINTENANCE

- 1
- 2

Ditch Drainage issue

- 1 11720 Iowa Colony Culverts added
- 2
- 3

Parks

- Park baseball fields
- park baseball fields

Miscellaneous Works

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

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

Copy

Done 2/22/2022

Done 2/22/2022

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Fill pot holes Done 2/7/2022

Fill pot holes Done 2/7/2022

Fill pot holes Done 2/14/2022

Done 2/16/2022

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

Done 44201
Done 44206
Done 44572

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

Copy

B. DEBRIS REMOVAL

- 1
- 2
- 3
- 4

C. MOWING/TREE TRIMMING

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

D. STREET REPAIRS

- 1
- 2
- 3
- 4

E. POWER LINES MAINTENANCE

- 1
- 2

Ditch Drainage issue

- 1
- 2
- 3

Parks

- Parks
- Parks
- Parks
- Parks

- Weed killer on the fields
- Weed killer on the fields
- Weed killer on the fields
- Weed killer on the fields

Miscellaneous Works

- 1
- 2
- 3
- 4
- 5

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

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Done 3/9/2022
Done 3/10/2022
Done 3/9/2022
Done 3/9/2022





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



**NOTICE OF PUBLIC HEARING
ON AMENDING MERIDIANA PUD**

The Iowa Colony Planning and Zoning Commission will hold a public hearing at 7:00 p.m. on March 1, 2022, and the Iowa Colony City Council will hold a public hearing at 7:00 p.m. on March 21, 2022, each at the Iowa Colony City Hall, 12003 Iowa Colony Boulevard, Iowa Colony, Texas, pursuant to the Comprehensive Zoning Ordinance and the Unified Development Code, as amended, to consider amending the Meridiana Planned Use Development concerning the layout, dimensions, and other regulations of courtyard homes in the Village Center land use area generally located at and near the intersection of Pursley Boulevard and Meridiana Parkway.

All interested persons may be heard concerning this matter. A copy of the application for action by the City of Iowa Colony and a map of the area subject to amendment are available for inspection by any person upon a reasonable request to the City Secretary at the address herein stated or at krosser@iowacolonytx.gov.

Kayleen Rosser
City Secretary

Copy

MEMORANDUM

Date: February 22, 2022
To: Planning and Zoning Members
City Council Members
From: Dinh V. Ho, P.E.
RE: Meridiana PUD Amendment No. 4
Staff's Summary and Recommendations
CC: Mayor Michael Byrum-Bratsen, Robert Hemminger Kayleen Rosser

EHRA, Inc, on behalf of Rise Communities, submitted a request for an amendment to the Meridiana PUD. This is the Fourth Amendment to the PUD. Below is a summary of the proposed amendment and Staff's recommendations.

Proposed Revision:

1. Change in Land Use Area – Required when % change of each land use is +/- 10%
 - a. Increase Village Center land use from 31.10 acres to 58.30 acres
 - b. Decrease Multifamily land use from 41.5 acres to 11.6 acres (essentially remove any future MF from the PUD)
 - c. Increase Green Space, including Detention, Parks and Open Space area to 368.90 acres from 273.10 acres
 - d. Reduction in SFR, Patio and Commercial Use due to increase in Green Space
 - i. SFR: From 408.40 acres to 388.40 acres
 - ii. Patio Homes: From 170.0 acres to 108.10 acres
 - iii. Commercial: From 53.7 acres to 42.40 acres
2. Other Changes:
 - a. Addition of Courtyard Homes (CH) as an approved Land Use within the Village Center District.
 - i. CH Minimum lot size of 2500 SF (Yield of approximately 7-8 lots per acre).
 - ii. Limit structure height to not exceed 35 feet
 - iii. Front lot maintenance required for all CH sections.
 - iv. Reducing of maximum length allowed for shared driveways.

Staff Recommendations:

Based on staff review, the net reduction of approximately 683 units would reduce traffic congestion in the general area and increase quality of life for residents in Meridiana. Staff recommends approval of the Meridiana PUD Amendment No. 4 as submitted.

- Reduction of the Multifamily land use by +/-30 acres @ max 30 rental units/acres = 900 units.
- The increase in the Village Center acres by 27.2 acres @ +/- 8.0 units/acre based on a mix Townhomes and Courtyard Homes as an approved use, add approximately 217 for sale homes.
- Net reduction:

February 22, 2022

VIA E-MAIL: rhemminger@iowacolonytx.gov

Mr. Robert Hemminger
City Manager
City of Iowa Colony
12003 Iowa Colony Boulevard
Iowa Colony, TX 77583

Re: Meridiana Planned Unit Development Zoning Amendment

Dear Mr. Hemminger,

On behalf of our client, Rise Communities (the developer of Meridiana), I respectfully request to amend the Meridiana Planned Unit Development District. Below is a summary of the significant changes that are proposed:

- Increase the land use acreage for Parks, Detention and Open space by +/- 96 acres (35% more total area). This now represents roughly a third of the overall project area in Iowa Colony.
- Increase Village Center land use area by +/- 27 acres due to eliminating all future Multi-Family area (+/- 30 acres).
- As a result of the Parks, Detention, and Open space area increasing, the land use acreages for Single Family home, Patio home, and Commercial has been decreased.
- Because all future Multi-Family area has been removed, "Courtyard Home" has been added as a new land use allowed within the Village Center area. New design standards have been added for this land use.

The Developer and EHRA representatives met with City Staff on January 19th. As a result of this meeting, multiple changes were made to the proposed amendment. These changes include:

- Adding required HOA maintenance of the front yards for the "Courtyard Home" land use.
- Adding guest parking requirements for the "Courtyard Home" land use.
- Limiting the height of structures in "Courtyard Home" land use to thirty-five (35) feet for fire protection purposes.
- Reducing maximum length allowed for shared driveways.

A redline copy of all changes has been provided to City Staff for review.

Mr. Robert Hemminger
February 22, 2022
Page 2

If there are any questions or any additional supporting documentation is needed, please feel free to reach out to me and I would be happy to assist.

Thank you for your consideration,












Brad Sweitzer, A.I.C.P., P.L.A
Associate | Senior Planner

Attachments: Exhibit "A" – Preliminary Land Use Plan with Acreage Change Comparison

Copy

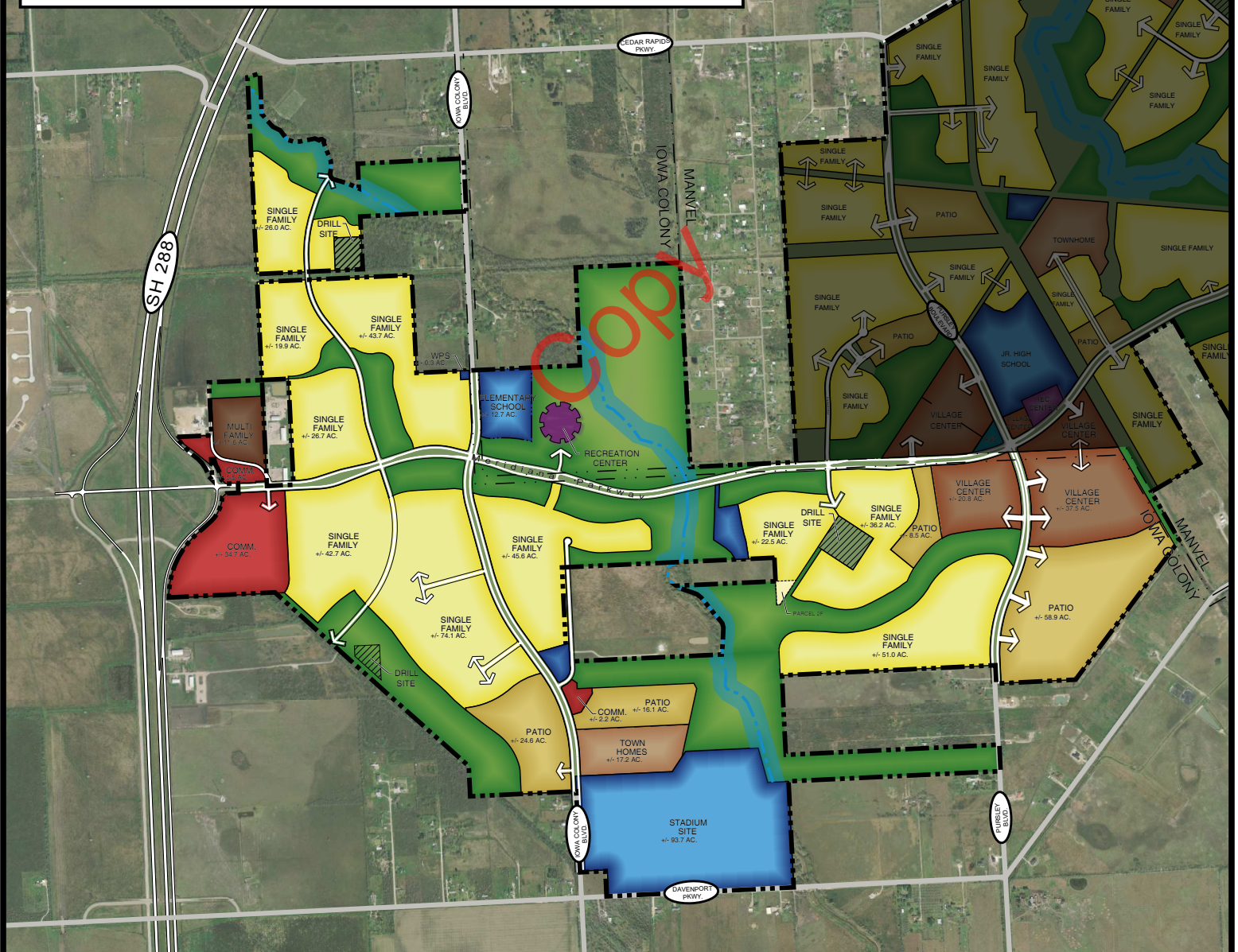
Land Use Table

Use	Original Area	Area as Shown	Percent Change
 Single Family Home	408.4 Ac.	388.4 Ac.	-5%
 Patio Home	170.0 Ac.	108.1 Ac.	-36%
 Townhome	17.1 Ac.	17.1 Ac.	
 Multi Family	41.5 Ac.	11.6 Ac.	-72%
 Village Center	31.1 Ac.	58.3 Ac.	+87%
 Commercial	53.7 Ac.	42.4 Ac.	-21%
 Institutional	114.4 Ac.	114.4 Ac.	
 Right of Way	60.8 Ac.	60.8 Ac.	
 Parks, Detention, OS	273.1 Ac.	369.0 Ac.	+35%

Site Total 1,170.1 Ac. 1,170.1 Ac.

*Area calculations include Alvin strip and land uses within Alvin strip.

Amendment No. 4



Meridiana

Preliminary Land Use Plan - Iowa Colony

Brazoria County, Texas

P:\081-011-150\LandPlan\PUD\Graphics\20220222_Preliminary Land Use Plan.dwg Feb 22, 2022-1:32pm Edited by: Plipetska

February 22, 2022

NOT TO SCALE



NORTH



EHRA
JOB NO.
081-011-150










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

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

Land Use Table

Use

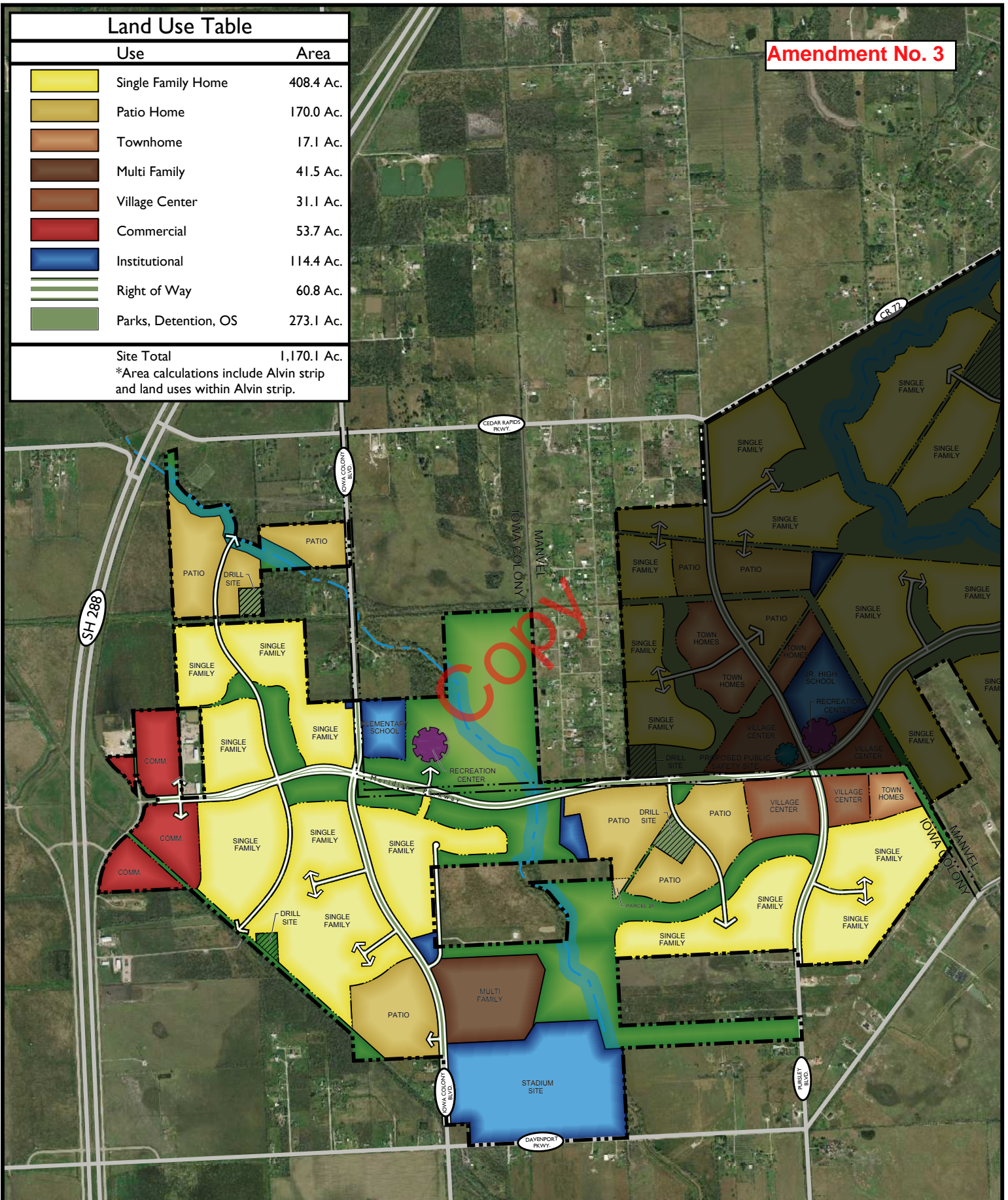
Area

	Single Family Home	408.4 Ac.
	Patio Home	170.0 Ac.
	Townhome	17.1 Ac.
	Multi Family	41.5 Ac.
	Village Center	31.1 Ac.
	Commercial	53.7 Ac.
	Institutional	114.4 Ac.
	Right of Way	60.8 Ac.
	Parks, Detention, OS	273.1 Ac.

Site Total 1,170.1 Ac.

*Area calculations include Alvin strip and land uses within Alvin strip.

Amendment No. 3



Meridiana
Brazoria County, TX

Exhibit 5: Preliminary Land Use Plan - Iowa Colony

NOT TO SCALE

19 Briar Hollow Lane, Suite 145
Houston, Texas 77027
Tel: (713) 621-8025 Fax: (713) 621-8467
www.rvplanning.com



DATE: 11-04-2016 NORTH

4. Courtyard Home (CH)

Purpose: The Courtyard Home category (CH) provides for the development of detached, single family dwelling units within the Village Center. These homes shall be platted on individual lots and shall be owned fee simple.

Permitted uses: Attached single family dwelling units

Courtyard homes

Institutional uses

Minor utilities

Open space

Parks

Recreational facilities

Religious assembly

Single family homes

Temporary uses

Townhomes

Minimum Lot Area: 2,500 square feet

Minimum Lot width: Zero (0) feet at the building setback line if shared driveway is provided

25 feet at the building setback line if no shared driveway is provided

Minimum Setbacks:

Front: 20 feet if front loaded

Zero (0) feet from public street if access is provided via shared driveway

5 feet from shared driveway

10 feet if rear loaded

Rear: 5 feet

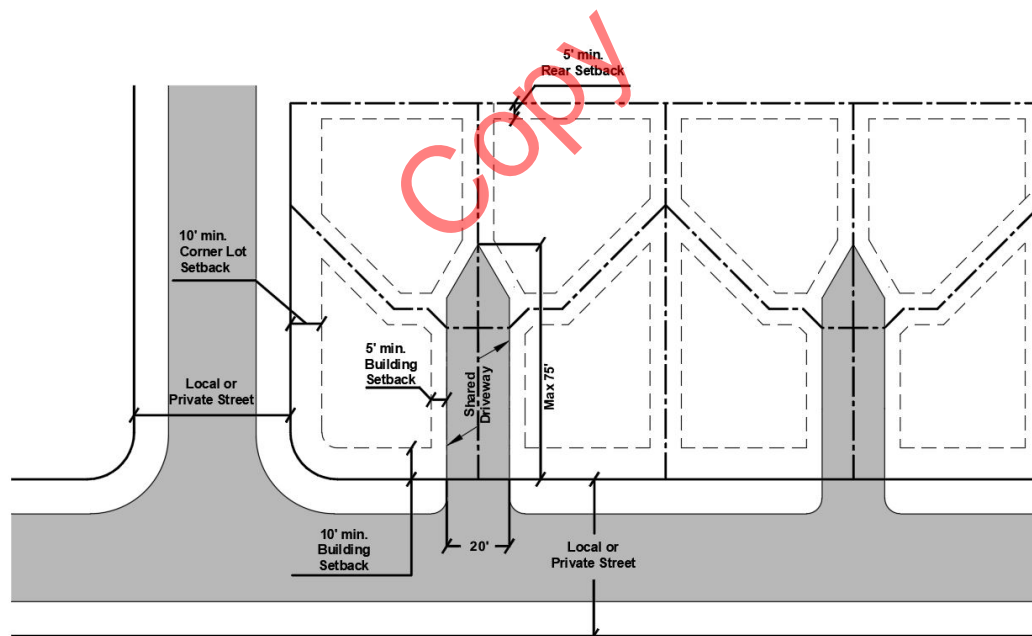
20 feet for lots that front on a common area

Side: If utilizing a shared driveway – 5 feet. Structures shall be separated by a minimum of 10 feet.

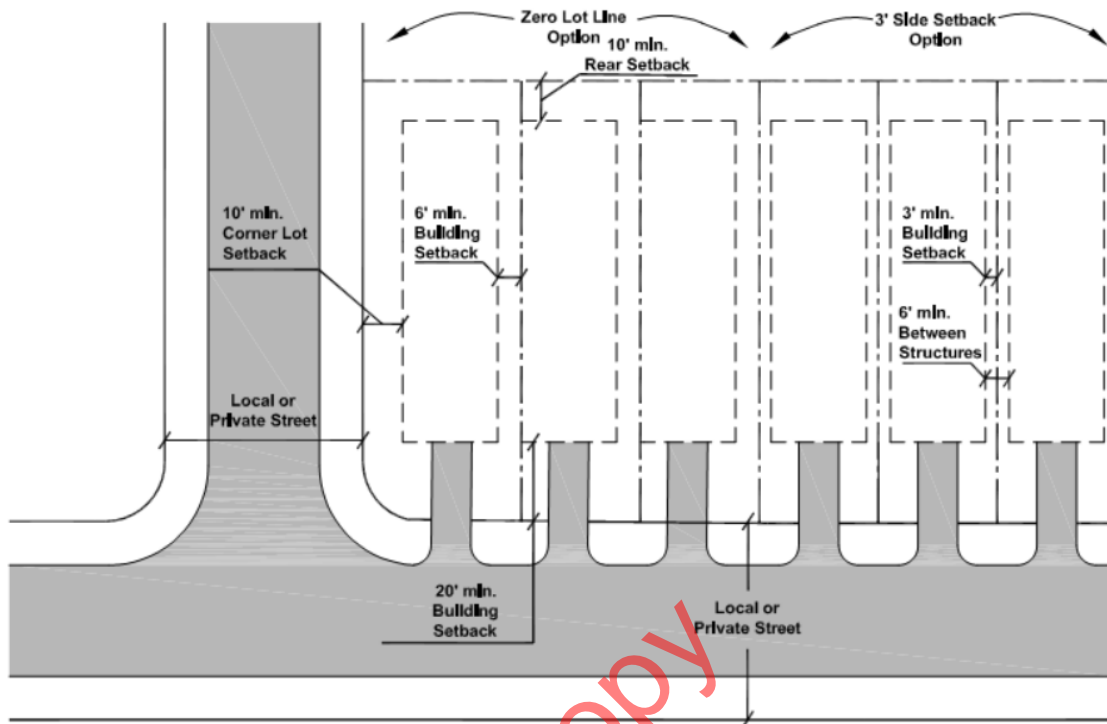
If not utilizing a shared driveway – Zero (0) feet on one side provided that there is a minimum of six (6) feet between structures. Three (3) feet side setbacks are also acceptable provided that there is a minimum of six (6) feet between structures.

Corner: 10 feet

COURTYARD HOME LOT DIAGRAM (Shared Driveways)



COURTYARD HOME LOT DIAGRAM (Non-Shared Driveway)



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 with a maximum height of 35 feet.

Parking Requirement: Shall comply with the parking standards established in this section. Parking is not permitted within any shared driveway. Front loaded courtyard homes shall provide 0.25 guest parking spaces per dwelling unit. Guest spaces may not be on lots and shall be located within 300 feet of units. Furthermore, guest spaces shall either be off-street or parallel spaces added within the right-of-way. A parking analysis will be provided on a section-by-section basis with the preliminary plat submittal.

Additional Requirements: A maximum of four (4) homes may take sole vehicular access from a shared driveway.

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

A courtyard home that utilizes a shared driveway and has frontage on a public or private street is prohibited from having fencing that blocks the façade of the home from the street face.

Additionally, the Home Owner's Association (HOA) shall provide landscape maintenance for the front yards of all courtyard homes.

5. 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

Condominiums

Institutional uses

Entry features & monuments

Minor utilities

Open space

Parks

Patio homes

Recreational facilities

Religious assembly

Single family homes

Temporary uses

Townhomes

Minimum Setbacks:





Form A
City of Iowa Colony

"Where We Make It Happen"

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

Name/Address Brad Sweitzer / EHRA Engineering

Individual/Company/Corporation

Description of Amendment Proposed To revise preliminary land use plan acreages and to
add courtyard home as a land use to be allowed within Village Center

Statement of need or justification for said amendment, including its consistency with the zoning policies and purposes set forth in this Ordinance and/or its consistency with the City's most current comprehensive planning document or documents. (Use separate sheet of paper for your statement).

The legal description and address of the property affected and the proposed boundaries of said property;

The signed consent of the property owner or owners whose property would be affected by the proposed amendment;

The applicant's interest in the subject property if the applicant is not the property owner of all or a portion of the subject property;

The present zoning classification and existing uses of the property proposed to be reclassified; and

Such other information or documents as the City Council and Zoning Administrator may deem necessary.

A non-refundable fee must accompany the application to defray the cost of notification and processing the application. Please refer to the fee schedule of the City of Iowa Colony for the fee for your particular zoning need.

Signature required: 

Form approved: July 20, 2009



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 28th day of February, 2022, the City Council of the City of Iowa Colony, Texas, held a Worksession at 6:00 P.M. and a Public Meeting at 7:00 P.M. at Iowa Colony City Hall, there being present and in attendance the following members to wit:

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

And none being absent, constituting a quorum at which time the following business was transacted.

WORKSESSION- 6:00 P.M.

1. Mayor Byrum-Bratsen called the work session to order at 6:05 P.M. The Mayor agreed to discuss the worksession items starting with No. 4.
2. Discussion on proposed multifamily apartment units and surrounding retail/commercial development in MUD 32. Alex Makris with NAI presented the multifamily apartment units and surrounding retail to the council. The council members expressed their concerns including location, traffic congestion, and future appearance of building.
3. Discussion on Public Safety Building. Scott Brady with Joiner Architects presented the layout of the new public safety building. He gave the tentative completion date of September 30, 2023.
4. Discussion of Audit Report. Patrick Simmons with Whitley Penn presented the audit report.
5. The worksession was adjourned at 7:00 P.M.

REGULAR MEETING – 7:00 P.M.

1. Mayor Byrum-Bratsen called the meeting to order at 7:07 P.M.
2. Pledge of Allegiance and Texas Pledge were recited.
3. Citizens Comments and Presentations. JW Washington introduced himself as he is running for Brazoria County Drainage District No. 4 Commissioner Place 3. He attended the Public Meeting at City Hall on Wednesday regarding the Master Drainage Plan. He commended the engineer on

the work put into the plan. He discussed service, partnership, community and vision and looks forward to continuing the partnership with the city.

4. Mayor's comments or reports. Mayor Byrum-Bratsen asked that we take a moment of silence for the events happening and the war taking place in Ukraine.

5. Council comments or reports.

- Councilwoman Hargroder had nothing to report.
- Councilwoman Murray is blessed to see everyone at the meeting.
- Councilwoman Greene-Young asked for prayers for everyone.
- Councilman Kennedy announced that we are closing out black history month. He quoted Martin Luther King "A threat to justice anywhere is a threat to justice everywhere".
- Councilman Wilsey was excited to see everyone as it had been a while since the last council meeting.

6. Staff Reports.

- A. City Manager- Prayers for everyone in Ukraine. It is important to keep vision forward. Iowa Colony has a lot of exciting things happening.
- B. City Engineer- Provided an update on the light at Iowa Colony Blvd. and Meridiana Parkway.
- C. Police Department- Stated the racial profiling report was provided in the Council's packet and asked if they had any questions.
- D. Building Official/Fire Marshal- Stated he had received over one-hundred plan reviews last week and had to outsource one of them.
- E. City Secretary
- F. Senior Accountant
- G. Public Works

7. Consideration and possible action to accept the 2021 annual audit report. Councilman Kennedy made a motion to accept the 2021 annual audit report. Seconded by Councilman Wilsey. Approved unanimously.

8. Consideration and possible action on a Resolution authorizing a Notice of Intent to issue certificates of obligation and a Plan of Finance. Councilwoman Hargroder made a motion to approve the Resolution authorizing a Notice of Intent to issue certificates of obligation and a Plan of Finance. Seconded by Councilwoman Greene-Young. Approved unanimously.

9. Consideration and possible action on proposed multifamily apartment units and surrounding retail/commercial development in MUD 32. Councilwoman Hargroder made a motion to send this item back to the Planning and Zoning Commission. Councilwoman Greene-Young seconded the motion. Council discussed the location of the units with Staff. Councilman Wilsey asked if the item is being sent back to the Planning and Zoning Commission what direction, if any, have we provided to them? Councilwoman Greene-Young expressed her concern with the developer going away from the Plan of Development because that contains our minimum requirements and asked how close this was going to be to the other multifamily developments? Councilwoman Hargroder amended her motion to deny and send back to the Planning and Zoning Commission because the current plan puts the multifamily development too close together, it has greater density than the Plan of Development allows, and to ask staff to check for other reasons it may not comply. Councilman Kennedy asked if there is an area in Iowa Colony that we are offering

to the developer saying where they can put them and also meet the Plan of Development? Councilwoman Hargroder stated that she is not completely against multifamily units as there is a need and market for it. We need to do it carefully and with good intentions on where to place them, think about density and emergency services. Councilman Wilsey believes that this location provides everything mentioned by Councilwoman Hargroder. Councilwoman Murray stated that location is her big concern. Councilmembers shared their final thoughts. The motion failed with three members voting for the motion and three members voting against causing a tie. Councilman Wilsey then made a motion to approve tract one subject to conditions by staff to the Planning and Zoning Commission and subject to the submission in the first place and that the application with sight two being withdrawn by the Developer to bring back as townhomes. Seconded by Councilman Kennedy. Motion carried with four members for and two against. Councilwoman Hargroder and Councilwoman Murray voted against the motion.

10. Consideration and possible action to reject bids for the Request for Qualifications to the Unified Development Code updates. Councilwoman Hargroder made a motion to reject bids for the Request for Qualifications to the Unified Development Code updates. Seconded by Councilwoman Greene-Young. Approved unanimously.

11. Consideration and possible action for the Alvin ISD Nichols-Mock Elementary School variance to the build-to-line. Councilman Kennedy made a motion to approve the variance to the build to line for the Alvin ISD Nichols-Mock Elementary School as recommended by the Planning and Zoning Commission. Seconded by Councilwoman Hargroder. Approved unanimously.

Consent Agenda- Consideration and possible action to approve the following consent agenda items. Councilwoman Hargroder made a motion to except the consent agenda less item B to be voted on separately. Seconded by Councilwoman Greene-Young. Approved unanimously.

A. Approval of minutes of the following meetings.

- January 10, 2022- Regular Meeting
- January 11, 2022- Special Meeting

B. Approval of the following plats as recommended by the Planning and Zoning Commission. Councilman Wilsey moved to approve letter B as read by the Mayor with the first bullet point being read as Meridiana Section 55A Preliminary Plat as there was a typo on the agenda. Seconded by Councilwoman Hargroder. Approved unanimously.

- Meridiana Section 58A Preliminary Plat.
- Sierra Vista West Section 8 Final Plat Revised
- Sierra Vista West Section 9 Final Plat Revised
- Sierra Vista Section 9 Preliminary Plat.
- Alvin ISD Nichols-Mock Elementary School Final Plat.

C. Approve the following Infrastructure Approvals/Acceptances.

- Meridiana Section 76B Water and Sanitary, Approval into One-Year Maintenance Period
- Meridiana Section 76B Storm and Paving, Acceptance into One-Year Maintenance Period

- Meridiana Section 80A Water and Sanitary, Final Approval of Facilities
- Meridiana Section 80A Storm and Paving, Final Acceptance of Facilities
- Meridiana Section 80B Water and Sanitary, Final Approval of Facilities
- Meridiana Section 80B Storm and Paving, Final Acceptance of Facilities

D. Approval of an early plat agreement for

- Sierra Vista West Section 8
- Sierra Vista West Section 9

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

- Sierra Vista West Section 7 - Disbursement No. 2

F. Authorize the investment of city funds

EXECUTIVE SESSION- 8:15 P.M.

Executive Session in accordance with 551.071, 551.072, and 551.074 of the Texas Gov't Code to consult with the City Attorney and deliberate on the following:

- Purchase of real property and financial matters related thereto
- Opioid Settlement
- Iowa Colony Development Authority and Tax Increment Reinvestment Zone Board Members
- Special Development Attorney and Bond Counsel

POST EXECUTIVE SESSION- 8:43 P.M.

12. Consideration and possible action related to the purchase of real property. No action was taken.

13. Consideration and possible action on a Resolution approving additional settlement in Opioid litigation. Councilwoman Murray made a motion to approve a Resolution approving additional settlement in Opioid litigation. Seconded by Councilman Kennedy. Approved unanimously.

14. Consideration and possible action to appoint ICDA/TIRZ board members for two-year terms. Councilwoman Hargroder made a motion to appoint Steven Byrum-Bratsen as Chairman and Leon Davis both for a two-year term. Seconded by Councilwoman Greene-Young. Approved with five ayes. Mayor Byrum-Bratsen abstained from the vote due to a conflict of interest.

15. Consideration and possible action to approve an engagement letter with Mueller Law Group, Joel Cleveland, attorney, as bond counsel and the special development attorney representation. Councilwoman Hargroder made a motion to approve an engagement letter with Mueller Law Group, Joel Cleveland, attorney, as bond counsel and the special development attorney representation. Seconded by Councilwoman Murray. Approved unanimously.

16. Consideration and possible action on a Resolution approving contingent fee contract with Norton Rose Fulbright US LLP as disclosure counsel for the issuance of bonds and other obligations of the City, in one or more series, the first being the Certificates of Obligation, Series 2022. Councilwoman Murray made a motion to approve a Resolution approving contingent fee

contract with Norton Rose Fulbright US LLP as disclosure counsel for the issuance of bonds and other obligations of the City, in one or more series, the first being the Certificates of Obligation, Series 2022. Seconded by Councilwoman Greene-Young. Approved unanimously.

17. The meeting was adjourned by a unanimous vote at 8:46 P.M.

APPROVED THIS 21st DAY OF MARCH, 2022.

ATTEST:

Kayleen Rosser, City Secretary

Michael Byrum-Bratsen, Mayor

Copy



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

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 3rd day of March, 2022, the City Council of the City of Iowa Colony, Texas, held a Public Meeting at 6:00 P.M. at Iowa Colony City Hall, there being present and in attendance the following members to wit:

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

And none being absent, constituting a quorum at which time the following business was transacted.

MEETING – 6:00 P.M.

1. Mayor Byrum-Bratsen called the meeting to order.
2. Citizens Comments. 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 of council governance and planning session with City Council and Staff. Consultant, Ron Cox presented an overview of Governance and the Council's planning session from October 27th. The Council and Staff engaged in discussion and collaboration regarding planning for the future of Iowa Colony.
4. The meeting was adjourned at 9:43 P.M.

APPROVED THIS 21st DAY OF MARCH, 2022.

ATTEST:

Kayleen Rosser, City Secretary

Michael Byrum-Bratsen, Mayor



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IOWA COLONY PLANNING COMMISSION
MINUTES OF MARCH 1, 2022

Members present: David Hurst, Tim Varlack, McLean Barnett, Les Hosey, and Brian Johnson

Members absent: Melanie Hampton and Steven Byrum-Bratsen

Others present: Dinh Ho and Robert Hemminger, Brad Sweitzer, and Stan Winters

MEETING- 7:00 P.M.

1. Chairman Hurst called the meeting to order at 7:00 P.M.

2. PUBLIC HEARING

- Hold a public hearing to consider amending the Meridiana Planned Use Development concerning the layout, dimensions, and other regulations of the courtyard homes in the Village Center land use area generally located at or near the intersection of Pursley Boulevard and Meridiana Parkway. Chairman Hurst opened the public hearing at 7:00 P.M. Mr. Darryl Archer- 10511 County Road 786 asked about drainage, the road conditions of Pursley Blvd., and utilities that will benefit the residents in that area with this amendment. Dinh Ho provided explanation to his questions and concerns. Chairman Hurst closed the public hearing at 7:20 P.M.

3. Citizens Comments. There were no other public comments.

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

- February 1, 2022

Les Hosey made a motion to approve the Planning and Zoning Commission meeting minutes of February 1, 2022. Seconded by Tim Varlack. Approved unanimously with five ayes.

5. Consideration and possible action for the Ames Blvd. Detention Reserve Abbreviated Plat. Les Hosey made a motion to approve the Ames Blvd. Detention Reserve Abbreviated Plat. Seconded by Brian Johnson. Motion carried with four ayes. Tim Varlack abstained from the vote due to his concern with understanding the impact of County Road 48 North.

6. Consideration and possible action for the Davenport Detention Reserve Abbreviated Plat. Tim Varlack made a motion to approve the Davenport Detention Reserve Abbreviated Plat. Seconded by Les Hosey. Approved unanimously with five ayes.

7. Consideration and possible action for the Sierra Vista Section 8 Preliminary Plat. Stan Winters with Jones and Carter presented a power point regarding Sierra Vista Section 8. McLean Barnett made a

motion to approve the Sierra Vista Section 8 Preliminary Plat. Seconded by Les Hosey. Approved unanimously with five ayes.

8. Consideration and possible action for the Meridiana PUD Amendment No. 4. Les Hosey made a motion to recommend the Meridiana PUD amendment No.4 per staff's recommendation and that the lot size of the courtyard homes be increased from 2,500 to a minimum 3,000 sqft. Seconded by Brian Johnson. Approved with four ayes. McLean Barnett voted against the motion.

9. Consideration and possible action for the Meridiana General Development Plan. Les Hosey made a motion to approve the Meridiana General Development Plan. Seconded by Brian Johnson. Approved unanimously with five ayes.

10. Consideration and possible action for the Meridiana Section 37A Preliminary Plat. Tim Varlack made a motion to approve the Meridiana Section 37A Preliminary Plat. Seconded by Brian Johnson. Approved unanimously with five ayes.

11. Consideration and possible action for the Meridiana Section 34B Preliminary Plat. Tim Varlack made a motion to approve the Meridiana Section 34B Preliminary Plat. Seconded by Les Hosey. Approved unanimously with five ayes.

12. Consideration and possible action for the Meridiana Southwest Village Center Preliminary Plat. Les Hosey made a motion to approve the Meridiana Southwest Center Preliminary Plat. Seconded by Brian Johnson. Approved unanimously with five ayes.

13. Les Hosey made a motion to adjourn. Seconded by Tim Varlack. The meeting was adjourned by a unanimous vote at 8:18 P.M.

APPROVED THIS 5th DAY OF APRIL, 2022.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chairman

Tuesday, March 15, 2022

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

Re: Sierra Vista West Section 7, Water, Sanitary, Drainage and Paving Facilities
Recommendation for Approval into One-Year Maintenance Period
City of Iowa Colony Project No. CSW 210817-1048
Adico, LLC Project No. 16007-4-364

Dear Mayor and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sierra Vista West Section 7 – Water, Sanitary, Drainage and Paving Facilities. The final inspection was completed on December 22, 2021, with all outstanding punch list items addressed on January 7, 2022.

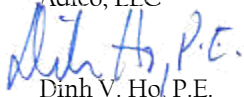
Adico, LLC recommends approval of facilities into the One-Year Maintenance period. The effective date shall be March 21, 2022, if approved by City Council.

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

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

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

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-4-364



Engineer's Certificate of Substantial Completion

OWNER: Brazoria County Municipal Utility District No. 53
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

CONTRACT: Construction of Water, Sanitary, Drainage, and Paving Facilities
for Sierra Vista West Section 7

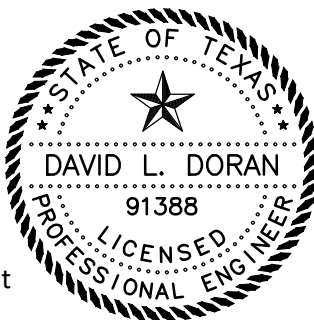
CONTRACTOR: Rodriguez Construction Group, LLC
2647 Jo Ann Street.
Stafford, Texas 77477

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

I hereby certify that this project is substantially complete as of December 22, 2021; that the project was under periodic observation during construction; that all observation of the work was performed by or under my supervision; that to the best of my knowledge, the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and "Record Drawings" will be furnished to the Owner.

Sincerely,

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



DLD/mm

P:\020 Sierra Vista West Development\021 Section 7 WSD & Paving\Construction\Acceptance Package\City of Iowa Colony\Sierra Vista West Section 7 - Certificate of Substantial Completion.docx

MAINTENANCE BOND

BOND NO. 800125017

STATE OF TEXAS

Contract Date

8/11/2021

COUNTY OF Brazoria

Date Bond Executed

8/11/2021

PRINCIPAL Rodriguez Construction Group, LLC

SURETY Atlantic Specialty Insurance Company

OWNER Brazoria County Municipal Utility District No. 53

PENAL SUM OF BOND (in words and figures) One Million Five Hundred Nine Thousand

Two Hundred Dollars and Zero Cents (\$1,509,200.00), being 100 percent of the Contract Price.

CONTRACT for Construction of Water, Sanitary, and Drainage Facilities for Sierra Vista West Sec. 7 for Brazoria County Municipal District No. 53, Brazoria County, Texas (the "Contract").

KNOW ALL PERSONS BY THESE PRESENTS, that we, Principal and Surety above named, are held and firmly bound unto Owner, its successors and assigns, in the penal sum of the amount stated above, for the payment of which sum well and truly to be made, we bind ourselves and our respective heirs, executors, administrators, officers, directors, shareholders, partners, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal entered into that certain Contract with Owner, which Contract is expressly incorporated herein for all purposes.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH, that if Principal well and truly repair any and all defects in the work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work covered by the Contract, including any guaranty or warranty required under the Contract, then this obligation is void; otherwise it is to remain in full force and effect. Should the Principal fail to well and truly repair any and all defects in the work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work as required by the Contract in all its terms, the Surety will be liable for all damages, losses, expenses and liabilities that the Owner may suffer in consequence thereof.

The parties intend this maintenance bond to be a common law bond to be constructed in accordance with Texas law.

Surety hereby agrees, for value received, that no change, extension of time, alteration or addition to the terms of the Contract or to work performed under the Contract, or to the plans, specifications or drawings accompanying the Contract, will in any way affect its obligations on this Bond and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work to be performed thereunder.

The bound parties have executed this instrument pursuant to authority of their respective governing body, to be effective on the same date of the Contract.

Rodriguez Construction Group, LLC

PRINCIPAL

By 

Name Roy Rodriguez

Title President

Address 2647 Jo Ann Street

Stafford, TX 77477

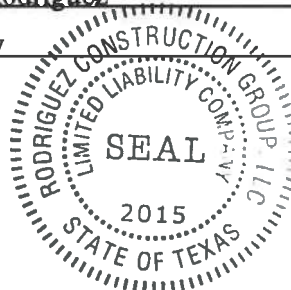
ATTEST

By 

Name Joanne Rodriguez

Title Secretary

(SEAL)



Atlantic Specialty Insurance Company

SURETY

By 

Name Jillian O'Neal

Title Attorney-in-Fact

(SEAL)

ATTEST

By 

Name Hannah Montagne

Title Assist. Account Manager

Physical Address:

605 Highway 169 North

Suite 800

Plymouth, MN 55441

Mailing Address:

605 Highway 169 North

Suite 800

Plymouth, MN 55441

Telephone: (800) 321-2721

Local Recording Agent Personal Identification Number:

1903053

Agency Name: Technical Assurance, LLC

Agency Address 26623 Oak Ridge Drive, The Woodlands, TX 77380

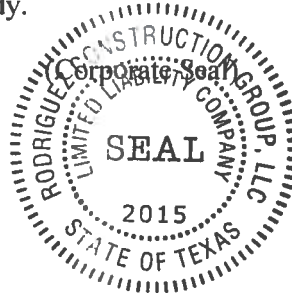
Agency Telephone (281) 296-9997

Surety must attach its original Power of Attorney to this Bond.

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, Joanne Rodriguez, certify that I am the secretary of the corporation named as Principal in the Bond, that Poy Rodriguez, who signed the Bond on behalf of Principal, was then President of the corporation; that I know his or her signature, and his or her signature is genuine; and that the Bond was duly signed for and on behalf of the corporation by authority of its governing body.

Joanne Rodriguez
Signature of Corporate Secretary



ATTACH POWER OF ATTORNEY

Copy



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Edward Arens, Philip Baker, Michele Bonnin, Erica A. Cox, Rebecca Garza, Jillian O'Neal**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.

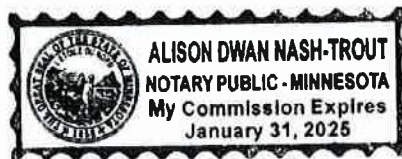
STATE OF MINNESOTA
HENNEPIN COUNTY



By

Paul J. Brehm, Senior Vice President

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 11 day of August 2021



This Power of Attorney expires
January 31, 2025

Kara Barrow, Secretary

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your agent.

You may call your Insurance Carrier's toll-free telephone number for information or to make a complaint at:

1-800-321-2721

You may also write to your Insurance Carrier
at

Atlantic Specialty Insurance Company
Paralegal

605 Highway 169 North, Suite 800
Plymouth, MN 55441

1-781-332-7671

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

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104, Austin, TX 78714-9104

Fax: (512) 490-1007

Web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim you should contact the agent first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Puede comunicarse con su agente.

Usted puede llamar al numero de telefono gratis de su compañía de seguros para informacion o para someter una queja al:

1-800-321-2721

Usted tambien puede escribir a su compañía de seguros en:

Atlantic Specialty Insurance Company
Paralegal

605 Highway 169 North, Suite 800
Plymouth, MN 55441

1-781-332-7671

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

P.O. Box 149104, Austin, TX 78714

Fax: (512) 490-1007

Web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS □ RECLAMOS: Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para proposito de informacion y no se convierte en parte condicion del documento adjunto.

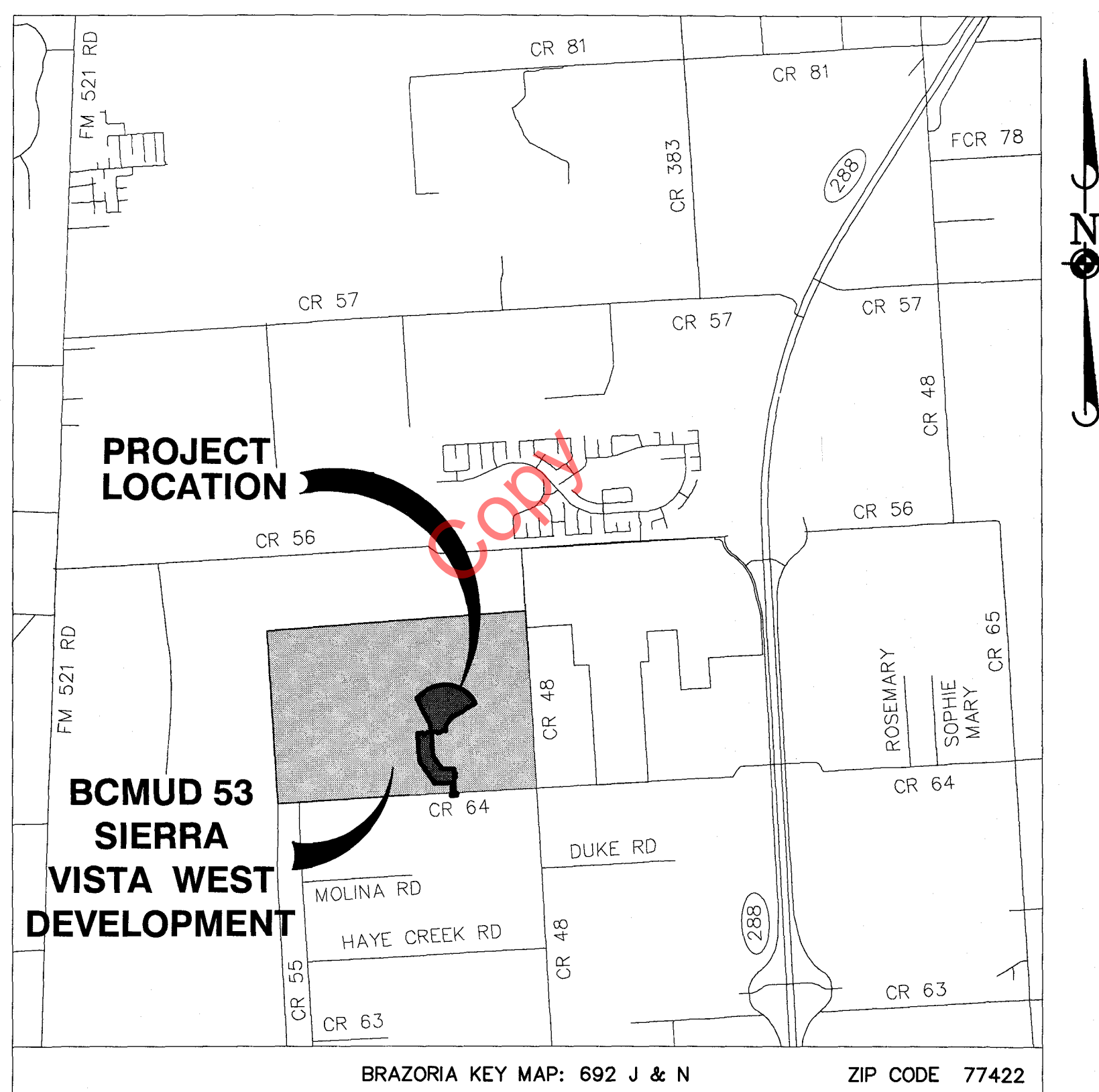
24-36
p:\varadive - b3 development services\file transfer\lisa adico\sierra vista west\0200 sierra vista west development\00-don ref\plan set drawings\TITLE SHEET.dwg
n:\varadive - b3 development services\file transfer\lisa adico\sierra vista west\0200 sierra vista west development\00-don ref\plan set drawings\TITLE SHEET.dwg

DEVELOPER: LAND TEJAS
SIERRA VISTA WEST, L.L.C.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713)783-6702

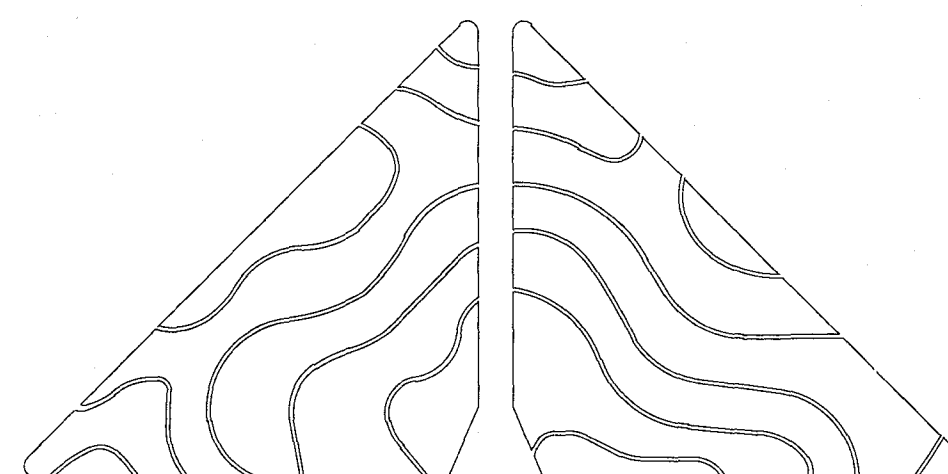
CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES
FOR
SIERRA VISTA WEST SEC. 7
BRAZORIA COUNTY M.U.D. NO. 53
BRAZORIA COUNTY, TX
PROJECT NO. 610.020021.00

INDEX OF SHEETS

Sheet Number	Sheet Title
1	TITLE SHEET & SHEET INDEX
2	GENERAL NOTES
3	WATER & SANITARY OVERALL
4	WATER & SANITARY OVERALL SHT 2
5	DRAINAGE OVERALL
6	DRAINAGE OVERALL & CALCULATIONS SHT 2
7	GRADING OVERALL
8	GRADING OVERALL SHT 2
9	STORMWATER POLLUTION PREVENTION PLAN
10	STORMWATER POLLUTION PREVENTION PLAN SHT 2
11	TRAFFIC SIGNAGE & PAVEMENT MARKINGS
12	TRAFFIC SIGNAGE & PAVEMENT MARKINGS SHT 2
13	PONDEROSA PINE DRIVE
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15	HOMWOOD POINT LN STA 0+00 TO 7+50
16	HOMWOOD POINT LN STA 7+50 TO END
17	PLUMAS RUN DRIVE
18	TIOGA VIEW DRIVE STA 1+70 TO 6+20
19	TIOGA VIEW DRIVE STA 6+20 TO END
20	AMADOR PEAK DRIVE STA 5+50 TO 13+00
21	AMADOR PEAK DRIVE STA 13+00 TO END
22	SIERRA VIEW LANE
23	OUTFALL NORTH
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25	WATERLINE DETAILS - 1
26	WATERLINE DETAILS - 2
27	SANITARY SEWER DETAILS - 1
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33	STORM SEWER DETAILS - 4
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40	TRAFFIC CONTROL PLAN (SHOULDER WORK)
41	SAFETY END TREATMENT DETAILS
42	DRAINAGE AREA SERVICE MAP

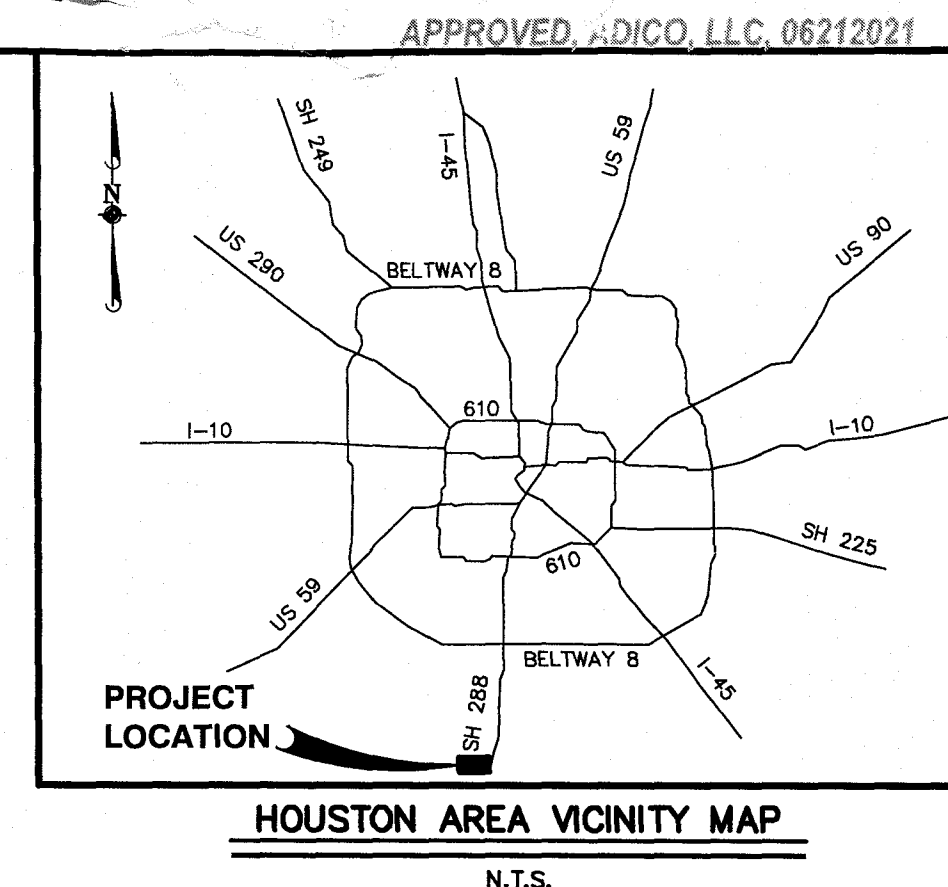


LOCATION MAP
1"=1/4 mile



ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-18141

Record Drawings



Thursday, February 24, 2022

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

**Re: Ames Boulevard Detention Reserve Abbreviated Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 617
Adico, LLC Project No. 16007-2-231**

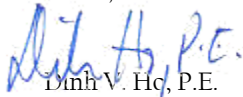
Dear Mr. Harrison,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Ames Boulevard Detention Reserve Abbreviated Plat package received on or about February 23, 2021. 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 February 23, 2021. Please provide Kayleen Rosser, City Secretary, with two (2) mylars and ten (10) folded copies of the plat by no later than February 24, 2022 for consideration at the March 1, 2022 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: 16007-2-231**

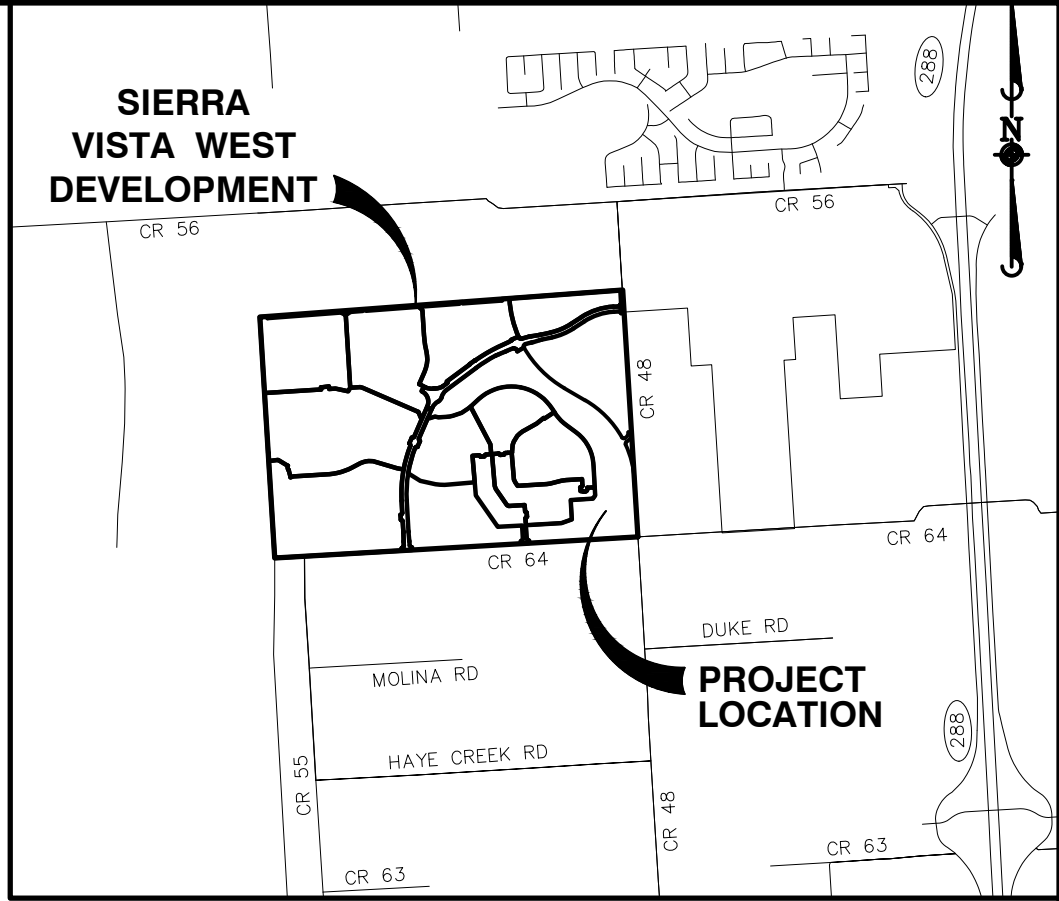
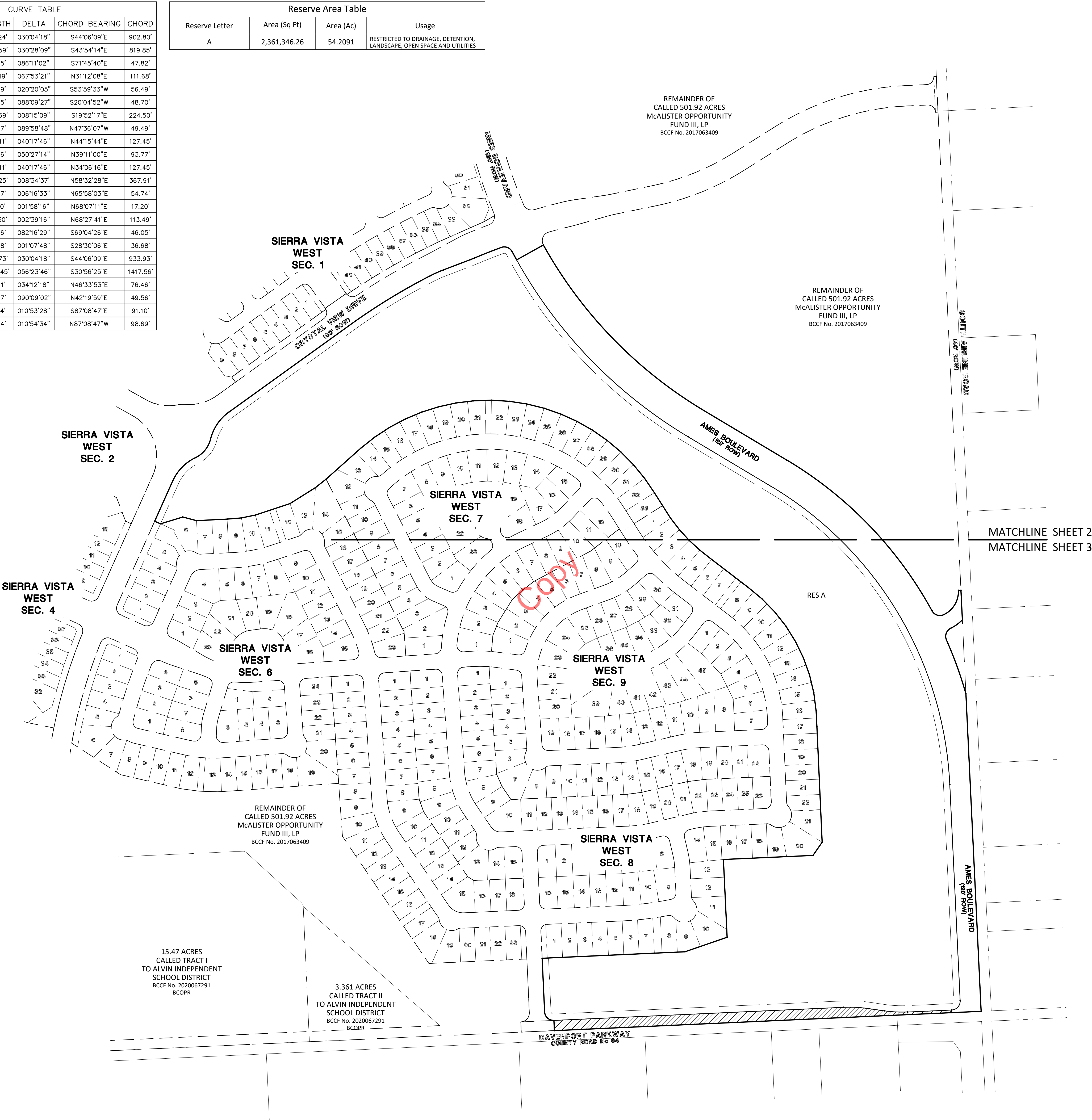
LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°15'28"E	10.00'
L2	S02°44'32"E	116.19'
L3	N02°35'30"W	40.00'
L4	N34°53'17"E	63.01'
L5	N02°50'18"W	62.93'
L6	N07°16'36"W	71.48'
L7	N13°27'59"W	71.48'
L8	N19°39'21"W	71.48'
L9	N25°50'44"W	71.48'
L10	N32°02'06"W	71.48'
L11	N38°13'29"W	71.48'
L12	N44°24'52"W	71.48'
L13	N50°25'51"W	69.32'
L14	N51°54'55"W	58.35'
L15	N47°26'26"W	56.70'
L16	N42°20'49"W	56.70'
L17	N37°36'17"W	58.78'
L18	N32°20'18"W	56.67'
L19	N32°21'18"W	60.00'
L20	N34°15'27"W	68.17'
L21	N39°22'51"W	69.80'
L22	N44°37'44"W	69.74'
L23	N49°52'29"W	69.74'
L24	N55°07'13"W	69.74'
L25	N60°21'58"W	69.74'
L26	N65°36'43"W	69.74'
L27	N70°51'27"W	69.74'
L28	N76°06'12"W	69.74'
L29	N81°20'56"W	69.74'
L30	N86°35'41"W	69.74'

LINE TABLE		
LINE	BEARING	LENGTH
L31	S88°09'35"W	69.74'
L32	S82°54'50"W	69.74'
L33	S77°40'05"W	69.74'
L34	S72°25'21"W	69.74'
L35	S67°10'36"W	69.74'
L36	S61°55'52"W	69.74'
L37	S56°41'07"W	69.74'
L38	S51°26'22"W	69.74'
L39	S51°36'45"W	53.19'
L40	S57°44'52"W	117.60'
L41	S71°41'27"W	143.28'
L42	S78°30'27"W	55.33'
L43	S85°05'21"W	56.40'
L44	S87°10'30"W	120.00'
L45	N75°15'36"W	55.54'
L46	S73°04'05"W	91.37'
L47	N65°53'09"W	25.00'
L48	N69°06'19"E	112.79'
L49	N60°56'00"E	120.00'
L50	N40°43'22"E	60.00'
L51	N37°31'21"E	60.00'
L52	N63°40'02"E	95.35'
L53	N02°35'30"W	10.25'
L54	N81°42'03"W	62.13'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD	
C1	1740.00'	913.24'	030°04'18"	S44°06'09"E	902.80'	
C2	1560.00'	829.59'	030°28'09"	S43°54'14"E	819.85'	
C3	35.00'	52.65'	086°11'02"	S71°45'40"E	47.82'	
C4	100.00'	118.49'	067°53'21"	N31°12'08"E	111.68'	
C5	160.00'	56.79'	020°20'05"	S53°59'33"W	56.49'	
C6	35.00'	53.85'	088°09'27"	S20°04'52"W	48.70'	
C7	1560.00'	224.69'	008°15'09"	S19°52'17"E	224.50'	
C8	35.00'	54.97'	089°58'48"	N47°36'07"W	49.49'	
C9	185.00'	130.11'	040°17'46"	N44°15'44"E	127.45'	
C10	110.00'	96.86'	050°27'14"	N39°11'00"E	93.77'	
C11	185.00'	130.11'	040°17'46"	N34°06'16"E	127.45'	
C12	2460.00'	368.25'	008°34'37"	N58°32'28"E	367.91'	
C13	500.00'	54.77'	006°16'33"	N65°58'03"E	54.74'	
C14	500.00'	17.20'	001°58'16"	N68°07'11"E	17.20'	
C15	2450.00'	113.50'	002°39'16"	N68°27'41"E	113.49'	
C16	35.00'	50.26'	082°16'29"	S69°04'26"E	46.05'	
C17	1860.00'	36.68'	001°07'48"	S28°30'06"E	36.68'	
C18	1800.00'	944.73'	030°04'18"	S44°06'09"E	933.93'	
C19	1500.00'	1476.45'	056°23'46"	S30°56'25"E	1417.56'	
C20	130.00'	77.61'	034°12'18"	N46°33'53"E	76.46'	
C21	35.00'	55.07'	090°09'02"	N42°19'59"E	49.56'	
C22	480.00'	91.24'	010°53'28"	S87°08'47"E	91.10'	
C23	520.00'	98.84'	010°54'34"	N87°08'47"W	98.69'	

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage
A	2,361,346.26	54.2091	RESTRICTED TO DRAINAGE, DETENTION, LANDSCAPE, OPEN SPACE AND UTILITIES

- FINAL PLAT NOTES:
- THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 53 BOUNDARY.
 - 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.
 - BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
 - 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.
 - ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "MANHARD PROPERTY CORNER".
 - 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.
 - 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.
 - ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
 - ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
 - ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
 - 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.
 - ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
 - ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 53.
 - 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.
 - NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
 - ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
 - SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
 - 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.
 - ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
 - OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - 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.
 - 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. AND AS AMENDED ON 01/10/2022.



VICINITY MAP
BRAZORIA COUNTY KEY MAP: 692 J & N
SCALE: 1" = 2,640'



(IN FEET)
1 inch = 200 ft.



ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
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
	5/8" IRON ROD WITH CAP TO BE SET
	STREET NAME CHANGE

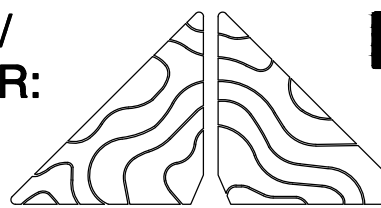
FINAL PLAT AMES BOULEVARD DETENTION RESERVE

A SUBDIVISION OF 64.77 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS

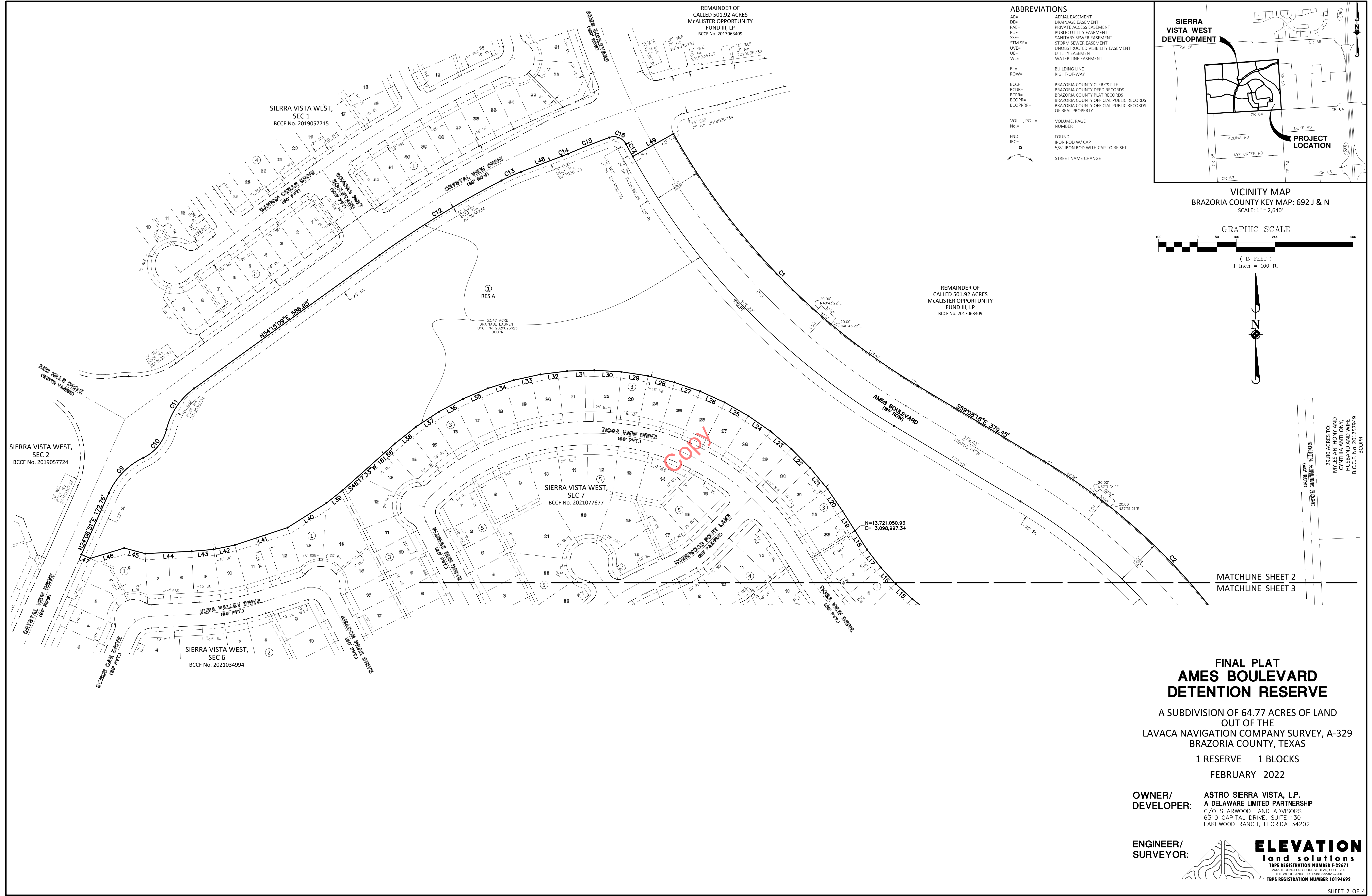
1 RESERVE 1 BLOCKS
FEBRUARY 2022

OWNER/
DEVELOPER: ASTRO SIERRA VISTA, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

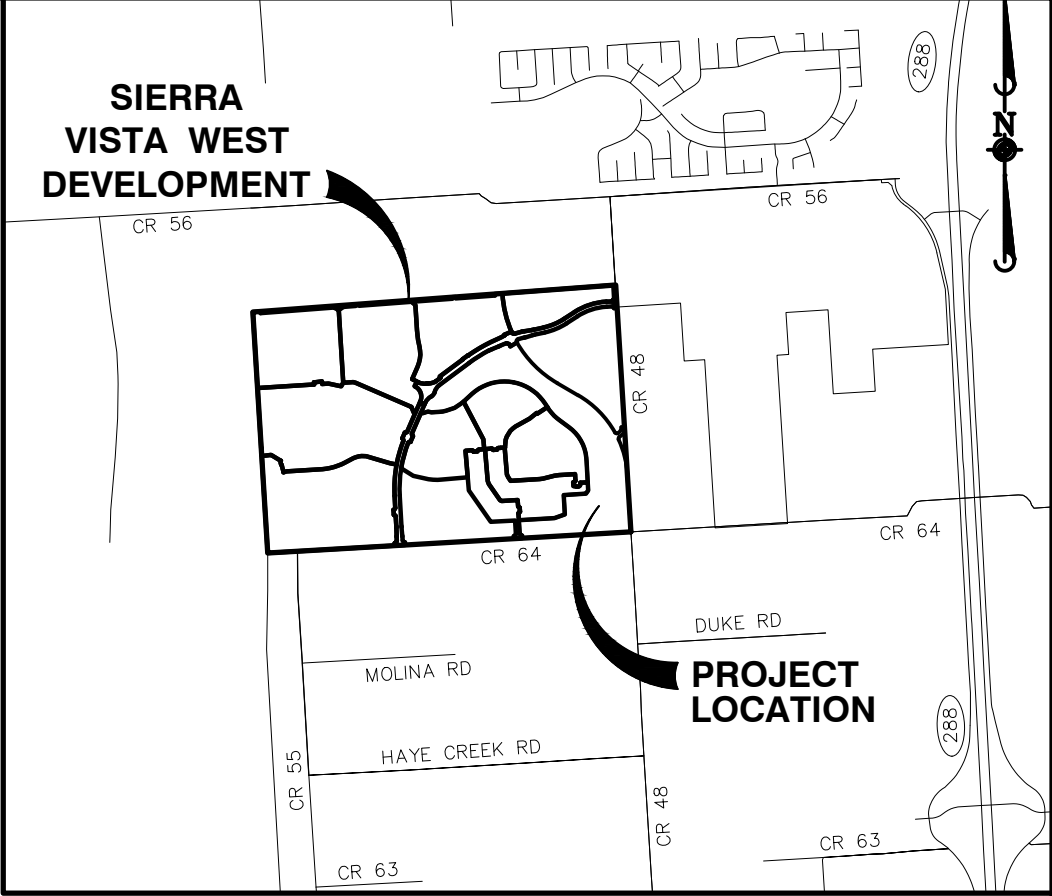
ENGINEER/
SURVEYOR:



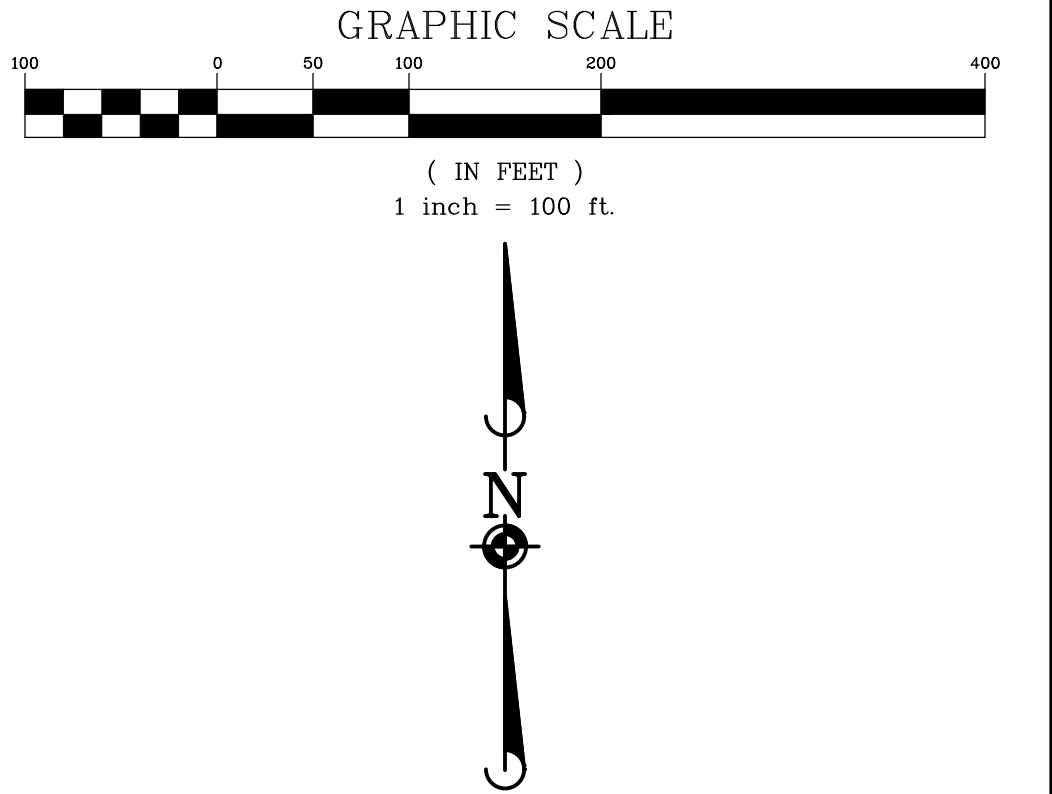
ELEVATION
land solutions
TBP REGISTRATION NUMBER F-22671
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBP REGISTRATION NUMBER 10194692



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VICINITY MAP
BRAZORIA COUNTY KEY MAP: 692 J & N
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MATCHLINE SHEET 2
MATCHLINE SHEET 3

FINAL PLAT
AMES BOULEVARD
DETENTION RESERVE

A SUBDIVISION OF 64.77 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS

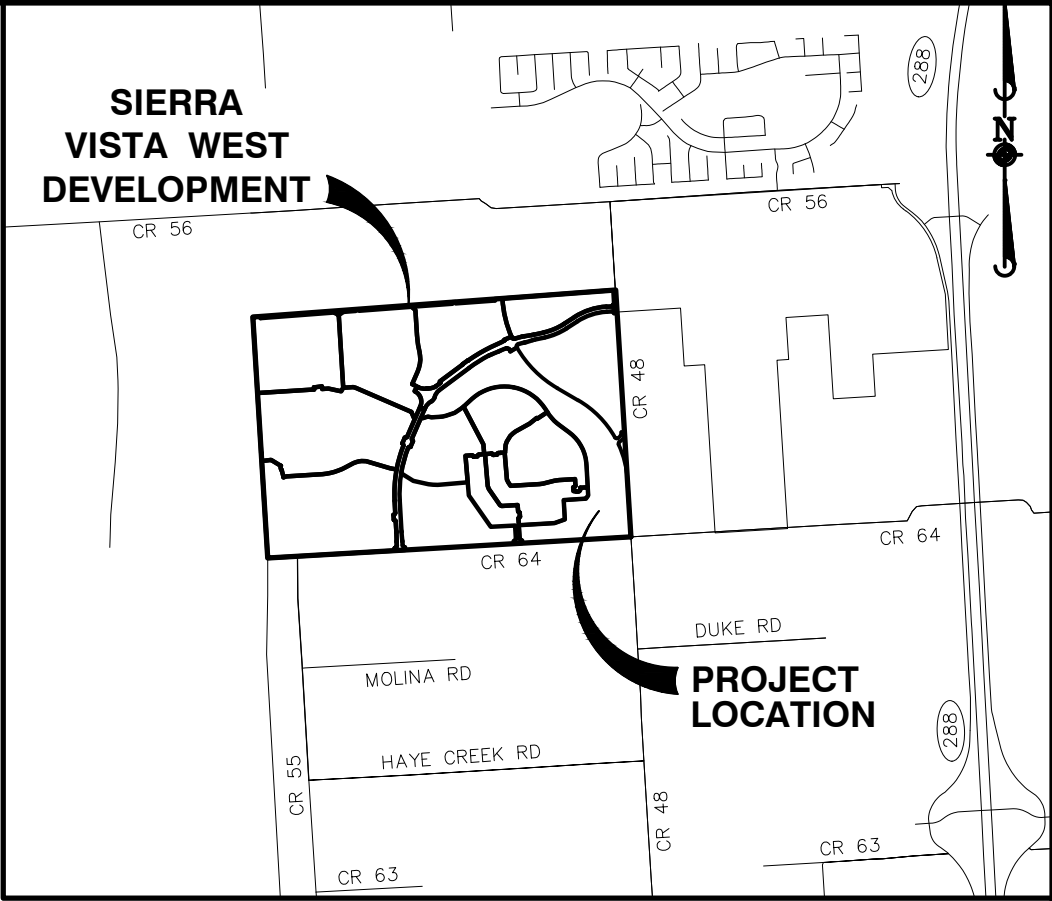
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A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/
SURVEYOR:



ELEVATION
land solutions
TBPB REGISTRATION NUMBER F-22671
2465 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692



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(IN FEET)
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AMES BOULEVARD
DETENTION RESERVE

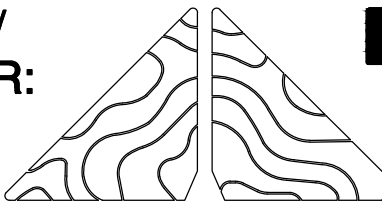
A SUBDIVISION OF 64.77 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCKS
FEBRUARY 2022

OWNER/
DEVELOPER:

ASTRO SIERRA VISTA, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/
SURVEYOR:



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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 64.77 acre (2,821,355 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 9.083 acre tract (Parcel "A", Tract "10") and all of a called 55.12 acre tract (Parcel "A", Tract "13") conveyed to Land Tejas Sierra Vista West, LLC, by deed recorded in Clerk's File No. 2021084556, Brazoria County Official Public Records, being a portion of a called 24.94 acre tract (Tract 2) conveyed to Land Tejas Sierra Vista West, LLC by deed recorded in Clerk's File No. 2021031977, Brazoria County Official Public Records, being a portion of a called 19.35 acre tract (Section 8) conveyed to Land Tejas Sierra Vista West, LLC, by deed recorded in Clerk's File No. 2021057930, Brazoria County Official Public Records, and being a portion of a called 18.24 acre tract (Parcel "A", Tract "12") conveyed to Land Tejas Sierra Vista West, LLC, by said deed recorded in Clerk's File No. 2021084556, Brazoria County Official Public Records; said 64.77 acre (2,821,355 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 found, being the southeast corner of said called 9.083 acre tract (Parcel "A", Tract "10"), being on the north right–of–way line of County Road No. 64 (based on a width of 40 feet) recorded in Volume 2, Page 113, Brazoria County Deed 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 8724°30" West, along the south line of said called 9.083 acre tract (Parcel "A", Tract "10"), the south line of said called 55.12 acre tract (Parcel "A", Tract "13"), and the north right–of–way line of said County Road No. 64, at a distance of 103.38 feet passing a 5/8–inch iron rod (with cap) found, being the southwest corner of said called 9.083 acre tract (Parcel "A", Tract "10") and being the southeast corner of said called 55.12 acre tract (Parcel "A", Tract "13"), in all a distance of 1,673.39 feet to a 5/8–inch iron rod (with cap) found, being the southwest corner of said called 55.12 acre tract (Parcel "A", Tract "13") and being the southeast corner of Sierra Vista West Sec 7 according to the plat thereof recorded in Clerk's File No. 2021077677, Brazoria County Official Public Records;

THENCE, along the east line of said Sierra Vista West Sec 7, the following three (3) courses and distances:

1. North 02°35'30" West, along the east line of said Sierra Vista West Sec 7, 40.00 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;
2. Along said curve to the right in a northwesterly direction and continuing along the east line of said Sierra Vista West Sec 7, with a radius of 35.00 feet, a central angle of 89°58'48", an arc length of 54.97 feet, and a chord bearing North 47°36'07" West, 49.49 feet to a 5/8–inch iron rod (with cap) found;
3. North 02°36'43" West, continuing along the east line of said Sierra Vista West Sec 7, 210.30 feet to a 5/8–inch iron rod (with cap) found, being the southwest corner of said called 19.35 acre (Section 8);

THENCE, along the south line of said called 19.35 acre tract (Section 8), the following four (4) courses and distances:

1. North 87°23'17" East, 560.00 feet to a 5/8–inch iron rod (with cap) found;
2. North 70°59'35" East, 174.71 feet to a 5/8–inch iron rod (with cap) found;
3. North 02°44'32" West, 305.14 feet to a 5/8–inch iron rod (with cap) found;
4. North 87°24'30" East, 351.23 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, from which a 5/8–inch iron rod (with cap) found bears North 87°24'30" East, 38.36 feet, being the southeast corner of said called 19.35 acre tract (Section 8);

THENCE, North 34°53'17" East, over and across said called 19.35 acre tract (Section 8), 63.01 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, North 02°36'43" West, along the east line of said called 19.35 acre tract (Section 8) and along the east line of said called 24.94 acre tract (Tract 2), at a distance of 152.34 feet passing a 5/8–inch iron rod (with cap) found, being the northeast corner of said called 19.35 acre tract (Section 8) and being the southeast corner of said called 24.94 acre tract (Tract 2), in all a total distance of 452.34 feet to a 5/8–inch iron rod (with cap) found, being on the east line of said called 24.94 acre tract (Tract 2);

THENCE, along the east line of said called 24.94 acre tract (Tract 2), the following thirteen (13) courses and distances:

1. North 02°50'18" West, 62.93 feet to a 5/8–inch iron rod (with cap) found;
2. North 07°16'36" West, 71.48 feet to a 5/8–inch iron rod (with cap) found;
3. North 13°27°59" West, 71.48 feet to a 5/8–inch iron rod (with cap) found;
4. North 19°39'21" West, 71.48 feet to a 5/8–inch iron rod (with cap) found;
5. North 25°50'44" West, 71.48 feet to a 5/8–inch iron rod (with cap) found;
6. North 32°02'06" West, 71.48 feet to a 5/8–inch iron rod (with cap) found;
7. North 38°13'29" West, 71.48 feet to a 5/8–inch iron rod (with cap) found;
8. North 44°24'52" West, 71.48 feet to a 5/8–inch iron rod (with cap) found;
9. North 50°25'51" West, 69.32 feet to a 5/8–inch iron rod (with cap) found;
10. North 52°32'03" West, 180.00 feet to a 5/8–inch iron rod (with cap) found;
11. North 51°54'55" West, 58.35 feet to a 5/8–inch iron rod (with cap) found;
12. North 47°26'26" West, 56.70 feet to a 5/8–inch iron rod (with cap) found;
13. North 42°20'49" West, 56.70 feet to a 5/8–inch iron rod (with cap) found;

THENCE, North 37°36'17" West, over and across said called 24.94 acre tract (Tract 2), 58.78 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, North 32°20'18" West, continuing over and across said called 24.94 acre tract (Tract 2), 56.67 feet to a 5/8–inch iron rod (with cap) found, being the north corner of said called 24.94 acre tract (Tract 2) and being the northeast corner of said Sierra Vista West Sec 7;

THENCE, along the north line of said Sierra Vista West Sec 7, the following twenty–one (21) courses and distances:

1. North 32°21'18" West, 60.00 feet to a 5/8–inch iron rod (with cap) found;
2. North 34°15'27" West, 68.17 feet to a 5/8–inch iron rod (with cap) found;
3. North 39°22'51" West, 69.80 feet to a 5/8–inch iron rod (with cap) found;
4. North 44°37'44" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
5. North 49°52'29" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
6. North 55°07'13" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
7. North 60°21'58" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
8. North 65°36'43" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
9. North 70°51'27" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
10. North 76°06'12" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
11. North 81°20'56" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
12. North 86°35'41" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
13. South 88°09'35" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
14. South 82°54'50" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
15. South 77°40'05" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
16. South 72°25'21" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
17. South 67°10'36" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
18. South 61°55'52" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
19. South 56°41'07" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;
20. South 51°26'22" West, 69.74 feet to a 5/8–inch iron rod (with cap) found;

21. South 48°17'33" West, 181.56 feet to a 5/8–inch iron rod (with cap) found, being the northwest corner of said Sierra Vista West Sec 7 and being the northeast corner of Sierra Vista West Sec 6 according to the plat thereof recorded in Clerk's File No. 2021034994, Brazoria County Official Public Records;

THENCE, along the north line of said Sierra Vista West Sec 6, the following nine (9) courses and distances:

1. South 51°36'45" West, 53.19 feet to a 5/8–inch iron rod (with cap) found;
2. South 57°44'52" West, 117.60 feet to a 5/8–inch iron rod (with cap) found;
3. South 71°41'27" West, 143.28 feet to a 5/8–inch iron rod (with cap) found;
4. South 78°30'27" West, 55.33 feet to a 5/8–inch iron rod (with cap) found;
5. South 85°05'21" West, 56.40 feet to a 5/8–inch iron rod (with cap) found;
6. South 87°10'30" West, 120.00 feet to a 5/8–inch iron rod (with cap) found;
7. North 75°15'36" West, 55.54 feet to a 5/8–inch iron rod (with cap) found;
8. South 73°04'05" West, 91.37 feet to a 5/8–inch iron rod (with cap) found;

9. North 65°53'09" West, 25.00 feet to a 5/8–inch iron rod (with cap) found, being the northwest corner of said Sierra Vista West Sec 6 and being on the east line of Crystal View Drive Phase III according to the plat thereof recorded in Clerk's File No. 2021043318, Brazoria County Official Public Records;

THENCE, North 24°06'51" East, at a distance of 140.81 passing a 5/8–inch iron rod (with cap) found, being the northeast corner of said Crystal View Drive Phase III and being a southwest corner of Crystal View Drive Phase II according to the plat thereof recorded in Clerk's File No. 2019057701, Brazoria County Official Public Records, in all a total distance of 172.76 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;

THENCE, along the southeast line of said Crystal View Drive Phase II, the following twelve (12) courses and distances:

1. Along said curve to the right in a northeasterly direction, with a radius of 185.00 feet, a central angle of 40°17'46", on arc length of 130.11 feet, and a chord bearing North 44°15'44" East, 127.45 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
2. Along said reverse curve to the left in a northeasterly direction, with a radius of 110.00 feet, a central angle of 50°27'14", on arc length of 96.86 feet, and a chord bearing North 39°11'00" East, 93.77 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a reverse curve to the right;
3. Along said reverse curve to the right in a northeasterly direction, with a radius of 185.00 feet, a central angle of 40°17'46", an arc length of 130.11 feet, and a chord bearing North 34°06'16" East, 127.45 feet to a 5/8–inch iron rod (with cap) found;
4. North 54°15°09" East, 586.95 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;
5. Along said curve to the right in a northeasterly direction, with a radius of 2,460.00 feet, a central angle of 08°34'37", on arc length of 368.25 feet, and a chord bearing North 58°32'28" East, 367.91 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a compound curve to the right;
6. Along said compound curve to the right in a northeasterly direction, with a radius of 500.00 feet, a central angle of 06°16'33", an arc length of 54.77 feet, and a chord bearing North 65°58'03" East, 54.74 feet to a 5/8–inch iron rod (with cap) found;
7. North 69°06'19" East, 112.79 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the left;
8. Along said curve to the left in an easterly direction, with a radius of 500.00 feet, a central angle of 01°58'16", an arc length of 17.20 feet, and a chord bearing North 68°07'11" East, 17.20 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a reverse curve to the right;
9. Along said reverse curve to the right in an easterly direction, with a radius of 2,450.00 feet, a central angle of 02°39'16", an arc length of 113.50 feet, and a chord bearing North 68°27'41" East, 113.49 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a compound curve to the right;
10. Along said compound curve to the right in an easterly direction, with a radius of 35.00 feet, a central angle of 82°16'29", an arc length of 50.26 feet, and a chord bearing South 69°04'26" East, 46.05 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
11. Along said reverse curve to the left in a southeasterly direction, with a radius of 1,860.00 feet, a central angle of 01°07'48", an arc length of 36.68 feet, and a chord bearing South 28°30'08" East, 36.68 feet to a 5/8–inch iron rod (with cap) found, being the northwest corner of said called 9.083 acre tract (Parcel "A", Tract "10");
12. North 60°56'00" East, 120.00 feet to a 5/8–inch iron rod (with cap) found, being the northeast corner of said called 9.083 acre tract (Parcel "A", Tract "10"), being on the west line of said called 18.24 acre tract (Parcel "A", Tract "12"), and being the beginning of a curve to the left;

THENCE, along the east line of said called 9.083 acre tract (Parcel "A", Tract "10"), the west line of said called 18.24 acre tract (Parcel "A", Tract "12") and along said curve to the left in a southeasterly direction, with a radius of 1,740.00 feet, a central angle of 30°04'18", an arc length of 913.24 feet, and a chord bearing South 44°06'09" East, 902.80 feet to a 5/8–inch iron rod (with cap) found;

THENCE, South 59°08'18" East, along the east line of said called 9.083 acre tract (Parcel "A", Tract "10"), the west line of said called 18.24 acre tract (Parcel "A", Tract "12"), at a distance of 268.40 feet passing a 5/8–inch iron rod (with cap) found, in all a distance of 379.45 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;

THENCE, over and across said called 18.24 acre tract (Parcel "A", Tract "12"), the following four (4) courses and distances:

1. Along said curve to the right in a southeasterly direction, with a radius of 1,560.00 feet, a central angle of 30°28'09", an arc length of 829.59 feet, and a chord bearing South 43°54'14" East, 819.85 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the left;
2. Along said reverse curve to the left in an easterly direction, with a radius of 35.00 feet, a central angle of 86°11'02", an arc length of 52.65 feet, and a chord bearing South 71°45'40" East, 47.82 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the beginning of a compound curve to the left;
3. Along said compound curve to the left in a northeasterly direction, with a radius of 100.00 feet, a central angle of 67°53'21", an arc length of 118.49 feet, and a chord bearing North 31°12'08" East, 111.68 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;
4. North 87°15'28" East, 10.00 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being on the east line of said called 18.24 acre tract (Parcel "A", Tract "12") and being on the west line of said County Road No. 48;

THENCE, South 02°44'32" East, along the east line of said called 18.24 acre tract (Parcel "A", Tract "12") and along the west line of said County Road No. 48, 116.19 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;

THENCE, over and across said called 18.24 acre tract (Parcel "A", Tract "12"), the following three (3) courses and distances:

1. Along said curve to the right in a southerly direction, with a radius of 160.00 feet, a central angle of 20°20'05", an arc length of 56.79 feet, and a chord bearing South 53°59'33" West, 56.49 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the left;
2. Along said reverse curve to the left in a southerly direction, with a radius of 35.00 feet, a central angle of 88°09'27", an arc length of 53.85 feet, and a chord bearing South 20°04'52" West, 48.70 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being the beginning of a reverse curve to the right;
3. Along said reverse curve to the right in a southerly direction, with a radius of 1,560.00 feet, a central angle of 08°15'09", an arc length of 224.89 feet, and a chord bearing South 19°52'17" East, 224.50 feet to a 5/8–inch iron rod (with cap stamped "ELS") set, being on the east line of said called 9.083 acre tract (Parcel "A", Tract "10") and being on the west line of said County Road No. 48, from which a 5/8–inch iron rod (with cap) found bears North 02°44'32" West, 3.95 feet, being the south corner of said called 18.24 acre tract (Parcel "A", Tract "12");

THENCE, South 02°44'32" East, along the east line of said called 9.083 acre tract (Parcel "A", Tract "10") and the west line of said County Road No. 48, 1,245.34 feet to the POINT OF BEGINNING, CONTAINING 64.77 acres (2,821,355 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas

4. North 32°00'19" East, 53.78 feet to a 5/8–inch iron rod (with cap) found;
5. North 31°57°53" East, 53.76 feet to a 5/8–inch iron rod (with cap) found;
6. North 48°31'26" East, 53.79 feet to a 5/8–inch iron rod (with cap) found;
7. North 52°04'31" East, 53.85 feet to a 5/8–inch iron rod (with cap) found;
8. North 61°37'48" East, 56.85 feet to a 5/8–inch iron rod (with cap) found;
9. North 61°52'48" East, 196.65 feet to a 5/8–inch iron rod (with cap) found;

10. North 52°12'32" East, 141.46 feet to a 5/8–inch iron rod (with cap) found;

THENCE, South 32°21'18" East, 13.76 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, North 57°38'42" East, 192.02 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 32°20'18" East, 56.67 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 37°36'17" East, 58.78 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 42°20'49" East, 56.70 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 47°26'26" East, 56.70 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 51°54'55" East, 58.35 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 52°32'03" East, 180.00 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 50°25'51" East, 69.32 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 44°24'52" East, 71.48 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 38°13'29" East, 71.48 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 32°02'06" East, 71.48 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 25°50'44" East, 71.48 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 19°39'21" East, 71.48 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 13°27'59" East, 71.48 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 07°16'36" East, 71.48 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 02°50'18" East, 62.93 feet to a 5/8–inch iron rod (with cap stamped "ELS") set;

THENCE, South 02°36'43" East, 325.00 feet to the POINT OF BEGINNING, CONTAINING 25.36 acres (1,104,557 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, ASTRO SIERRA VISTA, L.P., a Delaware Limited Partnership, acting by and through Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware Limited Liability Company, its General Partner, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 65.89 Acre tract described in the above and foregoing map of AMES BOULEVARD DETENTION RESERVE, 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 AMES BOULEVARD DETENTION RESERVE where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

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

IN TESTIMONY WHEREOF, the ASTRO SIERRA VISTA, L.P., a Delaware limited partnership, has caused these presents to be signed by Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware limited liability company, its General Partner, thereunto authorized this _____ day of _____, 20____

ASTRO SIERRA VISTA, L.P.,
A Delaware limited partnership

By: ASTRO SIERRA VISTA GP, LLC,
a Delaware limited liability company,
its General Partner

By: _____
Melanie Ohl
Authorized Person

This plat is hereby APPROVED by the City of Iowa Colony City Council, this _____ day of _____, 20____

Michael Byrum–Brasten
Mayor

Sydney Hargroder

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this _____ day of _____, 20____

Dinh V. Ho, P.E.

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 _____, 20____

David Hurst
Chairman

Steven Byrum–Bratsen

Les Hosey

Brian Johnson

McLean Barnett

Melanie Hampton

Tim Varlack

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
_____ Day of _____, 20____

Notary Public in and for the State of Texas

My Commission expires _____

Paul R. Bretherton
Texas Registration No. 5977

FINAL PLAT AMES BOULEVARD DETENTION RESERVE

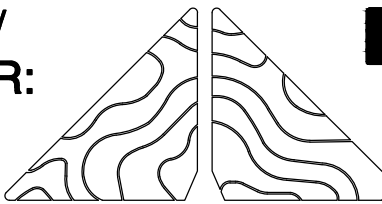
A SUBDIVISION OF 64.77 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCKS
FEBRUARY 2022

OWNER/
DEVELOPER:

ASTRO SIERRA VISTA, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/
SURVEYOR:



Thursday, February 24, 2022

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

**Re: Davenport Parkway Detention Reserve Abbreviated Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 620
Adico, LLC Project No. 16007-2-232**

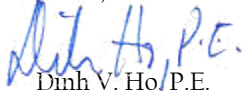
Dear Mr. Harrison,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Davenport Parkway Detention Reserve Abbreviated Plat package received on or about February 23, 2021. 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 February 23, 2021. Please provide Kayleen Rosser, City Secretary, with two (2) mylars and ten (10) folded copies of the plat by no later than February 24, 2022 for consideration at the March 1, 2022 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: 16007-2-232**

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	20.06'	16.02'	045°46'34"	N25°30'46"W	15.60'
C2	20.00'	15.71'	045°00'00"	N70°06'43"W	15.31'
C3	1960.00'	432.64'	012°38'50"	S03°43'55"W	431.77'
C4	35.00'	54.99'	090°01'12"	N42°23'53"E	49.51'

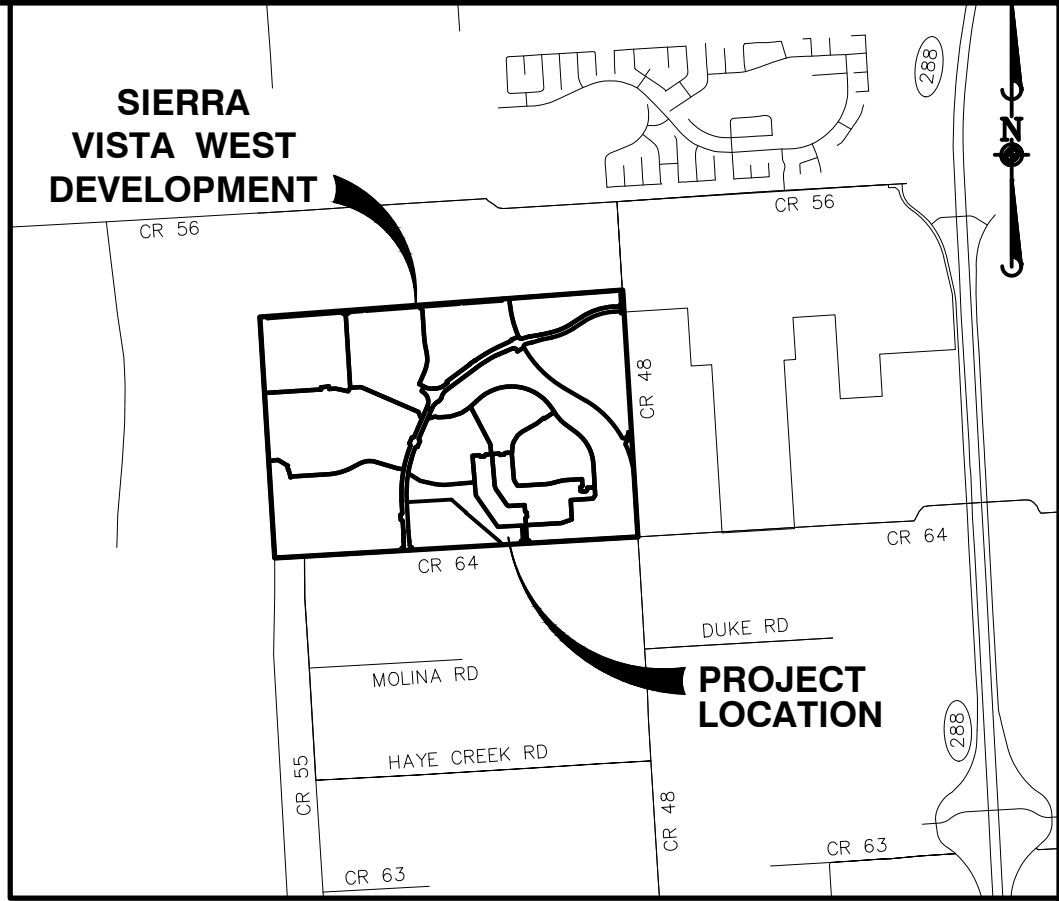
LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°35'30"W	40.00'
L2	N02°35'30"W	24.30'
L3	S82°25'45"E	71.59'
L4	S88°17'05"E	71.57'
L5	N86°33'40"E	65.05'
L6	S02°35'30"E	40.00'

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage
A	574,586.56	13.19	RESTRICTED TO DRAINAGE, DETENTION, LANDSCAPE, OPEN SPACE AND UTILITIES

FINAL PLAT NOTES:

- THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 53 BOUNDARY.
- 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.
- BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
- 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.
- ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
- 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.
- 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.
- ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
- 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.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
- ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 53.
- 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.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
- 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.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 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.
- THE PLAT IS SUBJECT TO THE REQUIREMENTS OF SIERRA VISTA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LAND TEXAS SIERRA VISTA WEST, LLC. AND AS AMENDED ON 01/10/2022.



VICINITY MAP
BRAZORIA COUNTY KEY MAP: 691 Q & R
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
	5/8" IRON ROD WITH CAP TO BE SET
	STREET NAME CHANGE

FINAL PLAT
DAVENPORT PARKWAY
DETENTION RESERVE

A SUBDIVISION OF 13.48 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS

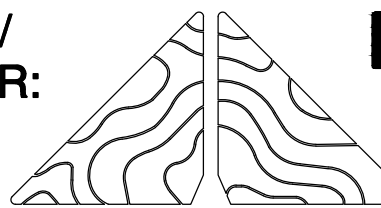
1 RESERVE 1 BLOCKS

FEBRUARY 2022

OWNER/
DEVELOPER:

ASTRO SIERRA VISTA, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/
SURVEYOR:



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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 13.48 acre (587,284 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 13.48 acre tract (Parcel "A", Tract "17") conveyed to Land Tejas Sierra Vista West, LLC, by deed recorded in Clerk's File No. 2021084556, Brazoria County Official Public Records; said 13.48 acre (587,284 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

COMMENCING at a 5/8–inch iron rod found, being the southeast corner of a called 9.083 acre tract (Parcel "A", Tract "10") conveyed to Land Tejas Sierra Vista West, LLC, by deed recorded in Clerk's File No. 2021084556, Brazoria County Official Public Records, being on the north right–of–way line of County Road No. 64 (based on a width of 40 feet) recorded in Volume 2, Page 113, Brazoria County Deed 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 87°24'30" West, along the south line of said called 9.083 acre tract (Parcel "A", Tract "10"), along the south line of a called 55.12 acre tract (Parcel "A", Tract "13") conveyed to Land Tejas Sierra Vista West, LLC, by deed recorded in Clerk's File No. 2021084556, Brazoria County Official Public Records, along the south line of Sierra Vista West Sec 7 according to the plat thereof recorded in Clerk's File No. 2021077677, Brazoria County Official Public Records, and along the north right–of–way line of said County Road No. 64, 1,803.39 feet to a 5/8–inch iron rod (with cap) found, being the southwest corner of said Sierra Vista West Sec 7 and being the POINT OF BEGINNING of the herein described tract;

THENCE, South 87°24'30" West, along the south line of said called 13.48 acre tract (Parcel "A", Tract "17") and the north right–of–way line of said County Road No. 64, 317.43 feet to a 5/8–inch iron rod (with cap) found, being the southeast corner of a called 3.361 acre tract (Tract II) conveyed to Alvin Independent School District by deed recorded in Clerk's File No. 2020067291, Brazoria County Official Public Records, from which a 5/8–inch iron rod (with cap) found bears South 87°24'30" West, along the south line of said called 3.361 acre tract (Tract II), along the south line of a called 15.47 acre tract (Tract I) conveyed to Alvin Independent School District by deed recorded in Clerk's File No. 2020067291, Brazoria County Official Public Records, and along the north right–of–way line of said County Road No. 64, 1,398.12 feet, being the southeast corner of Crystal View Drive Phase III according to the plat thereof recorded in Clerk's File No. 2021043318, Brazoria County Official Public Records;

THENCE, North 02°35'30" West, along the east line of said called 3.361 acre tract (Tract II), 40.00 feet to a 5/8–inch iron rod (with cap) found, being the northeast corner of said called 3.361 acre tract (Tract II);

THENCE, North 48°54'22" West, along the north line of said called 3.361 acre tract (Tract II), 710.11 feet to a 5/8–inch iron rod (with cap) found, being the northwest corner of said called 3.361 acre tract (Tract II), being on the east line of said called 15.47 acre tract (Tract I), and being the beginning of a curve to the left;

THENCE, along the north line of said called 15.47 acre tract (Tract I), the following four (4) courses and distances:

- Along said curve to the left in a northwesterly direction, with a radius of 20.06 feet, a central angle of 45°46'34", an arc length of 16.02 feet, and a chord bearing North 25°30'46" West, 15.60 feet to a 5/8–inch iron rod (with cap) found;
- North 47°36'47" West, 292.58 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 20.00 feet, a central angle of 45°00'00", an arc length of 15.71 feet, and a chord bearing North 70°06'43" West, 15.31 feet to a 5/8–inch iron rod (with cap) found;
- South 87°23'17" West, 697.43 feet to a 5/8–inch iron rod (with cap) found, being on the east line of said Crystal View Drive Phase III;

THENCE, North 02°35'30" West, along the east line of said Crystal View Drive Phase III, 24.30 feet to a 5/8–inch iron rod (with cap) found, being the beginning of a curve to the right;

THENCE, continuing along the east line of said Crystal View Drive Phase III and along said curve to the right in a northerly direction, with a radius of 1,960.00 feet, a central angle of 12°38'50", an arc length of 432.64 feet, and a chord bearing North 03°43'55" East, 431.77 feet to a 5/8–inch iron rod (with cap) found, being the southwest corner of Sierra Vista West Sec 6 according to the plat thereof recorded in Clerk's File No. 2021034994, Brazoria County Official Public Records;

THENCE, along the south line of said Sierra Vista West Sec 6, the following six (6) courses and distances:

- South 57°11'04" East, 228.02 feet to a 5/8–inch iron rod (with cap) found;
- South 76°55'53" East, 244.44 feet to a 5/8–inch iron rod (with cap) found;
- South 82°25'45" East, 71.59 feet to a 5/8–inch iron rod (with cap) found;
- South 88°17'05" East, 71.57 feet to a 5/8–inch iron rod (with cap) found;
- North 86°33'40" East, 65.05 feet to a 5/8–inch iron rod (with cap) found;
- North 85°54'40" East, 409.59 feet to a 5/8–inch iron rod (with cap) found, being the southeast corner of said Sierra Vista West Sec 6 and being on the west line of said Sierra Vista West Sec 7;

THENCE, along the west line of said Sierra Vista West Sec 7, the following six (6) courses and distances:

- South 04°05'20" East, 208.09 feet to a 5/8–inch iron rod (with cap) found;
- South 34°11'34" East, 602.44 feet to a 5/8–inch iron rod (with cap) found;
- North 87°23'17" East, 384.27 feet to a 5/8–inch iron rod (with cap) found;
- South 02°36'43" East, 210.26 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 35.00 feet, a central angle of 90°01'12", an arc length of 54.99 feet, and a chord bearing South 42°23'53" West, 49.51 feet to a 5/8–inch iron rod (with cap) found;
- South 02°35'30" East, 40.00 feet to the POINT OF BEGINNING, CONTAINING 13.48 acres (587,284 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, ASTRO SIERRA VISTA, L.P., A Delaware Limited Partnership, acting by and through Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware Limited Liability Company, its General Partner, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 13.48 Acre tract described in the above and foregoing map of DAVENPORT PARKWAY DETENTION RESERVE, 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 DAVENPORT PARKWAY DETENTION RESERVE where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

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

IN TESTIMONY WHEREOF, the ASTRO SIERRA VISTA, L.P., a Delaware limited partnership, has caused these presents to be signed by Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware limited liability company, its General Partner, therunto authorized this _____ day of _____, 20____.

ASTRO SIERRA VISTA, L.P.,
A Delaware limited partnership

By: ASTRO SIERRA VISTA GP, LLC,
a Delaware limited liability company,
its General Partner

By: _____
Melanie Ohl
Authorized Person

This plat is hereby APPROVED by the City of Iowa Colony City Council, this _____ day of _____, 20____

Michael Byrum–Bratsen
Mayor

Sydney Hargroder

Arnetta Hicks–Murray

Marquette Greene–Young

Wil Kennedy

Chad Wilsey
Mayor Pro–Tem

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this _____ day of _____, 20____

David Hurst
Chairman

Steven Byrum–Bratsen

Les Hosey

Brian Johnson

McLean Barnett

Melanie Hampton

Tim Vorlack

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ Day of _____, 20____

Notary Public in and for the State of Texas

My Commission expires _____

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

Paul R. Bretherton
Texas Registration No. 5977

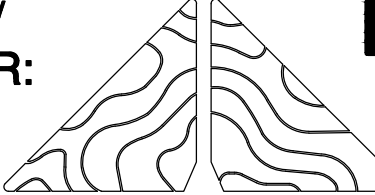
This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this _____ day of _____, 20____

Dinh V. Ho, P.E.

FINAL PLAT DAVENPORT PARKWAY DETENTION RESERVE

A SUBDIVISION OF 13.48 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS
1 RESERVE 1 BLOCKS
FEBRUARY 2022

OWNER/
DEVELOPER: ASTRO SIERRA VISTA, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

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

Thursday, February 24, 2022

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

**Re: Meridiana Section 34B Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 680
Adico, LLC Project No. 16007-2-235**

Dear Mr. Sweitzer;

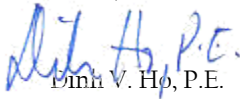
On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 34B preliminary plat, received on or about February 23, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the plat as resubmitted on February 23, 2022. Please provide Kayleen Rosser, City Secretary, with ten (10) folded copies of the plat by no later than February 24, 2022 for consideration at the March 1, 2022 Planning and Zoning meeting.

Please provide a written response to our comments and send digital files in .pdf format for further review.

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

Sincerely,
Adico, LLC


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

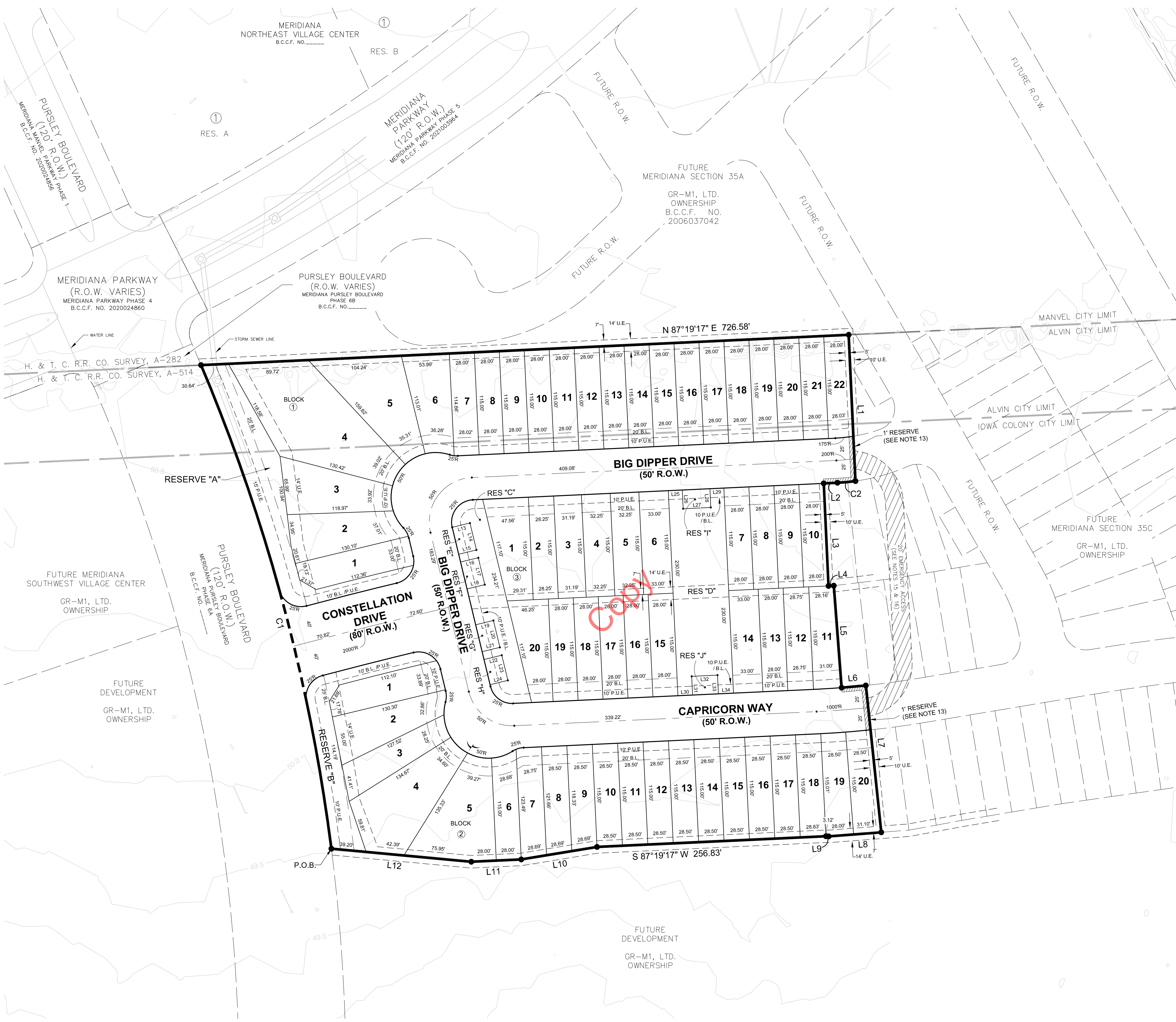
Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-235

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown herein are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0010K and No. 48039C0120K, dated December 30, 2020, the property lies within Unshaded Zone IX.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

- B.C.C.F. indicates Brazoria County Clerk's File.
 - B.P.R. indicates Brazoria County Plat Records.
 - B.L. indicates Building Line.
 - D.E. indicates Drainage Easement.
 - M.H. indicates Mahanle.
 - P.C. indicates Page.
 - S.E. indicates Permanent Access Easement.
 - P.O.B. indicates Point of Beginning.
 - P.U.E. indicates Public Utility Easement.
 - P.V.T. indicates Private.
 - R indicates Radius.
 - S.T. indicates Split-Off-Way.
 - S.S.E. indicates Sontake Storm Easement.
 - S.W.S.E. indicates Storm Sewer Easement.
 - S.U.E. indicates Utility Easement.
 - VOL. indicates Volume.
 - W.L.E. indicates Water Line Easement.
 - X. indicates change in lot name.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Low Colony, and Brazoria County Drainage District No. 5.
 6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
 7. The Developer/Houseowners' Association and Municipal Utility District shall be responsible for maintenance of all reserves.
 8. Contour lines shown herein are based on the NGS Benchmark E 306 being noted herein.
 9. If shown or relied upon as a final survey.
 10. Preliminary, this document shall not be recorded for any purpose and shall not be used as evidence.
 11. The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension of six (6) months.
 11. Subject to Ordinance No. 2011-4 (Pipeline Setback Ordinance), no residential structures shall be constructed within 50' of the pipelines located inside this plat boundary.
 12. Drainage plots to be provided prior to final plat submitted.
 13. One foot reserve dedicated to the public in fee as a buffer separation between the street or any of the streets of the plat and adjacent property, this consent to such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for use as a right-of-way and the fee title thereto shall revert to and re-vest in the dedicator, his heirs, assigns, or successors.
 14. Owners do hereby certify that they are the owners of all property immediately within the boundaries of this plat and that they are the owners of the section of Meridiana Section 348 where building setback lines or public utility easements are to be located. Outside the boundaries of this plat, the owners do hereby agree to 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.
 15. The emergency access provided must be 20-feet in width and have a load rating of H-20 as shown on the American Institute of Steel Construction's (AISC)H20.
 16. The emergency access will be released and abandoned and revert to the dedicator when the adjacent property is subdivided in a recorded plat.
 17. This plat is subject to the Development Agreement for Meridiana PUD Amendment Number 4.

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,1587.38	0.26
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	7,169.05	0.16
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	6,693.21	0.15
D	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	13,091.29	0.30
E	PARKING	635.50	0.01
F	PARKING	635.50	0.01
G	PARKING	635.50	0.01
H	PARKING	594.50	0.01
I	PARKING	651.00	0.01
J	PARKING	609.00	0.01
TOTAL		42,172.59	0.97



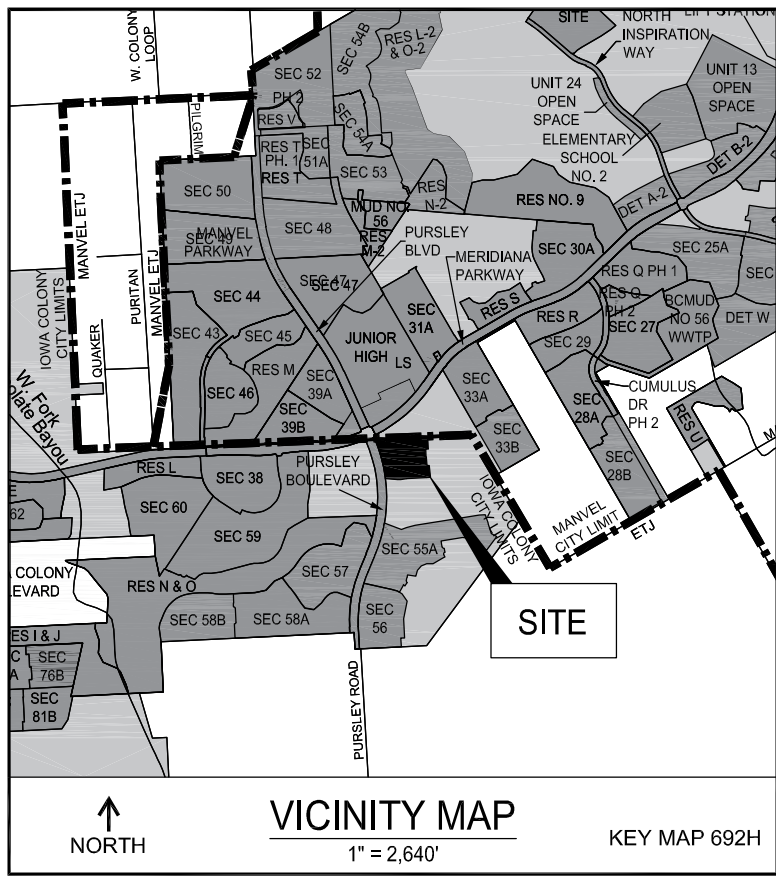
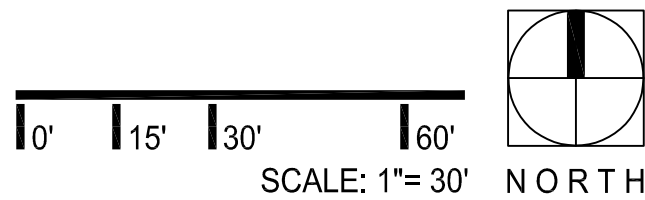
NGS MONUMENT # E ON DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH 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 TABLE			
LINE	BEARING	DISTANCE	
L1	S 02°40'45" E	164.08'	
L2	S 87°19'17" W	15.36'	
L3	S 02°40'43" E	115.00'	
L4	N 87°19'17" E	5.91'	
L5	S 042°35'6" E	114.21'	
L6	N 84°48'01" E	27.25'	
L7	S 06°00'02" E	165.42'	
L8	S 85°33'45" W	59.10'	
L9	N 86°44'32" W	3.12'	
L10	S 80°39'51" W	86.08'	
L11	S 87°19'17" W	56.00'	
L12	N 84°03'40" W	157.54'	
L13	N 76°26'50" E	20.50'	
L14	S 133°33'10" E	31.00'	
L15	S 76°26'50" W	20.50'	
L16	N 76°26'50" W	20.50'	
L17	S 133°33'10" E	31.00'	
L18	S 76°26'50" W	20.50'	
L19	N 76°26'50" W	20.50'	
L20	S 133°33'10" E	31.00'	
L21	N 76°26'50" W	20.50'	
L22	N 76°26'50" E	20.50'	
L23	S 133°33'10" E	29.00'	
L24	S 76°26'50" W	20.50'	
L25	N 87°19'17" E	15.70'	
L26	S 02°40'43" E	21.00'	
L27	N 87°19'17" E	31.00'	
L28	N 02°40'43" W	21.00'	
L29	N 87°19'17" E	15.70'	
L30	N 87°19'08" E	16.45'	
L31	N 02°40'43" W	21.00'	
L32	N 87°19'17" E	29.00'	
L33	S 02°40'43" E	21.00'	
L34	N 87°19'17" E	16.95'	

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2,060.00'	562.92'	N 15°05'03" W	561.17'
C2	225.00'	20.35'	S 84°43'49" W	20.34'

NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED
62	16	16

OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162



Meridiana Section 34B
A Subdivision of 8.26 acres out of the H.T. & B. R.R. Co. Survey, Section 54, A-512,

City of Iowa Colony, Brazoria County, Texas.

62 Lots, 3 Blocks and 10 Reserves

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

February 7, 2022

Thursday, February 24, 2022

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

**Re: Meridiana Section 37A Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 682
Adico, LLC Project No. 16007-2-237**

Dear Mr. Sweitzer;

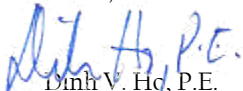
On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 37A preliminary plat, received on or about February 23, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the plat as resubmitted on February 23, 2022. Please provide Kayleen Rosser, City Secretary, with ten (10) folded copies of the plat by no later than February 24, 2022, for consideration at the March 1, 2022, Planning and Zoning meeting.

Please provide a written response to our comments and send digital files in .pdf format for further review.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-237

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.

2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

4. B.C.C.F. Indicates Brazoria County Clerk's File.
B.L. Indicates Building Line.
D.E. Indicates Drainage Easement.
E.A. Indicates Emergency Access Easement.
M.H. Indicates Manhole.
PG. Indicates Page.
P.A.E. Indicates Permanent Access Easement.
P.O.B. Indicates Point of Beginning.
P.U.E. Indicates Public Utility Easement.
P.V.T. Indicates Private.
R. Indicates Radius.
R.O.W. Indicates Right-Of-Way.
S.S.E. Indicates Sanitary Sewer Easement.
STM.S.E. Indicates Storm Sewer Easement.
U.E. Indicates Utility Easement.
VOL. Indicates Volume.
W.L.E. Indicates Water Line Easement.
↗ Indicates change in street name.

5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 55, and Brazoria County Drainage District #5.

6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.

7. The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.

8. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.

9. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

10. The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.

11. The emergency access provided must be 24 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).

12. This plat is subject to the Development Agreement for Meridiana PUD Amendment Number 4.

13. Drainage plans to be provided prior to final plat submittal.

14. Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 37A where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easement shown in said adjacent acreage.

15. All front lot maintenance within this section shall be performed by the Homeowners Association per Meridiana PUD Amendment No. 4.

16. A courtyard home that utilizes a shared driveway and has frontage on a public street is prohibited from having fencing that blocks the facade of the home from the street face.

17. All courtyard lots shall take access from private driveways and not public R.O.W.

18. This preliminary plat approval is conditional to the approval of the PUD Amendment No. 4.

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 24°35'51" W	46.76'
L2	S 07°37'05" E	122.91'
L3	N 87°20'00" E	73.72'
L4	S 47°36'48" E	75.38'
L5	S 02°56'04" W	42.66'
L6	S 04°01'11" W	39.94'
L7	S 31°47'12" W	42.32'
L8	S 37°22'21" E	49.12'
L9	N 10°51'30" E	55.44'
L10	N 11°08'14" E	54.61'
L11	N 08°47'20" E	54.47'
L12	N 04°00'04" E	54.47'
L13	N 00°43'23" W	53.50'
L14	N 87°20'08" E	86.58'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2,060.00'	258.05'	N 83°44'49" E	257.88'

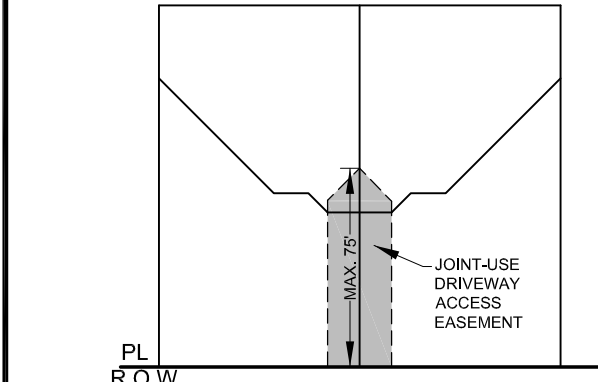
RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	6,602.66	0.15
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,848.00	0.04
C	PARKING	448.39	0.01
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,283.00	0.05
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	7,786.30	0.18
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	4,125.83	0.09
G	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,904.12	0.04
H	PARKING	820.00	0.02
TOTAL		25,818.30	0.58

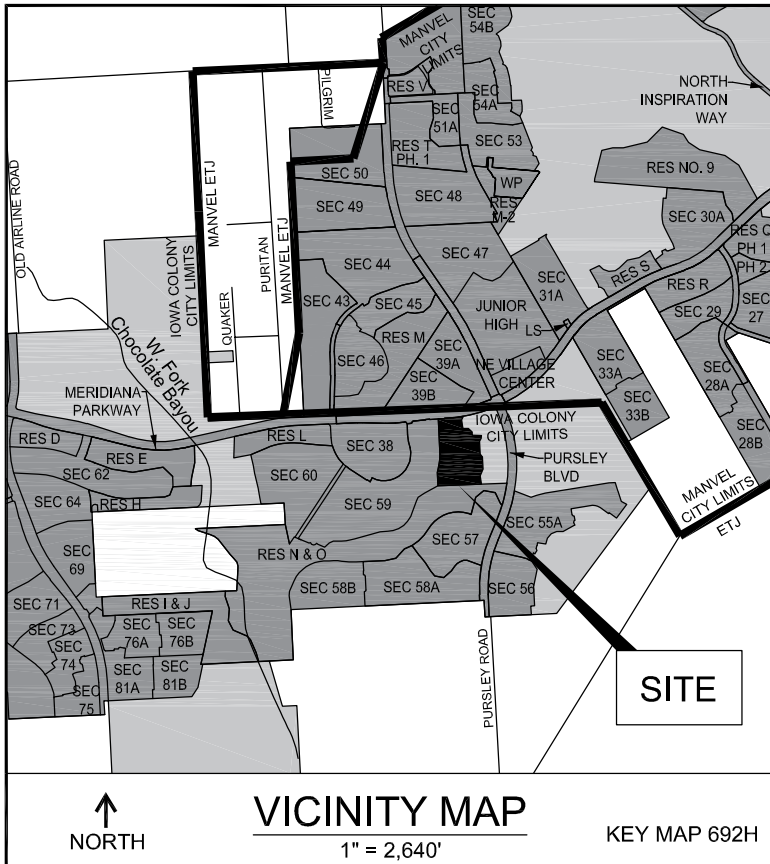
OFF-STREET GUEST PARKING SPACES

NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED WITHIN R.O.W.	NO. OF GUEST SPACES PROVIDED OUTSIDE R.O.W.
79	20	14	6

TYPICAL SHARED DRIVEWAY



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



OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

BENCHMARK(S):

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



0' 15' 30' 60'
SCALE: 1"=60'

Meridiana Section 37A A Subdivision of 11.18 acres out of the H.T. & B.R.R. Co. Survey, Section 54, A-514, and the H.T. & B.R.R. Co. Survey, Section 53, A-287, City of Iowa Colony, Brazoria County, Texas.

79 Lots, 2 Blocks and 8 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

February 7, 2022



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

EHRA JOB NO.
081-011-37-01

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

Thursday, February 24, 2022

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

Re: Meridiana General Development Plan, February 2022
Letter of Recommendation to Approve
City of Iowa Colony Project No. 681
Adico, LLC Project No. 16007-2-234


Dear Mr. Sweitzer;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana General Development Plan, February 2022, received on or about February 24, 2022. The review of the plan 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 February 24, 2021. Please provide Kayleen Rosser, City Secretary, with ten (10) folded copies of the plat by no later than February 24, 2022 for consideration at the March 1, 2022 Planning and Zoning meeting.

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

Sincerely,
Adico, LLC

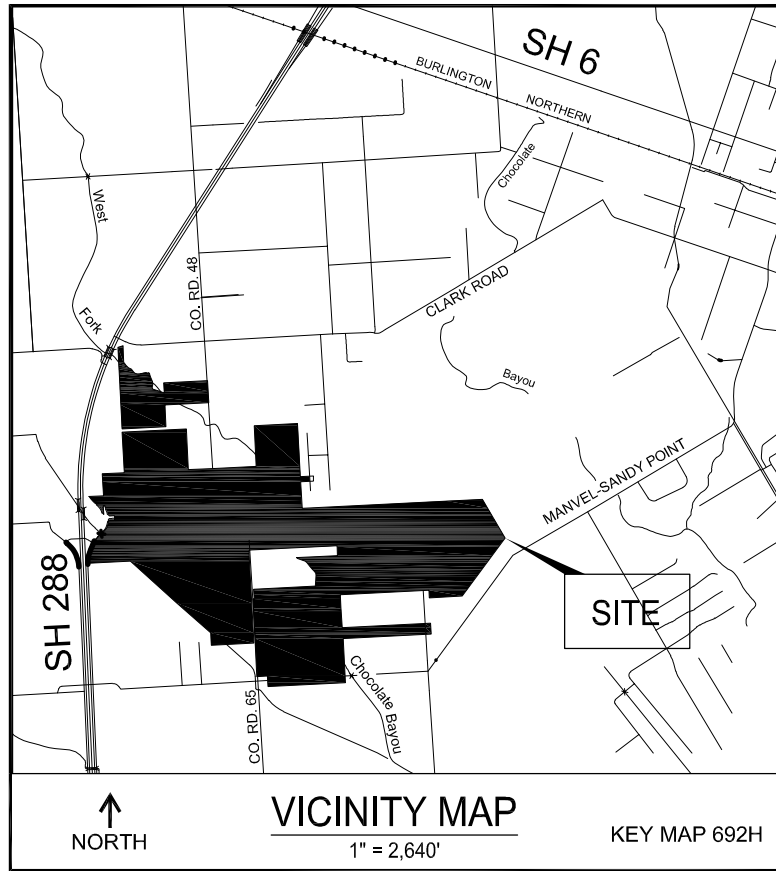

Dinh V. Ho, P.E.
TBPE Firm No. 16423

Copy

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-234

GENERAL NOTES:

- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- This general development plan is subject to the conditions and restrictions of the Meridiana PUD Amendment No. 4.
- An emergency access easement will be constructed from Section 58A to Section 57.
- Sections 34B, 34C, 35B, and the Southwest Village Center encroach into the city limits of Alvin. Further coordination between the City of Alvin and the City of Iowa Colony will be required prior to the recordation of these plots.
- Further coordination between the Developer and the City of Iowa Colony shall be required regarding median openings and left turn lanes along Pursley Boulevard. Said coordination shall occur prior to construction plan approval for Sections 34B, 35A, 37B, and 55A.



Meridiana General Development Plan
Being 1,144.7 acres of land out of the H.T. & B.R.R. Co. Survey, Section 52, Abstract 513, Section 53, Abstract 513, Section 54, Abstract 513, Section 55, Abstract 286, and Section 56, Abstract 515, City of Iowa Colony, Brazoria County, Texas

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

February, 2022



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCC.COM
TBBE No. F-726
TBBE No. 10092300

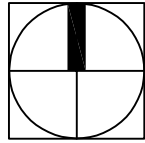
No warranty or representation of intended use, design or construction is made by EHRA. All drawings and specifications are subject to change without notice.

OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

BENCHMARK(S):

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

1"=500'
SCALE: 1"=500'



Monday, February 21, 2022

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

**Re: Meridiana Southwest Village Center Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 616
Adico, LLC Project No. 16007-2-236**

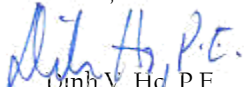
Dear Mr. Sweitzer;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the first submittal of Meridiana Southwest Village Center preliminary plat, received on or about February 7, 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 preliminary plat as submitted on February 7, 2022. Please provide Kayleen Rosser, City Secretary, with ten (10) folded copies of the plat by no later than February 23, 2022 for consideration at the March 1, 2022 Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Copy

**Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-236**

GENERAL NOTES:

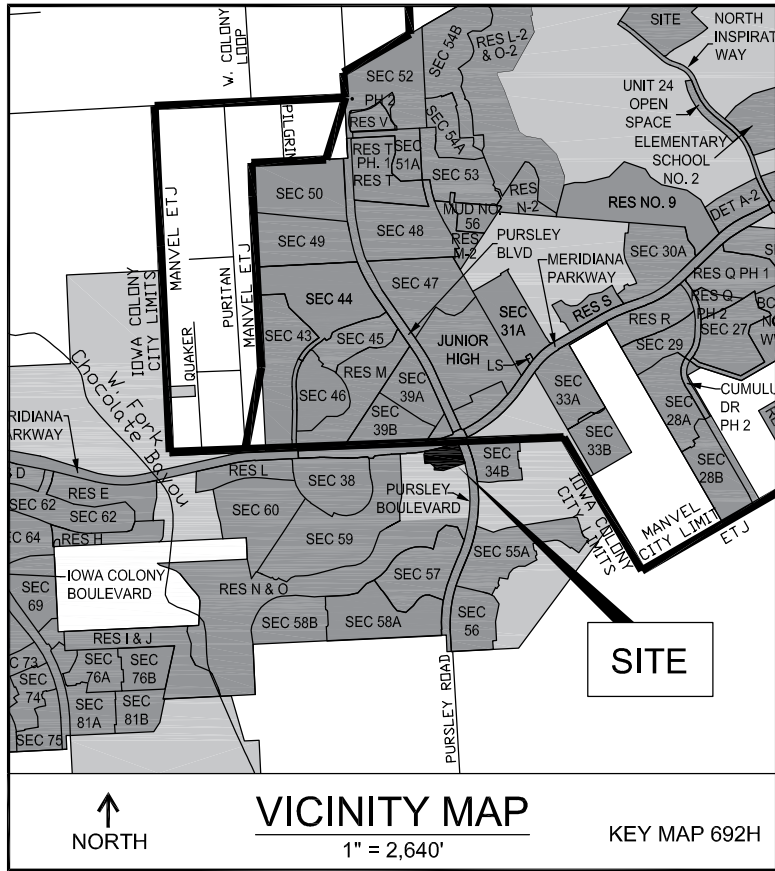
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K and No. 48039C0120K, dated December 30, 2020, the property lies within Unshaded Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. Indicates Brazoria County Clerk's File.
B.L. Indicates Building Line.
D.E. Indicates Drainage Easement.
E.A. Indicates Emergency Access Easement.
M.H. Indicates Manhole.
NO. indicates Number.
PG. Indicates Page.
P.A.E. Indicates Permanent Access Easement.
P.O.B. Indicates Point of Beginning.
P.U.E. Indicates Public Utility Easement.
P.V.T. Indicates Private.
R. Indicates Radius.
R.O.W. Indicates Right-Of-Way.
S.S.E. Indicates Sanitary Sewer Easement.
S.T.M.S.E. Indicates Storm Sewer Easement.
U.E. Indicates Utility Easement.
VOL. Indicates Volume.
W.L.E. Indicates Water Line Easement.
λ Indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 55, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- This plat is subject to the Development Agreement for Meridiana PUD Amendment Number 3.
- Drainage plans to be provided prior to final plat submittal.

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	UNRESTRICTED	142,530.57	3.27
TOTAL		142,530.57	3.27

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2060.07'	438.28'	N 74°03'47" E	437.46'
C2	25.00'	38.57'	S 67°49'53" E	34.86'
C3	1940.07'	284.31'	S 19°25'57" E	284.08'

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 87°03'56" W	127.98'
L2	N 02°56'04" E	42.66'
L3	N 47°36'48" W	75.38'
L4	S 87°20'08" W	73.72'
L5	N 07°37'09" W	122.91'
L6	N 24°35'51" E	46.70'



OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED
PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD 83) 1981 ADJUSTMENT



Meridiana Southwest Village Center A Subdivision of 3.27 acres out of the
H.T. & B. R.R. Co. Survey, Section 54, A-512, City of Iowa Colony, Brazoria County, Texas.

1 Block and 1 Reserve

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

February 7, 2022



ENGINEERING THE FUTURE
SINCE 1936

EHRA JOB NO.
0814-01156

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
WWW.EHRAINC.COM
TBP# N- F- 726
TBP# L- No. 10092300

Wednesday, February 23, 2022

Stan Winter
Jones Carter
1575 Sawdust Road, Suite 400
The Woodlands, TX 77380

**Re: Sierra Vista Section 8 Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 694
Adico, LLC Project No. 16007-2-233**

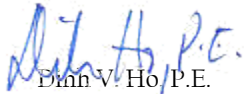
Dear Mr. Winter,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista Section 8 preliminary plat package received on or about February 22, 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 preliminary plat as resubmitted on February 22, 2022. Please provide Kayleen Rosser, City Secretary, with ten (10) folded copies of the plat by no later than Thursday, February 24, 2022 for consideration at the March 1st Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Copy

**Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-233**

RESTRICTED RESERVE [A]
Restricted to Landscape, Open
Space and Utility Purposes Only
1.08 AC
47,072 Sq Ft

RESTRICTED RESERVE [B]
Restricted to Landscape, Open
Space and Utility Purposes Only
2.40 AC
104,788 Sq Ft

RESTRICTED RESERVE [C]
Restricted to Landscape, Open
Space and Utility Purposes Only
0.07 AC
2,972 Sq Ft

RESTRICTED RESERVE [D]
Restricted to Landscape, Open
Space and Utility Purposes Only
0.14 AC
6,169 Sq Ft

RESTRICTED RESERVE [E]
Restricted to Landscape, Open
Space and Access Purposes Only
1.91 AC
83,260 Sq Ft

RESTRICTED RESERVE [F]
Restricted to Landscape, Open
Space and Access Purposes Only
0.06 AC
2,488 Sq Ft

RESTRICTED RESERVE [G]
Restricted to Landscape, Open
Space and Access Purposes Only
0.19 AC
8,464 Sq Ft

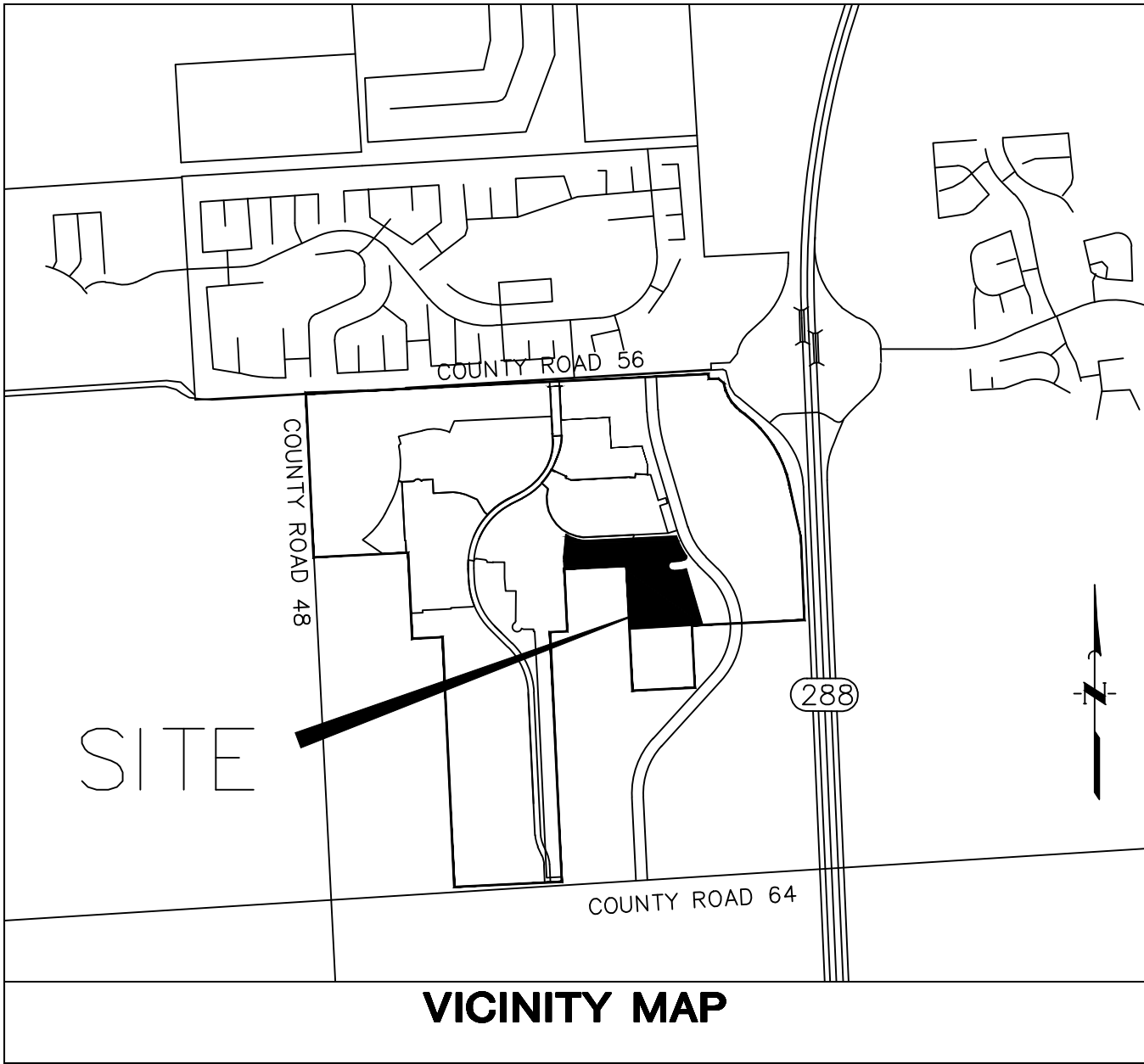
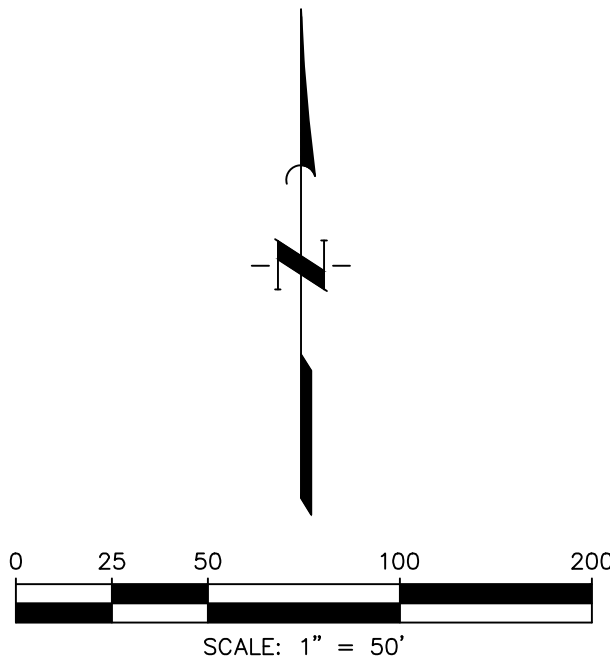
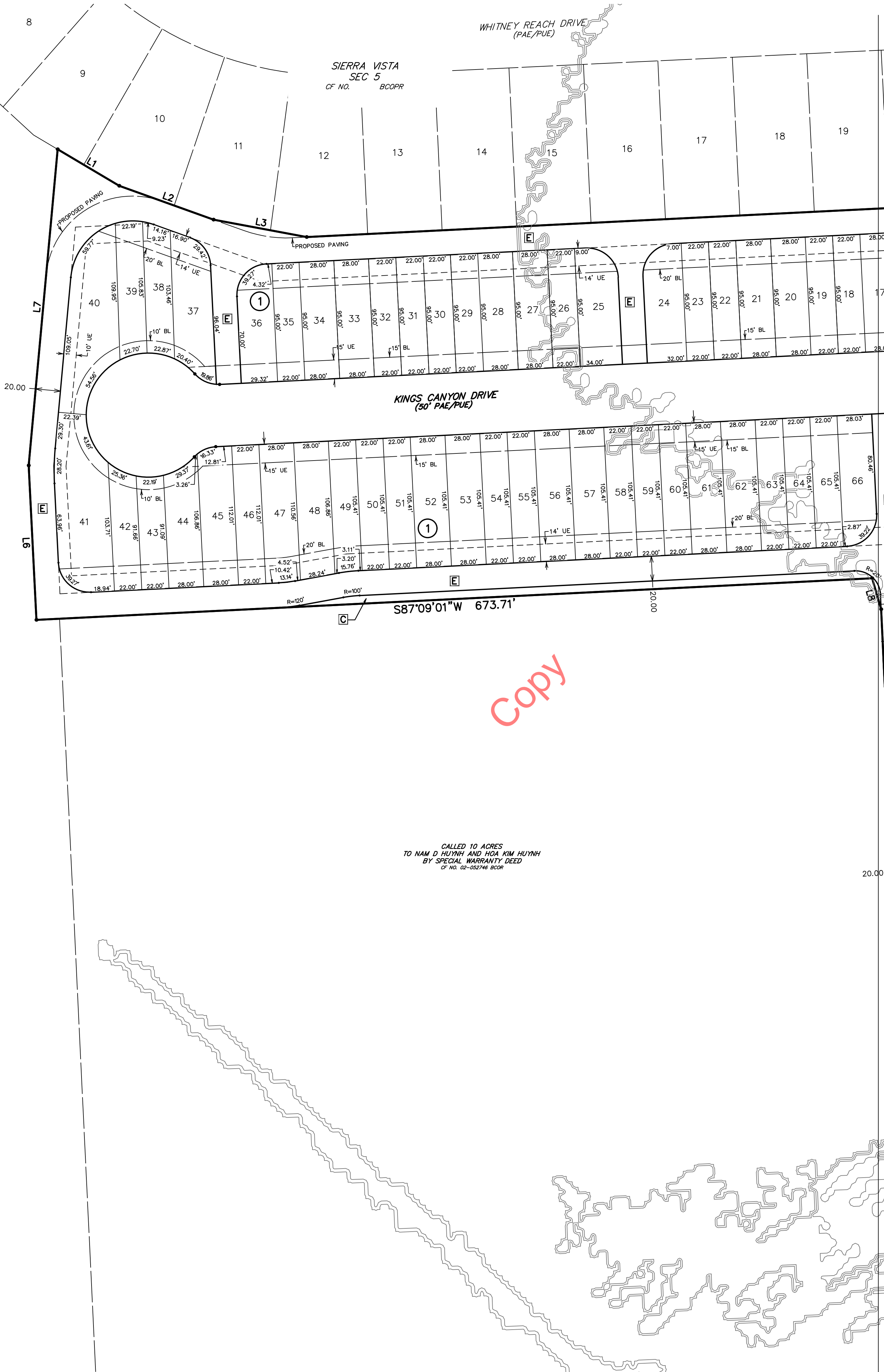
RESTRICTED RESERVE [H]
Restricted to Landscape, Open
Space and Access Purposes Only
0.18 AC
8,100 Sq Ft

SIERRA VISTA
SEC 2
CF NO.2017-058181 BCOPR

[A]

Line Table		
Line	Bearing	Distance
L1	S59°19'26"E	57.72'
L2	S70°16'22"E	80.63'
L3	S79°24'59"E	76.29'
L4	S87°15'10"W	66.66'
L5	N87°15'10"E	66.66'
L6	N02°51'05"W	124.49'
L7	N05°13'35"E	255.62'
L8	S16°05'29"E	25.99'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	860.00'	16°00'11"	240.20'	S26°22'20"E	239.42'	120.89'
C2	25.00'	91°36'27"	39.97'	S11°25'48"W	35.85'	25.71'
C3	150.00'	30°01'08"	78.59'	S72°14'36"W	77.69'	40.22'
C4	50.00'	180°00'00"	157.08'	S02°44'50"E	100.00'	INFINITY'
C5	250.00'	17°40'45"	77.14'	N78°24'48"E	76.83'	38.88'



- PRELIMINARY PLAT NOTES:
- Slab elevations (finished floor) shall be set at or above the minimum slab elevations defined in this plat.
 - All drainage easements shown hereon shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities.
 - All property shall drain into the drainage easement only through an approved drainage structure.
 - The property subdivided in the foregoing plat lies within Brazoria County Drainage District #5
 - This subdivision employs a drainage system, which utilizes streets and adjacent properties to store and convey storm water. Thus, during storm events, ponding of water should be expected to occur in the subdivision.
 - Other than shown hereon, there are no pipeline easements, or pipelines within the boundaries of this plat.
 - All storm water drainage pipes, culverts, or other (includes driveway culverts) will be a minimum 24" I.D. or equal.
 - No Building Permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
 - The Preliminary Plat will expire one (1) year after the final approval by the City Council if construction of the improvements has not commenced within the one (1) year period, or the one (1) year extension period granted by the City Council.
 - Subdivision is located in Zone "X" with no base flood base elevation required. This information is based on Brazoria County FIRM Community Map 485456, Panel 115H, dated June 5, 1989.
 - All bearings based on the Texas State Plane Coordinate System, South Central Zone.
 - All coordinates shown hereon are surface and may be converted to the Texas State Plane Coordinate System, South Central Zone, NAD 83 Grid Coordinates by applying the following scale factor: 0.999857950.
 - Monuments set as exterior boundary markers will be set with a minimum of five eights (5/8) inch iron rod or three quarters (3/4) inch iron pipe at least thirty six (36) inches long, encased in concrete for a minimum of eighteen inches below the surface of the ground.
 - All permanent reference monuments (PRM) will be set at all boundary line angle points, block corners, angle points, points of curvature, and at intervals not to exceed one thousand (1,000) feet. Permanent reference monuments shall conform to the Texas professional land surveying practices act and the general rules of procedures and practices.
 - All monuments will be set to the standard of the Texas society of professional land surveying practices act and the general rules of procedures and practices of the Texas board of professional land surveying and shall bear reference caps as indicated.
 - Interior lot corner monuments will be set with a minimum of five eights (5/8) inch iron rod at least thirty six (36) inches in length.
 - All streets shall be constructed in accordance with the city's design criteria.
 - All water and wastewater facilities shall conform to the city's design criteria.
 - A minimum of five (5) foot wide sidewalk shall be required along both spine roads, or a minimum of six(6) foot wide sidewalk shall be required along 1 side, and a minimum of four (4) foot wide sidewalks shall be required along streets within the residential section and shall conform to the city's design criteria.
 - Contributing open space areas shall include the area of the permanent water surface and the adjacent side slopes, at a maximum slope of 5:1, for detention reserves with a permanent lake with a minimum water depth of 6 feet beyond the slope transition.
 - All easements are centered on lot lines unless shown otherwise.
 - This plat is subject to the Development Agreement for Sierra Vista, as approved on February 15, 2016 and amended in June, 2018 and January 10, 2022.
 - All front lot maintenance is to be maintained by the HOA.
 - Emergency second point of access to be provided through Lot 16, Block 1 in Sierra Vista Sec 5.

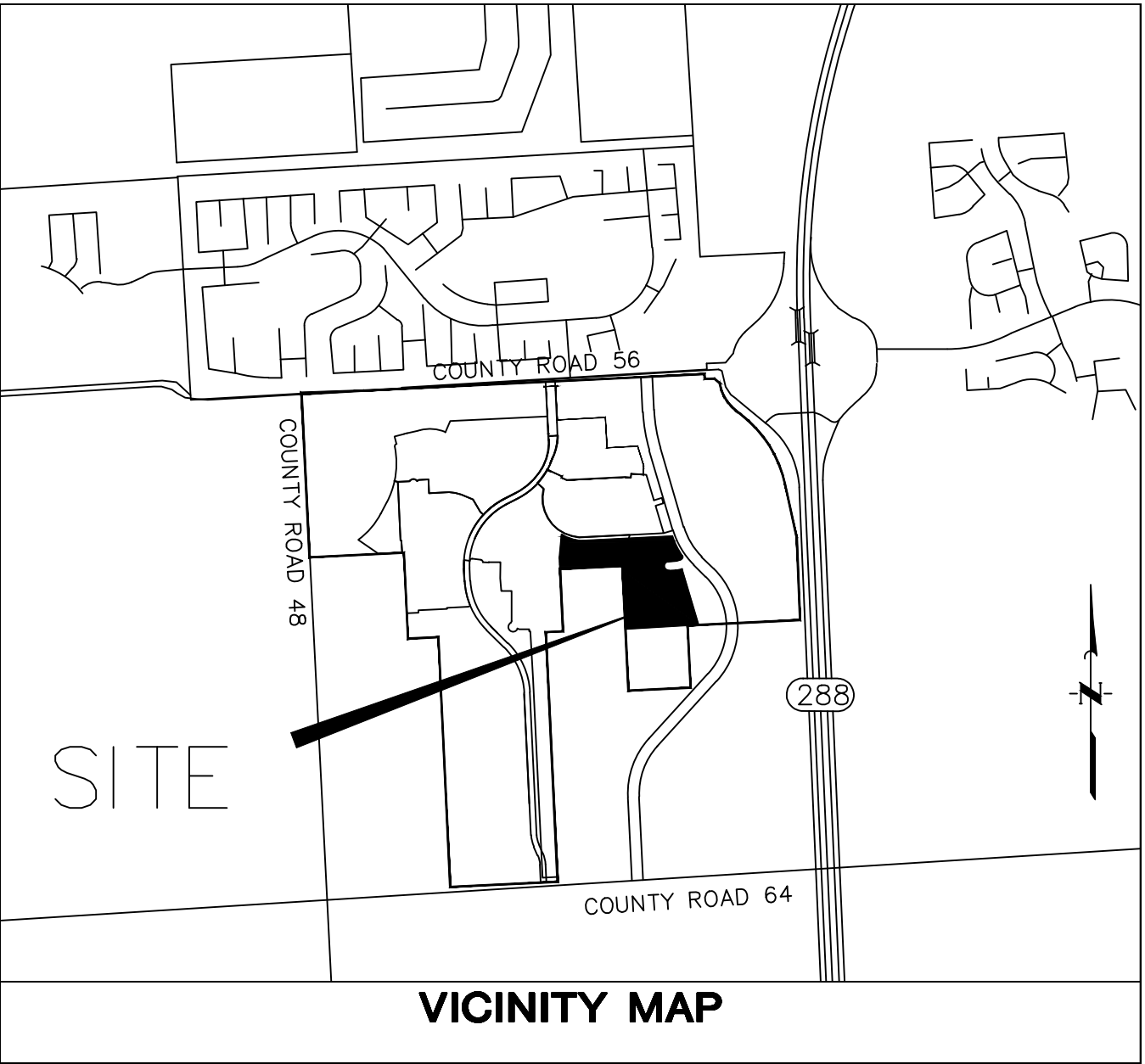
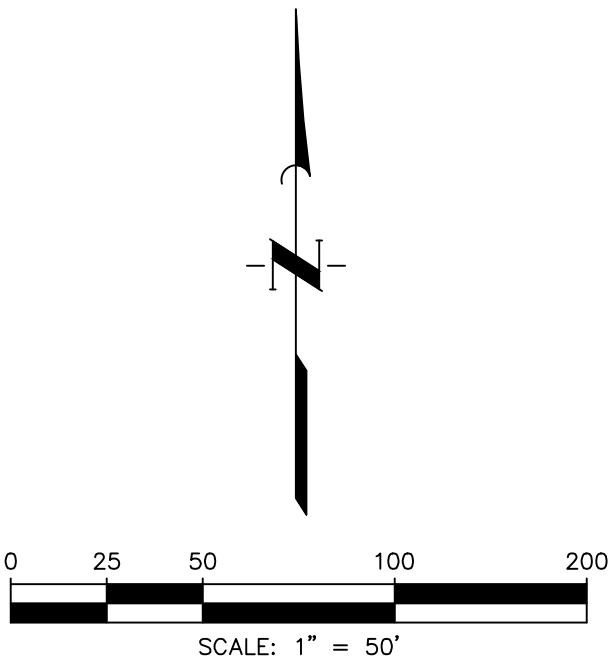
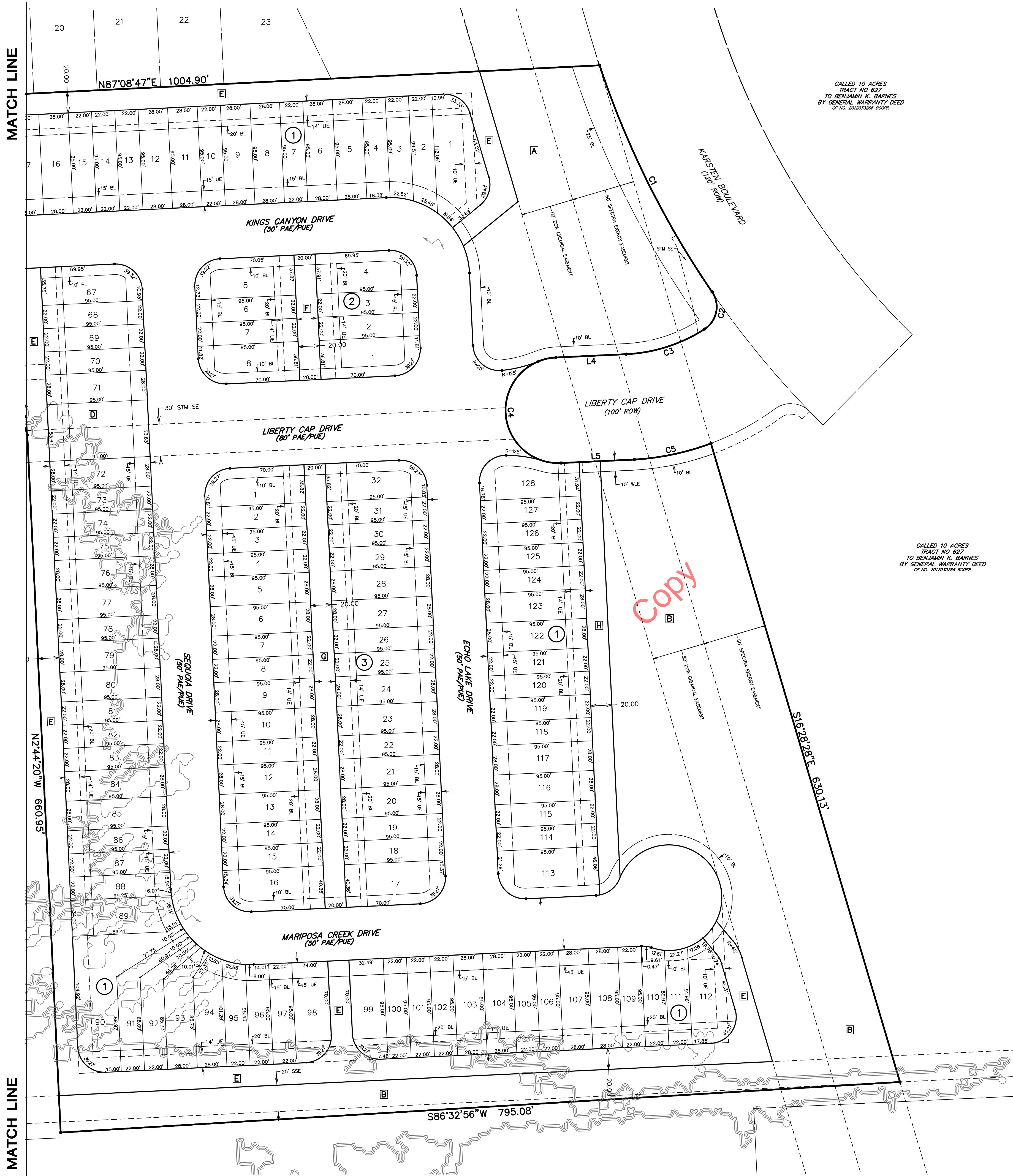
SIERRA VISTA SEC 8

A SUBDIVISION OF 19.67 ACRES OF LAND
OUT OF THE
SECTION 51, H.T. & B.R.R. CO. SURVEY, A-288,
BRAZORIA COUNTY, TEXAS
168 LOTS 10 RESERVES 3 BLOCKS
FEBRUARY 2022

ENGINEER:
ELEVATION LAND SOLUTIONS
2445 TECHNOLOGY FOREST BLVD
BLDG 4, STE 200
THE WOODLANDS, TX 77380
832-623-2200

OWNER:
ASTRO SIERRA VISTA LP
a Delaware Limited Partnership
2211 NORFOLK ST. S-803
HOUSTON, TX 77098
713-876-6358

SURVEYOR/PLANNER:
J.C. JONES & CARTER
Texas Board of Professional Engineers Registration No. F-439
8703 New Trails Drive, Suite 200 • The Woodlands, Texas 77380
281.363.9039



SIERRA VISTA SEC 8

A SUBDIVISION OF 19.67 ACRES OF LAND
OUT OF THE
SECTION 51, H.T. & B.R.R. CO. SURVEY, A-288,
BRAZORIA COUNTY, TEXAS
168 LOTS 10 RESERVES 3 BLOCKS
FEBRUARY 2022

ENGINEER:
ELEVATION LAND SOLUTIONS
2445 TECHNOLOGY FOREST BLVD
BLDG 4, STE 200
THE WOODLANDS, TX 77380
832-823-2200

OWNER:
ASTRO SIERRA VISTA LP
a Delaware Limited Partnership
2211 NORFOLK ST. S-803
HOUSTON, TX 77098
713-876-6358

SURVEYOR/PLANNER:
J.C. JONES & CARTER
Texas Board of Professional Engineers Registration No. 6-433
8703 New Trails Drive, Suite 200 • The Woodlands, Texas 77381
361.363.4835

Tuesday, March 15, 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 7 Early Plat
Brazoria County Municipal Utility District No. 53
Letter of Recommendation to Approve Disbursement Request No. 3 and Final, March 2022
Adico Project No. 21001-05

Dear Mayor Byrum-Bratsen and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed Disbursement Request No. 3 and Final from Astro Sierra Vista, L.P. for Sierra Vista West Section 7 Early Plat Recordation Agreement.

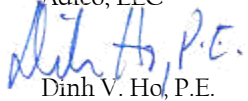
Elevation Land Solutions has provided copies of the approved pay estimates and supporting documents for our review. Below is a brief overview.

ESCROW AMOUNT:					\$	1,582,258.86
CONTINGENCY @ 10%:					\$	158,225.89
TOTAL ESCROW AND CONTINGENCY DEPOSIT					\$	1,740,484.75
	Date of Request	Request Subtotal	10% Contingency	Change Orders	Total Disbursement	Remaining Escrow
Disbursement Request No. 1	Dec-21	\$ 769,566.63	\$ 76,956.66		\$ 846,523.29	\$ 893,961.45
Disbursement Request No. 2	Feb-22	\$ 704,050.11	\$ 70,405.01	\$ 18,492.10	\$ 755,963.02	\$ 137,998.43
Disbursement Request No. 3 and Final	Mar-22	\$ 125,453.12	\$ 12,545.31		\$ 137,998.43	\$ -
TOTALS		\$ 1,599,069.86	\$ 159,906.99	\$ 18,492.10	\$ 1,740,484.75	\$ -

Based on our review of the documentation provided, Adico has no objections to Disbursement Request No. 3 and Final to Astro Sierra Vista, L.P. in the amount of \$137,998.43. This disbursement closes out the remaining cash deposit and is contingent on City Council approving infrastructure improvements into the One Year Maintenance Period, currently on the agenda for approval.

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

Sincerely,
Adico, LLC


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

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



MELANIE OHL
CHIEF FINANCIAL OFFICER

March 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. 7 Draw #3/Final-March

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):

Rodriguez Construction Group	\$ 125,453.12	Section 7 Paving
March Contingency Refund	<u>\$ 12,545.31</u>	
Total	\$ 137,998.43	

Please review the enclosed and if in agreement, recommend the City reimburse to Astro Sierra Vista, LP the amount of \$137,998.43 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 7

February 28, 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	March Draw Request	March Contingency Refund	March Refund	Remaining Escrow Balance	Deduction of Change Order Not Escrowed	March Refund (Net of Required Cash Deposit For CO)	Remaining Escrow Balance
1. Section 7 WSD	Rodriguez Const. Group	1,509,200.00	\$ -	\$ 1,509,200.00	\$ 363,823.52	\$ 36,382.35	\$ 400,205.87	\$ (400,205.87)		\$ -	\$ -	\$ 0.00	\$ -	\$ -	\$ 0.00
1. Section 7 Paving	Rodriguez Const. Group	1,332,400.00	\$ -	\$ 1,332,400.00	\$ 1,218,435.34	\$ 121,843.53	\$ 1,340,278.87	\$ (1,202,280.44)	\$ (137,309.28)	\$ (13,730.93)	\$ (151,040.21)	\$ (13,041.78)	\$ 13,041.78	\$ (137,998.43)	\$ 0.00
					\$ 1,582,258.86	\$ 158,225.89	\$ 1,740,484.75	\$ (1,602,486.31)	\$ (137,309.28)	\$ (13,730.93)	\$ (151,040.21)	\$ (13,041.78)	\$ 13,041.78	\$ (137,998.43)	\$ 0.00
							\$ 137,998.43								

Copy

Tuesday, March 15, 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. 1., March 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. 1 from Astro Sierra Vista, L.P. for Sierra Vista West Section 8 Early Plat Recordation Agreement.

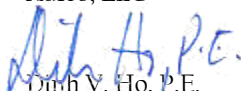
Elevation Land Solutions has provided copies of the approved pay estimates and supporting documents for our review. Below is a brief overview.

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
TOTALS		\$ 144,447.57	\$ 14,444.76		\$ 158,892.33	\$ 810,563.75

Based on our review of the documentation provided, Adico has no objections to Disbursement Request No. 1 to Astro Sierra Vista, L.P. in the amount of \$158,892.33. After Disbursement No. 1, the remaining balance of the cash deposit is \$810,563.75.

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

Sincerely,
Adico, LLC


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

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



MELANIE OHL
CHIEF FINANCIAL OFFICER

March 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 #1-March

Dear Dinh:

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

Bay Paving, LLC	\$ 144,447.57	Section 8 Paving
March Contingency Refund	<u>\$ 14,444.76</u>	
Total	\$ 158,892.33	

Please review the enclosed and if in agreement, recommend the City reimburse to Astro Sierra Vista, LP the amount of \$158,892.33 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

February 28, 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	March Draw Request	March Contingency Refund	March Refund	Remaining Escrow Balance	Deduction of Change Order Not Escrowed	March Refund (Net of Required Cash Deposit For CO)	Remaining Escrow Balance
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	\$ -	\$ -	\$ 196,017.48
1. Section 8 Paving	Bay Paving	703,126.00	\$ -	\$ 703,126.00	\$ 703,126.00	\$ 70,312.60	\$ 773,438.60	\$ -	\$ (144,447.57)	\$ (14,444.76)	\$ (158,892.33)	\$ 614,546.27	\$ -	\$ (158,892.33)	\$ 614,546.27
					\$ 881,323.71	\$ 88,132.37	\$ 969,456.08	\$ -	\$ (144,447.57)	\$ (14,444.76)	\$ (158,892.33)	\$ 810,563.75	\$ -	\$ (158,892.33)	\$ 810,563.75
							\$ 969,456.08								

Copy

Tuesday, March 15, 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. 1., March 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. 1 from Astro Sierra Vista, L.P. for Sierra Vista West Section 9 Early Plat Recordation Agreement.

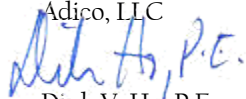
Elevation Land Solutions has provided copies of the approved pay estimates and supporting documents for our review. Below is a brief overview.

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
TOTALS		\$ 95,034.47	\$ 9,503.45		\$ 104,537.92	\$ 1,242,359.37

Based on our review of the documentation provided, Adico has no objections to Disbursement Request No. 1 to Astro Sierra Vista, L.P. in the amount of \$104,537.92. After Disbursement No. 1, the remaining balance of the cash deposit is \$1,242,359.37.

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

Sincerely,
Adico, LLC



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

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



MELANIE OHL
CHIEF FINANCIAL OFFICER

March 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 #1-March

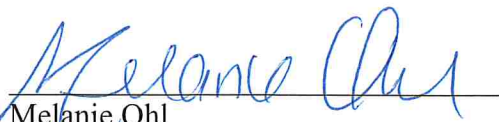
Dear Dinh:

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

Bay Paving, LLC	\$ 95,034.47	Section 9 Paving
March Contingency Refund	<u>\$ 9,503.45</u>	
Total	\$ 104,537.92	

Please review the enclosed and if in agreement, recommend the City reimburse to Astro Sierra Vista, LP the amount of \$104,537.92 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

February 28, 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	March Draw Request	March Contingency Refund	March Refund	Remaining Escrow Balance	Deduction of Change Order Not Escrowed	March Refund (Net of Required Cash Deposit For CO)	Remaining Escrow Balance
1. Section 9 WSD	Principal Services	1,365,425.84	\$ -	\$ 1,365,425.84	\$ 218,055.58	\$ 21,805.56	\$ 239,861.14	\$ -		\$ -	\$ -	\$ 239,861.14	\$ -	\$ -	\$ 239,861.14
1. Section 9 Paving	Bay Paving	1,006,396.50	\$ -	\$ 1,006,396.50	\$ 1,006,396.50	\$ 100,639.65	\$ 1,107,036.15	\$ -	\$ (95,034.47)	\$ (9,503.45)	\$ (104,537.92)	\$ 1,002,498.23	\$ -	\$ (104,537.92)	\$ 1,002,498.23
					\$ 1,224,452.08	\$ 122,445.21	\$ 1,346,897.29	\$ -	\$ (95,034.47)	\$ (9,503.45)	\$ (104,537.92)	\$ 1,242,359.37	\$ -	\$ (104,537.92)	\$ 1,242,359.37
							\$ 1,346,897.29								

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